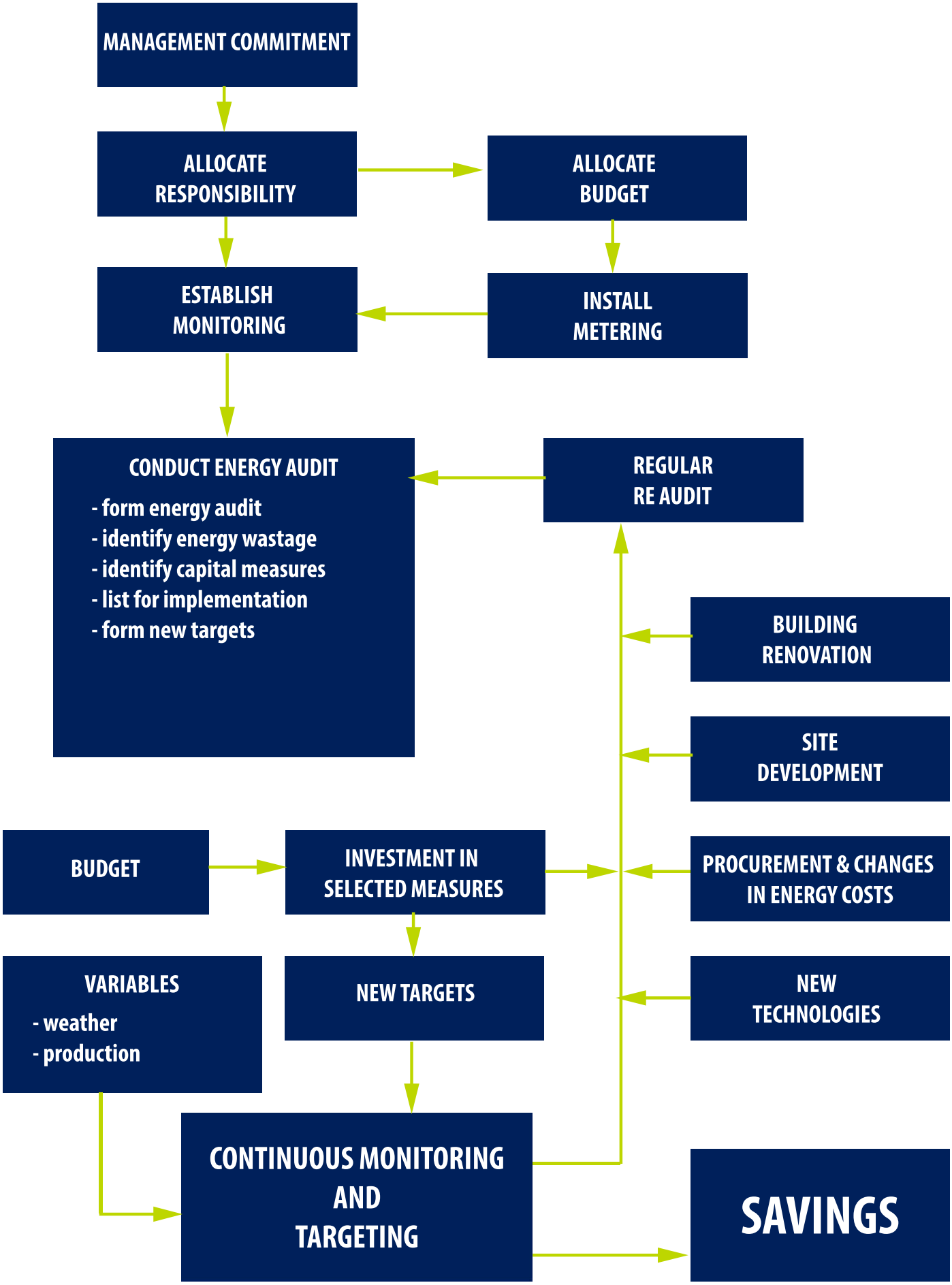METERING AND MONITORING - THE FOUNDATION OF AN ENERGY SAVING PROGRAMME