



Your energy cost at a glance.

The new Techem bill shows you in detail how much energy or water you have consumed in the previous billing period.

Your share of the overall energy costs.

Techem is a leading international provider of solutions for the management and billing of energy and water for real estate. We offer all-round advisory services and implementation, combined with local presence and the very best customer support.

No matter whether the job involves the measurement and billing of cooling costs and water usage, heat energy or energy management delivered as a service provider, our objective is always a permanent reduction in energy and water consumption as well as saving our customers time and costs.

Each year, we measure and allocate cooling, water and heating costs amounting to three billion Euros. With more than 55 years experience in the business, we can assure that our devices and services demonstrably reduce energy and water consumption up to 25%. That is because precise measuring and billing based on the actual consumption increases the awareness and creates an incentive and a reward for the careful use of cooling, heat and water.

1 The fast overview

Here you see all costs which are related to your apportioned consumption and the deposit which you have already paid. You will see immediately if you have a credit or a debit on your "account".

2 The period of usage

This information is important, if you moved in or out during the billing period. As you can see in the current example the period of usage is less than the billing period (please consider point 3).

3 The Billing period

For the specified period, Techem generates the bill for the whole building.

4 Operational Costs

Depending on the building, the operational costs include the chilled water supply, capacity charges or fix costs for the entire cooling system and the billing charges of Techem.

5 Division of costs

This information shows you the loading of the operational costs- please consider the column "x share %".

6 Allocation of costs

As a common international practice energy cost in multi storey buildings with a shared utility (e.g. central or district cooling/heating) are allocated at variable and fixed cost.

For these building types tenants/owners/occupants have to contribute a minimum of 30% of the cooling cost towards the up-keeping of the cooling infrastructure. The fixed costs will be charged to all occupants by area independent of their individual consumption.

7 Total Units

In this column you find the information of the total sum of sqm and the total consumption of the net area.

8 Price per Unit

The generated unit prices are the result of the whole cost considering the invoices of the utility providers, maintenance services or other costs related to the chilled water for cooling purposes. The unit prices differ with the individual costs per period.

9 Your costs

The amount stated shows your individual costs and how this amount is composed.

10 Cooling meter

This number shows the serial number of the cold meters which belong to your unit.

11 Factor

In general the calculation factor for billing and recording of the meter readings is 1.00. In case of third party meter readings this value could differ.

12 Date

The date of meter reading.

13 Reading value present

This information contains your actual meter readings.

14 Reading value previous

Here you find the meter reading of the previous period.

15 Consumption

The difference between the present and previous meter reading results in your individual consumption.

techem				Cooling Bill 09/2010		
Name Residence AE-0 Dubai		Your user no. Techem user no. 0000/00000 0000/0-00 Techem customer no.		Page 1/2	Billing date 10.12.2010	
		Billing unit Dubai Name Dubai		Position 5th		
		Customer Name P.O. Box 00000 VAE-0 Dubai				
2	The period of usage 05.10.2010 - 28.10.2010	Your Operational Cost		557.83 AED		
3	Billing period 28.09.2010 - 28.10.2010	Paid deposit		3,500.00 AED		
				Your credit	1 2,942.17 AED	
4 Operational Cost				140,049.91 AED		
Operational Cost				129,746.71 AED		
Position	Quantity Energy in kWh	Date	Costs AED			
Operational Cost	177,879.429		129,746.71			
Sum of energy consumption				177,879.429		
Billing Charge				10,303.20 AED		
Position		Date	Costs AED			
Billing Charge			10,303.20			
Division of Operational Cost				140,049.91 AED		
5 Operational Cost				140,049.91 AED		
Cost type	Total costs AED	x Share% (H)	= Costs AED			
Operational Cost	129,746.71	100.00	129,746.71			
Billing Charge	10,303.20	100.00	10,303.20			
6 Allocation of costs						
	Total shares AED	7 Total units	8 = Price per Unit	x of your units	x time factor	= Your costs AED
Operational Cost	140,049.91					
30.00% Fix Costs	42,014.97	23,293.280 square meter	1.8037	91.970		165.89
70.00% Consumption	98,034.94	177,879.43 kWh	0.5499	712.747		391.94
				Your Operational Cost		9 557.83
Reading results						
Cooling meter						
Device no. 10	Location 11	Factor	12 Date	13 Reading value present	14 Reading value previous	15 Consumption kWh
6157643		1.00	28.10.2010	832.071	119.324	712.747
				Your consumption		712.747
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16 Auxiliary hints

Here you get some further information from our ordering party, such as your Association Manager, Strata Company, Property Manager, Developer, Landlord or others.

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techem				Cooling Bill 09/2010	
Customer Name P.O. Box 00000 VAE-0 Dubai		User Billing period 28.09.2009 - 28.10.2010		Your user no. Techem user no. 0000/00000 0000/0-00 Techem customer no.	
Billing unit Dubai Name AE-0 Dubai				Page 2/2	Billing date 10.12.2010
16 Auxiliary hints					
Bank account					
Bank account	: Name of Bank				
Swift Code	: DUBAEAD				
Account number	: 000-000-0000000-00				
Depositor	: Name				
- The mentioned billing amount will be offset against any amount paid in advance. In case of a supplementary payment we request your payment immediately or not later than 30 days after the receipt of the bill either by cheque or by bank transfers to the above bank account. Cheques or managers cheques should be drawn in favour of your property management company or landlord.					
- For direct deposit please provide a copy of your deposit slip to your owner association manager, property manager or landlord.					

Tips to save energy

- ✓ A dusty filter reduces air flow. Examine your unit's air filters once a month and clean or replace filters when necessary. Keeping your filters clean can cut energy consumption by 5 to 15%.
- ✓ Holes in the seal of the window frame allow cool air to escape from your home. Moisture can damage this seal so inspect it annually.
- ✓ Always clean coils as they can become clogged with dust.
- ✓ Set the timer in the programmable thermostat when you leave home to run at less cooling. You can set the timer in a manner that the unit runs at your temperature of comfort half hour before you return. This should be enough time to cool your home.
- ✓ Close all unnecessary openings, such as doors and windows while operating the Aircondition.
- ✓ Do not set the thermostat lower than the desired temperature when you first turn it on. It will not cool faster; it will only cool to a lower temperature than necessary and waste energy.
- ✓ Do not position heat-producing appliances, such as televisions or lamps near the thermostat. The heat they produce "fools" the thermostat and causes the unit to run longer than necessary.
- ✓ Keep sun out with louvers or shutters on the outside of your windows, or draw curtains, blinds, or shades indoors.