

EnergyAction

COMMERCIAL
BUILDINGS
UPGRADE



Looking to increase the value of your existing assets?

For buildings with a NABERS rating of 3 stars or less, one of the most effective ways is to reposition your building to be attractive to tenants, building managers and owners.

As your business partner, our deep knowledge and experience in managing commercial building upgrades enables us to recommend the financial model best suited to your business, allowing you to painlessly improve your building's NABERS rating, building value and returns.

Whether you are in the market for the long or the short term, upgrading a building makes commercial sense. In addition to the capital returns, higher rated NABERS buildings also provide a range of other benefits including:

- Reduction of energy consumption and costs;
- Improvement of tenant comfort;
- Attraction of new tenants, and;
- Minimisation of carbon footprint.

Why use Energy Action

Commercial building upgrades can be complex not only from a project implementation point of view but also from a financial one. They can involve anything from capital and operational expenses through to procurement, government funding, certificates and possible new sources of revenue. Energy Action has unique domain knowledge in providing audits, ratings and environmentally sustainable design (ESD) solutions for operators and owners looking to improve the energy efficiency and overall NABERS rating of their commercial property. We will also work with you to understand your investment criteria in order to deliver the best financial outcome for the upgrade.

We have the widest range of services and expertise in Australia to support you and our team understands all energy efficiency opportunities available in a building, from simple tuning to implementing a complex project requiring a capital investment. Once the upgrade is complete, we have the tools and services necessary to ensure the building's ongoing rating is maintained.

We also have extensive experience in renewable energy such as solar. Integrating a renewable solution in your energy strategy can reduce ongoing costs and, combined with our Embedded Network Operations, provide you with alternate revenue streams.

As your independent business partner, we provide a tailored solution to meet your needs and provide you with full visibility to help you better understand and improve your daily energy usage.

Benefits for the Building Owner

- Increased building value
- Better rental returns
- Smaller carbon footprint
- Reduced water consumption
- Additional revenue streams

Process for upgrading your building

Rather than an upfront CAPEX-intensive approach, Energy Action will upgrade your building in stages, allowing you to start incrementally improving your building performance and benefiting from these without having to invest in a large initial capital outlay.

1 Engage with accredited NABERS auditor.

A NABERS auditor will help identify underperforming equipment and recommend which ones should be replaced. The auditor can also review the building performance and offer suggestions on how to tune or increase energy efficiency.

2 Improve lighting systems if required.

A lighting upgrade can help reduce up to 60% of lighting energy usage and can provide additional benefits such as improved workplace comfort.

3 Improve heating and cooling systems.

This will help reduce the size and cost of equipment upgrades in the next step.

4 Upgrade or adjust fan systems.

While this may be the most capital-intensive step in the building upgrade process, it is also the step that will maximise your energy efficiency. Where possible, we may retrofit your existing system to optimise operation, reduce noise, and reduce maintenance.

5 Onsite generation.

While it is not a necessary for your building to have onsite generation in order to achieve the highest NABERS ratings, it can help. However, there are additional benefits to investing in onsite generation – namely solar – including reducing your business’ carbon footprint as well as costs thanks to a certain level of energy independence whereby you would no longer be fully at the mercy of price fluctuations from grid-supplied electricity.

The financial outcomes of effective energy efficiency initiatives can be dramatic. In our experience, 85% of Australia’s energy consuming building stock could reduce consumption by up to 30% simply by operating more intelligently.

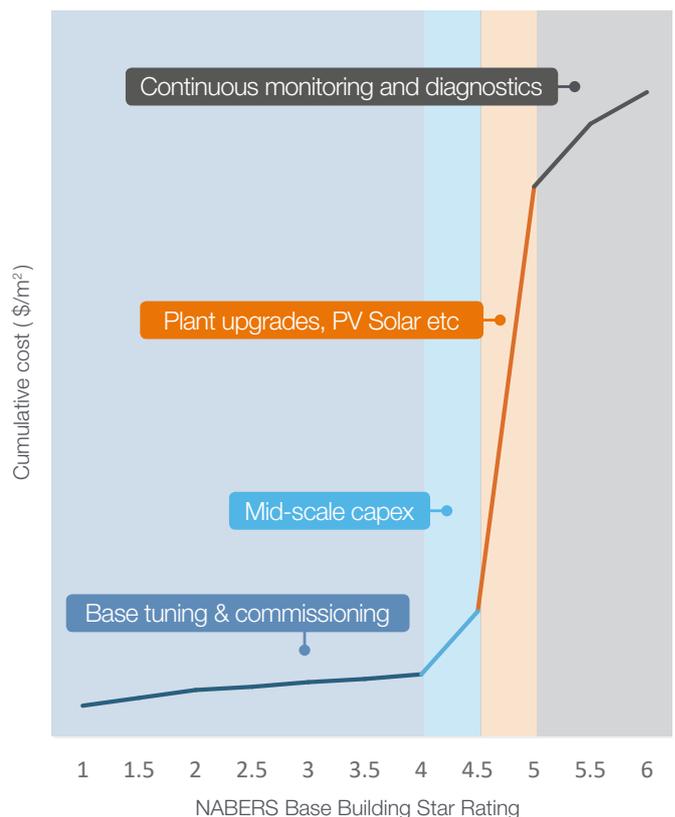


87 Marsden St, Parramatta

“The 87 Marsden St upgrade project was managed from start to finish by Energy Action. This project was a great success with delivery occurring on time, under budget and energy objectives were exceeded. We were able to obtain 4.5 Star NABERS rating 10 months after completion which was a great result for Quintessential”.

