

WATTS NEWS

November 2009

Issue 35

Watts Energy Pty Ltd
PO Box 58
Hamilton QLD 4007
Ph: (07) 3216 4509

MELBOURNE CUP DAY – TUESDAY 3RD NOVEMBER

Our office will close at 11.15am on Melbourne Cup Day and re-open as per normal on Wednesday 4th November.

XMAS 2009

Our office will be closed for the public holidays and Wednesday 23/12/09 from 1.30pm and all day Thursday 24/12/09. We will re-open as per normal on 29/12/09.

**Welcome to our new clients –
Monique, Dawn and Jessie –
(Calamvale Centre and Mt
Gravatt Village)**

Purchase of New Properties

The current electricity sale agreement or tariff arrangements should be part of any due diligence for any purchase of properties. We suggest that all options be investigated such as:

- A. Current electricity sale agreement rates
- B. If you have a contract which allows you to roll in
- C. Current prices in the market

We would assume that the lowest price from either A, B or C would be the best option for you for future purchases.

HAPPY BIRTHDAY!

Mr West – 15th November
(Peter Butler ex AGL Guru)
Many happy returns Mr West from the Watts Chicks and Guys
**Wanese Saywell –
28th November**
Happy birthday lovely from the Watts Chicks and Guys

BOSS KNOWS BEST

The office phone rang, interrupting lunch. One of the staff picked it up and bellowed, "What kind of an idiot is it that dares to phone me in the middle of my lunch break?"

The caller shouted back "Do you have any idea whom you are talking to ...? I am the CEO of the company!"

The employee replied, "Do you have any idea whom **you** are talking to?" Perplexed the CEO mumbled "No!" The employee heaved a sigh of relief and said, "Thank goodness for that!" and hung up.

Believe it or Watt(s)!

"School Is In for Sustainability"

Our General Manager Charmaine went to the Facilities and Asset Management Conference at the Grace Hotel in Sydney on 19th and 20th October (Researched by Tonkin Corporation)
Review of Conference:

Southern States 'Focussed' (Appears the southern states ruleNOT!)

Davina Rooney from Stockland presented excellent case studies to the class

Investa Property Group - Tenant satisfaction – the Investa focus. Great hand book, well done Geoff King and Investa Property Group

Nothing 'brand new' or any foolproof result disclosed

Various information is repeated and repeated and repeated and

Food was excellent

Mandatory Disclosure

➤ For all commercial buildings with NLA 2000m² or more - not just when an entire building is sold, if any part of a building that is to be sold, leased or sub-leased which is more than 2000m² and you wish to sell or lease it, a disclosure is required

➤ Likely to be in force by July 2010

➤ Requirement to provide prospective tenants and purchasers with

- Building Energy Efficiency Certificate
- Energy Efficiency Assessment Report
- NABERS Energy Rating (Environmental performance during operation)

➤ Disclosure obligations

- Advertising material
- To all prospective buyers and tenants
- On a central registry

➤ Enforced through civil penalties through a complaints based approach

What could you do now for Mandatory Disclosure

➤ Get a NABERS rating

➤ Check your contracts with tenants – are you entitled to information you need

➤ Compliance costs

➤ Availability of Assessors

➤ Risk of duplication in reporting requirements

Green Building Fund

➤ You can put in grant application to put in green efficient measures

➤ For existing commercial buildings – apply for government subsidies – up to \$500K for up to 50% of project costs

NGERS – National Greenhouse and Energy Reporting Scheme

➤ Have to gather data and report on energy use ie identify who is largest users (commenced 1/7/08)

➤ Obligation to report

- Greenhouse gas emissions (Scope 1 and 2 emissions)
- Energy consumption
- Energy production

➤ Who's obligation is it to report? – Whoever has operational control

➤ Key compliance obligations

- Register by 31 Aug each year
- Report by 31 Oct each year
- Keep records to enable GEDO to determine NGER compliance

Mylo Browncoat Scorecard

WINNERS

1. Multiple Watts Energy Clients

– In October we were successful with various Network Tariff Code Changes. Overcharged by electricity suppliers which resulted in a combined savings of \$149,500 for the relevant clients – Clients are Number '1' winners for this month.

