

Submission Text: Retain, Repair, Reinvest (RRR) in a project by OFFICE, a not-for-profit Melbourne based design and research practice. RRR is a site-specific strategy developed by OFFICE to evaluate the refurbishment potential of existing public housing. The approach has three key objectives:

Retain existing communities by not relocating residents,

Repair existing buildings to reduce environmental impacts of construction,

Reinvest savings to improve comfort and upgrade public housing.

The attached report examines the refurbishment potential of the Flemington high-rise towers, and demonstrates the environmental, social and economic benefits of a retrofit approach rather than demolition. The report was undertaken in collaboration with Flemington and North Melbourne public housing residents, as well as consultant expertise from Sheer Force Engineering, Mako Group ESD Engineers, Melbourne Quantity Surveyors and Nicholas Building Surveyors.

This report addresses all the criteria presented by Homes Victoria that justify estate demolition—including energy efficiency, liveability standards, structural integrity of the towers and additional housing capacity through infill. This can all be achieved without the relocation of tenants and for a cost saving of \$364 million when applied to the Flemington Estate.

We have included the full report as part of this submission.