

WATTS NEWS

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Milo's Scorecard

Winners and Losers

WINNERS

Any client who has replaced a faulty meter and we now have accurate energy use for the shop, tenant, unit or whatever.

Laura Edwards (Origin) for her fast implementation of Change of Tariff requests and change of meters. 'Laura in Wonderland' had to liaise with other parties, where not once, not twice but on 3 separate occasions Laura was given the wrong information on how correct meters could be installed. All that was needed was meters capable of Tariff 43 applied. Laura has stuck in there to resolve this, even after finding that the White Rabbit has gone the wrong way and attended the 'Tea Party' with no cups or tea! (Wonderland – appears some of the rabbits are sleeping there).

Sam, Lisa and Co for providing good prices very quickly, backdating to sale of property for a new owner of a building in Qld – thank you girls.

LOSERS

Origin for their billing software that can't pro-rata the tariff change. Every tariff account is split – one billing period up to 30/6/09 and then another from 1/7/09. This is just not good enough. Phone Digicon – they can develop a software which does pro-rata (for the record Energex Retail/ Sun Retail software did and so does Watts Energy and many others).

Ruddy and the Federal Government for fear tactics – fines, jail sentences for Commercial owners – are we in Bali now?

Nabers – Strict Guidelines – come on guys, it is not the owner's fault that a meter went faulty or was a DUD meter to begin with. If the meter is not working, estimated reads are accepted based on actual previous history or history taken from the new working meter, however, it is impossible to show accumulative readings when you have a metering issue. How come for a bulk supply site in Qld – must have accumulative reading when now if any building on an electricity sale agreement with Origin, AGL, CE, EA, Tru Energy there is no accumulative meter readings – only peak and off peak use – and in most instances there is not even a meter number.

Believe it or Watt(s)!

There has been and probably will be errors on the supplier's A/C including but not limited to "NSW time settings for a Qld building" ... humm so NSW would get the tick but in Qld the cross, wrong kWh or kW demand, reversed NMLs, account not even for the right building.

New Meters – FYI

Back in August 2005 Watts News included the following article. Sad to say this has continued and is growing faster than lightning. This will affect the Nabers review, report and rating.

Issued August 2005, re issued July 2009 Installation of New Meters

Over the last couple of months, there have been a higher volume of "hick ups" with new metering being installed. For your assistance, we provide a list of problems which have occurred:

- Meter wired incorrectly;
- CT driven meters with no details of the external multiplying factor which should be applied;
- Incorrect programming of meters;
- Meters recording in MWh instead kWh;
- Meter not recording at all.

For one new building in Brisbane where there was metering issues galore, Nabers auditors has requested the following:

Independent verification for all the sub-meters including the retail tenancies. This means written evaluation for each sub-meter and the date the evaluation was carried out.

Each verification needs to reference each meter's unique ID number and the following information:

- A record of where the decimal point falls in a full reading of each meter
- Confirmation that the unit of consumption of the reading system (BMS) matches the energy consumption as measured at the meter
- Confirmation that the reading on the metering system matches an independently measured figure using a power meter
- Confirmation that a power meter has been used to confirm that the reading on the metering system corresponds to an independently measured figure.

It is important that this information is provided otherwise **in the eyes of NABERS the sub-meters cannot be used to exclude electricity consumption from the Energex utility meter.**

Believe it or not

NABERS RATING – well here we go again. Some of us have just recovered from the WEMPS in Qld, now it is the Nabers Accredited Ratings. The **threat of fines** for Qld property owners for not having an approved Water Efficiency Management Plan was bad enough, now 'Ruddy and Co' with their proposed penalties of as high as \$100,000 or breach of disclosure **may face** 12 month jail sentences. Well as one of our good clients said today, "Can you bring lamingtons when you visit?"

Proposed Mandatory Disclosure of Commercial Building Energy Efficiency (owners of shopping centre, hotels, industrial and domestics - be prepared, is coming your way too)

Information sourced off various websites to assist:

A mandatory disclosure scheme will apply to commercial office buildings with a Net Lettable Area (NLA) of 2,000m² or more, or any part of a building that is greater than NLA of 2,000m², that is to be sold, leased or sub-leased. The scheme will require the energy efficiency rating and assessment report of the building to be disclosed.

Key features of the proposed mandatory disclosure of Commercial Building Energy Efficiency

As noted above, the proposed disclosure scheme will initially apply to commercial building with a NLA greater than 2,000m². Where this threshold is reached, the proposed mandatory disclosure requirements are:

- For any advertisement about sale or lease of the building, disclosure on an appropriate building energy efficiency star rating
- To prospective buyers and tenants, disclosure of a valid Building Energy Efficiency Certificate (BEEC) and an Energy Efficiency Assessment Report (EEAR), and
- To a central registry, disclosure of a valid BEEC and EEAR.

A BEEC is a certificate that allows prospective building owners and tenants to compare the energy efficiency of buildings/tenancies on a like-for-like basis. An EEAR is a report that allows prospective building owners and tenants to obtain targeted advice with respect to the options to improve the energy efficiency of the building/tenancy.

The proposed mandatory disclosure scheme will be designed to ensure that it does not override any existing energy efficiency disclosure obligations relating to building sales or leases which are imposed by state or territory law. For example, Section 11 of the Retail Tenancies Act 1994 (NSW) requires particular disclosures, including some energy information, to certain retail tenancies which will remain unchanged on the implementation of the Commonwealth mandatory disclosure scheme.

Other key features of the proposed mandatory disclosure scheme are:

- Application to all constitutional corporations so as to have the widest possible coverage
- Captures all commercial buildings defined as Class 3 and 5 to 9 buildings under Part A3 of Volume one of the Building Code of Australia (exceptions may be made for places of worship, temporary buildings, buildings to be demolished, non-serious purchasers or lessees, and where a person made reasonable attempts to obtain a BEEC but could not obtain one)
- Administered by the DEWWA with input from the Commonwealth Department of Climate Change. The NSW Department of Environment and Climate Change is proposed to continue administration of NABERS
- Establishment of a regulatory framework that recognises suitably qualified persons to provide BEECs and EEARs
- A BEEC will be valid for 12 months, while advisory material under the EEAR will remain valid for 7 years.

In October 2008, there were 33 commercial buildings that had achieved a NABERS energy rating of 4.5 stars or better. Many of these commercial buildings purchased Green Power products so as to offset their greenhouse gas emissions and achieve higher rating. Due to improved energy efficiency technologies, many new commercial office building projects have achieved or are committed to achieving this level of performance with the use of Green Power.

BIRTHDAYS GALORE in August for some of the Watts Chicks

Lyn Barclay (Director) Lots of birthday cheers and wishes. Have a great time in Sydney!

Charmaine (General Manager) Lots of birthday wishes for August 25th
Happy Birthday to **Donna Woollard** (Site Data Agent) – not to be confused with the Irish Blonde Donna! - for August 1st