

Multi-utility metering

A total systems approach

Cost effective solutions for:

- Sub-metering to help you understand energy and utility consumption and assist with sustainability and compliance reporting
- Micro network tenancy metering to enable effective utility revenue collection on a per user basis

Yurika is one of Australia's largest metering businesses, delivering innovative multi-utility metering solutions to maximise energy efficiency, reduce costs, assist with compliance reporting and improve billing accuracy.

Sub-metering

Yurika multi-utility sub-metering solutions gather accurate energy and utility information to assist you in understanding consumption across your site(s). Sub-metering is the essential Yurika tool for compliance reporting.

Incoming sub-metering

Sub-metering involves installing remotely-read metering at strategic points in your utility and energy supply lines to measure usage of electricity, gas and water.

Base facility sub-metering

In most cases Yurika can connect to an existing main, incoming water or gas meter to obtain usage data for an entire site.

Yurika sub-metering solutions create an automated process from which the customer receives timely, accurate and reliable data. Data can be provided in 15 and 30 minute intervals or by cyclic consumption (3 monthly for example).

Yurika collects the data from these meters and processes it through our data validation and warehousing system resulting in accurate and validated data.

When combined with Yurika powerful data delivery and information reporting tool – EMP Multi Plus you can easily manage your energy and utility use at multiple geographically dispersed facilities with diverse energy consumption profiles.

Typical sub-metering applications are:

Electricity

- Air-conditioning
- Chillers
- Heating
- Ventilation fans
- Car park lighting
- Lifts
- Pumps
- Tenancy power
- Community power

Water

- Chillers
- Cooling towers
- Bleed
- Tenancy
- Hot water
- Sprinklers hydrants
- Toilets
- Grey water

Gas

- Tenancy
- Hot water
- Cooking
- Heating
- Furnaces

The data gathered is used for many reasons, including:

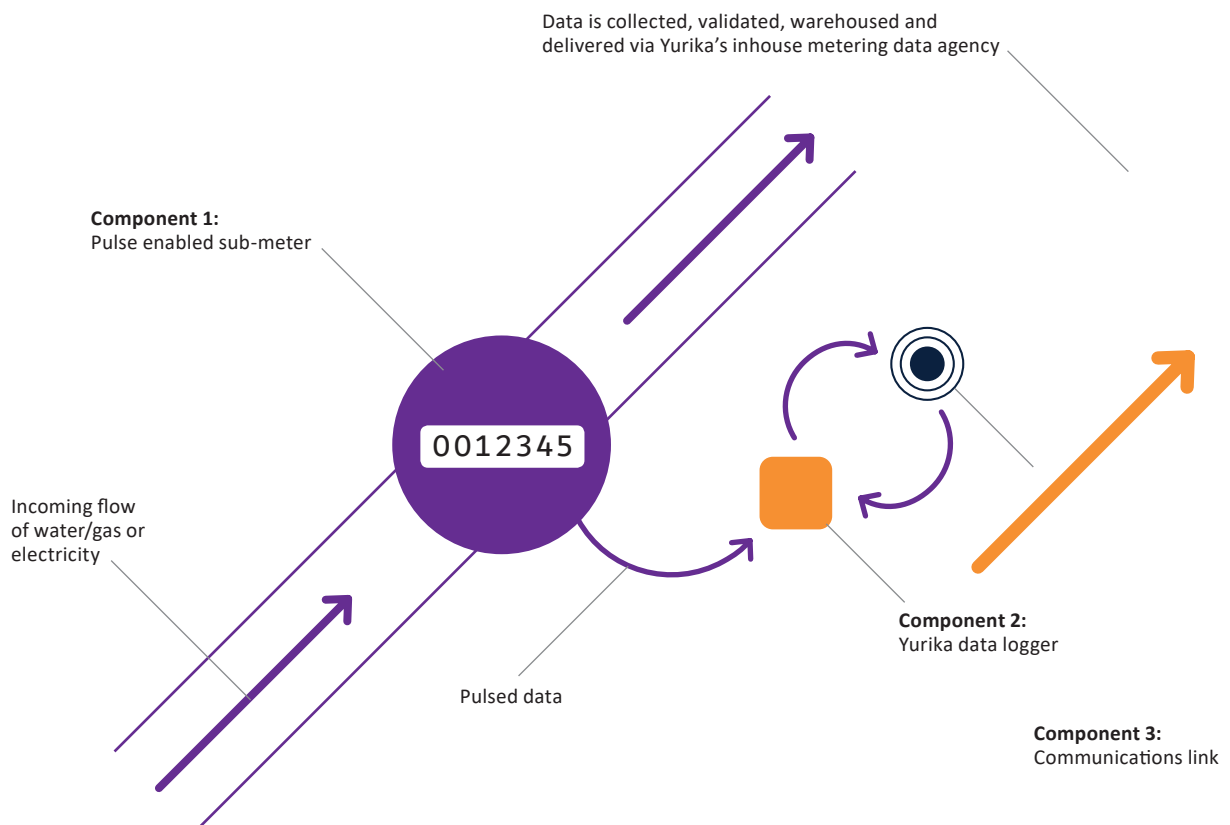
- Government reporting for efficiency purposes
- Determining a building rating such as the National Australian Built Environment Rating System (NABERS)
- Statistical analysis to improve plant efficiency opportunities
- Greenhouse gas emissions reporting
- Utility bill validation
- On selling for tenants

