

# BUILDING UPGRADE FINANCE

SOUTH AUSTRALIA

# UPGRADE RESTORE REPOSITION

## Transform your asset for the future

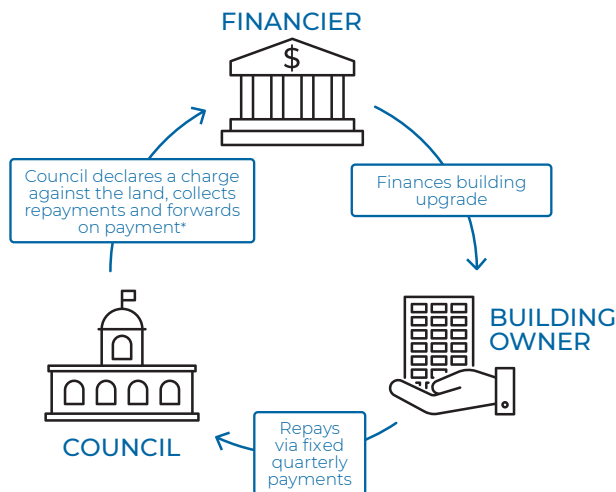
Building Upgrade Finance is available to building owners for non-residential buildings to fund environmental improvements and for restoration and upgrades of heritage buildings.

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.

## 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



#### NO UPFRONT CAPITAL REQUIRED

Up to 100% project finance is available, so there is no impact on capital budgets.



#### OPTION FOR LONG TERM (10-20 YEAR), FIXED RATE FINANCE

Fixed\* long term repayments and potential for positive cash flow through operating savings from upgrades.

\*Some finance providers may also offer variable rates.



#### 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.



#### PASS ON THE LOAN

When selling, remaining repayments can be passed to the new owner or discharged on settlement, if agreed.

## 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**



**END-OF-TRIP  
FACILITIES**



**WASTE MANAGEMENT  
SYSTEMS**



**ELECTRIC VEHICLE  
CHARGERS**



**POLLUTION  
CONTROL**



## 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

### EMAIL

[climatechange@sa.gov.au](mailto:climatechange@sa.gov.au)

### WEBSITE

[www.buildingupgradefinance.net.au](http://www.buildingupgradefinance.net.au)

## 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

May 2023