



CAIRNS BEACH RESORT

On the Beach

To: The AER

Attention: Mr Stevens-Downie

Date: 26 June 2019

Subject: Reply to May Submissions

Dear Tom,

Thank you for the opportunity to comment on the May submissions. All owners or their designated agents receive the monthly statement with the common area kWh and cost as well as the apartments calculated kWh. Below is a typical invoice used for all owners at the Resort.

Transaction Name	Invoice Receipt	Arr	Dep	Type	Rentals	Mngr Comm	C Card & Rebate	Clean & Linen	Mktg & Expens	GST	Running Balance
Common Area Power-67.57Kw		31/5		Expense							
Electricity-265.71Kwh		31/5		Expense							
Ergon Services -7678856E1		31/5		Expense							
Gas-18.39Lts		31/5		Expense							
Trust & Admin Charges		31/5		Expense							
Items: 5					0.00	0.00	0.00	0.00			
Total GST Debit(+)/Credit(-):											
Balance Brought Forward:											

For all owners if their apartment is vacant, it can be put into lockup where the power is turned off at the external switchboards, thus the owner only pays for the body corporate power for the time the apartment is in lockup. There is no charges to disconnect or connect the power, however to ensure owners there are no misunderstandings, we require if an apartment is to be put into lockup written notification.

The Resort kWh are published monthly in the newsletter which is emailed to all owners or their agents. This table clearly shows the savings owners receive over the residential tariff 11. Note Origin our supplier only gives the kWh used per month and not a monthly meter reading.

Electricity Charges and Savings

Cairns Beach Resort Electricity Usage per month for 2019

Tarriff 11 Costs								
Month	kwh Used	kWh Rate \$	Total Variable \$	Daily Rate \$	Days in Month	Units In Resort	Total Daily Rate \$	Total Charge \$
Jan-19	30453.253	0.278278	8474.47	0.97843	31	74	2244.52	10718.99
Feb-19	30057.816	0.278278	8364.43	0.97843	28	74	2027.31	10391.74
Mar-19	28345.176	0.278278	7887.84	0.97843	31	74	2244.52	10132.36
Apr-19	23143.666	0.278278	6440.37	0.97843	30	74	2172.11	8612.49

Charged to all 74 Units					Savings		
Month	kwh Used	Total Variable \$	Total Fixed \$	Total Charged \$	Saved Total \$	Percent Saved Total	Saved per unit \$
Jan-19	30453.253	6682.50	1809.57	8492.06	2226.93	20.78%	30.09
Feb-19	30057.816	7058.93	1638.01	8696.94	1694.80	16.31%	22.90
Mar-19	28345.176	6530.99	1821.09	8480.21	1652.15	16.31%	22.33
Apr-19	23143.666	5393.34	1822.82	7216.16	1396.33	16.21%	18.87

If an owner is concerned about the electricity consumption of their apartment I would recommend they invest in a \$200-\$300 meter that can be read monthly and thus confirm the power usage. Currently we have seven apartments with such meters installed.

Regards

Wayne Abbott

Manager

Cairns Beach Resort

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