# Home Energy Ratings Disclosure Framework Version 2 Consultation

# Webinar #1 Transcript

## 30 July 2024, 1:00pm

## Chris VIDERONI

### Slide 1

Welcome everyone. I'm Chris Videroni. I'm the Branch Head for Home Ratings and Disclosure here at the Department of Climate Change, Energy, the Environment and Water. We've just got people trickling into the meeting, so I'll just give them another minute or so and then we'll get underway.

Alright, we might get underway. Conscious that people have got busy days and there's a fair bit to get through today. We're really looking forward to the opportunity to give you the overview of consultations in person of Version 2 of the Home Energy Ratings Disclosure Framework and we really appreciate you making the time today.

So welcome to the first consultation information webinar session on the draft Version 2 of the Home Energy Ratings Disclosure Framework.

### Slide 2

I'd like to start by acknowledging First Nations people throughout Australia and recognise their continuing connection to country and culture. I'm joining you today from Canberra on the lands of the Ngunnawal people and I'd like to pay my respects to their elders, past and present. I'd also like to extend that acknowledgement and respect to any First Nations people joining us for the session today.

I just wanted to let you know as well that today's webinar is being recorded and we will be publishing it along with two other webinars that will be running on this topic on the consultation hub. I think that includes the question and answer session that we'll have at the end.

### Slide 3

So, in terms of the structure of today's webinar that's coming up on the screen, we'll start by covering some background about the Home Energy Ratings Disclosure Framework, which we generally refer to from here on in, in shorthand, as the Disclosure Framework or the Framework. That's what we're talking about when you hear us mention that.

And we'll then briefly cover the purpose and structure of this consultation.

The bulk of the webinar will focus on providing you with an overview of the Disclosure Framework Version 2, including the key differences compared to Version 1 of the Framework, which was agreed by Australia's Energy and Climate Change Ministers through the Energy and Climate Change Ministerial Council. After that, we'll open it up for questions.

To assist us to coordinate your questions, we will be using a tool called Slido. I think many of you will be familiar with it. We'll show you the QR code that you need for the Slido link on the screen later in the presentation. Until then, please save up your questions, noting that hopefully, given that a really important part of this is to provide you the information about the proposed Version 2 of the Disclosure Framework, we're keen to give you that overview and provide you the information. If you need to seek clarification or have questions, then there will be the opportunity at the end.

If you do want to provide comments or feedback, rather than ask questions, and we appreciate that you may have strong views on this, then I would encourage you to share your views by going to the consultation hub and completing the survey questionnaire. Or you can, in addition to that or alternatively, you can upload a submission. The details of the website link to the consultation hub and the survey will be provided throughout the presentation.

Before I hand over to Jodie Pipkorn, who heads up our Disclosure Framework team here in the branch, I just wanted to provide those of you who are new to the Framework with some background information. The Disclosure Framework outlines the parameters and supporting elements needed to implement disclosure schemes across Australia. State and territory governments have primary responsibility for setting disclosure requirements for the energy efficiency of residential buildings. The Framework complements existing disclosure schemes and aims to strengthen implementation and provide a set of parameters to encourage consistency across states and territories. But at the end of the day, the decision to implement disclosure schemes is one for jurisdictions, so just an important clarification to make there.

The development of the Framework Version 1, and now the draft Version 2, has been informed by members of the Residential Energy Efficiency Disclosure Initiative, the REEDI Governance Forum, who were appointed under the banner of the Energy and Climate Change Minister Ministers Ministerial Council back in 2021, to oversee the development of this initiative. And of course, it also follows the agreement and publication of the draft Framework back in 2022 and all the consultation that went into informing that draft.

We're really pleased and grateful to have the input and time of members of the REEDI Governance Forum, which is comprised of both Commonwealth and state and territory representatives, but also advised by a peak body industry and consumer group representatives as well. And so with that background and context, I'd like to hand over to Jodie Pipkorn to take us through the presentation. Thanks Jodie.

## Jodie PIPKORN

### Slide 4

Thanks Chris, and hopefully everyone can hear me.

OK, now I've got quite a few slides to go through today, but like Chris said, the intention of this is to give you a really good understanding of what the draft Disclosure Framework Version 2 entails, and where it differs from Version 1. So hopefully you won't have too many questions at the end of it as to what it's all about, if you haven't had a chance to read it already.

### Slide 5

So, just as a bit of background, as Chris mentioned we have had the draft Framework in place for a while.

A commitment was made in 2019 by energy ministers as part of the Trajectory for Low Energy Buildings and it included a commitment to establish a National Framework for Energy Efficiency Disclosure. What then happened in 2022, is that energy ministers released a draft Framework and then from that, Version 1 was developed and published on the 19th of July. Its primary focus was on single dwellings. What Version 2 is now looking at - and the intention is that energy ministers will look at this at the end of the year - is that we are covering ratings for apartment buildings, but we've also included a range of other parameters, which I'll run through today.

The intention is after 2024, in 2025 and beyond, we will look at doing further iterations of the Framework, as there are other things that we want to incorporate and consider, including updates based on the pilots that we'll be doing and kicking off hopefully later this year and towards the start of next year. Those pilots will inform updates to the Framework, but it'll also be considering social housing and other updates.

The whole point of this Framework is that it's iterative, it keeps evolving and developing and like Chris said, jurisdictions can choose to look at implementing mandatory schemes based on it as consistently as possible.

### Slide 6

If we then look at the purpose of the consultation at the moment, we really want it to be an opportunity for stakeholders to review the proposed changes. What we also want is your feedback and any thoughts or comments you have on it. We have the consultation hub and there are two processes: one is you can answer some survey questionnaires and just go through each of the parameters and identify whether you agree, disagree or what your thoughts on them are; or like Chris mentioned, you can do a separate submission and provide additional feedback.

The intention is that we'll look at all that feedback and consolidate it. We'll continue to work with the REEDI Governance Forum and we’ll look at getting an updated version at the end of the year for energy ministers to consider.

The draft version that we have circulated has not been edited, so it's very much a working document at the moment and we will be doing comprehensive editing and graphic design. There are still quite a few processes to go through, but at the moment the bulk of the content in there is what we're intending will go forward and that's why we really want your feedback at this stage.

### Slide 7

In terms of the structure of the consultation process, we've released the consultation as of yesterday and we're doing are these three webinar sessions. The intention of these is to run you through all of the different processes, including what's included in the Framework, so you've got a good understanding and background about it and when you look at it in more detail, you'll understand the context that we're coming from. In terms of [Webinar] Session 1, this is a Framework overview so I'll just touch base on all the different parameters.

