

WATTS NEWS

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MYLO BROWNCOAT SCORECARD

THE GOOD

ERM Power – Gareth Finnie – what a legend. Thank you for assisting Mylo and Watts with our internal electronic payment issues for our client. The response and assistance was 10 out of 10 – if only other suppliers could take a leaf out of ERM's book.

Energex Network – for contacting us and advising Mylo and Watts of new Tariff Schedule and Changes. Thank you Alison Coote for sorting this out for The Irish Blonde.

Laura Edwards (Origin) Sam Dorrofield (AGL) David Bagley Jones (Energy Australia) and Domenic Piccolo (Tru Energy) for your offers received on 18th and 19th August – with short notice. You are all stars!

Brian Gardiner (Origin) for all that you do every day.

To our **Rosie** for preparation of the September Watts News – with no notice. Mylo Browncoat scores you Rosie Fehres 10 out of 10.

THE BAD

Tru Energy – for charging 30.00 cents for Off Peak instead of 3.00 cents and advice to customer 'Quality Control Process'. What the?? Watts Energy picked up this error and emailed Tru Energy – so where was the quality control process?

Landis & Gyr/Email – for the 2 'Dud' meters supplied to Cairns Stockland. The nightmare as a result of these meters has been bigger than Ben Hur. (Thankyou to SBS – Rob Stewart and John Driver who supplied replacement meters which were programmed correctly for correct demand recorded and reading. Thank you).

THE UGLY

Energy Australia – naughty – need to ensure that the latest information is used prior to sharing stories.

Origin Energy – for issuing many amended accounts over and over and over again. Appears **NO** Quality Control Process in the Billing Dept. Bring the preparation of electricity bills back to Australia, the bozos overseas have no idea what they are doing. Mylo Browncoat's prediction for Origin is that if the thousands of billing issues are not sorted out for Qld customers on the Regulated Tariffs, Origin will lose these customers. They will transfer to other suppliers. Believe it or Watts!

Believe it or Watt(s)!

Commercial Building Disclosure

The Government has enacted the Building Energy Efficiency Disclosure Act on June 28, 2010 after the Mandatory Disclosure Bill was sent back from the Senate with recommended amendments. The new program is called 'Commercial Building Disclosure'.

Obligations:

When selling, leasing or sub leasing Commercial Buildings, Tenancies and Sub Tenancies greater than 2,000m² that are used or capable of being used as a commercial office, you will have to:

From November 1, 2010 – October 31, 2011:

1. Provide in all advertisements for the sale, lease or sub lease a valid certified NABERS energy, (exclusive of green power) rating for the Base Building or Whole of Building.
2. Register the certified NABERS energy rating on the Building Energy Efficiency Register website.

From November 1, 2011 onwards:

3. On all advertisements for the sale, lease or sub lease a valid NABERS energy (exclusive of green power) rating must be displayed.
4. Disclose to prospective purchasers, tenants or sub-tenants a Valid and Certified Building Energy Efficiency Certificate (BEEC) which will include:
 - Certified NABERS energy rating
 - Assessment of Tenancy lighting
 - General Energy Efficiency Guidelines
5. Register the BEEC on the Building Energy Efficiency Register website

The BEEC is under development and is aimed to be launched by mid 2011.

Penalties:

Civil penalties of up to \$110,000 for the first day and \$11,000 for each subsequent day may be imposed by a Court for each breach of a disclosure obligation. Alternatively, the Secretary of the Department of Climate Change and Energy Efficiency can issue an infringement notice of up to \$11,000 for the first day and \$1,100 for each subsequent day of non-compliance.

General Exemptions:

- Properties less than 2 years old from date of Certificate of Occupancy
- Strata titled offices
- Part sale of property by sale or partial interest
- Short term leases of less than 12 months
- Major refurbishments – exemption requires a determination.

Rio Tinto

Rio's site at Yarwun (just north of Gladstone) is in commissioning phase of an electricity generation project, however, when at capacity will generate 160mV/hr which will be enough to power approximately 250,000 homes.

From Rio's website – Further to the group's ongoing commitment to reduce greenhouse gas emissions and improve energy efficiency, the refinery will incorporate a 160 megawatt gas fired cogeneration facility, thus making gas the primary fuel source. The facility is expected to reduce carbon dioxide emissions per tonne of alumina by 35% relative to coal.

Review of Shops/Tenants Tariffs in Bulk Supply Properties

There are new parties/staff at the Dept of Mines and Energy – during a recent discussion with DME – the following was mentioned:

In Breach of Clause 20J, must write to the Regulator and possible fine for the breach. In this instance, there was no breach, however, as we have not heard this before from DME – reminder to all clients.

20J Maximum charge for metered supply

1. This section applies if electricity supplied and sold by an on-supplier to a receiver is charged on the basis of the receiver's electricity consumption as measured by a meter.
2. However, this section does not apply to electricity that is common area consumption for the on-supplier's premises.
3. If there is a relevant retail entity for the supply, the rate of the charge must not be more than the lowest rate that the receiver would have paid for the consumption had the receiver been a non-market customer of the entity.
4. If there is no relevant retail entity for the supply, the rate of charge must not be more than the lowest rate that the receiver would have paid for the consumption had the receiver been a non-market customer of the retail entity that sells electricity to the on-supplier.
5. In working out the lowest rate for subsections (3) and (4), any cost of connecting the receiver's premises to a supply network to allow the supply of electricity from the network to the premises must be disregarded.

6. The on-supplier can not recover an amount for the consumption to the extent the amount has been worked out at a rate that is more than the lowest rate allowed under subsection (3) or (4).
7. In this section – '**relevant retail entity**' for the supply, means a retail entity whose retail authority states an area in which the receiver's premises are located.

If you feel that there are shops/tenants that may not be charged on the lowest tariff (a multi tariff meter may have to be installed) please email admin@wattsenery.com.au together with property name and request a quote for a review of Shops/Tenant Tariff. (**Note: Watts Energy can only provide quotes for properties we provide our meter reading and administration services for**).

Retraction/Apology to Energex (August – The Ugly)

The details were incorrect as a result of the New Tariff Schedule 2010/11 – as there are no longer any minimum chargeable demands on 8000, 8100, 8200 and 8300. **Mylo Browncoat and Watts News sincerely apologises to Energex.**

John Sampson (Hillier Carter) is retiring at the end of August. All the Watts Crew wish John all the best for the future and a HUGE thank you for his fantastic assistance with the initial setting up of The Barracks and Nundah Village. We will miss you.

This is from a book called **Disorder in the American Courts** and is actually what people said in court, word for word, taken down and now published by court reporters that had the torment of staying calm while these exchanges were actually taking place.
ATTORNEY: Can you describe the individual?
WITNESS: He was about medium height and had a beard.
ATTORNEY: Was this a male or a female?
WITNESS: Unless the circus was in town, I'm going with male.

Property Management Dramas? Phone us for a free management appraisal

Contact Nick Ph: 3839 8688
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