



ASOCIACIÓN PROPIETARIOS MONTGÓ JÀVEA

Apartado 592, Javea, (Alicante)

Reg. de Asociaciones N° CV-01-35558-A. CIF G53802666

CUENTA BANCARIA No 0001130619 con SABADELL JAVEA 03730

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NEWSLETTER APMJ May 2014

Dear All,

I hope you have enjoyed the great spring and as we approach the summer are prepared for a good, but probably dry, summer. Listed below are some points of interest.

Iberdrola Issues and Clarification

You will have received a request from John Sloggie, our Neighbourhood Watch Coordinator, for information on your recent experiences with Iberdrola. Detailed below is an excellent summary of your responses which have been compiled and summarised by John. Please read this information as it could help you.

Dear All

Thank you to everyone who has responded to my email requesting further information about the new Iberdrola meters. There has been a great response and I will try to summarise all the responses. Before reading further though I would like to make a little disclaimer - I am not an expert on this and am only passing on information supplied by others.

The problem:

- Many houses were contracted for a maximum supply of 1.5kw. This was adequate at the time of installation but as our demand for electricity has increased the 1.5kw supply has become inadequate. Because of the old meters however customers have been able to draw more than their contracted supply without penalty. The new meters that have been installed are capable of measuring demand more accurately so those customers who are drawing more power than their contracted demand are suffering tripping problems.
- When customers ask to upgrade their supply it is a requirement that, if their supply arrangements do not meet current legislation, it is upgraded to current regulations. These requirements include having the meter box on the border of the property supplied (not down the road) and having a polycarbonate (not metal) meter box.
- When the customer asks to upgrade it is sometimes necessary to upgrade the cable from the meter to the breaker board within the property to a size sufficient to safely carry the new maximum contracted load.

The Issue:

- The biggest problem is the issue of the cost to make the upgrade. Some people have commented that they have spent a lot of money to be in exactly the same position they were in before they had the meter upgraded. This is not quite true. Many customers have been benefitting from drawing more electricity than they were contracted for and now Iberdrola have managed to catch up!

The Details:

- **OUTSIDE YOUR PROPERTY:** The meter must be on the boundary of your property (not down the road) and the supply cable outside of the villa boundary must be of adequate specification - cable size (minimum usually 16mm) and type and 70cm below ground. To meet this specification may (or may not) require complete replacement of the cables and routing. Overhead cables are no longer allowed between the pylon and the villa. You may have to replace your meter box if it is metal. A project from an appropriately qualified architect is needed for the outside work - costs may be around 600 euros. A permit is required for this outside work - obra menor. Some relatively small costs here and also a bank guarantee

in favour of the Ajuntamiento against unsatisfactory work outside the villa boundary. A percentage rule is used to calculate this - expect up to 700 euros.

- The cables within the villa boundary must also be of adequate specification and be 40cm below ground. Distances of greater than 50 meters would typically require 16mm cable, 10mm if less than 50 meters.
- The wiring, plug points etc in the villa must be checked for safety, specification etc. "Specification" is the specification that existed when the villa was built so is not unreasonably demanding. Badly executed "add ons" to the wiring will have to be removed and/or done correctly. It would make sense to "clean up" the installation inside the villa before you begin the main process so you can use lower cost labour.
- A qualified electrician is required to carry out/supervise the works. Iberdrola will quote you but it is not essential to use them and their price is around 30% higher than local electricians. The electrician will usually do everything for you. Local electricians are usually cooperative and will let you do the "donkey work" within your villa boundary if you are inclined to do so. E.G. digging trenches if needed.
- Many villas supply cable will probably be OK within the villa boundary - but not all will be.
- Costs are approx. 70/100 euros per metre for the outside work, and around 60% of that for the inside work.
- The paperwork (mainly the permit) is proving to take several weeks to obtain.

