



Alexander Apartments Newsletter

Body Corporate Newsletter, No 11, March, 2017

WELCOME to the Alexander Apartment Newsletter.

ELECTRICITY

CHANGES TO THE SUPPLY OF ELECTRICITY

Electricity is purchased by the body corporate at wholesale rates and is on sold to owners or tenants at discounted rates. The current rate is 19.5c/kWh + tax compared to 26c/kWh that is charged by retail electricity suppliers in Queensland.

No profit from the sale of electricity is permitted under the legislation. Our new 3-year contract with Origin Energy started 1 January, 2017. Tenants who sign a lease with the Caretaker for more than 3 months are considered permanent tenants and are eligible to purchase electricity from the body corporate at the discounted rate with conditions.

A change in legislation last July required that deposits being held for the supply of electricity had to be returned to the tenants. We now have tenants leaving without paying for electricity and we are not holding a deposit. Therefore, it was decided at our committee meeting on 10 March, that whenever a tenant leaves, the electricity will be shut off until the next tenant or the owner has completed an Application for Connection and it is received at Body Corporate Services. This form is available at www.alexanderowners.com.au

Several owners use outside real estate agents and some owners manage their own unit rental. There is a 9 Point Electricity Plan for outside real estate agents and owners who are renting out their unit. See www.alexanderowners.com.au. There is also information on Queensland Government Electricity Rebates for Pensioners on the web site.

Completed Applications for Disconnection forms must be received at BCS 2 weeks prior to departure. Application for Connection forms must be received after the tenant has left otherwise the electricity will be turned off. The committee found it necessary to employ a debt collector to chase unpaid electricity invoices.

The Sunday Telegraph, 10 January, 2017 had an electricity price comparison.

PRICE COMPARISON

Norway	8c/kWh	Aust discount	26c/kWh
Sweden	14c/kWh	Japan	27c/kWh
France	16c/kWh	UK	30c/kWh
USA	17c/kWh	NSW standard	32c/kWh
Netherlands	20c/kWh	<i>Household prices exclusive of taxes and</i>	
New Zealand	23c/kWh	<i>adjusted to exchange rates. Source: CME</i>	

NEW WEBSITE & FACEBOOK

Alexander owners now have a new look website which is easier to navigate and is also viewable on mobiles and tablets. Check it out: www.alexanderowners.com.au. You'll find photos and notices of meetings, contact details for committee members and many useful forms and advice for owners. We also have a new Facebook page where you can comment or post photos from around Alexander that you would like to share with other owners/tenants. Check it out: <https://www.facebook.com/alexanderapartmentsowners/>

ANY QUESTIONS?

Just a reminder that if you have any concerns or questions, please contact the committee through the Chairman Wayne Wright. For contact details just go to www.alexanderowners.com.au and click on Body Corporate Committee.

Kind Regards

Alexander Apartments Body Corporate Committee

CHAIRPERSON – Wayne Wright (Lot 40)

TREASURER – Glenda Crew (Lot 27)

SECRETARY – Andrew Hogarth (Lot 53)

COMMITTEE MEMBERS

- Daphne Mole (Lot 17)
- David Isbister (Lot 9)
- Ray Stephenson (Lot 45)
- Steve North (Lot 7)