

Smart Home Disclosure Form

The Smart Home Disclosure is a fun way to learn more about the sustainability features of your home. It's also a great way for sellers and landlords to share important information with prospective buyers and tenants about the sustainability features of a property.

Sustainable homes cost less to run. If you're building from scratch, it is a good idea to consider using green building materials and smart technologies. When you buy or rent a new home these are the kinds of things to look for if you want to pay less for water and electricity as well as reduce your environmental footprint. These enhancements add value to your home, too.

Answer the questions below to reveal more about a home's operating costs, liveability, comfort levels and environmental impact. The questions focus on a building's water and energy consumption (and associated carbon emissions).

Sustainability Intervention: Water 		Tick if known
1	<p>Do you have a rainwater tank? Harvesting rainwater in a suitable storage tank spares the municipal water supply and your pocket. Rainwater can be used to flush toilets and, if filtered properly, to wash clothes and dishes. It's a good idea to plumb it for garden use too.</p>	<p>Yes No</p>
2	<p>Do you have a grey-water system? Grey water can be channelled from baths, showers, handwash basins and washing machines (if you use environmentally-friendly detergents), and reused to flush toilets or water the garden. Grey water must not be stored for longer than 24 hours.</p>	<p>Yes No</p>
3	<p>Is the rainwater tank and/ or grey-water system plumbed to the garden or toilets? Potable water should be conserved wherever possible.</p>	<p>Garden Toilets None</p>
4	<p>Are low-flow taps and showerheads installed? You can reduce your water usage by up to 50% with low-flow taps and showerheads. When aerator nozzles are fitted to taps and showerheads, they reduce the flow of water and your water heating requirements.</p>	<p>All Some None</p>
5	<p>Do all the toilets in the house have dual flush or multi-flush (interruptible) systems? A multi-flush toilet system is ideal as it only releases water for as long as you hold down the handle. Alternatively, a dual flush system allows you to choose between a full and half flush.</p>	<p>All Some None</p>
6	<p>Is your garden water wise? An indigenous garden needs little water. Choose plants that are drought resistant or that easily adapt to the local climate.</p>	<p>All Some None</p>
7	<p>Are the hard outside surfaces permeable? Permeable surfaces allow rainwater to infiltrate into the aquifer rather than being wasted as storm water.</p>	<p>All Some None</p>
8	<p>If your property has a pool, is there a pool cover? Pool covers can reduce evaporation by up to 90% and need less water to top up. They can also reduce filtration/ pump time by up to 50%.</p>	<p>Yes No</p>

Sustainability Intervention: Energy



Tick if known

9	<p>Is lighting energy efficient? Light-emitting diode (LED) lamps use 90% less electricity and last up to 25 times longer than incandescent bulbs.</p>	<p>All Some None</p>
10	<p>Do you have a solar photovoltaic (PV) system installed? Solar PV panels generate electricity from the sun, reducing the amount of electricity you have to buy from the grid. All rooftop solar PV systems must be registered with the City of Cape Town.</p>	<p>Yes No</p>
11	<p>Do you have a solar water heater installed? Solar water heaters use the sun to heat water and can reduce your electricity costs by more than 25%.</p>	<p>Yes No</p>
12	<p>Is the kitchen fitted with a gas hob? Cooking with gas is faster, more efficient (reduces wasteful preheating of electric stoves), and more environmentally friendly compared with electricity.</p>	<p>Yes No</p>
13	<p>Are your hot-water pipes insulated? Insulating hot-water pipes prevents heat loss.</p>	<p>Yes No</p>
14	<p>Do you have a geyser blanket? A geyser blanket is an additional layer of insulation that wraps around the geyser. Pipe insulation and a geyser blanket can reduce the cost of electricity needed to keep water hot.</p>	<p>All Some None</p>
15	<p>Does the property have insulated ceilings? An insulated ceiling can save up to 16% of the electricity you need annually to heat or cool your home. It keeps your home warmer in winter and cooler in summer.</p>	<p>Yes No</p>
16	<p>Can all rooms rely on natural daylight? Natural lighting is energy-efficient and provides a healthier living environment.</p>	<p>All Some None</p>
17	<p>Are there windows that open in each room? Windows that open and close properly make houses more energy-efficient and maintain good indoor air quality.</p>	<p>All Some None</p>
18	<p>Are the windows double glazed? Window treatments such as double glazing reduce the flow of incoming and outgoing heat. Because less energy is used to heat up or cool down a space, you save on electricity costs.</p>	<p>All Some None</p>
19	<p>Do the main living areas face north? North-facing living areas maximise the advantages of natural sunlight. The house is warmer in winter and cooler in summer.</p>	<p>Yes No</p>

Sustainability Intervention: Access



Tick if known

20	<p>Are public transport options and basic amenities such as a shops, clinic, post office, library and ATM within walking distance? Walking, cycling and using public transport (buses, trains and minibus taxis) is more cost-effective than using your own vehicle. It also reduces carbon emissions and traffic.</p>	<p>Yes No</p>
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For more information on how you can make more sustainable choices every day, see the Smart Living Handbook.

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FOR A STRONGER CAPE TOWN



Resource Efficiency for Development



Smart Living Handbook



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