



Submetering Units Must be Positive in Strata Master

If a message appears when you are processing sub metering invoices, and the message refers to "Units Must be Positive", the message is referring to a field or total that shows a negative number of units.

This issue is most likely to occur when -

- a new meter has been installed
- an error was made in earlier sub meter invoicing

Examples -

1. The screenshot below shows total of units used as a negative, because the current reading of Lot 4 was overstated. In an effort to correct this error, the user attempts to enter the correct reading. This cannot be corrected in this manner and would need to be handled in a different manner -

- leaving the reading as it is, since the owner is likely to have a reading of 320 on the next invoice, reducing the amount they would be paying on the next invoice. For example, if the next invoice shows they have used 560 units, they would only be invoiced for 240 units (560 - 320) instead of 504 (560 - 56).
- providing the owner with a credit equal to 264 units now. However note that if the next invoice shows that they have used 560 units, they will be invoiced through sub metering for only 240 units (560 - 320) yet they will have only paid for 56 units, due to the credit for 264 units. They would need another Miscellaneous Owner Invoice created for the equivalent amount of the Credit Lot made due at the time of the next invoice due date.

Invoicing for Submetered Services

Master Meter

GST: unregistered owners corporation selected

Enter Plan No. or Street Name or Body Corporate Name.

BMC 3399
99 Pawnee Street
Pawnee NSW 2064

Master meter number: 148148148

Service: Water Usage

Charge fees for invoice(s):

Save notices to file:

Last reading: Reading 174848 On 20/06/2022 Invoiced 28/06/2022

Service period start: 21/06/2022 Payment due date: 06/07/2022

Reading: 174584 Units used: 264 \$0.00 Supply charge: \$0.00

Date read: 29/06/2022 Sub meters total: 264 \$0.00 Administration charge: \$55.00

Common use allocation: Equal share Common use units: 0 \$0.00 Invoice total: \$55.00

Tariff:

Attachments:

Sub Meters

Number	Lot	Prev. reading	Current reading	Units used	Rebate	Usage charge	Common charge	Supply charge	Admin charge	Total charge
1		125462	125462	0		\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
2		16830	16830	0		\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
3		158920	158920	0		\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
4		320	56	-264		\$0.00	\$0.00	\$0.00	\$13.75	\$13.75

Strata Master

Units used values must be positive.

OK

2. Alternatively, there may be a negative value in the values entered for 1 Lot only. No units used entry or \$ value can have a negative figure. As mentioned above, in most circumstances you can adjust to make the units used as 0, as the Lot is likely to use the units by the next invoice.

Invoicing for Submetered Services

Master Meter

GST unregistered owners corporation selected

Enter Plan No. or Street Name or Body Corporate Name.

BMC 9999
99 Pawnee Street
Pawnee NSW 2064

Master meter number 148148148

Service Water Usage

Charge fees for invoice(s)

Save notices to file

Last reading
Reading 174848 On 20/06/2022 Invoiced 28/06/2022

Service period start 21/06/2022 Payment due date 05/09/2022

Reading 174899 Units used 51 \$485.00 Supply charge \$0.00

Date read 20/08/2022 Sub meters total 51 \$485.00 Administration charge \$55.00

Common use allocation Equal share Common use units 0 \$0.00

Tariff

Attachments

Sub Meters

Number	Lot	Prev. reading	Current reading	Units used	Rebate	Usage charge	Common charge	Supply charge	Admin charge	Total charge
	1	125462	125450	-12		-\$114.12	\$0.00	\$0.00	\$13.75	-\$100.37
	2	16830	16830	0		\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
	3	158920	158953	33		\$313.82	\$0.00	\$0.00	\$13.75	\$327.57
	4	320	350	30		\$285.29	\$0.00	\$0.00	\$13.75	\$299.04

Strata Master

Units used values must be positive.

OK

Alternatives To Suggestions for Action or Non Action Above

- Change the Configuration of the Meter to not include readings, this will assist where the amount of the invoice is to be reduced or another Lot is to have their contribution increased.
1. Go to the Corp screen for this Plan and click on the light globe icon for submetering.
 2. Untick the Record Readings tickbox

Meters for BMC 9999 - Read Only Mode

Master meter number: 148148148

Master Meter

Service: Water Usage Common use allocation: Equal share Record readings

Admin fee: PAYBPA Paying Creditors by BPAY 55.00 per each Charge administration fee

Last reading date: 20/06/2022 Invoiced: 28/06/2022 Reading: 174848 Days allowed for payment: 7

Second last reading date: 05/04/2022 Invoiced: 13/04/2022 Reading: 169169

Submeters

Number	Lot	Previous reading	Last reading	Sort order	Contact to invoice	Method
1		123123	125462	0	Levy	Print
2		16428	16830	0	Levy	Print
3		156456	158920	0	Levy	Print
4		0	320	0	Levy	Print

- Then go to Accounting > Submeter Invoicing
- The reading columns will have disappeared and you can enter units only

Invoicing for Submetered Services

Master Meter

GST unregistered owners corporation selected

Enter Plan No. or Street Name or Body Corporate Name.

BMC 9999
99 Pawnee Street
Pawnee NSW 2064

Master meter number: 148148148

Service: Water Usage

Charge fees for invoice(s)

Save notices to file

Service period start: 21/06/2022 Payment due date: 08/09/2022

Units used: 0 \$0.00 Supply charge: \$0.00

Date read: DD/MM/YYYY Sub meters total: 0 \$0.00 Administration charge: \$55.00

Common use allocation: Equal share Common use units: 0 \$0.00 Invoice total: \$55.00

Tariff:

Attachments

Sub Meters

Number	Lot	Units used	Rebate	Usage charge	Common charge	Supply charge	Admin charge	Total charge
1				\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
2				\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
3				\$0.00	\$0.00	\$0.00	\$13.75	\$13.75
4				\$0.00	\$0.00	\$0.00	\$13.75	\$13.75

- Create a New Meter

- Go to the Corp screen for this Plan and click on the light globe icon for submetering.
- Click the Add button



- Enter the meter number with a -1 at the end or similar change and then select the service type, common use allocation, admin fee account

Meters for BMC 9999 - Read Only Mode

Master meter number: 148148148-1

Master Meter

Service: Electricity Supply Common use allocation: Equal share Record readings

Admin fee: POST Postage 1.10 per each Charge administration fee

Last reading date: DD/MM/YYYY Invoiced: DD/MM/YYYY Reading: 0 Days allowed for payment

Second last reading date: DD/MM/YYYY Invoiced: DD/MM/YYYY Reading: 0 0

Submeters

Number	Lot	Previous reading	Last reading	Sort order	Contact to invoice	Method
	1	0	0	0	Levy	Print
	2	0	0	0	Levy	Print
	3	0	0	0	Levy	Print
	4	0	0	0	Levy	Print

4. Click save
5. Then select this meter number when invoicing submeters.

01/09/2022 5:59 pm AEST