# BUILDING UPGRADE FINANCE

## UPGRADE RESTORE REPOSITION

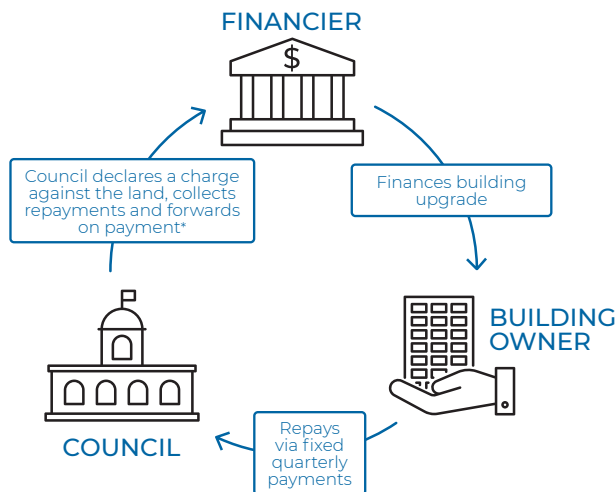SOUTH AUSTRALIA

## Transform your asset for the future

Building Upgrade Finance is available to building owners for non-residential buildings to fund environmental improvements and for restoration and upgrades of heritage buildings.

Building Upgrade Finance can assist building owners to achieve upgrades that assist to manage operating costs, solve a compliance problem and attract or retain tenants.

Finance is provided by private sector financiers and facilitated via a council administration process.

Building Upgrade Finance is secured by the property rather than the building owner which allows financiers to offer attractive loan terms.

## Building upgrade agreement

**FINANCIER**

$

Council declares a charge against the land, collects repayments and forwards on payment*

Finances building upgrade

**BUILDING OWNER**

**COUNCIL**

Repays via fixed quarterly payments

*May deduct administration fees.

## Case Studies

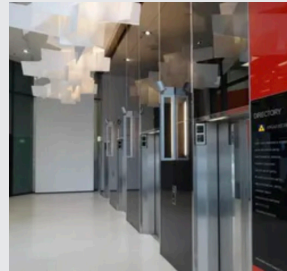### YOURDC DATA CENTRE, EDINBURGH PARKS, SA

Upgrade: 199 kW Solar PV System

"This upgrade is cash flow positive from day one, it was an absolute no brainer for us. Data centres are one of the highest consumers of power per square metre and sustainability is very important to us. This programme means that when the sun is shining our customers' computers are running on solar."

**SCOTT HICKS**
Owner

### ANGAS SECURITIES BUILDING, ADELAIDE, SA

Upgrades:

- Replacement of over 1,500 bulbs and fittings
- A new 30 kW Solar PV system
- Installation of energy optimising equipment which reduces the peak demand

"Through this finance mechanism, my project benefited from 100 per cent project finance, removing the need for up-front capital.

It's opened my eyes to a whole new world on how to design, how to manage and how to continually upgrade significant assets at a top standard. And it's all paid for by energy savings. You're getting it for free."

**JOHN CULSHAW**
Building Owner and Chairman, Culshaw Group

---

**NO UPFRONT CAPITAL REQUIRED**
100% project finance is available, so there is no impact on capital budgets.

**LONG TERM (10-20 YEAR), FIXED RATE FINANCE**
Fixed, lower repayments and potential for neutral/positive cashflows. The operating savings from upgrades can help to repay the finance.

**SHARE COSTS**
Costs of upgrades can be shared with benefiting tenants.

**ATTRACT & RETAIN THE BEST TENANTS**
Remain competitive by offering efficiency and cost savings to tenants.

**FIXED QUARTERLY REPAYMENTS**
Quarterly repayments fixed for the term of the loan collected through the council rates collection system.

**PASS ON THE LOAN**
When selling, remaining repayments can be passed to the new owner or discharged on settlement.

---

BUILDING UPGRADE FINANCE

buildingupgradefinance.net.au

## Environmental Upgrades

A wide range of environmental upgrade works are eligible, including:

**RENEWABLE ENERGY (E.G. SOLAR)**

**ENERGY STORAGE**

**WATER EFFICIENCY AND REUSE SYSTEMS**

**ENERGY USE OPTIMISATION**

**LIGHTING**

**AIR CONDITIONING**

**POLLUTION CONTROL**

**WASTE MANAGEMENT SYSTEMS**

**ELECTRIC VEHICLE CHARGERS**

**END-OF-TRIP FACILITIES**

## Start the process

### BUILDING ELIGIBILITY

The building must be at least two years old and be used primarily for commercial, industrial or other non-residential purpose (agriculture, retail, hotel, education etc.).

### UPGRADE SCOPE ELIGIBILITY

A wide range of environmental upgrade works are eligible.

Heritage building upgrades can include conservation works , access or building compliance improvements in addition to environmental upgrades.

## Heritage Building* Upgrades

Maintain, repair, upgrade or reinstate heritage significance.

Comply with the Building Rules or the *Disability Discrimination Act 1992*.

Facilitate the ongoing occupation of the building.

*State or local heritage listed

## Contact

Contact the Building Upgrade Finance Central Facilitator to discuss:

- Availability in your council area

- Building and upgrade scope eligibility

- Financier options and contact details

- The application process.

**BUILDING UPGRADE FINANCE CENTRAL FACILITATOR FOR SOUTH AUSTRALIA**

**Lara Daddow**
+61 8 8203 7884
+61 438 357 765
l.daddow@cityofadelaide.com.au
buildingupgradefinance.net.au/south-australia

*The Building Upgrade Finance Central Facilitator for South Australia is funded by the State Government and hosted by the City of Adelaide.*