



Sub-metering 101

Why it will save you electricity and money

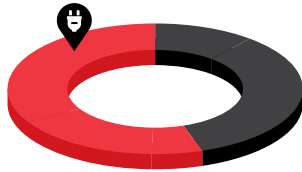
Here's why you want sub-metering

Many multi-residential buildings have one central or bulk meter, and landlords, property managers, condominium corporations or building owners are responsible for the building's entire utility consumption. This can result in unfair allocation costs to both residents and property managers.

So what exactly is sub-metering?

Sub-metering allows you to measure utility usage for each individual unit in a building, so tenants can be billed based on their actual consumption, instead of charging everyone the same equal amount. This "user pay" system motivates tenants to use less, resulting in electricity or water, and money, saved.

PROVEN COST SAVINGS



60%

In-suite consumption typically accounts for 60% of total building electricity costs.¹ Sub-metering helps reduce operating expenses and ensures fair allocation of resident costs.



\$93K+

The annual savings as a result of sub-metering in a typical condo building of 150 units.²



\$33K+

The annual savings as a result of sub-metering in a typical medium-sized rental building.²

PROVEN ENERGY SAVINGS



Amount of annual CO₂ reduction as a result of sub-metering in a condo with 150 units.³

Sustained reduction in electricity consumption year after year²

Year 1	Year 2	Year 3	Year 4+
40%	37%	39%	39%

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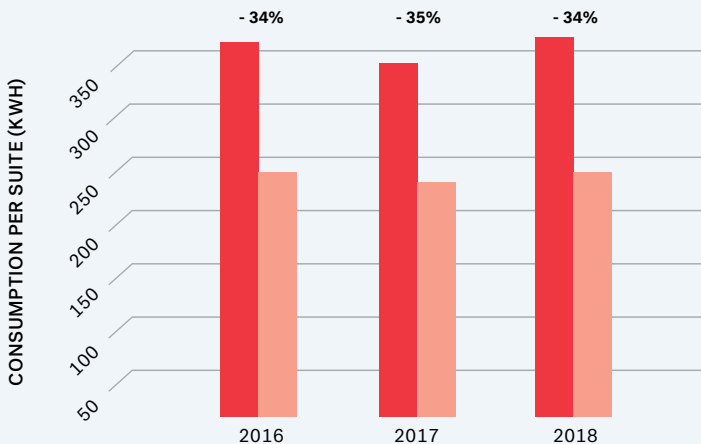
One of the smartest business decisions you can make

Why Sub-metering?

- 34% average use reduction among tenants⁴
- Better oversight over consumption to control operational costs
- Enables reduced resident fees thanks to energy savings
- Green buildings perform better:
 - 2-17% increased rental rates⁵
 - 5.8-35% increased resale value⁵
 - 0.9-18% higher occupancy rates⁵

Why Enercare?

- Turnkey solution – from design and installation, to billing and customer service
- Lower admin fees over local utility providers - option of purchasing equipment or no capital cost
- Intuitive web access for retrieving consumption data
- Digital Canadian manufactured meters, ensuring accurate readings
- Award-winning contact centre and client management team



Sub-metering and savings go hand-in-hand

With sub-metering, customers' average electricity use is reduced by 34% for non-electricity heated buildings.

- NOT SUB-METERED
- SUB-METERED

Find out why over 480 companies trust Enercare with their sub-metering

- We are Canada's largest non-utility sub-metering provider for multi-residential and commercial buildings.
- We have installed more than 196,000 units in new and old condos, apartments, townhouse complexes and mixed-use multi-residential buildings.
- With 15+ years of experience in sub-metering operations, we have a deep understanding of laws and regulations governing the utilities industry.
- Each month, we provide billing services to nearly 140,000 customers in Canada.

Let us help you find the best sub-metering solution for your building.
Contact us at **1 877-513-5133** or **metersales@enercare.ca** today



¹Better Business Bureau pending accreditation in Western Canada. ²Source: Electricity Consumption and the Potential Economic and Environmental Impact in Ontario, Navigant Consulting Ltd., Jan 8, 2016. ³Based on Enercare Connections data. ⁴Savings calculated by applying Enercare analysis to Navigant study findings. Rental building savings calculation assumes that 40% of residents are in sub-metered suites. On average, Enercare Connections sub-metering program penetration in a rental apartment starts at 16% in the first year and increases to over 40% after 8 years. ⁵Energy savings equivalency calculated using U.S. Environment Protection Agency Greenhouse Gas Equivalency Calculator, epa.gov/energy. ⁶Calculated using the average reduction in electricity consumption by sub-metered units as compared to non-sub-metered units in 2018 across Enercare's portfolio. ⁷Source: Global Real Estate Sustainability Benchmark Survey 2012. ⁸Enercare, Enercare Connections and the design are registered trademarks of Enercare Inc., used under license.