2. 400 George Street

– sustainable development – well done Grosvenor!

Centrally located in the heart of Brisbane's North Quarter district, 400 George Street is a 34 storey office tower with the first three levels dedicated to retail and a child care centre. Showcasing 'Australian excellence in environmental sustainable design', the project has already been awarded a Five Star Green Star Certified Rating. "As built" and "Performance in use" ratings are also being targeted. Key sustainability initiatives include:

an innovative formwork design, saving 40,000m² of plywood; use of 100% recycled steel for reinforcing, optimization systems (to save over 700,000 litres of water and 100,000kg of CO₂ annually); capture and re-use of air conditioning concentrate to flush toilets, waterless urinals and high efficiency water fittings and fixtures; performance glazing to maximise natural daylight but minimise thermal loading; low volatile organic compound carpets, glues, sealants and paints and the inclusion of 280 bicycle racks and extensive shower/change facilities.

3. Dr Andrew – for your quick information and always assisting the Watts Chicks when we need your expert opinion – thank you!

4. Victoria Point Shopping Centre

(Leda) for achieving a 29 – 32% saving – excellent. Well done Debbie, Karl and Trudie.

LOSERS

1. AHFD – Obtained from Mike Smith on Radio 4BC (Brisbane)

Mr El-Mouelhy told me that he is the sole shareholder of the organisation Halal Certification Authority Australia. He said that the 'Authority' is a proprietary limited company. He politely declined to speak about the financial details – how much money organisations pay to receive accreditation from his 'Authority' and what he does with the money. He said that it's his private business. It's interesting then to read further

on his website that the Australian Halal Food Directory (AHFD) is a collaboration between the State Governments of Australia and was initially funded by the National Food Industry Strategy Ltd (NFISL)

Using words like 'Authority' and 'collaboration between the State Governments of Australia' might lead you to think that the Halal logo represented something other than a privately owned, proprietary limited company benefitting one shareholder.

Good on Mr El-Mouelhy for his enterprise in exploiting this business opportunity. It's important that we recognise his symbol for what it is – a private business that gets money every time you buy a product with his symbol on it and you don't know where that money goes after that.

The symbol is that of the HALAL CERTIFICATION AUTHORITY AUSTRALIA. This is a Muslim Association that collects money from the Australian Food Industry for this symbol so that Muslims will purchase the product. Yet we are told the Muslim population are only one and a half percent of Australia's total. On a recent radio talk-back show a well known host was alerted to this practice. He hit a stone wall when trying to find out HOW MUCH MONEY was paid to this organization and WHERE THE MONEY WENT.

It was explained that by buying those marked products at least you are supporting a religion that is actively trying to destroy the Australian way of life or at the other extreme the money MAY be supporting terrorism.

Many Australian Companies are paying this money including BEGA, CADBURY and many other well known companies.

Check before you buy!

DO YOU INOW WHERE THAT MONEY IS GOING?

2. Queensland Electricity – Charging 12.8400 cents per kWh for the Energy/Volume price for Network Tariff Code 8200 instead of 1.284 cents kWh – **Believe it or Watt(s)!** When approached, staff member joked "Didn't you know that network charges were increased by 1000% in Qld?" **Our** client did not get the joke!

3. Origin Energy – a tender for an electricity sale agreement was sent to Origin (current supplier of this large building). Origin Customer Manager is located in Melbourne. Response from Origin "Thank you for the opportunity to quote, however, we will not be participating in this tender". Seems in Melbourne they just give their customers away. This would never have happened with Energex Retail who would have been going to bat to the end with the goal to keep their customers.

4 Origin and AGL – all electricity accounts will now be prepared overseas ... ummmm **will we all need to employ a translator/interpreter!!!!**