What we're proposing for Session 2 and then Session 3 is we’ll provide a brief Overview. It’ll be a bit less of a snapshot on some of the areas that we cover today and the 2nd webinar will focus on consumers and communications, and then the 3rd webinar will look at tools and data. We'll provide a bit more in-depth information and background about those aspects.

Like Chris said, we are also recording this, so all these webinar sessions will be available to look at online. If you can't attend one, you can always refer back to them once they're online and then feedback and comments are all required by the 23rd of August at 5pm. So please make sure you get your comments by then.

And just as a heads up, there's also some NatHERS consultation happening in parallel. NatHERS for existing homes have some webinar sessions happening next week and the week after. There's a link there where you can find more information and you can attend some of those sessions that go into more detail on the NatHERS aspects. I'll go into detail today on some aspects as to where NatHERS is covered under the Framework.

### Slide 8

That’s a bit of background and context, so now I'm going to do the overview of the Disclosure Framework Version 2 and literally step through a bit of each of the parameters and the different parts of it, so that you'll get a good understanding if you haven't had a chance to read it yet.

### Slide 9

The context for the Framework is that Version 2 does build off Version 1. Where Version 1 covered single dwellings, we're looking at apartment buildings [in Version 2]. We're also looking at communications, validity periods and phasing.

This version [Version 2] has been developed with input from the Apartment Working Group, which included experts from academia, research and governments, so we got a lot of the great minds all together and that's informed where we've landed at this stage.

We've also been engaging with the broader REEDI Governance Forum, and all of that combined is what has informed where we have gotten to today. We're really keen to hear [views] now, more broadly, and that's where we've asked a lot of our REEDI members and others to circulate it [the Framework Version 2] to their members so that everyone can get a better understanding and we can get broader input now before its finalised.

### Slide 10

Just some key terminology for Version 2, and there is quite a lot on this slide – this is all in the Framework – but some of the key terms that we're using in Version 2 that differs from Version 1, is that whenever I refer to an apartment, it’s also known as a sole occupancy unit, so that’s the individual apartment itself.

The apartment base building is the common property and shared services of the apartment building. Whenever I say apartment building and, in the Framework wherever we refer to apartment building, it refers to both the apartment and the apartment base building. The key terms differ quite a lot from Version 1, purely because Version 1 covered single housing only.

Owners Corporation is another term. It's a key one and we talk a lot about Owners Corporations. They're also known as body corporates in some jurisdictions and that's the legal entity that is comprised of all unit owners. They're responsible for common property areas.

They’re the key terms, in terms of apartments, that we'll be looking at.

We also refer to advocates, beneficiaries, delivery partners and implementers and participants. We mainly talk about this in the Market Environment section, so when I get to that section I will be referring to these.

The advocates are very much the people who are advocating and represent a range of their members. When we say, and we're referring to, beneficiaries, it's very much the dwelling owners and renters; the people who will benefit from the ratings, the upgrade information and the disclosure of that.

Delivery partners and implementers are those who are involved in delivering and implementing the energy ratings and disclosure.

There are also participants in the marketing environment who could participate. They're not necessarily directly related as a delivery partner or implementer, and they're not directly getting the benefits, but they are part of the puzzle. When we get to the market environment, that's where we're really keen to look at the different roles of different players and look at how we can actually all work together to deliver a good outcome for everyone.

### Slide 11

In terms of the Disclosure Framework structure, this is pretty much how the contents page looks. It's just got a bit more detail.

We have an overview section, which gives a snapshot of the key parts of the Framework and what it focuses on in terms of parameters. It then moves into the introduction and provides an outline of the need for disclosure of home energy ratings, the barriers that it intends to overcome and what its purpose is.

We then go through each of the Framework parameters. When we talk about parameters, we are very much looking at the settings or requirements that could be put in place if [disclosure schemes were] implemented by governments. They can also be implemented voluntarily by different people, so different parts of the market may choose to adopt these parameters and start to roll them out well before any mandatory scheme comes into play.

The third chapter of the Framework looks at developing the market environment. It gives guidance on creating that supportive market environment. I will talk in a bit more detail about that, but that's where there's a role for various people in this space, and to make disclosure effective, we really need to have all of the market environment working together.

We then outline some ‘Next Steps’. Again, like I said earlier, it is iterative. The Framework will continue to evolve and some of those next steps is informing the next update of the Framework. And then we’ve got appendices that cover things in more detail.

The key area of focus for the consultation is very much on the Framework parameters – and that's where I'll spend most of the session today – and the following two Webinars will be focusing in a bit more detail on some of those parameters.

The key areas we’d like to have feedback on, in addition to the parameters, is very much in that market environment space and just getting an understanding of what stakeholder needs are, such that we can actually use that to inform some of our next steps and how we pilot things, and how everyone can be involved as appropriate.

### Slide 12

As a bit of an introduction and background as to what we're talking about when we're talking apartments, as opposed to single dwellings, this slide gives a bit of an idea as to the scale that we're looking at. Combined homes are responsible for around 24% of electricity use and 11% of greenhouse gas emissions. Apartments account for around 16% of the housing stock and are the fastest category of building stock in the cities. With that growth, that's where we see there is a real need and opportunity to look at making sure that disclosure of home energy ratings covers both single dwellings and apartments.

### Slide 13

In terms of the barriers to energy performance improvements that disclosure aims to overcome, we've identified 3 key ones [barriers] here and this is taken from the Disclosure Framework.

There's a lack of awareness of information, particularly that energy efficiency is highly technical. So that's one of the key areas that disclosure aims to overcome, by providing that upgrade information to inform households and consumers as to how they can improve the energy efficiency and energy performance of their home.

We’ve got split incentives, whether that’s between the owner and the buyer, or the landlord and the renter, where one [party] is paying for an energy bill and the other one has to pay for the upgrade. There's that split incentive as to who benefits from that outlay. What disclosure aims to do is to make the performance more visible for the buyer and renter, and they'll have the information they need to inform their decisions. If they're choosing to buy or lease a property, then sellers and owners can be rewarded if they have higher performing homes. It brings that transparency to the market.

The big challenge in the apartment space is there is a complex ownership and decision-making factor that comes into play. And that is very much in the apartments. The decision making is not just by the person who is the individual owner, they have to get approval through their Owners Corporation, and so there's extra challenges in that apartment space. There’s also a high turnover and getting agreement from everyone to make decisions about what you can do to improve the energy performance of the base building, is where extra complexities come into play. The whole purpose of disclosure in this space, is it does provide that information to help the decision-making process and make sure that everyone's on the same page and they can see where the opportunities can lie.

