

# **Upgrade Fund**



## Your business' environmental upgrade project could be cashflow-positive from day one

Sustainable Australia Fund is a leading provider of Environmental and Building Upgrade Finance with nearly two decades experience helping Aussie businesses unlock savings and sustainability.

Our expert team has extensive experience in working collaboratively with business owners, contractors and local government to get transformational environmental building upgrade projects off the ground.

Eligible projects might include, but are not limited to energy efficiency, solar, base building (insulation, windows etc) water efficiency, water harvesting and waste minimisation projects.

#### How it works

Upgrade Fund is a fixed rate, long term loan for innovative environmental upgrade projects to existing commercial buildings. With terms of up to 20 years available, your upgrade project will not only be viable, but our goal is to have you running cash-flow positive from day one.

Upgrade Fund is a form of Environmental Upgrade Finance, enabled by local government. The unique structure of Upgrade Fund offers terms that other financiers simply can't. The length of this term means you'll be maximising the benefit and savings from your upgrade. Because our finance is secured by the land, not the owner, if the property is sold, the repayments can be taken on by the new owner. Our Upgrade Fund is helping businesses make significant savings and deliver a huge environmental impact.



### How it works

### Financing your environmental upgrade project with Upgrade Fund is quick easy.

- 1. Engage a contractor to scope and quote on the works. If you don't have a contractor in mind, a member of our team can put you in touch with a trusted contractor in your area.
- 2. Our expert team will work with you to match an Upgrade Fund term that maximises your business cashflow
- 3. The project is green lit, and your business, local council and SAF sign an Environmental Upgrade Agreement (EUA)
- 4. Up to three progress payments can be made and down payment refunded to customer
- 5. A fixed Environmental Upgrade Charge (EUC) will be sent with your next local council rates notice

With low interest rates and longer terms than any other financier can offer, most upgrades will be cashflow positive within the first year. This means the savings exceed the repayments on your loan, and you get to pocket the difference.

#### **10 Year Loan Example**



### What can I fund?

### Upgrade Fund is available to a wide range of environmental upgrade projects, so long as there is a measurable environmental benefit, such as:

- Energy Efficiency— projects that reduce a building's overall energy consumption (including peak demand), e.g. insulation, glazing and appliance upgrades
- Indoor Environment Quality projects that improve indoor air quality, temperature and occupant comfort, lighting, or noise controls
- Renewable Energy— projects that increase the building 's overall on site renewable energy generation
- Materials projects that reduce the impact of materials and construction waste via sustainable procurement/purchasing practices
- Transport- projects that help reduce occupant reliance on combustion engine motor vehicles e.g. electric vehicle charging stations and end of trip facilities
- Waste- projects that reduce the amount of waste going to landfill for construction and during operation/occupation e.g. compactors, on site recycling

- Climate Change projects that help to reduce the impacts of climate change and increase resilience e.g. methane capture and use
- Stormwater and Permeability projects that manage the volume and quality of stormwater runoff leaving a property e.g. rainwater harvesting, landscape upgrades, rainwater swales
- Water projects that reduce the consumption of water (or recycle used water) e.g. septic upgrades, grey water systems, low flow appliances and fixtures
- Ecology- projects that enhance flora, fauna and the ecological value of the building and the property
- Innovation Pathway- projects that may not be easily classified against the EUA Project Eligibility Criteria but can potentially demonstrate a measurable sustainable benefit

**Have something else in mind that's not on the list?** Talk to us about your project idea and we can tell you if it's likely to qualify.





### Can my business apply?

#### It's perfect for Agriculture, Commercial Office Building, Tourism and Commercial and Industrial properties of any size. You just need to ensure:

- Council is offering Environment or Building Upgrade Finance
- The building is on rateable land
- The building is primarily a non-residential property
- Upgrading has a measurable environmental benefit

Benefits	Upgrade Fund	Other Finance
Up to 100% project finance, including hard and soft costs	$\checkmark$	×
Terms of up to 20 years	$\checkmark$	х
Fixed, quarterly repayments	$\checkmark$	х
Loan fully transferrable upon sale of building	$\checkmark$	×
No additional personal security required	$\checkmark$	х
Costs can be shared with tenants without renegotiating lease	$\checkmark$	×

To find out if Upgrade Fund is available to businesses in your council area, go to: **sustainableaustraliafund.com.au** 

"The process for applying was really simple actually... It was just a phone call. Sustainable Australia Fund sent me the required paperwork and virtually did all the correspondence with the council." "Arranging finance with Sustainable Australia Fund was straightforward, and we didn't need to outlay any money upfront."

- Eric Lim, Cooking Space owner

- Kevin Minogue, Minogue Dairy Farm

"EUF has been a great way for our business to simply access finance with a favourable rate and term."

- Lance Petersen, General Manager, Hussey & Co



Find out more at: sustainableaustraliafund.com.au/success-stories

#### **Case-Studies**

#### **Client** Booth Transport

#### **Project Overview**

Established in 1936, Booth Transport is a familyowned company that provides freight, container and bulk liquid transportation, warehousing, and logistics services nationally.

In 2018 Booth Transport commenced an incredibly ambitious environmental protection project in Victoria's Moira Shire – the Strathmerton Water Treatment Plant.

The 4,500 square metre Strathmerton plant is the company's milk logistics and distribution hub. Previously waste water generated from washing the milk tanks and storage silos was transported off site for disposal.

#### Process

The initial designs of the milk transfer station had all liquid waste being trucked offsite for external treatment. However, aware this wasn't a viable longterm solution, Booth began investigating how to better deal with the waste water. After exploring standard and proven technology, Booth set their ambition higher ambition – what is no one else doing? Their extensive research took them to Chile, after which the designs for the reimagined Strathmerton Water Treatment Plant begun.

#### **Upgrade Details**

The Strathmerton Water Treatment Plant is an Australian-first environmental protection project, using worms as its engine, increasing efficiency in waste management and dramatically decreasing the company's environmental impact.

This new technology combines a worm farm, where water is filtered for dairy proteins to be ingested by worms, and desalination.

At capacity the plant will see a reduction of 3,000 tonnes of carbon emission and an additional 121,000 kilolitres of recycled water put into the irrigation system each year. The plant has the potential to process waste from neighbouring processing systems, other than milk, offering even more support for local farmers and savings to local businesses.

The project was funded by an Environmental Upgrade Agreement over 10 years.

"We thought we could probably do something different and that's what we have done. We checked around the world to see what could be done and we've come up with water treatment in a different way."

- Brian Booth, MD of Booth Transport



If you are interested in exploring whether we can help you make your next project cash-flow positive, give us a call on:

<u>1300 432 044</u>

or enquire at sustainableaustraliafund.com.au

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