



BRITISH COLUMBIA UTILITIES COMMISSION	
ORDER NUMBER.....	G-81-91

IN THE MATTER OF the Utilities Commission
Act, S.B.C. 1980, c. 60, as amended

and

IN THE MATTER OF Billing of Energy to
Customers for Service in Condominium Common Areas

BEFORE:	J.G. McIntyre,)	December 2, 1991
	Chairman;)	
	J.D.V. Newlands,)	
	Deputy Chairman; and)	
	N. Martin,)	
	Commissioner)	

ORDER

WHEREAS:

- A. As a result of complaints from customers of regulated utilities, the Commission initiated a review of utility policies on billing of energy at residential or commercial rates for condominium common areas; and
- B. The review of utility terms and conditions concerning rates for condominium common areas indicated there was a need for standardization in filed tariffs; and
- C. The Commission requested regulated utilities to comment on specific draft terms and conditions relating to billing of energy to condominium common areas; and
- D. The Commission has considered the comments and responses from utilities and finds that adoption of a standard policy for rates charged for energy consumption in condominium common areas is necessary and in the public interest.

NOW THEREFORE the Commission orders as follows:

- 1. Terms and conditions, definitions and residential rates for the billing of energy consumed in condominium common areas, for utilities noted on page 2 of this Order, is approved in the form below, effective January 1, 1992.
 - (a) If all strata lot owners in a condominium were classified as residential then the common area usage shall be charged at residential rates.
 - (b) If a condominium has commercial and residential strata lot owners and separate meters for their respective common area usage, then a commercial rate shall be charged to the commercial common area usage and a residential rate shall be charged to the residential common area usage.

Except, if a utility's rate classifications are based solely on the level of customer consumption, and not the definition of usage, or if condominiums do not form part of the customer base then this tariff revision would not apply. If, in future, rates are based on the definition of usage or services are provided to condominiums, then the utility shall apply to the Commission for tariff revisions.

2. The following public utilities shall file with the Commission by January 1, 1992, in appropriate tariff format, the terms and conditions relating to the billing of energy to customers relating to condominium common areas, as approved in Section 1.

Electric Utilities

British Columbia Hydro and Power Authority
Princeton Light and Power Company, Limited
West Kootenay Power Ltd.
The Corporation of the City of Nelson
Hemlock Valley Electrical Services Limited
Yoho Power Ltd.

Gas Utilities

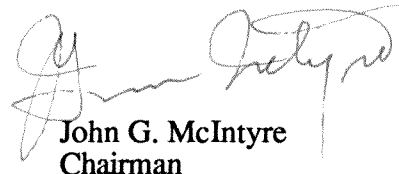
BC Gas Inc.
Centra Gas British Columbia Inc.
Northland Utilities (B.C.) Limited
Pacific Northern Gas Ltd.
Squamish Gas Co. Ltd.

Steam Heat Utility

Central Heat Distribution Limited

DATED at the City of Vancouver, in the Province of British Columbia, this 9th day of December, 1991.

BY ORDER


John G. McIntyre
Chairman

/ds