

NEWS RELEASE

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Web Site for Condominium Electricity Sub Metering Launched **Ontario legislation and new regulations require all condos in the province to be sub metered**

November 1, 2006, Almonte, ON: A new web site dedicated to the subject of electrical sub metering in condominiums was officially launched today with the objective of providing Ontario condominium owners with a comprehensive information source on smart meters and sub metering.

The Ontario government has passed Bill 21, a law that requires all condominiums to be sub metered for electricity. The detailed regulations pertinent to condominium sub metering were released this week.

One major change in this new set of rules is that the requirement for 80% prior approval of condominium owners to install sub metering in a building has been removed. All Ontario condominiums must be sub-metered by December 31, 2010.

Electrical sub metering makes it possible for condominiums that have one master electric meter to charge unit holders for the power they use rather than simply dividing power costs among the residents on pro-rated basis.

Many condominiums receive conflicting information about the sub-metering topic. It was for this reason that Triacta, a Canadian manufacturer of electrical smart meters decided to try and bring some clarity to the field with a dedicated web site. "We thought that by providing a web site and additional communications items like pod casts and newsletters, we could begin to dispel some of the misconceptions that surround sub metering. The site will help people sort through the regulatory matters and make their implementation easier", said Jennifer Hassani, Director, Marketing for Triacta.

It is estimated that about 85 percent of apartment and condominium buildings (1.8 million suites) in Ontario use a bulk meter for electricity consumption. The building owner pays the utility bill and electricity is included in the rent or common area expense. Under this traditional system, residents are unaware of their own electricity consumption. There is also no incentive to conserve. Because the overall total is divided equally, those who are careful with their hydro consumption essentially subsidize residents who use an inordinate amount of electricity.

Studies have shown that when residents are given direct responsibility for paying their in-suite electricity bills, consumption drops by about 15-25%.

Sub metering does not require rewiring the building or putting meters into individual suites; instead 'smart' sub-meter panels are put into existing hallway utility closets and connected to existing distribution systems in the building. It takes less than two days to sub-meter an average building. Typically residents are without power for less than two hours.

The Ontario government has tabled an electricity infrastructure plan that mandates time-of-day electricity pricing for all consumers, to better match demand with the actual cost of electricity. The Ontario Energy Board released its plan for a smart meter rollout: 700,000 meters to be installed by December 31, 2007, and two million smart meters by 2010.

About Submeteringforcondos.com

The web site is designed as a comprehensive information source for and about condo sub metering. The site includes introductory information, a condo sub metering tool kit, a review of the provincial legislation, links to experts and a host of related information. A regular newsletter will soon be part of the site. For more information visit: www.submeteringforcondos.com

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For More Information

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