– National Facilities Engineering Manager
Quintessential Equity

Real Data from Real Experience



Continuous Monitoring and Diagnostics

Once your building has been upgraded and you have achieved the desired NABERS rating, the next challenge is to maintain that rating.

Our Energy Management and Diagnostic Service (EMDS) continually monitors data from your building and analyses it to highlight anomalies and identify inefficiencies.

The Energy Monitoring service continually monitors your buildings energy usage over time and flags poor performance that may be costing you money.

These services provide energy-saving opportunities and enables us to assist you in optimising your building's performance and maintain your NABERS rating.



Mercure Penrith

"Energy isn't our core business so we engaged Energy Action as Managing Contractor to upgrade the Mercure Penrith Hotel to improve energy efficiency and comfort for our guests. Energy Action conducted themselves professionally ensuring there was minimal disruption to our guests during installation and the project was delivered on time and on budget."

– Asset Manager, Aligned FM

Funding your Commercial Building Upgrade

We are living in an exciting time for building owners interested in repositioning their building assets: funding for sustainable infrastructure projects is abundant, as a result financing new projects proves to be easy, provided the right financial model is adopted.

As an independent advisor, our support is not limited to your building upgrade: Energy Action has a thorough understanding of the multiple and customisable financial options available, and we can tailor your building upgrade solution to secure the best financial outcome for your business.

Potential financing solutions include the following:

- Energy performance contracts
- Energy upgrade agreements
- Environmental upgrade agreements
- Direct finance
- Operating leases

Energy Action is deeply involved in many state and federal government funding programs, allowing us to provide you with opportunities as soon as they arise.

Our financial assistance extends beyond the funding phase of the project.

Thanks to its newfound efficiency and/or onsite generation, your building may start generating some of these environmental certificates:

- Large-scale Generation Certificates (LGCs)
- Small-scale Generation Certificates (STCs)
- Victorian Energy Efficiency Certificates (VEECs)
- New South Wales Energy Efficiency Certificates (ESCs)

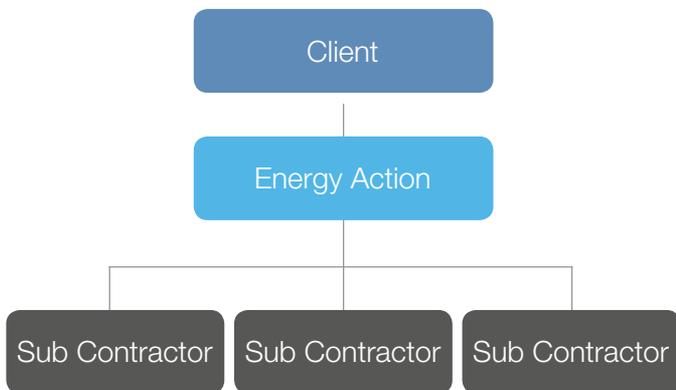
Unlike many energy consultants, we have a team of experts with a broad understanding of how these certificates can be generated, validated, claimed, managed and utilised in order to either offset the cost of goods or be taken for cash benefits.



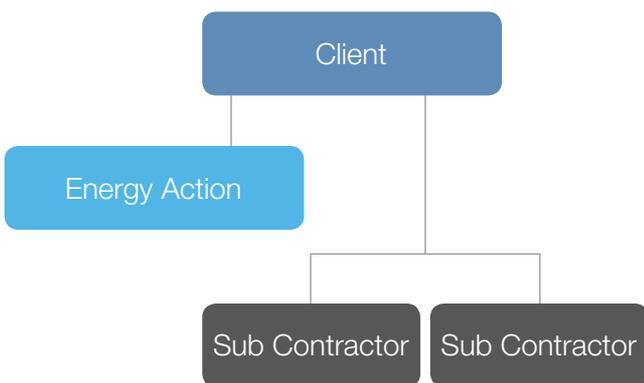
Flexible Engagement Models

We are flexible when it comes to our engagement model and can either act as Head Contractor or simply as a project manager. Where Energy Action is Managing Contractor, the building owner would engage with Energy Action to a defined scope of work and we would directly manage the various components of the work through the sub-contractors. Where Energy Action is engaged as an Interdependent Delivery Team, we would manage the scope of work for the sub-contractors on your behalf, but ultimately you would engage with the sub-contractors directly.

Managing Contractor



Independent Delivery Team



575 Bourke St

“We run 10 assets and are time-poor, which is why we wanted to engage Energy Action as Managing Contractor to reposition our sub 3 Star commercial building to 4.5 NABERS stars. This upgrade also happens to be performed under the largest Environmental Upgrade Agreement to be delivered in Victoria, a financing solution that was recommended by Energy Action.”

– National Portfolio Engineer, CBRE



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