Yurika sub-metering solutions can help you to gather the data you require to meet the latest compliance programs and regulations including Energy Efficiency Opportunities (EEO).

The National Greenhouse and Energy Reporting Act 2007 (NGER), Green Star and National Australian Built Environment Rating System (NABERS) Energy and Water.

Sub-metering services

Sub-metering metering infrastructure components



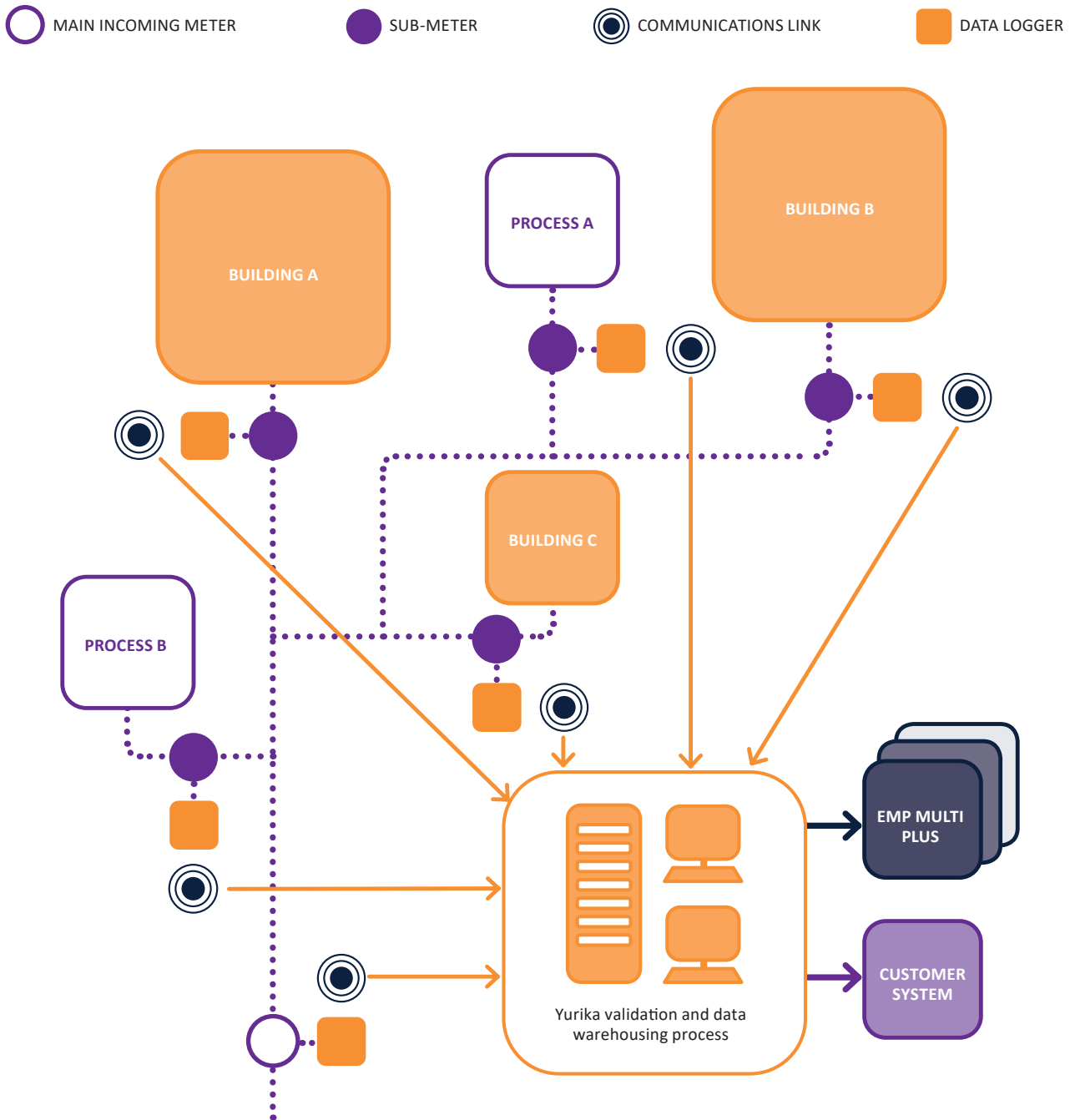
Yurika sub-metering solutions empower you to take control of your energy and utility consumption.