### Slide 14

The benefits of disclosure is to overcome a lot of those barriers and improve energy performance, increase comfort and at the same time reduce costs, reduce greenhouse gas emissions and reduce energy demand. Ultimately, that's the intention of disclosing energy performance ratings for homes.

### Slide 15

So that’s Section 1 of the Framework and it provides the overview.

Section 2 looks at the Framework parameters.

As I mentioned earlier, the intention is that all these parameters or settings can guide and support national consistency across jurisdictions. Noting that if mandatory disclosure comes into play, it'll be determined by the jurisdiction legislation and there may be reasons why they want to vary from the settings in here [the Framework], but the intention is that because we're working closely with jurisdictions, we can come up with some agreed settings or parameters such that everything can be rolled out consistently if jurisdictions choose to mandate disclosure.

As you can see on this slide, there's eight different parameters and I'm going to run through each of these over the next few slides.

### Slide 16

First of all, parameter 1, we’ve got dwelling types. In Version 1 it covered single dwellings that represent about 83% of Australian homes. In Version 2 of the Framework, we've added apartment buildings. Like I mentioned earlier, that refers to the individual apartment itself, the sole occupancy unit, and the apartment base building, the area of common property, and that accounts for around 16% of Australia's housing stock.

So, Version 2 brings in the additional apartment buildings and that’s the dwelling types we’re proposing would have disclosure apply to it.

### Slide 17

In terms of Parameter 2, we’ve got the triggers.

What we define as a trigger, is an event or point in time that causes the disclosure and begins that home energy rating disclosure journey.

It will be that government legislation will set the exact point of mandatory schemes, but for voluntary schemes that could be a trigger that varies.

A lot of what we will focus on today is through the lens of a mandatory scheme, that if it was mandated, these would be the requirements. The reason we have that focus, is voluntary schemes could then pick up [those requirements], but they will have a range of other triggers. We wanted to make sure as a minimum that we're considering if schemes are mandated, these are the requirements they would look at setting.

### Slide 18

In terms of the trigger for potential mandatory schemes, the Version 1 it looked at single dwellings and it said that the trigger point for mandatory disclosure would be at the point of sale and lease.

For Version 2, what we've looked at is apartments. For the individual apartment, the trigger would be when the property owner prepares to advertise an apartment for sale or lease.

For the apartment base building, there'd be three different triggers for disclosure.

The first one would be when an apartment owner goes to sell and prepares to advertise their apartment for sale, they'd advertise the apartment base building rating if it exists. If it doesn't exist, they wouldn't be required to [disclose the rating]. They would still have to disclose their individual apartment rating, but they wouldn't have to do the apartment base building rating if it didn't exist.

However, when a property owner prepares to advertise an apartment building for sale before the Owners Corporation is established, this is if an apartment building is yet to be built and is in the design phase and it moves to another owner or a developer has a building and they're selling onto another developer, at that point there would be a requirement at the point of sale for that owner to have the information available to the potential future owners.

Then at periodic points, as part of the annual general meeting of Owners Corporations, I’ll talk more in the validity periods [section] as to what those periodic points are, but the intention is that the Owners Corporation would get a base building rating and that base building rating would then be available for owners of individual apartments to provide as part of their sale or lease. The little diagram, the circle on the top here, talks about when an apartment owner prepares their apartment for sale, it relates to that bottom point, which is once the Owners Corporation has that rating available, they can then use that as part of their sale process. If an Owners Corporation hasn't had the trigger required, or that periodic point hasn't arisen for the Owners Corporation, then it wouldn't be required for the individual apartment, but the individual apartment would still need to be disclosed. Hopefully that makes sense.

There may be some questions around this, so at the end, hold on to those questions and you can ask those, and I can clarify if need be.

### Slide 19

The third parameter is the energy ratings and assessments, and this outlines what energy ratings and assessments would underpin disclosure schemes. The criteria outlined in the Disclosure Framework Version 1 and we've kept it consistent for Version 2. We want the energy rating assessments to: enable a like-for-like comparison, assess the thermal performance assets and whole-of-home efficiency, ensure they are market tested across jurisdictions, they are verifiable and accurate, provide information about potential upgrades and that they're easily understood by consumers and others.

NatHERS was chosen and identified for Version 1. For Version 2, we're looking at using NatHERS for the individual apartments and then NABERS for the apartment base buildings.

### Slide 20

Many of you may or may not know a lot about NatHERS and NABERS. The difference between them is NatHERS looks at the design of a home, and its thermal performance and appliances. It provides a thermal performance rating, a star rating out of 10 and a whole of home rating on a score out of 100. It's not based on energy bills because there's so much variability in individual occupants and how they occupy the house. It uses consistent assumptions and applies that for occupant behaviour. So basically, it rules out a lot of that occupant behaviour and allows a like for like comparison between two apartments or between two houses.

NABERS for apartment base buildings works slightly differently. They have assessments that consider the operational energy of an apartment base building – that's the lifts, lobby areas, car parks, etc. They use the energy bills and combine it with other information to provide a rating of the energy efficiency benchmarked against similar buildings. So, the two [NatHERS and NABERS] operate slightly differently.

This is needed because in the common areas of apartment buildings there's a lot less variability. A lot of those have building management systems that don't have the variability of individual occupants who open and close windows at different times and will operate the building quite differently. So that's where NatHERS is used for one component and NABERS for the other.

Like I mentioned, we have got the more detailed webinar session on tools and data, where we go into a bit more detail about the tools. We have that session coming up next week if you are interested in more detail.

### Slide 21

A key change that we did make from Version 1 is around simplified assessments. These were also referred to in the Draft Framework that was initially developed back in 2021 and released in 2022. Version 1 referred to that process as still under consideration.

We were doing more investigations to see if there could be a really simple assessment option that's not as detailed and complicated as the current NatHERS processes. But what we found upon further investigation, that NatHERS for existing homes is streamlining its processes to deliver the intended benefits of a simplified assessment. NatHERS is actually aiming and going to achieve that, so we don't actually need to have a separate stream for simplified assessments, because NatHERS for existing homes is delivering that intent.

In Version 2, as compared to Version 1, rather than having detailed assessments and simplified, we've just changed this to existing home assessments and NatHERS will deliver that existing home assessments process. So we've removed the reference to simplified, because it's kind of one and the same thing.

The two terms that are now used in Version 2, is we've got the new home assessment that's already in use for new homes and that provides the thermal performance and whole of home rating. Then we've got the existing home assessment, that's a new delivery model and it's what's being proposed to be developed for existing homes. It's based on an on-site assessment and it'll provide the thermal performance and whole of home rating, along with upgrade advice.

