



Building Tune-Up Program

Increasing Commercial Building Efficiency
for a Sustainable Future



Proudly presented by the City of Port Phillip and Energy Conservation Systems a Szencorp Company



About Building Tune-Up

The Building Tune-Up Program focuses on improving the energy and water efficiency of existing local commercial buildings. The program aims to improve the participating buildings' energy performance by at least 1-Star ABGR (Australian Building Greenhouse Rating), as well as improve water efficiency by 1-Star NABERS (National Australian Built Environment Rating System).

If you are a commercial building owner, tenant or manager, the Building Tune-Up Program could assist you to retrofit your offices to run more efficiently by implementing commercially successful systems which will guarantee ongoing cost savings.

By joining the Building Tune-Up Program, you can significantly increase operational efficiency and reduce the utility costs of your buildings.

The benefits include the resulting capacity to negotiate more attractive lease arrangements and gain increased asset value.

Upon completion, your building will be promoted as an example of a smart building with a competitive edge that supports business viability as well as environmental sustainability.

Tuning Up your building is a terrific way to support the environment while increasing business viability. You will be reducing greenhouse emissions and potable water use without any loss to aesthetics, performance or comfort.



How Does Your Building Benefit?

1. Guaranteed reduction in your building's ongoing utility costs (energy and water)
2. Your retrofit audited, costed, managed, verified and monitored at no cost
3. Subsidisation of over 25% of retrofit costs
4. Capacity to utilise Performance Contracting to cover the capital costs of your building retrofit.
Guaranteed savings are used for the repayments
5. Your building nationally rated and promoted as an eco-smart building
6. A more viable commercial space with increased asset value, increased tenant attractiveness and ability to meet new government tenancy mandate*
7. Potential capital funding from Federal and State government

'Energy Efficiency in Government Operations Policy- EEGO' Policy paper released in October 2006 by the Department of Environment and Heritage – Australian Greenhouse Office (AGO) – "...framework for agencies to identify, monitor and manage their energy consumption by specifying minimum energy performance standards (generally 4.5 stars on the Australian Building Greenhouse Rating ABGR) for new buildings, major refurbishments and new leases over 2000 m²."



Becoming a Building Tune-Up Participant

To become a participant, you will need to consider 3 factors –

1. **Your location** – the Tune-Up Program targets commercial buildings in the **municipality of Port Phillip**. This includes St Kilda Road and Kings Way, Port Melbourne, South Melbourne, Albert Park, Middle Park, Balaclava, St. Kilda and Elwood and parts of Windsor and Ripponlea.
2. **The size of your building, tenancy** or commercial space needs to be at least **2,500 square metres**.
3. **The cost of participation** – depending on the size of your building, your cost contribution is likely to be between **\$20,000 to \$30,000**. This covers the majority of actual capital improvements to the building and equates to **roughly half the total costs of the efficiency retrofit**.

The other costs are covered by the program's sponsors. These include the costs of auditing, monitoring, project consultancy and management, and additional capital improvements.

Program participants can also select the **performance contracting** option, in which retrofitting repayments are covered by the guaranteed utility cost savings.

Program Milestones

Building Tune-Up – PHASE 1	Timeline
Participation formalised	By Dec 2006
Building audits & reports, retrofit plan, costs & savings plan	By March 2007
Implementation	April-July 2007
Savings monitoring & verification	April-Oct 2007
Building promoted locally and nationally across commercial & building sectors, local government and private sector	Nov 2007 onward

PROGRAM PARTNERS



For further information, please call **Zafi Bachar**, Environment Projects Officer at the City of Port Phillip on 9209 6680.

www.portphilip.vic.gov.au/building_tune_up.html
www.ecsaustralia.com