Our standard service agreement allows you to purchase the meters, data loggers and communications links for a fixed price, including the commissioning of the equipment.

Yurika then gives you easy access to your meter data once it has been remotely collected, processed, validated and warehoused through our in-house and highly rated Metering Data Agency systems.

Sub-metering

Giving you the ability to measure energy and utility consumption across your site



Micro network tenancy metering

Yurika micro network tenancy metering systems give you the power to understand your utility consumption and accurately recover utility costs by delivering information to your fingertips.

Yurika micro network tenancy metering systems are used to remotely read utility meters in tenanted buildings supplied and billed under one main incoming meter. These meters may be remote, isolated, difficult to access, expensive to read or require more frequent and unscheduled reads.

Micro networked remotely read tenancy metering is typically used to read pulse output meters in:

- High Rise Residential Towers
- Commercial Complexes
- Shopping Centres
- School, TAFE and University sites
- Managed Communities
- Government Owned Facilities

Yurika collects the data from these meters remotely and processes it using an in-house data validation and warehousing system. The validated data is then forwarded to the retailer, body corporate or service provider to enable accurate and efficient billing to occur.

Yurika tenancy metering can be packaged to suit your needs.

Option 1 is a 'Managed Service' agreement where a set rate, low cost fee provides monthly meter readings gathered from metering infrastructure and processed through Yurika data validation process. This option also includes maintenance of the metering system ensuring a reliable and accurate solution.

Option 2 is a sale and service agreement where you purchase the infrastructure directly and pay for ongoing meter readings to be collected and processed through Yurika data validation process.

People, systems and processes

Yurika people, systems and processes are what 'make a difference, make it happen and keep it happening!'

The Yurika' people involved from the installation to the daily provision of data are all highly skilled. They have worked in metering for many years and have the highest levels of third party accreditations including, NATA, AS4801, VETEC, and certification under AS/NZS ISO 9001 Quality, AS/NZS ISO 14001 Environment and AS/NZS 4801 Safety Standards.