Like I mentioned earlier, we will provide more details later as to where you can find out the information, but there is the NatHERS consultation that's opened yesterday and they'll be running webinars next week and the week after. They go into a lot more detail as to what the NatHERS delivery model for existing homes is and what it's looking like, and they're keen to get feedback on that as well.

### Slide 22

So in summary of what the energy ratings and assessments would look like for what is disclosed for single dwellings, if a dwelling is being sold off the plan prior to occupancy, a NatHERS new home rating and certificate with a score of zero to 100 out of 100 would be used. If it's being sold or leased after occupancy, it would be the NatHERS existing home rating and that would be a whole of home rating of zero to 100.

For apartments being sold off the plan prior to occupancy, you'd have the NatHERS new home rating and certificate, and if there's a NABERS commitment agreement that exists, then that would need to be provided as well.

If it's being sold after occupancy, then the NatHERS existing home rating and certificate would be used and the NABERS energy rating, the operational energy rating, would be used if it exists. If it's being leased after occupancy, it would only be the NatHERS existing home rating that would be required.

For the apartment base building, and we're looking at the medium rise, high rise and super high rise for those larger scale buildings, being sold off the plan and 12 months after occupancy, that would require a NABERS commitment agreement rating. Whereas after it's been built and at nominated periods of time for owners corporations, it'll be a NABERS energy rating that would be required.

So that's basically what would be disclosed and the energy ratings, NABERS and NatHERS. Again, all of this information is in Version 2, but hopefully that gives you a good outline of the intent there.

### Slide 23

We then move into the 4th parameter, which is the quality assurance and compliance.

In Version 1, we did note that participants in disclosure schemes, assessors and real estate agents and those who are involved, would need to comply with government disclosure requirements if it's mandated or if required by a government program. What we mean by government programs is that if a Governments grants program was used and it would have requirements around it that were consistent with the Framework, then those government requirements would need to be complied with.

Governments will develop compliance and information guidelines if mandated, but what we've also done in Version 2 is we've added more information about the quality assurance and compliance processes of NatHERS and NABERS, noting that these would also have to be complied with to ensure that quality and assurance is maintained. We've outlined in more detail the NABERS processes for quality assurance and auditing as part of that.

In the webinar #3, we will go into a bit more detail of what the quality assurance and compliance processes of NatHERS and NABERS are, so if you are interested in that, you can watch that or come along to the session next Monday.

### Slide 24

The 5th parameter is Data.

Version 1 talked about data management and data protocols.

What we've done in Version 2 is to expand on data parameters, provided a bit more information and broken those aspects down.

As you can see on this slide, I'll talk a bit about the data reporting and management in the next few slides. Data verification – we have outlined that in the Disclosure Framework Version 2, but it will primarily use NatHERS and NABERS processes so I'm not going to detail that in this session. We've got data privacy, consent and access, so that will be covered in the following slides. Data storage, backup and security – at this stage we'll primarily use NatHERS and NABERS processes – and then data archiving will follow the Archiving Act 1983, but it will be considered more in future versions of the Framework as we evolve the data parameters.

### Slide 25

With data reporting and management, what we've proposed in Version 2 of the Disclosure Framework, is that we would look at making disclosure data publicly available at an individual address level in a de-identified form. What that means is we'd be removing any personal elements, such as the homeowner's name on a certificate, or any of the factors about the homeowner, and it would just be stating and providing information about the physical house itself and the house's address.

This is consistent with the Commercial Building Disclosure [CBD] program, and they've got a portal that you can go and look up [properties], and what you can see on the bottom of this slide is the [information provided from the CBD] search look up that you can see on their website. It basically creates transparency and you can look up a building. It provides the information about the assessment, how many star ratings, how many stars it is and the certificate.

What we've shown on the bottom here is the home energy ratings. You can see the types of information we're proposing would be disclosed on this. It would have an identifier number, a certificate number or some way to identify that process, it would have a property address, it would have a certificate issue date, the accreditation number of the assessor, a whole-of-home rating. It would have the NatHERS thermal rating, it would have the NABERS energy rating and the NABERS renewable energy indicator. So that would be what would be displayed on a look up disclosure web page that you could easily search, similar to the Commercial Building Disclosure process that is outlined above.

### Slide 26

In terms of data privacy and consent, we are quite mindful that there are privacy for data that has to be complied with and under voluntary disclosure, that would be governed by the Privacy Act. At the moment NatHERS data is available only at an aggregated level, but NABERS data is available currently at an individual address level. NABERS data is slightly less sensitive because it is about a whole base building, so there's less personal information. Whereas NatHERS data, at the moment, we aren't disclosing that at an individual household level.

Under mandatory disclosure though, legislation could enable that data to be made available at the individual address level. We've seen that internationally. There's quite a few countries overseas that currently do this, and so you can look up that rating certificate and find out the information at an individual address level.

The key thing that combines with that, is the data consent. We would be looking at an opt out approach for data rather than opt in. The intention of that is if people really don't want their data disclosed, then they would be able to request that it's not disclosed after a sales or lease process, noting it would be required as part of that process. But the details of that opt out process will be included in future iterations of the Framework versions. It may be that homeowners can only opt out after the sale or lease. We haven't defined that in this version, but again, through this consultation it would be good to get people's views, your views, on all of this as to whether you think that's sensible or not, or whether there's any other considerations that you think we need to consider as part of that.

In terms of data access, we are looking at access of government data. It is economically important and it provides multiple benefits. Internationally they have seen that a lot of the benefits are to the householders themselves and to consumers. And so it's really looking at how do we make sure that data is accessible for multiple benefits and we are looking at being as open as possible with that data. We are looking at not having hierarchical access, and when we say hierarchical, sometimes it may be that some people get access to some data, other people get access to other data. It becomes quite complicated as to who has access to which data, so we're proposing not to have access hierarchical. The intention is that it would be made as open and accessible as possible, similar to what we're already seeing if you go and search online for a house, and a property’s information. You do get quite a lot of data about that. It's not personal data, it's just about the house, and the intention is that this would add extra layers of information about those properties for everyone to benefit from.

### Slide 27

The 6th parameter is communications.

What we're looking here is that how home energy ratings is communicated is really important, and we want to make sure that the ratings are understood, but also that we're facilitating upgrades based on those ratings. The intention is not just to provide ratings for the sake of it, it's really to encourage that upgrade to take place and happen.

The parameters that we've articulated and outlined in this new version of the Framework, is disclosure in advertising; as part of agreements; and scheme branding. I'll run through each three of those now.

