

BUILDING UPGRADE FINANCE

SOUTH AUSTRALIA

TRANSFORM YOUR ASSET FOR THE FUTURE

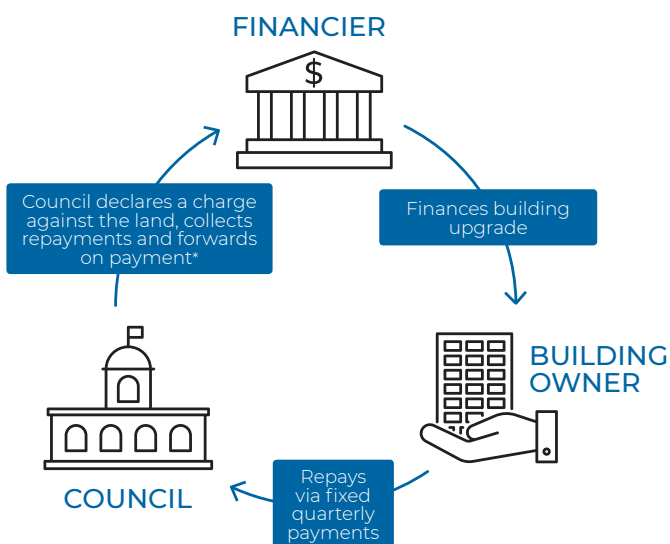
Building Upgrade Finance is available to building owners for non-residential buildings to fund environmental improvements and for restoration and upgrades of heritage buildings.

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



*May deduct administration fees.

CASE STUDIES



ANGAS SECURITIES BUILDING, ADELAIDE

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
- A green wall to provide shade and cooling to the foyer.

"The net result of all of this is that we are saving significant amounts of power. Our energy bill on this building has gone down by about \$52,000 per year."

"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



YOURDC DATA CENTRE, EDINBURGH PARKS

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

TANGIBLE BENEFITS



NO UPFRONT CAPITAL REQUIRED

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



ATTRACT & RETAIN THE BEST TENANTS

Remain competitive by offering efficiency and cost savings to tenants.



IMPROVED CASH FLOW

10-15 year loan terms protect cash flow - savings generated could make the project cash flow positive.



FIXED QUARTERLY REPAYMENTS

Quarterly repayments fixed for the term of the loan collected through the council rates collection system.



SHARE COSTS

Costs of upgrades can be shared with benefiting tenants.



PASS ON THE LOAN

When selling, remaining repayments can be passed to the new owner - if all parties agree.

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



Air Conditioning



End-Of-Trip Facilities



Waste Management Systems



Lighting



Electric Vehicle Chargers



Pollution Control

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

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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