

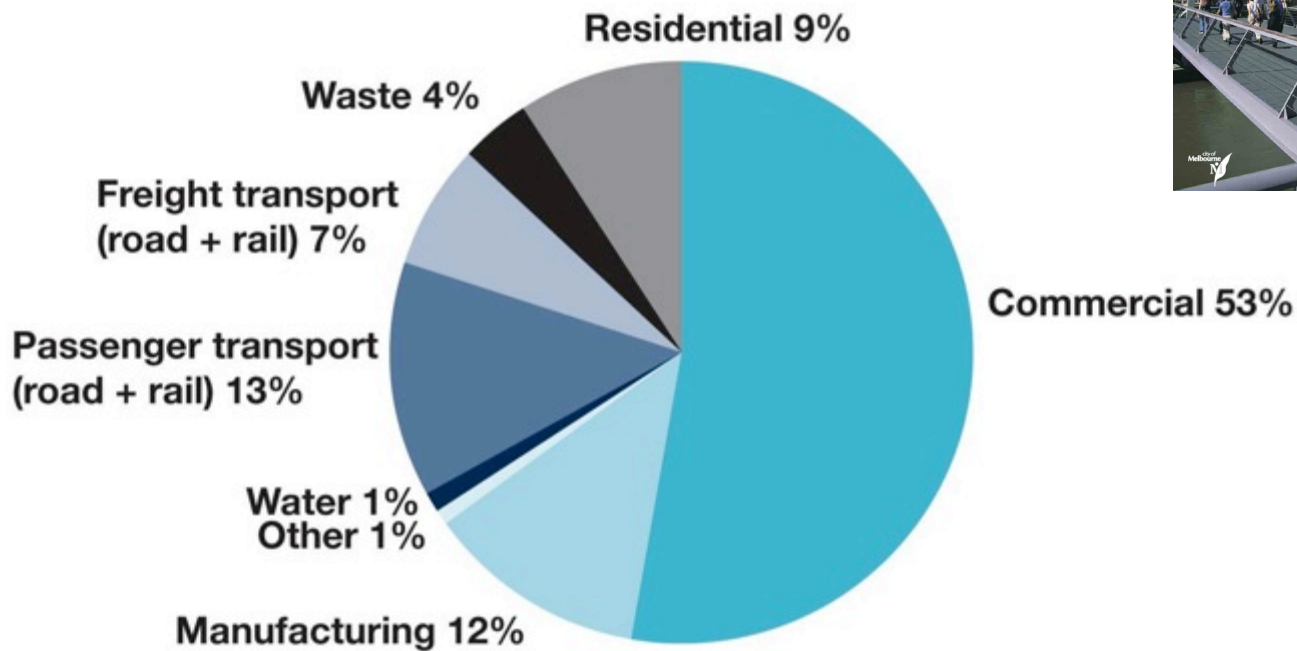


# 1200 Buildings Program

Transforming Melbourne's

Existing commercial building stock

# Council policy – Zero Net by 2020



GHG emissions by sector for the City of Melbourne 2005-06 total emissions estimated at 6.43 million tonnes CO<sub>2</sub>-e

# 1200 Buildings - goals

- Catalyse the retrofit 1200 commercial buildings
- 38% increase in energy efficiency
- Mitigate 383kt/year of CO<sub>2</sub>-e
- Reduce potable water use by 5 giga litres/year



# Why retrofit? Good for business

- Lower utility costs
- Lower operational costs
- Reduce the risk of obsolescence
- Improved corporate reputation
- Limit/prevent environmental liabilities
- Satisfied tenants results in retention
- Increased access to capital

*“...buildings with a green rating command rental rates that are roughly two per cent higher per square foot than otherwise identical buildings...”*

Berkeley Program on Housing and Urban Policy, University of California, Berkeley, 2008

# What are buildings signing up to?

## 1. Baseline Assessment

Initial measure of energy and water consumption to provide a benchmark for later comparison.

## 2. Retrofit Action Plan

Includes a list of interventions, capital cost, payback, potential CO<sub>2</sub>-e savings/ NABERS increase.

## 3. Undertake Retrofit Works

Design, documentation and works. Duration depends on building occupancy rates, availability of funds, level of upgrade.

## 4. Annual Update

Determine how buildings are tracking against retrofit plans and CoM's Zero Net and water targets?

## 5. Completion of Works

Re-assessment of building post completion of final works to quantify the extent of savings.

## 6. Final Recognition

CoM's opportunity to recognise and publicly acknowledge the building's efficiency improvements.