### Slide 28

So what we mean by disclosure in advertising material, is the NatHERS and NABERS ratings will be expressed as a number out of 100 for NatHERS, and a number out of six for NABERS. The NABERS and NatHERS rating will need to be displayed prominently within every form of sale or advertising or lease advertisement, including outside sign boards, in newspapers and on the internet and making sure that it's clear and visible, not obscured. A key aspect that we've put in is that it is a similar size to the other text that's in signs and not a really small thing in a corner that's hidden, that it is actually equal to everything else, and that a copy of the NatHERS and NABERS certificates are made available to all prospective buyers or renters to be able to view.

Again, as noted in here, if disclosure is mandated, the specific requirements will be determined by that relevant jurisdiction, but the intention is that this would be the starting point that we'd all look to aim for.

Like I’ve mentioned, this Framework is iterative and over time if jurisdictions do find that there needs to be modifications, other jurisdictions can learn from that and the Framework can be updated. But this is the starting point for disclosure in advertising.

### Slide 29

In terms of Disclosure as part of agreements, for some jurisdictions they do require at the moment for building reports and other things to be made available at the point of sale or lease. Whereas other jurisdictions don't. So we've separated in the Framework these two components, advertising is one aspect and then disclosure as part of the legal agreements is another aspect.

The Home Energy Rating certificate information, as I've mentioned as part of the sales and lease process could also be added to and having the certificate information disclosed as part of the conveyancing or rental agreements.

The benefits of having disclosure in both the advertising and as part of the legal agreements, is it gives the buyer and renter confidence in the property. It protects the seller and landlords from later claims of non-disclosure and claims being made by the buyer or the renter. If it's in the contract it's verifiable and not just seen as marketing, so there's some of the benefits. The limitations of having both, is that it does add an extra level of complexity when the main benefit is at the advertising point where people can compare two buildings and buyers and renters could use it to cancel a contract. So that's a limitation.

Again, if disclosure is mandated – this is a decision for jurisdictions – but by putting this in the Framework, we're keen to look at can we make this as consistent as possible and that's where we’re wanting to get feedback from all of yourselves.

If you've got particular views, comments, considerations on this, please do complete the either the questionnaire or survey or put in a submission, because these are the sorts of things we want to test that we can get an agreed landing across the board.

### Slide 30

In terms of validity periods, what we say in terms of validity periods is it is for the purposes of disclosure. That may differ for how long a NatHERS or NABERS rating or certificate can be used for.

In the case of NABERS, because it uses 12 months of energy bill information to underpin the rating, it does mean that it's only technically valid for 12 months and then you'd need a new rating. For the purposes of disclosure, we're saying that a single rating, that 12 months’ worth of information, could be used for longer than just the 12 months for the purposes of disclosing that information.

Now again jurisdiction legislation will set the exact approach to validity periods, but what we're proposing here is that initially we'd set some validity periods and look at making them consistent across Australia if we can, and we can look at reviewing that as part of the pilots and as mandatory schemes commenced.

Internationally, a lot of the disclosure schemes use 10 years for their validity period on their certificates, so we've used that as a starting point to be consistent. They've found that it's been working so we can then look at varying from that.

The proposal in Version 2 is to have single dwellings and apartments’ NatHERS rating and certificate being valid for up to 10 years, unless changes occur that affect the rating. If changes are made that could change the performance, like someone decides to insulate the roof and the ceiling space that hasn't been insulated before, then that would be a change that affects the ratings that would require a new rating the next time the house is going to be sold or leased.

For apartment base buildings, it's proposed that the NABERS commitment agreement would be valid for 10 years and until 12 months of occupancy. Once you've got 12 months of occupancy, you can get the energy bill and then you'd to move to an operational rating. At this point, we're proposing that the operational rating for NABERS would be valid for up to three years unless changes occur. The reason for that is Owners Corporations can get the rating and they'd have 3 years before they need to get the next rating. That means they'd have 3 years in which to look at whether they want to make upgrades and take action before they get the new rating. It was considered as part of this process that for Owners Corporations to get a rating each 12 months, could mean that they may not have time to make any changes [in those 12 months], so that's where 3 years was proposed. But again, in the questionnaire we are wanting to seek views of what people's thoughts are on [validity periods] 12 months, 2 years, 3 years or 5 years. It would be good to get views on that as part of this consultation process as well.

### Slide 31

The 8th parameter is about phasing and we are wanting to be preparing for mandatory disclosure schemes if jurisdictions choose to implement them. By doing pilots it can help with that lead up to making sure everything's in place. There are reasons to plan for phasing, because we want to make sure that things are brought in as seamlessly as possible.

The kind of considerations that would be taken into account by any jurisdiction before bringing in mandatory disclosure, is looking at the macroeconomic conditions; workforce readiness; and staging the implementation of requirements to make sure that NatHERS and NABERS scheme processes can deliver for what's needed as that ramping up happens. It will be up to jurisdiction legislation to set the exact approach to phasing, which is appropriate to their jurisdiction, and the time they introduce it.

What we’ve put into Version 2 are some considerations that jurisdictions could take into account. We want to test that and get feedback from stakeholders, as to what their views are on these potential approaches, and if there's any other approaches that should be considered and put on the table.

### Slide 32

The phasing options that have been included in Version 2, is you’d start with a voluntary 1-2-year transition phase, prior to moving to implement a mandatory disclosure. It would be very much a transition through.

A lot of these potential phases could be used together, so it's not that you just use one or the other. This is where we are keen to get views on what stakeholders think about these different options and what some of the proposed options in addition to these could be.

It could be a transition phase that may apply to all options. You could start with sale only and require lease if a rating exists. The ACT scheme has had a mandatory scheme since 1999 and they adopted this approach, where you only require the lease rating to be disclosed if there's already one that's been existing because the house has been sold previously.

It could be that you start with apartment base buildings before moving to single dwellings and apartments because base buildings are slightly different and NABERS is being operated for commercial building disclosure processes, so it could be just a transitional process there.

It could be to start with single dwellings before moving to apartments and apartment base buildings. So again, it's starting with the single dwellings that we know that owners have a bit more control over and they don't have that complex decision making process to make upgrades.

You could start with a building year or a size or a price, before moving to others and that would be determined by the jurisdiction as to what/how they would demarcate different buildings in their jurisdiction.

Or you could start with the sale of new homes before moving to existing homes. In Ireland they have a mandatory disclosure scheme and they started with new homes and then gradually expanded to existing homes.

They're all different approaches and options. We are keen to get feedback on these and other options as part of the questionnaire or your submission, so please have a look at that and let us know your views.