Yurika also has proven systems and processes with Australian Energy Market Operator (AEMO) accreditation for Meter Provider and Metering Data Agency services for all metering system classifications to the Australian National Electricity Market.

Micro network tenancy metering options

Benefits

Developer

- Saves capital investment with a 'Managed Service' option
- Small footprint for metering infrastructure, increasing usable dwelling space
- Efficient and cost effective installation
- Provide a more secure development by reducing access requirements to utilities for face reading of the meters
- A point of differentiation for the development
- Highest quality product, systems and processes – a true utility grade solution
- Future proofed to meet minimum smart metering requirements

Owner/Facility Manager

- Provides the ability to better manage and seamlessly link validated metering data/reading into billing systems
- Cost allocate utilities to end users based on actual usage
- Potentially provide lower user costs through negotiated bulk supply arrangements (water, gas and electricity)
- Flexibly deal with changes within the building over its life cycle
- Start and finish readings obtained remotely with ease as tenants move in and out
- Reduce utility visits by meter readers increasing site security
- Potentially lower life cycle costs

End Users

- Potentially lower electricity, water and gas costs
- Assists with accurate and timely utility billing
- Accurate cost allocation means end user pays, avoids cost smearing.

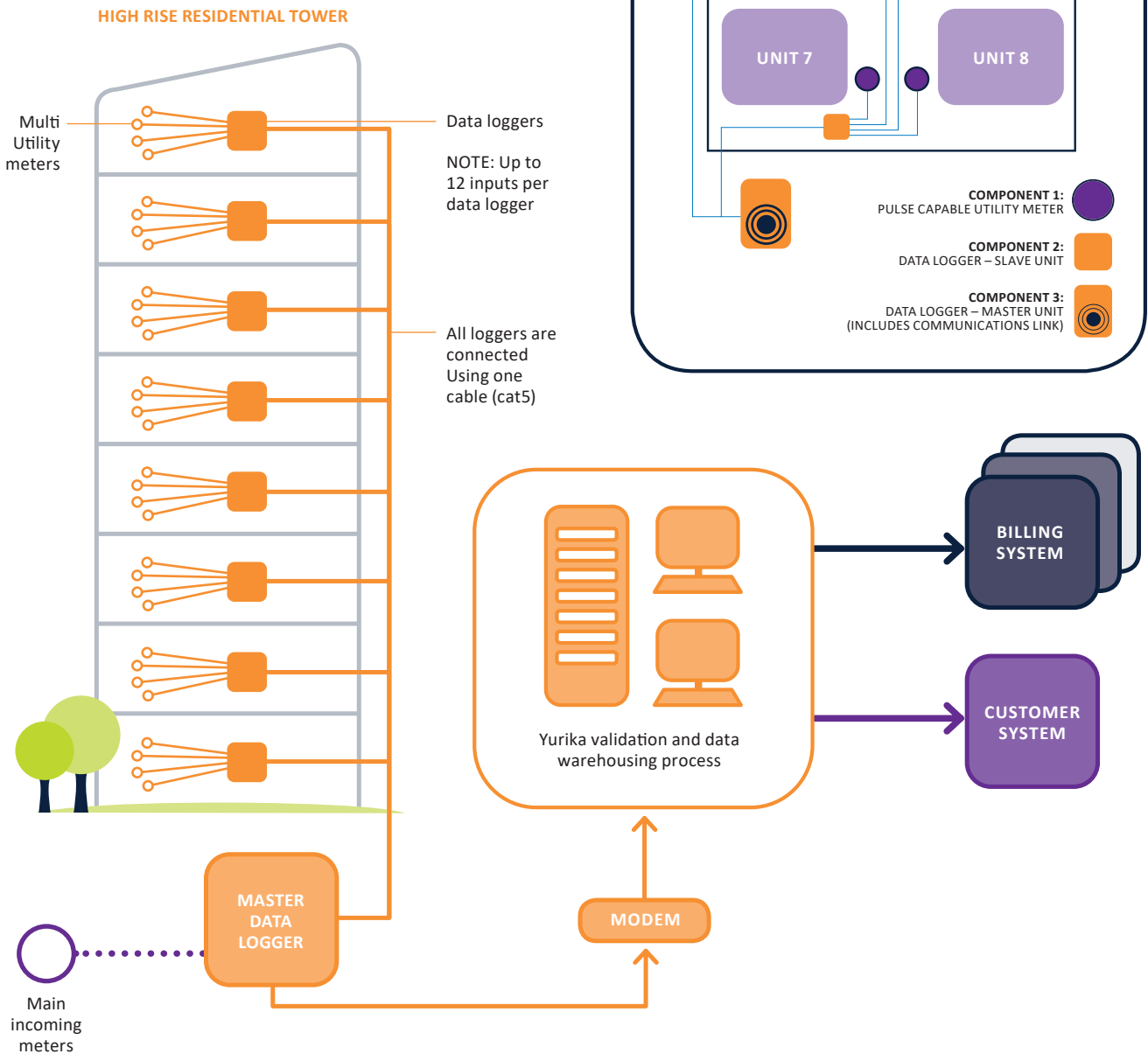
Third Party Service Providers

- Enables the provision of administration services that include receiving the reading data from Yurika and producing invoices for each customer
- Allows for reconciliation of the bulk purchase with the individual tenancy meters and also provision of a service to optimise the tariff structure.
- Carry out ad hoc reads with ease as site is remotely read.
- Simplifies data collection with proven and accredited systems
- Transparent and traceable data collection processes

Micro network tenancy metering

A typical system

Micro network tenancy metering Infrastructure components



Multi-utility data collection solution technical specification

