

Heating and Cooling in Rentals

Split Systems, Ducted Reverse-Cycle Air Conditioning, Ducted Evaporative Air Conditioning, Gas Heating



SPLIT SYSTEMS

- Clean the filter at least every 3 months, or monthly/fortnightly during peak periods of use. The front of the unit should lift open, allowing the filter/s to be removed.
- Run the unit between 22-24 degrees for air conditioning and 18-22 degrees for heating. Using the unit at lower or higher temperatures may cause it to freeze or overheat, which can lead to the unit cutting out for periods of time or water running down the internal wall from the unit. This is also one of the biggest factors affecting your electricity bill.
- Run the unit for longer periods at a lower fan speed, rather than switching it on and off at a higher fan speed.
- Ensure the house is well insulated. Close curtains and blinds, and use draught stoppers at external doors and internal garage doorways.
- Keep the outdoor condenser unit clear of leaves, plants and debris, and maintain clearance around it. As a guide, allow roughly 20-30 cm on the sides and rear, with more clearance at the top.

If your air conditioning or heating unit has not been serviced for the past couple of years, please feel free to contact your Property Manager to see whether the Landlord is willing to have a service completed.

DUCTED REVERSE-CYCLE AIR CONDITIONING

- Run the unit for longer periods at a lower fan speed, rather than switching it on and off during peak times of the day.
- Ensure several windows are open while the unit is running. The cool air will travel towards these areas, so open windows in the rooms being used.
- Close the ceiling vents during winter to help stop cool draughts coming through.
- Ensure the house is well insulated. Close curtains and blinds where possible.

GAS HEATING

- Clean the filter at least every 3 months, or monthly/fortnightly during peak periods of use. The filter of a ducted unit will normally be located in the ceiling of a hallway. Either unscrew or pull the pin on the grate cover to open it, then remove the filter. The filter can be vacuumed and/or hosed off, but please ensure it is completely dry before reinstalling. Wall units may or may not have a filter, so please search the make and model online for further instructions regarding the filter location.
- Run the unit between 18-20 degrees. Using it at higher temperatures may cause the unit to overheat, which can lead to the unit cutting out for periods of time. This is also one of the biggest factors affecting your electricity bill.
- Ensure the house is well insulated. Close curtains and blinds, and use draught stoppers at external doors and internal garage doorways.

DUCTED EVAPORATIVE AIR CONDITIONING

- Clean the filter at least every 3 months, or monthly/fortnightly during peak periods of use. The filter will normally be located in the ceiling of a hallway. Either unscrew or pull the pin on the grate cover to open it, then remove the filter. The filter can be vacuumed and/or hosed off, but please ensure it is completely dry before reinstalling.
- Run the unit between 22-24 degrees for air conditioning and 18-22 degrees for heating. Using the unit at lower or higher temperatures may cause it to overheat, which can lead to the unit cutting out for periods of time. This is also one of the biggest factors affecting your electricity bill.
- Run the unit for longer periods at a lower fan speed, rather than switching it on and off at a higher fan speed.
- Ensure the house is well insulated. Close curtains and blinds, and use draught stoppers at external doors and internal garage doorways.
- Keep the outdoor condenser unit clear of leaves, plants and debris, and maintain clearance around it. As a guide, allow roughly 20-30 cm on the sides and rear, with more clearance at the top.

