

WATTS NEWS

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A HAPPY NEW YEAR TO ONE AND ALL!

A new year and as we reflect on years gone by, what I notice most of all (on a work note) is how the whole bulk supply arrangement and electricity industry has changed and in my humble opinion of one who has worked in this industry since August 1985, not for the better for anyone. To share with you all the changes which have occurred, a very brief snapshot of **how it was before** and **how it is now**.

BEFORE

In the beginning there were 2 brands of meters, Landis & Gyr and Email and these meters were tested and calibrated correctly before the meters left the supplier. Once installed, the meters recorded correct use. In those days if there was an issue with a tenant's bill, it was always either a meter reading or inputting error which was 99% of the time picked up the following month if it went through the system 'undetected' when issued.

NOW

99% of the time it is a fault with the meter, either not calibrated correctly or wrong CT ratio programmed internally into the meter, meter wired incorrectly, meter measures in MWh or some other measurement which you can't raise a charge on. Meters not programmed with correct time settings or where a demand tariff is to be applied – not capable of demand. There is more but I won't bore you too much.

RESULT OF CHANGES

In 90% of these instances owners of properties are the losers and do not recover costs and commencing 1/7/10 will probably end up with a bad NABERS rating. To have these faults corrected now, ask any electrician or operations manager, is a very long frustrating and sometimes expensive exercise as suppliers of meters in particular the cheaper, smaller meters, don't know what the problem is, hence, don't know how to fix it. Unless there is a party involved that can take them by the hand and explain what is wrong – **the owner is 'up the creek without a paddle' and it is a very big and expensive creek.**

Believe it or Watt(s)!

A couple of other issues are:

1. One brand of meter when it hits 7 digits – 9,999,999 instead of clocking over and going back to 1, the meter goes blank when it hits 8 digits, the number width of the numbers is too large for the screen so it goes blank. Believe it or Watt!

2. For another brand of meter, the meter data technical sheet clearly states that if a certain program is not requested it will revert to the Default Program and screen which based on the details is great, but guess that – it does not do that at all!! Meter Register Display is almost in another language.

BEFORE

All CT ratios (external multiplying factor) were applied externally and not programmed into a meter and it was part of the Australian Standard that the correct CT ratio had to be labeled on or beside the meter. **What a wonderful world it was.**

NOW

Meters are programmed or calibrated internally and unless the Scope of Works requests that this information be detailed on meters or provided in writing it does not happen. Now there are a couple of brands of meters that you can go into Display B and in this display it will detail what the CT ratio it is. **However, for the rest it is like finding a needle in the haystack.**

RESULTS OF CHANGE

Again, owners lose money and some persons working in the industry don't even know what a CT ratio is.

NABERS are requesting that all CT ratios be confirmed and verified. I think that 'hitting' owners, property managers and operations managers is wrong, start at the beginning – hit the supplier. Bring back the old rule – needs to be labeled on the meter etc. From where I sit, the governing bodies in particular all concerned with NABERS and for Qld properties where there is a bulk supply arrangement don't have a clue – if they did the first thing is to change the rules for the meter supplier.

Note - for Landis & Gyr meters – rarely have seen an issue and if there was one, there was always someone with the experience and knowledge to either fix the problem or replace the meter at no charge.

There are many more which we will address from time to time. If you have experienced the issues addressed, please forward to all parties concerned. If we work together and get the Powers that Be to start at the beginning and all new meters calibrated correctly and labelled with the CT ratio, moving forward this should remove these issues from re-occurring.

If you would like to send feedback or comments, even if you disagree with this view, please do.

Commercial Building Owners and Property Managers (2000sqm or more)

FYI – here is a brief snapshot of what you may be asked to provide to a NABERS auditor – a Building Efficiency Performance Assessment.

- Copies of last 2 years electricity bills
- Copies of last 2 years gas bills
- Copies of last 2 years water bills
- Any other relevant energy a/c – diesel power, alternative power
- 2 years of internal sub-metering in excel format
- 2 years of any other meter reading reports
- 12 months of Green Energy/natural energy if applicable
- Scale plans of the building including basement, car park, roof and all tenanted floors
- NLA summary for last 12 months
- Lease summary for last 12 months
- Extract from lease stating agreed hours of operation for each tenancy – if not available survey must be completed
- After hours log (12 months)
- Vacancy details for last 12 months – exact dates and area required
- Car park plan showing tenant bays and public bays
- Electrical single line diagram
- Electrical board and distribution board list and details if available
- Independent verification of CT ratios for all non-utility electricity and gas meters
- Gas single line diagram
- Age of building
- Number of levels
- Total building area
- NLA total
- NLA occupied
- Number of tenants
- Occupants
- Car park area
- Number of bays – tenants
- Number of bays – public
- House of occupancy as per leases
- Opening time
- Closing time
- Type of mechanical A/C serving the majority of the property
- Central Plant – Chiller
- Cooling Tower
- Is a BMS installed?
- BMS and Contractor
- Is the site served by a central plant?
- Condenser water loop
- Incumbent Mechanical Contractor
- Is sub metering data read manually or automatically?
- If manual/internal, who reads the meters?

We are certain most of our wonderful clients have addressed and actioned this, however, just in case, even if you have not hired a company to look after this for you, you might want to start gathering the above information together, as this will make it easier for you.

Green Building Fund Application

FYI – go to

<http://www.ausindustry.gov.au/InnovationandRandD/GreenBuildingFund/Pages/GreenBuildingFund.aspx>

For further information about the **Green Building Fund**, visit the AusIndustry website at www.ausindustry.gov.au Alternatively, contact the AusIndustry hotline on 13 28 46 or by email at hotline@ausindustry.gov.au

BLOND LOGIC

A police officer stops a blonde for speeding and asks her very nicely if he could see her licence.

She replied in a hug, "I wish you guys would get your act together. Just yesterday you take away my licence and then today you expect me to show it to you!"

There's this blonde out for a walk. She comes to a river and sees another blonde on the opposite bank. "Yoo-hoo!" she shouts, "How can I get to the other side?"

The second blonde looks up the river then down the river and shouts back, "You ARE on the other side."

Mylo Browncoat Scorecard

THE GOOD

1. There is a Santa and he lives in Redcliffe and his name is Mr Walker – thank you Santa and to Santa's little helpers Rene and Jess for coming down the chimney with the goodies.
2. Energex Networks – Michael Riley and Alison Coote. For investigating further and reviewing initial decisions which quoted the 'Handbook Clauses' and delivering a further review at the request of Watts Energy and making an adjustment to cover the period 5/8/09 – 31/10/09. Michael and Alison went the extra distance and spent considerable time and made an adjustment in favour of the Qld customer. Tom and Rebecca (owners and property management representatives) are very appreciative of your expertise, time and effort. As always Watts Energy appreciates your co-operation and the final result. Thank you Michael and Alison.
3. Waterfront Place and Riverside for their hospitality at their Xmas functions and all the staff who made us feel very welcome (David, Robyn, Damien, Catherine and Deborah) Thank you.

THE BAD

NABERS Regulations and Rules which are southern state based and now Qld has to convert.

THE UGLY

Yippee – no entries for January 2010