# Key challenges for retrofitting

1. **Access to finance**
2. Split owner/tenant incentives
3. Grid connected cogeneration is difficult
4. Cost of planning

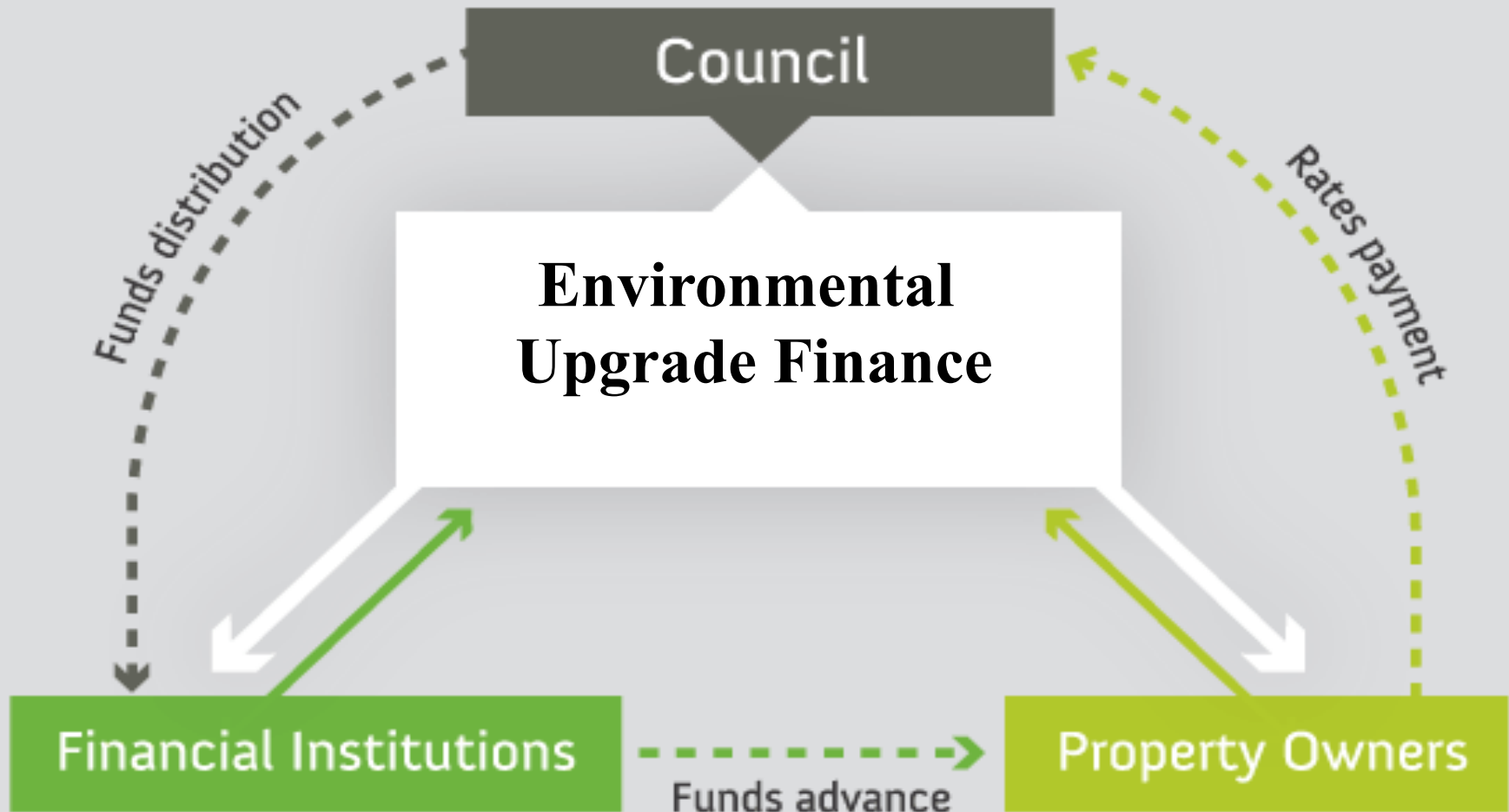


## Solutions - Partnerships

- Sustainable Melbourne Fund
- Australian Financial Institutions
- Building owners
- Consultants and service providers
- Industry Associations
- Victorian Government
- Low Carbon Australia



## Solutions - Access to finance



## Ongoing

- CoM to collect payments and distribute fund to lenders and SMF
- Provide ongoing customer service and answer queries for projects (SMF)
- Collect data on projects and create case studies (CoM)
- Create pipeline of projects (CoM/SMF)
- Marketing/events (CoM/SMF)



**Home**

Retrofitting is good for business

Current signatories

Case studies &gt;

How to join &gt;

What is a building retrofit? &gt;

Getting started – funding

Building permits and approvals &gt;

Useful links and resources

Policies and strategies

Consultants – register your interest

Contact us


**CITY OF MELBOURNE**
**Did you know...**

**commercial buildings**  
are responsible for  
**more than half** of our city's  
**total carbon emissions?**  
we need to act now >

**Funding a building retrofit**


The City of Melbourne can now help building owners obtain finance for retrofit works to reduce energy use, save water and lower carbon emissions.

&gt; See more

**More information**
**Case study**
**530 Collins Street**


With its retrofit now complete, 530 Collins Street will reduce annual greenhouse emissions by 40 per cent compared to the industry average.

**Get informed**

- > [Funding a retrofit](#)
- > [Policies and strategies](#)
- > [Useful links](#)
- > [Find a consultant](#)

**From Council**

- > [Environment What Council is doing](#)
- > [Sustainable Melbourne Fund](#)
- > [Environmental sustainability for business](#)

**AIRAH independant HVAC advice**


The AIRAH is an independent, specialist, not-for-profit organisation

**Investa Sustainability Institute**


Investa Sustainability Institute have created the opportunity for you to blog

**Retrofitting is good for business**


Lower your operating costs, reap higher return on investment, enjoy lower

**How does your building perform?**


There are two rating systems for retrofitted buildings, NABERS and