

[illegible]

-  Climate Zone for this Property
  -  Living Locally
  -  Orientation
  -  Cross-Ventilation
  -  Zoning
  -  Insulation
  -  Density of Building Materials
  -  Windows (Glazing)
  -  Shading or Sun Control
  -  Efficient Heating and Cooling Devices
  -  Energy Efficient Lighting
  -  Efficient Hot Water System
  -  Solar Photovoltaic (PV) System
  -  Low Water Garden
  -  Water Efficiency Devices
  -  Rainwater Tanks
  -  Energy Rating

# FACT SHEET

## A Liveability Features Appraisal

## What are the 17 Things™?

The 17 Things™ (listed overleaf) are property features which offer the potential for reduced running costs and increased comfort if used correctly by the occupant. They reflect aspects of good building design, energy and water efficiency inclusions and a connection to a vibrant community experience.

The list mirrors a property “walk through”; from the front door, through the house and back out again. In this way it makes it easier for the agents to appraise the property and easy for people to validate them during an open home.

## Liveability Features Appraisal

The Liveability Features Appraisal Checklist is used exclusively by Liveability Real Estate Specialists.

It is provided by CSIRO and includes benchmarks that the property needs to meet which are relevant for existing homes. The benchmarks are regularly updated to reflect innovation in energy and water efficiency and passive building design.

Four of the 17 Things™ require independent proof that they have been installed correctly and have met benchmarks developed in consultation with the relevant industries. These are insulation, WERS rated windows, solar PV and a home energy rating certificate. This represents a very high standard within property marketing. Which is why the Liveability Features mark on a property represents quality information.

## Additional Listing Opportunities

When a property meets a minimum 6 of these benchmarked property features then it is eligible for the Liveability Features trademark on the property listing. **Whether for sale or rent, this enables your property to “stand out” and attract this new opportunity in property marketing.** The Liveability Features icon can be highlighted on the property listing of a home for sale or rent and the features it represents are expertly marketed by a trained Liveability Real Estate Specialist.



**This property has Liveability Features™**

The appraisal process also automatically generates the customised **Liveability Features Listing Image** which can be inserted in the photo gallery of a property listing.



This is **good news for home owners** who have invested in these features as now all the features of your property can be showcased when selling or renting. This increases your opportunity to get the highest price in the shortest time frame.

It's also **good news for prospective buyers and renters** who are looking for a home with the potential for reduced running costs, increased comfort and connection to a vibrant community experience. This represents an exciting new market in real estate.

## What if a property has fewer than six Liveability Features™?

Even 1 Liveability Feature is a good thing. Every Liveability Feature your house has will be showcased at the open home and their potential for reduced running cost and increased comfort discussed with buyers or renters. More features can then be added to a property once it has been purchased by using the list of the 17 Liveability Features as a guide for renovation.

## Trained Liveability Real Estate Specialists

Liveability Real Estate Specialists have successfully completed an intensive professional development training course.



**Liveability Real Estate Specialist**

These specially trained sales agents and property managers have been up-skilled to recognise, and effectively sell, these

additional 17 Liveability Features; to understand **what the features are, how to recognise them and why they are important to liveability potential.**

Once graduated they become part of a nationally recognised membership group and receive a numbered identification card which you can ask to see to verify their specialisation.

## Have you invested in any of the 17 Liveability Features?

It's critically important that the agent you select not only fully understands these 17 Liveability Features, but more importantly knows how to explain their benefits to potential buyers or renters in order to maximise the price for you.

## About Liveability Features

The development of the **Liveability Real Estate Framework**, developed from within the property marketing industry and now owned and supported by CSIRO, represents **a significant turning point** in residential property marketing.

The framework enables 17 Liveability Features to be seamlessly integrated into the marketing processes and systems of residential real estate. They can now be showcased in the same way as other premium features.

**For more information visit [liveability.com.au](http://liveability.com.au)**

**Book a free Liveability Features Appraisal for your property today**