### Slide 33

So that’s the parameters section. I'm now going touch briefly on Section 3, which is developing the market environment.

I did mention earlier that this is a really important part of the puzzle from our perspective, because the market environment is the network of delivery partners and implementers, participants and advocates who are affect and affected by disclosure and energy ratings, and can support the development of the market environment that can support the whole process.

As per this little diagram, we've got the rating at the top that provides a simple and easy way to communicate and compare between two homes, but there's a lot more that goes on underneath that little iceberg on top. We've got the disclosure, which ensures the information is all there and it encourages improvement. You've got a lot more information that sits under that and we've got the assessors, processes and different things to make that happen.

Then we've got underneath all of that the important part, which is the market environment. The market environment can encourage, support, inspire and assist people to improve their homes and make it comfortable and healthier to live in. There's a whole lot of the supply chain that gets involved in that part of the process as well. So it’s how do we create a market environment that nurtures and supports these home energy upgrades and ratings, such that people end up with a better home at the end of the day that's more comfortable to live in and cheaper to run.

### Slide 34

In terms of Part 3.1 in the market environment, we've incorporated the start of a communication strategy.

The final communication strategy will be looked at separately to the Framework and is getting developed. The intention is that it will be agreed at a similar time at the end of the year by Energy Ministers. Basically, we're wanting to make sure that we do have effective and clear communications. As identified in this timeline, the primary functions outlined in the strategy is that from quarter one at the start of this year, to quarter two in the middle of next year, it really is that transition and or preparation stage for home energy ratings and disclosure.

It then moves through quarter three this year until 2027, and this is really that market enablement. We really want to prepare the market before we enable the market and then we start to look at consumer participation from mid next year and onwards. Part of that mid next year, is that NatHERS for existing homes is intended to be launched. It's going through that kind of transition preparation stage and then it will move to the market enablement, such that the consumer participation can begin to happen. But we want to make sure all the other pieces of the puzzle are in place, prior to starting to get consumers excited about this in too much detail.

That’s the timing at this point and again, we'd be keen to get your views on any of this as part of the consultation.

### Slide 35

In terms of the market environment, we do articulate some of the delivery partners and implementers. We do see that as NatHERS and NABERS, the tools and the processes, and the teams involved in making those processes happen.

We then have the Assessors. Making sure we have NatHERS and NABERS assessors are a key part of the implementation and delivery processes. We do want to be clear on how we can support that cohort to deliver and make sure they have what they need with information and processes and communications.

Then another key delivery partner we see is the real estate and building services sector, because when people buy and sell or are upgrading, they're wanting this type of information. We want to make sure that these parts of the market have what they need to provide that conduit between the homeowners and the tenants and provide the opportunity that home energy ratings and disclosure offers.

They are some of the key partners and implementers in the process.

### Slide 36

We also have participants. This is where we see the finance and insurance sector are a key participant that can raise awareness, pass on information, and help incentivise as part of disclosure schemes.

We also have others like builders and architects, and they are key participants because they can influence or inform some of the decisions that people are making around those energy performance upgrades.

We've got the social and affordable housing sectors who want energy performance information for the properties they own and manage. They want tools and expect through that disclosure data they could potentially leverage what's in the Framework and use it for their own purposes. Future iterations of the Disclosure Framework will incorporate social housing as it is a slightly different sector and how it works in the market, in terms of the sale and lease process is slightly different but it is an important part of the puzzle as well.

### Slide 37

The draft Framework was released. Framework Version 1 was agreed and now it’s released. In 2024 we're looking at having Version 2 agreed and then in 2025 and beyond, we'll have other iterations agreed.

Our next steps is consulting on Version 2 that covers the apartment buildings, data and communications and other updates. We've got NatHERS ratings for existing homes being trialled and the aim is to launch in mid-2025. We’ve got disclosure pilots getting planned and hopefully they will get underway in the next half of this year and early next year. That’s all in train at the moment and they’re some of the key next steps.

### Slide 38

In a bit more detail, in Version 2 we have articulated these different next steps.

We have got NatHERS for existing homes, like I mentioned, being trailed and launched in mid-2025.

We’ve got disclosure pilots being planned. Currently we’re crafting those up and there's quite a few stakeholders through the REEDI Governance Forum that we've been engaging with to look at how we can pilot. And there are other groups that want to pilot these parameters with us and look at how we can start to test some of those aspects.

We've got social housing that we want to be working with over the coming year or two, to make sure that we can get those parts of the puzzle in place.

We've got resilience related information that's been identified as a key component that would be good to integrate in a future Framework.

There are some next steps on data and mapping to develop a data protocol to make sure that we know how the data works across disclosure and NatHERS and NABERs.

And then we've got communication products that we're working on, to look at how we support the pilots, roll out the Framework and make sure that it's easily understood by everyone.

### Slide 39

The final bit of the Framework is the appendices.

I'm not going to go through these in detail, but the terminology in Appendix A is key, because it defines what terms we've used in the document. We've tried to use terms that are used already in industry, but there may be some new terms or we're using them slightly differently.

Again, happy to receive feedback on any of those terms or proposed better definitions, or if there's other terms that we need to include.

We’ve also got background on how the Framework has been developed and complementary policies.

Appendix D is the one too. We did the key amendments that have been made from Version 1 to Version 2. The intention is that we'd continue that appendix in Version 3, so that people can see transparently what changes have taken place over the time and why those changes have happened.

I'm now going to hand back to Chris and he can take over from here on the questions and consultation aspects.

## Chris VIDERONI

### Slide 40

Thank you very much Jodie, for that outline of the draft Disclosure Framework Version 2. I'm going to give you a chance to catch your breath and drink some water. So much appreciated.

Hopefully for all of you out there, that has helped in terms of answering particular questions that you may have had coming into this or perhaps, if nothing else, it's given you a good clear sense of the roadmap to now go and have a look at the draft Version 2 of the Framework more closely, and to consider your responses to the survey or to draft a submission. It may have raised some questions for you as a result of the presentation that we've just heard from Jodie.

### Slide 41

We're now going to go into the Slido part of the webinar. As you can see on the screen there are two ways that you can access Slido. Option one is you can scan the QR code that's provided there and just follow the prompts. Option two, you can visit www.slido.com, then enter the code #framework in the joining as participant Box.

If neither of those options is working for you or you can't connect to Slido, then you can e-mail us at [residential.buildings@dcceew.gov.au](mailto:residential.buildings@dcceew.gov.au). We’ll aim to either transfer your questions across as part of this webinar or we will endeavour to ensure that we get answers back to you after the session. We’ll certainly follow up.

