

Building Upgrade Finance in SA Eligibility Checklist



Consider the following eligibility requirements for the use of Building Upgrade Finance for upgrade works.

Please note that an indication of eligibility from this checklist does not guarantee Building Upgrade Finance approval.

Location

1. Is the building in a **local council** area that is participating in Building Upgrade Finance?
See if the relevant council is currently participating: [SA locations](#)

✓ Yes

✗ No – Contact the local council about participation.

Building owner

2. Are you, or is your client, the owner of the building?

✓ Yes

✗ No – Only the owner of a building can apply for Building Upgrade Finance.

If you or your client is a tenant, consider discussing upgrades funded through Building Upgrade Finance with the building owner.

Building eligibility

3. Was the construction of the building completed at least two years ago or will be by the time a Building Upgrade Agreement is finalised?

✓ Yes

✗ No – Buildings are not eligible until they are at least two years old.

4. Is the building used primarily for commercial, industrial or other non-residential purpose?

✓ Yes

✗ No – Residential buildings are not eligible for Building Upgrade Finance.

Upgrade works eligibility

5. Does the project involve eligible environmental or heritage upgrade works to an existing non-residential building?

See examples of eligible works below.

✓ Yes

✗ No – The upgrade works are not eligible for Building Upgrade Finance.

Examples of Upgrade Works

CLASS	ACTIVITY
Building Upgrades	Building fabric insulation upgrade
	Cool roof coating
	External solar shading
	Green roof installation
	High performance windows
	Reduce building infiltration / exfiltration
	Building Management System (BMS) and electrical sub metering
Energy Source	Solar Photovoltaics (PV) panels
	Reduced carbon on-site energy source
	Grid-connected renewable energy, with or without battery storage
	Solar thermal hot water
	Power factor correction
	Heat pumps (hot water and air conditioner)
Lighting	Lighting control upgrades
	Lighting technology upgrade
Plant Upgrades	Drive and fan efficiency upgrades
	Duct testing and sealing
	Ducting and piping insulation
	Heating Ventilation and Air Conditioning (HVAC) efficiency via control upgrade
	HVAC technology upgrade
	Permanent high efficiency commercial appliances
	Permanent refrigeration upgrades
	Pool efficiency upgrades
Water	Blackwater system
	Greywater system
	Rainwater system
	Water efficiency measures
Heritage	Façade restoration
	Toilet and kitchen facilities
	Sprinkler systems
	Lifts and stairs
	Roof repairs and asbestos removal
	<i>Disability Discrimination Act</i> compliance
	Windows and doors
	Building Rules compliance

Building Upgrade Finance Definitions

BUILDING OWNER

The owner of the land on which the building is located. If the building is subject to a strata or community scheme, the owner of the building is the community corporation or strata corporation.

If the building is located on Crown Land, consent may be required by the Minister for the *Crown Land Management Act 2009*.

COUNCIL SERVICE PROVIDER

Entities that may be engaged by local councils (see *definition*) to assist with the administration of Building Upgrade Finance. This may include services to confirm eligibility, process forms and establish the repayment process. The council service provider may be the primary contact for Building Upgrade Finance for local councils that use their services. A council service provider will usually charge the building owner a fee for their service, which may be instead of or in addition to a local council's administration fee, depending on the level of involvement by the council.

ELIGIBLE UPGRADE WORKS

Environmental or heritage upgrade works, or a combination of both, on the structure or permanent fixtures, fittings or equipment attached to the building.

Environmental upgrades

Works that improve the energy, water or environmental efficiency or sustainability of the building.

Heritage upgrades

Works on a local or state heritage listed building that:

- maintain, repair, upgrade or reinstate heritage significance
- address compliance with the Building Rules or the *Disability Discrimination Act 1992*
- facilitate the ongoing occupation of the building.

LOCAL COUNCIL

A council that has formally agreed to participate in Building Upgrade Finance in their local area. Any council in South Australia is able to go through the process to offer Building Upgrade Finance. A participating council can self-administer Building Upgrade Finance or engage a council service provider (see *definition*) for administrative support.



Further Information

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