Stories:

- One member engaged an electrician to send off a report to Alicante at a cost of €120. She then went to the Técnico at Iberdrola with the certificate and paid €180 for the upgrade and €11 for the new dual meter. That was all that was required.
- Another member (who wished to increase his supply to 5.75kw) went to an Iberdrola recommended electrician who raised a bulletin which is sent to Alicante Iberdrola Technical Dept. where it was approved and authenticated by the "Industrie" authority. Cost 100 Euro paid to the Electrician. Iberdrola Technical Depart then plugged a laptop into the meter and re-programmed it for the new load-5.75Kw plus in his case the dual tariff mode of day and night which is well worth the change. Cost 93 Euro paid to Iberdrola.
- It seems that charges for the inspection "bulletin" vary hugely from €120 lowest up to over €1000 – check around for the best price.
- One member with his meter 70 metres away from his property boundary and requiring a cable upgrade of about 70 metres inside his property is expecting the work to cost around €12000

Summary

- If you are contracted for 1.5kw – you may have been getting more in the past – but that is the maximum supply you will get now.
- It seems that, if your meter is on your boundary and in a polycarbonate box and the wiring in the property is up to standard you will have to pay around €120 for the bulletin plus €60 per kw increase to Iberdrola plus around €11 - €15 if you wish a dual tariff meter.
- If you need work done to move your meter box it needs to be an official "project" and could cost around €70/100 per metre (not meter) plus the costs of the permit.

Comment

- One member has quoted that this is "typical of the Spanish" wanting to charge more so we can buy more. Perhaps this is a little unfair and it is more a question of being "typical of the utility companies". I had a very similar nightmare 10 years ago with Scottish Power in the UK!!

- Suzanne in the Iberdrola office in the Old Town speaks fluent English and is very helpful.
- You can also write directly to clientes@iberdrola.com in English and they will answer in English.

I would like to thank John for his excellent work which is time consuming, but should be of great value to members who have this issue.

Asphalting on Montgo

Work should start next month on the asphaltting of those roads pending improvement. As soon as we receive a firm date on the commencement of this work you will be advised.

Buzón Update

All Buzóns are now taken up so if any member or new member requires one they will go on a waiting list until we have a sufficient number to purchase a smaller Buzón Bank.

Cleaning of the Barrancas

Those of you who live close to a *barranca* (dry riverbed) will have seen that work has started and in some cases been completed. Please advise if you have a *barranca* near you requiring attention and we will pass this to Doris Courcelles in the Town Hall.

Membership

If you have not paid your 2014 membership please come along to our Montgó Mornings at Le Gourmand Restaurante and pay our Membership Secretary Chris Winter who will be happy to see you!

Presentation of the General Plan of Javea

Please note that if you are interested in attending the above the following venues have been selected.

Centro Histórico: 3 y 4 de junio en la Casa de Cultura a las 20 horas

Puerto: 17 y 18 de junio en la Biblioteca nueva, a las 20 horas

Arenal: 1 y 2 de julio, 20 horas, que se pretende hacer en castellano facilitándose la traducción al inglés, francés y alemán. Será en el colegio del Arenal.

The college venue in the Arenal will present in English. More details to follow in the local press.

Liz Bulprit ex APMJ Secretary

It is with sadness I advise you of the death of Liz Bulprit. Liz was Secretary of APMJ in the early years of our Association and held this position for 3 years. Our sympathies go to her family.

Next Montgó Morning

We look forward to seeing you next Tuesday 3rd June at Le Gourmand Restaurant to take a coffee and meet Doris Courcelles, Sally Skelton and fellow residents.

As you know we have rescheduled our July Montgó Morning for Tuesday July 8 at Le Gourmand commencing 12pm. As Andy Symmonds, our new President, will be taking over from myself we have combined the Montgó Coffee Morning followed by a lunch to enable you to meet Andy in an informal atmosphere. Please do try to attend and nearer the date Barbara will be sending you the menu choices for the lunch.

Website

There are some very interesting items on the Website and I ask you to please make a habit of regularly visiting www.montgoresidents.com

Please familiarise yourself with the website as it is designed for you and has some interesting features such as Recommended Services, Local Events, and APMJ Updates.

Your Committee looks forward to seeing you at one, or all, of the events mentioned.

Best regards,

Tim Fawle
President APMJ