

# 1200 BUILDINGS

## ADVICE SHEET

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### About 1200 Buildings

The City of Melbourne's 1200 Buildings Program aims to encourage the environmental retrofit of around two thirds of the municipality's commercial stock. Retrofits improve energy and water efficiency in buildings. This can help lower utility bills and increase an asset's value. The 1200 Buildings Program helps building owners realise these benefits.

The 1200 Buildings Program is part of the City of Melbourne's commitment to become a carbon neutral city. By improving energy efficiency by around 38 per cent, the commercial building sector alone could eliminate 383,000 tonnes of greenhouse gas emissions every year, equivalent to more than 7.6 million black balloons.

### What are the benefits of retrofitting?

Retrofitting can benefit owners by future proofing building assets against rising energy costs and attracting and retaining tenants. It also benefits society by lessening the sector's contribution to global greenhouse gas emissions.

Retrofitted buildings are in demand because they:

- command higher rental returns
- result in lower tenancy churn and vacancy rates
- use less energy and water
- enhance corporate image.

### Who is eligible?

Owners and managers of commercial buildings within the City of Melbourne's municipal boundaries.

### Why join?

**Promotion:** Program signatories have exclusive use of the 1200 Buildings logo to promote their retrofit projects to prospective tenants, shareholders and the community.

**Environmental Upgrade Finance (EUF):** Accessing finance can be problematic and the City of Melbourne has developed a world-first financial assistance mechanism that will increase access to competitive finance for signatories to the Program.

**Latest Industry News:** The 1200 Buildings Program will provide signatories with the latest updates on industry approaches, funding initiatives and cases studies.

**Training and engagement:** Skills building events will be delivered through the Program in partnership with industry associations.

### Find out more

Visit [www.melbourne.vic.gov.au/1200buildings](http://www.melbourne.vic.gov.au/1200buildings) to learn more about the 1200 Buildings Program, read our case studies and advice sheets, see who has signed up and watch videos highlighting how some of our signatories managed their retrofit journeys.



# 1200 Buildings Program Steps

Follow these steps to undertake a 1200 Buildings retrofit.

## 1 Baseline assessment

**Rate your building's environmental performance:** Determine how much energy and water your building consumes. Set yourself a benchmark by undertaking an energy/water baseline assessment. For more information please refer to Advice Sheet 2: Rating Tools and Advice Sheet 7: Essential Documents in Retrofits.

## 2 Retrofit action plan

**Develop a Retrofit Action Plan:** The plan will tell you how to improve your building's performance. What energy/water/dollar savings are possible? How long will it take to complete your retrofit and see a return on your investment? You can also seek competitive financing through Sustainable Melbourne Fund. For more information refer to the following *Advice Sheets 4: Considering building technologies; 5: Financing your retrofit; 6: Adopting an effective retrofit process; and 7: Essential documents in retrofits.*

## 3 Undertake retrofit works

**Begin your energy/water improvement works:** Implement your Retrofit Action Plan to improve energy/water efficiency. Have you communicated to your tenants the benefits they will receive? Apply for planning/building approvals if necessary at this point. For more information refer to *Advice Sheet 3: Complying with regulations* and *Advice Sheet 8: Liaising with tenants during a retrofit.*

## 4 Annual update

**Review your progress and let us know how you are going:** Check how you are tracking against your Retrofit Action Plan. Are works proceeding on time and on budget?

## 5 Complete works

**Retrofit works are complete:** Congratulations! Make sure that thorough commissioning of new plant and equipment is undertaken to achieve best results. Teach your building tenants/managers and contractors how to optimise ongoing operational efficiency. For more information refer to *Advice Sheet 9: Maintaining the building after a retrofit.*

## 6 Final assessment

**Re-rate your building:** Re-assess your building one year post completion of final works to quantify the extent of savings. More tuning and tweaking is often required at this point to achieve optimal operational efficiency. In fact, ongoing monitoring over your building's life is advised to ensure it continues to operate efficiently.

Find out more at [www.melbourne.vic.gov.au/1200buildings](http://www.melbourne.vic.gov.au/1200buildings)