WORKING MATERIAL 1.13 · CHAPTER 1 — THE VISION OF OWNERSHIP · SETTING: HOBART, TASMANIA, AUSTRALIA

Energy and Resources Without an Energy Manager

Source: Francesco Dore, The Helm and the Lens, Volume 9a — The Small Property, subchapter 1.13 (book page 173)

GUIDING QUESTION

Do you know how much of your energy bill goes to the rooms, the kitchen and the sauna? And on what basis would you decide tomorrow if your boiler failed to start?

1 · Verification Pact: market claims against the standard

Copied from the book. The last column is for your property: what holds here, and how you know it.

What is claimed	Binding?	What actually holds	In our property
Above a certain size you need an energy audit	Only partially true	Such duties exist in some places for large enterprises or high consumption; check your list of obligations	
No energy management without ISO 50001	No	Objectives and monitoring under 6.2 and 9.1 belong to the common core of management-system standards	
You need an energy officer	No	Tasks must be assigned (5.3); a dedicated post is not required	
Energy data must be held in software	No	Defined monitoring with evidence is required (9.1); the medium is free	
Objectives must be expressed as percentages	No	Measurable where practicable (6.2); the form is the house's choice	
Monitoring results must be kept	Yes	Documented information as evidence of results (9.1)	

2 · Common mistakes — a self-check

Tick each mistake you recognise in your own property, and note where it shows.

☐ Reading only the annual bill, which shows the cost and hides the consumption.

☐ Deciding about the boiler only when it fails, so that speed of delivery wins.

☐ Comparing indicators with other houses, when one's own previous year is the honest benchmark.

☐ Starting too many measures at once, so that none is finished and none can be measured.

☐ Tying the meter reading to one person, so that the January weeks are missing.

☐ Accepting a mandatory audit without asking which rule makes it mandatory.

☐ Treating ISO 50001 as the only route to managing energy.

☐ Forgetting water, where a single leak shows weekly and never annually.

3 · A Checklist for an Owner Without an Energy Manager

The book's checklist, with a column for your own answer.

Question	Why it matters	Our answer
Do we know quantity and cost of oil, electricity and water for three years?	It shows whether use or only price is changing	
Are all meters labelled and easy to find?	Unlabelled meters are never read	
Are they read on the same day each week, with a deputy?	Gaps fall in the weeks that matter most	
Are the largest consumers metered separately?	Only then can a measure be seen to work	
Do we have one measurable objective with an owner and a deadline?	6.2 requires planning, not intention	
Would we decide on a new boiler using our own demand figures?	Twenty years of running costs depend on that decision	

4 · What would show this is working

Questions drawn from the subchapter's reading of the standards and its practical application. Clause numbers in brackets point to the harmonized structure or the standard the subchapter names; where the evidence lives, and the sheets named, are this book's method, not a requirement of any standard.

Question	Where the evidence lives	Seen?
Are all meters labelled, with a reader and a deputy (5.3)?	Labels on the meters; the reading list hung beside them	☐
Are meters read on a fixed day, without gaps (9.1)?	The meter list itself	☐
Are the largest consumers metered separately?	Sub-meter lines on the meter list	☐
Are the results compared monthly on one sheet (9.1)?	The monthly comparison sheet	☐
Is there at least one objective with action, owner, deadline and evaluation (6.2)?	One line on the objectives sheet, checked against the meter list	☐
Are three years of bills, quantity and amount per year, on one sheet?	The bills sheet in the folder	☐

> *What this sheet is not: no management-system standard prescribes this form, and filling it shows conformity with nothing. It is a working aid drawn from the book; the standards' own texts govern the real case, and legal duties are established with competent local expertise. Independent material; not affiliated with or endorsed by ISO or any certification, accreditation or scheme-owning body. The standards' own texts prevail; legal duties must be confirmed locally.*