

# Converting to Cost Effective Appliances for the Renter

Tired of costly energy bills?

Convincing your landlord to convert your current rental properties gas space heating, water heating, and cooking appliances to electric appliances might be your solution.



## Why Convert from Gas?

Tired of spending too much on your monthly utility costs? Converting to high efficiency appliances can help. Gas prices are project to increase by 30% through 2020. Converting your appliances will help ease the increasing cost of energy for your apartment or rental property. New advances in electrical appliances offer units that are significantly more energy efficient than comparable gas units.

### What to consider:

- How long will you remain at your property?
- How will you approach your landlord?
- What steps can you take to convince your landlord about an energy conversion?
- Where can you find the information you need?

### How long will you remain at your property?

If you are only planning on living at your existing property for a short period, converting appliances will only serve to increase your rent before any savings benefits are enjoyed. However, if you plan on remaining at your property for 5 or more years, consider talking with your landlord about the possibility of converting your gas appliances to electric appliances.

## Energy Use in Your Home

Gas is typically used to fulfill three major functions in a typical Australian domestic property: space heating, water heating, and cooking. The gas consumption in a typical household is:

- Space Heating: 50-75%
- Water Heating: 25%
- Cooking: 2-4%

In addition to these expenses, gas use in your properties also incurs a fixed service fee. While electricity use also has this fee, switching off gas will eliminate this extra fee.

## What are the system choices?

There are three electric appliances that will dramatically out perform your current gas appliances:

- Hot water heat pumps provide hot water 3-4 times more efficiently than comparable gas systems.
- Split system, reverse cycle air conditioners will heat your home 3-5 times more efficiently than gas space heating systems.
- Induction Cooktops provide faster cooking with 65% better heating efficiency

## Considerations for landlords

- Contact your landlord with a plan
- Get his/her permission before performing any alterations
- Look up available rebates or taxes for your area that might affect you

## What steps can you take?

- Evaluate how long you will remain in your current residency
- Begin communication with your landlord to discuss the possibility of converting and gauge his/her interest in investing in new appliances
- Provide your landlord with a copy of “Gas or Electricity? A Landlords Investment Guide.” It is a fact sheet that details everything your landlord will need to know before beginning
- Follow up with your landlord about the progress or status of the possible conversion.

## Benefits for the Renter

- Reduced energy costs
- Modernized appliances
- Cleaner emissions and reduced fire risk

## Benefits for the Landlord

Be sure to stress these benefits while you talk to your landlord.

- Lower energy bills
- Modern appliances appeal to tenants
- Reduces number of energy providers in the residence
- Property appeals to environmentally minded tenants
- Long service life for each appliance
- Reduced utility costs attracts tenants

## Considerations of converting to electricity

- High initial investment
- Subject to failure during electric outages
- Long pay-back period