

## Environmental Upgrades

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



RENEWABLE ENERGY  
(E.G. SOLAR)



ENERGY STORAGE



AIR CONDITIONING



ENERGY USE  
OPTIMISATION



WATER EFFICIENCY AND  
REUSE SYSTEMS



LIGHTING



WASTE MANAGEMENT  
SYSTEMS



ELECTRIC VEHICLE  
CHARGERS



POLLUTION  
CONTROL



END-OF-TRIP  
FACILITIES

## 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

## Case Studies

### HUSSEY & CO. SALAD GROWERS, VICTORIA

Hussey & Co. were able to access Environmental Upgrade Finance (the Victorian equivalent of Building Upgrade Finance) to invest into a 605kW solar PV system with no significant cash outlay or security required – the cost savings from which covered the loan repayments and improved the return on investment by 14%.



“Since the last 99kW solar system was installed through Environmental Upgrade Finance last year, our business has realised a \$14,000 reduction in our power bills. We expect this new solar installation of 505 kW to multiply these savings five-fold.

Environmental Upgrade Finance has been a great way for our business to simply access finance with a favourable rate and term.”

LANCE PETERSON  
General Manager

### 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

# UPGRADE RESTORE REPOSITION



## BUILDING UPGRADE FINANCE

SOUTH AUSTRALIA

# BUILDING UPGRADE FINANCE

## Tangible Benefits



### 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.



### ATTRACT & RETAIN THE BEST TENANTS

Remain competitive by offering efficiency and cost savings to tenants.



### SHARE COSTS

Costs of upgrades can be shared with benefiting 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.

## Transform your asset for the future

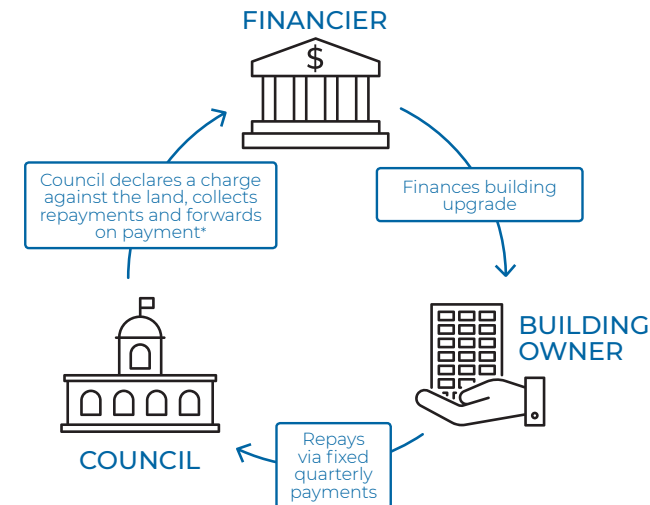
Building Upgrade Finance is available to building owners for non-residential buildings to fund environmental improvements and for restoration and upgrades of heritage buildings.

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



\*May deduct administration fees.

## 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.

## 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

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