

November 2008

Issue 26

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New Office Hours

Watts Energy's office hours have changed:
Mon – Thur 8.00am to 5.00pm
Fri 7.30am to 4.00pm

Melbourne Cup



Watts Energy's office will be closed from 11.00am on Melbourne Cup Day, Tue 4th November 2008 however will be business as usual on Wed 5th November 2008.

Office Hours Christmas 2008



Watts Energy's office will be closed from 25 December 2008 to 1 January 2009 and will reopen on Friday 2 January 2009. Several meter runs will be completed on the 29th and 30th of December however our office will remain closed. The remainder of meter runs will be completed from 2 January 2009 onwards. If you have any concerns regarding this or are aware of a Proposed Sale Read for your property, please contact Donna Edwards or Lyn Barclay as soon as possible to discuss.

Congratulations to Riverlink Shopping Centre for the "Efficient Use of Water" Certificate issued by the Ipswich City Council – Well done Mark, you are still the best!

WATTS NEWS

The National Australian Built Environment Rating System and Australian Building Greenhouse Rating System (NABERS & ABGR)

Watts Energy is now working as a Channel Partner with Property Technologies who have 3 accredited assessors for providing accredited performance ratings for your property. Ian and Bruce have been involved with Energy Conservation since the 1980s, way before it was so trendy.

Watts Energy will provide all the relevant data for your building together with important file notes. Examples are list if faulty meters and/or meters not calibrated correctly, dates of correction and if required, corrected history.

Currently, many of our clients commission interstate consultants to complete the ABGR for their buildings. We have found that some of these are not up to date with QLD site specific requirements and tend to struggle with bulk supply buildings, which appear to result in a low rating for your building.

Hence, after several meetings with Property Technologies, we now offer this service to Watts Energy clients only. Now you will say "why should we go with Watts Energy?" The answer is simple – we have all the data, are familiar with your site and can provide history and details of any old issues. These days, meter issues are increasing and taking longer to resolve which has resulted in several of your buildings obtaining a low or bad rating.

General Information (NABERS and ABGR)

The National Australian Built Environment Rating System, known as NABERS OFFICE or simply NABERS, is an entirely voluntary national program for commercial offices. It is a performance based rating system for existing buildings, rating them on the basis of measured operational impacts on the environment. The program is an initiative of the Commonwealth, New

South Wales, Northern Territory, Tasmanian, Victorian and West Australian Governments. The results of the rating system are used by these entities as well as a growing number of major business entities, as a required benchmark when comparing available commercial buildings to house their office accommodation.

NABERS OFFICE incorporates the ABGR for energy and greenhouse efficiency as well as addressing water usage. Buildings can be audited on a Base Building, Tenancy or Whole Building basis to provide Green Star Ratings for both water and energy. As such, we believe that as well as already being a Commonwealth Government requirement it will soon also become a State Government requirement within Queensland. Certainly many major businesses within Queensland already make use of this rating system.

The intent of the NABERS and ABGR Greenhouse Rating Scheme is to enable building owners, managers and tenants to benchmark greenhouse performance and get market recognition for their performance.

Mylo Browncoat is back

The Watts Chicks' favourite client Mylo Browncoat is back. Mylo and his crystal ball decided to sell all his shares a few months ago before the "Disaster" so he was cashed up and invested in several properties in QLD. Well the meter and bill issues have been growing. A brief point summary is:

1. Reversed NMI – this issue is 12 months old. Basically for his building he has been charged for electricity use in another building in another place. The June, July, August and September 2008 accounts are now correct however, from September 2007 to May 2008, the kWh use and demand are still for the other property – Ongoing (where is James Bond?)

2. Switchboard and Meter Suppliers are selling meters that are not calibrated or programmed correctly. In a new building for Mylo, on each level, the meters should have been calibrated with a CT ratio of 150/5 which equals a multiplying factor of 30 and they were not. Tenants only billed for 1/30 of use. Is now fixed however lots of reconciling of tenant's bills, split up of accounts and a bad ABGR rating. Question -* How does this happen, isn't anything checked anymore?

3. New meters being installed. In a few new commercial buildings and shopping centres, meters are being installed that commence recording use in kWh however once the meter reaches 9999 kWh, is then changed to MWh - 10.00. I am sure this is a benefit of some sort to someone however in QLD you have to bill each tenant on a rate per kWh. These meters are not a benefit to meter readers or parties trying to raise correct charges. It is a nightmare and may result in wrong charges to tenants. Again, the ABGR is also affected – if the correct conversion to input a MWh as a kWh accumulative meter reading is not done correctly i.e. 54.54 MWh has to be input into the billing software as 54540 kWh, well you can kiss goodbye to a good ABGR rating.

Mylo Browncoat has now instructed his consulting engineers and electrical contractors and property managers that for all future meters installed at any of his properties that they must display in kWh only.

Believe it or not! Stay tuned for more issued next month. If you have an issue and you wish to share, send it in for our December Newsletter.