

Lighting options comparison

	20W CFL	100W Incandescent	50W halogen	50W halogen (for 4 lights)
running cost over 10,000 hours	\$19.20	\$96	\$48	\$192
average life	8,000	1,000	2,000	2,000
purchase cost	\$20 for 1 lamp	\$4 for 8 bulbs at 50c	\$16 for 4 lamps at \$4	\$64 for 16 lamps at \$4
total operating cost	\$19.20	\$96	\$48	\$192
total cost	\$39.20	\$100	\$64	\$256

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Energy efficiency considerations for a Rental Property



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Many people in the market for rental properties would give little consideration to energy efficiency when making a decision on a rental property. This is despite the fact that many of us may have experienced living in an uncomfortably hot, cold or dark and gloomy house at some stage in our lives.

It is worthwhile taking into consideration the large expense incurred from household energy use when searching for a rental property. A cheap rental property might not be such a bargain if poor design, as well as inefficient heating, cooling, hot water and appliances send your energy bills skyrocketing.

When checking out a prospective rental property there are a few things to consider to determine the properties potential energy usage. While individual aspects of the house might not seem enough to affect your decision, a combination of different energy related issues could be a worthwhile consideration when choosing between properties – because it is not just cost but also your comfort to consider.

So try to find out as much as possible about the energy use of the property. If possible ask previous tenants about the energy use, it could prevent any unnecessary surprises.

Where an energy inefficient house can cost you:

House design

The overall design of a house, including building orientation, size and placement of windows and room layout, will contribute to the level of comfort and energy use of the household as they are all passive design features that impact on how much heating, cooling and lighting you will need to use.

House condition

As much as 35% of heat loss from a house is through an uninsulated ceiling and 15 to 25% through uninsulated walls. In many Australian homes draughts from cracks and gaps can equate to having a medium sized window open all the time.

Hot water

Electric storage hot water systems cost up to 4 times as much as gas storage hot water systems to operate.

Heating and cooling

Running a 2 bar electric heater can cost 2 -3 times as much per year to run than a gas space heater and it will be much less effective.

Lighting and Appliances

Compare the cost of operating and replacing different types of lighting. Remember that standard incandescent globes can be replaced with more efficient compact fluorescent lamps (CFLs) whereas halogens lamps cannot. The last column in the table details the energy use for 4 halogen lamps as there is often between 4 and 8 installed in one room, significantly increasing the cost.

Compact fluorescent lights are now available in a range of sizes and 'tones' of light – from cool, bright light to warm and cosy.