During this session, we will try to answer as many questions as possible. However, obviously we are time limited. We want to make sure that we can let you go on time.

When you're putting in questions into Slido, if you can identify yourself on the question, just so that if we do need to follow up, if we can’t respond in the session, then we can follow up after the session.

The final point to note is the session is being moderated just to help us manage the volume and any potential duplication of questions. If you don't see your specific question appearing immediately or during this part of the webinar, please bear with us, we'll be endeavouring to sort it out in the background.

As I said at the start of this webinar, the key purpose of today is to provide you with an opportunity to understand, get information and now to ask questions and seek clarification. If you do have comments, statements or feedback rather than questions, then I would encourage you to share your views by going to the consultation hub and completing the survey questionnaire or uploading a submission. We'll provide details at the end of today's webinar.

### Questions

### **[Who owns the software that is being used for the disclosure trials? NatHERS is the framework, not the software. Who owns the software itself?]**

Chris VIDERONI - The two key tools that we've talked about in the presentation were NatHERS, the Nationwide House Energy Rating Scheme, which is used for residential dwellings, that is government backed and administered by the department [DCCEEW] on behalf of all states and territories; and NABERS is similarly government backed and used for commercial buildings and for base buildings or common property areas, as Jodie outlined during the presentation.

### **[NatHERS contains two ratings: 1) a 10-star rating for thermal and 2) a 100-point score for Whole of Home. Not all states have implemented the NCC2022 energy efficiency requirements so while of home doesn’t apply in all states…. Are you using both?]**

Chris VIDERONI - NatHERS can be used to deliver that whole of home rating which is intended to be part of the disclosure. Jodie, you want to come in on that one?

Jodie PIPKORN **-** To not confuse in advertising with too many ratings, the plan was to have the whole of home rating for NatHERS and we'd be using the NABERS energy rating, but what we'd have, which I showed on one of the slides, would be the thermal on the web portal where you could search, so if you're comparing different buildings that way, you could actually see what the thermal is, but for the advertising, the main headline would be the whole of home rating.

Again, that's something that we would be keen to get feedback on through the consultation. We're proposing to just show the 100 score for the whole of home, but there may be a good rationale to show the thermal as well, we just don't want to confuse people. Getting that type of feedback would be helpful through this process, but at the moment the proposal is just the whole of home initially with the thermal sitting underneath it.

Chris VIDERONI **-** Thanks Jodie.

So just for simplicity, I’m going for questions from the top and some questions are being bumped up because others are hitting the like button, which is certainly helpful in terms of us pinpointing the questions that are most on people's minds.

### **[Anonymous - Does the department have legal advice on who's responsible for the recommendations if they increase loan repayments by more than energy bills, reduce or increase in cost of living?]**

Chris VIDERONI - The intent here is certainly not about increasing loan repayments or anything like that. The idea is to empower households and consumers to better understand the energy performance of homes through point of sale or lease activities; and to be able to access practical advice on what energy upgrades can be made to a home to reduce energy consumption and improve comfort for those who are living in it. So, it's very much about empowering households to make their own decisions through increased transparency and more practical advice. And certainly, that has broader benefits in terms of lowering demand pressures on our energy systems, helping reduce emissions in line with emissions reduction goals and improving health and comfort for those living in those homes as well.

### **[Anonymous - Can you clarify 1. When governments will confirm if they will/will not endorse; and 2. When is the aim to have this in market for established residential - thank you.]**

Chris VIDERONI - I assume existing homes. As Jodie outlined, what we're trying to do here is whilst respecting that it is the responsibility of individual states and territories to make those decisions about if and when to implement mandatory disclosure of home energy ratings, that we are all working together through development of this next iteration of the Framework to make sure that there is a nationally consistent set of policy parameters that different jurisdictions, when they're at that point of determining and subject to their own regulatory impact analysis processes and consultation with stakeholders, when they're at that point where they want to move forward and implement disclosure, that there is a set of policy parameters that can help facilitate national consistency as those things are put in place.

### **[How is this scheme going to avoid incentivizing energy/thermal upgrades that have unintended consequences to other aspects of building performance (e.g. condensation management)?]**

Jodie PIPKORN - The upgrade information is going to be provided through NatHERS and NABERS. From a disclosure perspective, we are reliant on NatHERS and NABERS schemes to do that. In terms of avoiding the consequences of condensation management and other things, I know for the National Construction Code that is a big issue and it is one of those things that we are looking at putting complementary information alongside the NatHERS and NABERS certificates and information upgrades that are provided. That’s where we would be looking at not incentivising, but making sure that these other issues are managed and considered alongside of it, where that extra information would come into play. So, it’s really that complementary information.

Again, I would be really keen to get your views through the consultation as to what is that complementary information and what other things that need to be considered to make sure that as NatHERS and NABERS are evolving their upgrade information, we're making sure we've got that relevant complementary information sitting alongside it and we are not causing other problems by encouraging one action, or we're not causing problems in another area. I think it is that complementary information that'll be the key and keen to get people's views on what we need to cover off on.

### **[Who owns the software that's being used for disclosure trials? Who owns the software itself?]**

Chris VIDERONI - I just want to be clear that obviously what we're focused on today is the parameters in Version 2 of the Disclosure Framework. We do have a separate webinar scheduled in relation to tools for energy ratings and as Jodie outlined in the presentation, we also have separate consultations in relation to the delivery model for the expansion of NatHERS to existing homes. This includes one in relation to the software tools and how all of that's proposed. I encourage you to take your questions, have a look at the consultation paper that outlines the details for that and if you'd like to engage or you have the opportunity to engage in the separate webinars that will be running on that, then absolutely encourage you to come along and put your questions there.

### **[Anonymous - How do you apply to become an implementer and involved in pilots?]**

Chris VIDERONI - It's probably a little bit early at this stage, but Jodie is there anything you want to add at this point on that?

Jodie PIPKORN **-** We are engaging quite closely through our REEDI Governance Forum and depending on who the anonymous person who asked that, if you have a member of a body that's on the Governance Forum, I'd highly recommend engaging with your REEDI Member, because we are engaging through them.

Through this process, if there is interest – and not knowing who this anonymous person is – we’re happy for you to email [residential.buildings@dccew.gov.au](mailto:residential.buildings@dccew.gov.au) inbox and we can look at adding you into the mix if we can.

We've primarily been going through the peak bodies to then trickle it down to others, but if you are interested, e-mail us and we'll see what we can do to make sure that you're in the mix as much as possible in terms of the pilots.

