

# BUILDING UPGRADE FINANCE

SOUTH AUSTRALIA

# UPGRADE RESTORE REPOSITION

## Transform your asset for the future

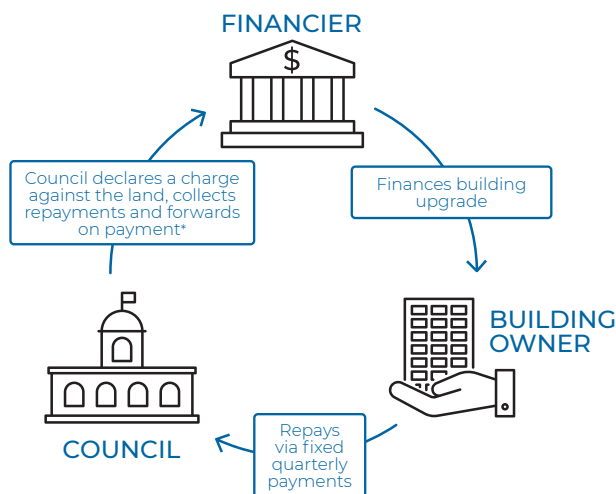
Building Upgrade Finance is available to building owners for non-residential buildings to fund environmental improvements and for restoration and upgrades of heritage buildings.

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

### YOURDC DATA CENTRE, EDINBURGH PARKS, SA

Upgrade: 199 kW Solar  
PV System



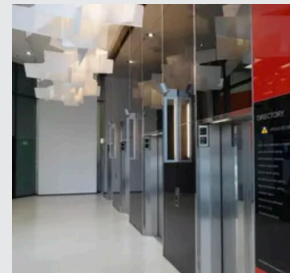
“This upgrade is cash flow positive from day one, it was an absolute no brainer for us. Data centres are one of the highest consumers of power per square metre and sustainability is very important to us. This programme means that when the sun is shining our customers’ computers are running on solar.”

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  
Former Building 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.

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## 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)

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## 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