Overview	Types of meters:	Compatible with any pulse output meter, either mechanical or semi conductor output (subject to verification by Yurika)
	Measurements (from pulsed inputs):	Electricity (KwH) Gas (cubic metres/MJ) Water (hot/cold/waste) (litres/DL/KL) Temperature (°C)
	Data types:	Interval: 15 and 30 minute intervals Cyclic: Accumulative consumption data
	Output file types:	CSV (Consumption only), MVRs, NEM and user specific on request
System Level	Connection:	Up to 360 metering points (30 data loggers) on one system
	Power requirements:	1 mains power supply per system - 240v Mains Supply (0.5w per data logger, double insulated) Solar powered option available (subject to requirements)
	Communications:	1 GSM telemetry modem and antenna per system
	Cabling:	CAT 5 for quick connection to data loggers Or up to 2mm ² cabling
	Alarm/event functions:	Back end monitoring service to register supply lost and restored to ensure data integrity
	Operating temperature:	-5°C to 80°C
	Service frequency:	Physical annual health check recommended Data flow is health checked monthly
	Approvals:	Emissions to AS/NZ 4251.1
	Life expectancy:	Battery: 5 Years Hardware: 10 Years +
	Data Logger Level	Inputs:
Cabling – 2 versions:		KRONE connector for CAT5 cabling Screw connector for 2mm ² cabling
Battery:		NiMh battery back up provides full logging (interval and consumption) without mains power for up to 20 days
Memory:		35 days of interval data held in memory
Enclosure protection rating:		IP55 (Standard enclosure) IP66 (Outdoor enclosure)
Dimensions:		Standard enclosure (MASTER) - 290mm(H) 185mm(W) 90mm(D) Standard enclosure (SLAVE) - 210mm(H) 160mm(W) 90mm(D) Metal enclosure (outdoor use only) - 300mm(H) 200mm(W) 150mm(D) External antenna height - 420mm
Meter output requirements:		Voltage free contacts/open collector/open drain Max resistance of 200 Ohms Min 16mS pulse duration at Max frequency of 32Hz
Voltage supplied to meter output:	5 volts at 800uA	

Find out how Yurika can help you to introduce cost effective sub-metering to your site.

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Serving customers across Australia.
Staff in Brisbane, Melbourne, Sydney, Hobart, Adelaide and across regional Queensland.

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