### **[Energy ratings across Australia could be a very useful dataset as the new climate reporting legislation is rolled out across Australia. What's the likelihood that ratings will move from voluntary to mandatory and if so, ideas on when?]**

Chris VIDERONI **-** That's certainly true and the better understanding we have of housing stock, the better it would be on a number of fronts. In your question about the likelihood that ratings will move from voluntary to mandatory, I probably have covered that. The objective here is to support nationally consistent approaches, but it will be a decision for jurisdictions noting the responsibility that they have for home energy ratings disclosure. We're certainly all working together with that common objective in mind.

### **[Anonymous - Will the disclosure database have historical ratings?]**

Jodie PIPKORN -They will have historical ratings. The intention, and what they've done overseas, once a rating's been applied to a building, that rating stays in that database until a new rating is applied, so the next time the house is sold it would have it [the historical rating in the database].

In terms of historical ratings, because houses haven’t been rated previously, they wouldn’t exist, so it depends on what's meant by historical ratings. Once the rating exists in the system, the intention is that you would get that historical rating from that process, so we wouldn't have the past ones from now, but we would have them once it is started, as they then become historical so they would be in there.

### **[Will the slide pack be shared with attendees?]**

Chris VIDERONI **-** We are recording this webinar so you will be able to access it afterwards and if you are a member organisation and a number of your members were keen to engage but weren't able to make the time, then they will absolutely be able to access it at the link.

### **[There's numerous pathways to energy efficiency compliance in the National construction code. If NatHERS, who, NABERS, etc. ratings are used for mandatory disclosure. Is there any intention to remove the alternative code pathways for new development?]**

Chris VIDERONI **-** I think it's fair to say, we're not in any way proposing this to change building regulations in relation to energy efficiency requirements for new home builds, under the NCC. What we're just talking about here is the disclosure of home energy ratings at point of sale or lease.

### **[How often does NatHERS assume people open and close windows?]**

Chris VIDERONI **-** Again, that's probably not a question for here. As Jodie mentioned, there are a number of assumptions that are used as part of generating energy ratings for homes, informed by years of CSIRO science and research, and all of that is in aid of ensuring that there is regard to the process, but also comparability and consistency in ratings. It does include things like assumptions in relation to the occupant behaviour.

### **[Have real estate agents & property managers been consulted?]**

Chris VIDERONI **-** Jodie ran through at the start of this in detail the consultations that have been undertaken to date, including in relation to Version 1 of the Framework. The draft Disclosure Framework was published and consulted on in 2022. Since then, we've done quite a lot of work around refining and consulting on Version 1 through the REEDI Forum with jurisdictions and also industry peak bodies and other representative bodies, and certainly the real estate sector has been represented as part of that.

We've also used the Apartments Working Group to support the drafting of Version 2 of this Framework, and now we're really pleased to be opening this up for full open consultation in a really transparent manner in relation to the draft of Version 2. We welcome your feedback through responses to the survey, or indeed you can make a submission as well. But great question and thanks for that.

Jodie PIPKORN **-** Can I just add to that one, and to flag, we are – through the pilots – looking to do some work that will be working closely with the real estate sector in particular, and hopefully over the next six to twelve months there will be even more consultation and engagement with that sector. So, stay tuned if that is someone from the real estate sector, because through these pilots we will be doing more in that space.

Chris VIDERONI **-** Yeah, really important point and obviously the real estate sector’s participation and support in the scenario of implementation of mandating of disclosure for home energy ratings is obviously really critical. We're very keen to make sure that you're well supported there.

### **[Where does RapidRate play in the simple rating? Does RapidRate align with the whole of home detailed rating?]**

Chris VIDERONI **-** That's probably a question best directed as part of the NatHERS consultations that we have coming up and we can certainly make clear the distinctions there, but it has a separate purpose to what you'd be using that rating for as part of disclosure.

### **[The consumer participation timeline is quite broad, from half 2025 to quarter 4 2027 - what does this pillar represent? Does this mean we expect the elapsed timeline to be scaled in market to consumers by 2027?]**

Jodie PIPKORN **-** It’s still evolving. Our intention is we would start to do some end-to-end piloting with consumers and make sure we're testing the communications materials as well as the tools and the end-to-end process. From 2025 it would start to roll out and continue from there over 2025 to 2027 and potentially beyond 2027.

The strategy at the moment focuses on up until that time period. We would be looking at scaling up and adjusting and evolving the processes from 2025, with the aim that by 2027 all of the systems are go and jurisdictions can be implementing if they choose to from 2027. They can choose to go earlier or choose to go later, but it's really by 2027 we'd want to make sure everything's in place.

Chris VIDERONI **-** And it's really great to see interest in the trials and pilots.

### **[Where can we find out more information about the NatHERS ratings for existing homes trials and the pilots of disclosure schemes? What is the process for jurisdictions to register their interest to participate in a trial and/or pilot?]**

Chris VIDERONI **-** Jodie has covered off the point around opportunities for updates and further information as it evolves in relation to the pilots for disclosure. So that'll be great to engage when the opportunity arises and it's an excellent question in relation to NatHERS ratings for existing home. As we mentioned, we very deliberately timed the consultations on Version 2 of the Disclosure Framework, alongside the consultations that we have also launched in relation to the proposed delivery model for expanding NatHERS to existing homes and in enabling energy ratings for existing homes.

At the end we'll show the links for where you can go to access that. Similar to the [consultation] approach for disclosure, there is a detailed consultation paper that you can read through. We are running a series of webinars to provide information in relation to what's proposed and how you can find out more or ask questions along the way.

It looks as though we exhausted the list of questions at the moment, so that's fantastic. Really impressive set of questions there. We really appreciate the fact that people sat through a fairly detailed presentation and then you've fired off quite a few questions there, but hopefully that was useful.

We really thank you for your time today. Hopefully by now you do have a better understanding of the Disclosure Framework Version 2 and I would encourage you now to go to our department's consultation hub to review Version 2 in more detail and provide your feedback via the survey and/or through a submission if you like. We will gratefully receive that feedback to improve or refine what’s proposed.

Our next two Webinar Sessions will cover similar content as today, but as we said they will delve a bit deeper into some of the parameters. Please feel free to attend those as well or you can watch the recordings afterward, because the presentation and the Q&A sessions are recorded.

If you have any follow up questions or queries, please don't hesitate to contact the team at the email address provided. For those who are interested, there is consultation for NatHERS is for existing homes. Consultation is also open with three webinar sessions on particular topics.

I’d just like to say on behalf of all of the team, a big thanks to Jodie and team at Department of Climate Change, Energy, the Environment and Water. Thank you again and enjoy the rest of your day. Bye for now.