

Australian Government

## Carbon Neutral Program

# Public Disclosure Summary



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible Entity name: Realmont Property Partners**

**Building / Project Name: 200 Victoria St, Carlton**

**Building Owner: Realmont Property Partners**

**Project Address: 200 Victoria St, Carlton, VIC 3053**

This building has been certified carbon neutral (base building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 06/02/2024 to 05/02/2025.

<b>Total emissions offset</b>	420 tCO <sub>2</sub> -e
<b>Offsets bought</b>	20% ACCUs, 80% VCUs
<b>Renewable electricity</b>	18.54%

### Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>
(The Green Star – Performance Certificate and associated Carbon	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input checked="" type="checkbox"/>

## Emissions Reduction Strategy

Neutral Certificate are displayed on the Department's website)	At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input type="checkbox"/>
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Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building's first carbon neutral certification

## Reporting Year

The project's nominated Green Star - Performance period	01/08/2021
12 consecutive months from which data will be drawn for the purposes of the project's Green Star – Performance assessment.	to 31/07/2022

## 1. Carbon Neutral Information

### 1A Introduction:

200 Victoria Street, Carlton is a modern A Grade commercial office building actively managed by Realmont Property Partners. During the 2008/09 redevelopment, the building incorporated integrated cogeneration plant, underfloor air-distribution and rainwater harvesting to maximise building efficiency. In line with their sustainability goals, 200 Victoria Street achieved a 5 star NABERS Base Building Energy, 5.5 star NABERS Water rating and 6 Star Green Star (As Built rating) in the 2021.

### 1B Emission sources within certification boundary

**Table 1. Emissions Boundary**

The Responsible Entity has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input type="checkbox"/>
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations,	All scope 1,2 and 3 emissions from the base building as defined by the Green Star –	

**Table 1. Emissions Boundary**

<p>relevance &amp; materiality) as including the following emission sources</p>	<p>Performance framework boundary, and as indicated by the Greenhouse Gas, Potable Water, Waste and Refrigerants Green Star Calculators.</p>	
<p>If an emission source cannot be quantified, please outline why</p>	<p>Scope 3: Transport not included as no reliable information available.</p>	
<p>Shared services are present within the project boundary which enable the building to fulfil its function</p>	<p>Yes; or</p>	<p><input type="checkbox"/></p>
	<p>No</p>	<p><input checked="" type="checkbox"/></p>

## 2. Emissions Summary

<b>Table 2. Emissions Source – Summary (only for projects using the 15A NABERS pathway)</b>	<b>t CO2 –e</b>
Scope 1: Refrigerants	20.96
Scope 1 (combustion of fuel), scope 2 (electricity) & scope 3 (fuel & electricity) <sup>1</sup>	367.5
Scope 3: Water & Wastewater	2.57
Scope 3: Waste (includes transport)	28.95
<b>Total Emissions</b>	<b>419.98</b>

<sup>1</sup> Note: Total Gross emissions cannot be reported for buildings taking the NABERS pathway because only net electricity emissions are reported on the NABERS certificate.

### 3. Emissions over time

Only for recertified buildings. Please list 'N/A' if not required.

This section compares emissions over time between the current year with the previous year.

Table 5. Emissions since base year		t CO <sub>2</sub> –e
Base Year	01/08/2020 to 31/07/2021	304
Year 1:	01/08/2021 to 31/07/2022	419.98

#### 4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink	Vintage	Quantity	Eligible Quantity (tCO <sub>2</sub> – e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
KACCU-AUS-Woodlands Station Regeneration	ACCU <sub>s</sub>	ANREU	06/06/2023	8,351,224,371 - 8,351,224,470	2023	100	100	0	16	84	20%
VCS-IND-Wind Project Maharashtra	VCUs	VERRA	06/06/2023	<a href="#">8455-21832724-21833123-VCS-VCU-997-VER-IN-1-1520-01012019-31102019-0</a>	2019	400	400	0	64	336	80%
<b>Total offsets retired this report and used in this report</b>										420	
<b>Total offsets banked for use future years: (if any)</b>									80		

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	84	20%
Verified Carbon Units (VCUs)	336	80%

## 5. Renewable Energy Certificate (REC) summary

Not applicable. No RECs have been surrendered.

## Appendix A: Electricity Summary

Electricity emissions are calculated using a location-based approach.

### Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

### Market-based method

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

### Marked Based Approach - Total Renewables Summary

Total renewables (grid and non-grid)	39,022 kWh
Mandatory *	39,022 kWh
Voluntary *	0 kWh
Behind the meter	0 kWh
Residual Electricity	171,453 kWh
Market Based Approach Emissions Footprint	170 tCO <sub>2</sub> -e

### Location Based Approach Summary

Location Based Approach Emissions Footprint	212 tCO <sub>2</sub> -e
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### Note

The categories can include:


\* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.



## Appendix B: Offsets Retirement

REFERENCE	PROJECT NAME	SERIAL NO.	COUNTRY	PROJECT ID	TYPE	VINTAGE	DATE	UNITS
1	KACCU-AUS-Woodlands Station Regeneration	SN 8,351,224,371 8,351,224,470	Australia	ERF166168	Regen	2023	06/06/2023	100
2	VCS-IND-Wind Project Maharashtra	8455-VCS-VCU-997-VER-IN-1-1520-01012019-31102019-0 21832724 21833123	India	VCS1520	Wind	2019	06/06/2023	400
<b>TOTAL</b>								<b>500</b>



### Australian National Registry of Emissions Units

Logged in as: Michelle Davey / Industry User

ANREU Home

Account Holders

Accounts

Unit Position Summary

Projects

Transaction Log

CER Notifications

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#### Transaction Details

Transaction details appear below.

Transaction ID	AU27706
Current Status	Completed (4)
Status Date	06/06/2023 11:59:59 (AEST) 06/06/2023 01:59:59 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Dobbs, Ian Alexander
Transaction Approver	Davey, Michelle
Comment	Retired on behalf of 200 VS Pty Ltd as Trustee of the 200 VS Unit Trust C/O JLL for the FY24 Climate Active certification of 200 Victoria St, Carlton.


#### Transferring Account

Account Number	AU-3255
Account Name	Tasman Environmental Markets Australia Pty Ltd
Account Holder	Tasman Environmental Markets Australia Pty Ltd

#### Acquiring Account

Account Number	AU-1088
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF166168</a>					2022-23		8,351,224,371 - 8,351,224,470	100


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#### RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/01/2019	31/10/2019	8455-21832724-21833123-VCS-VCU-997-VER-IN-1-1520-01012019-31102019-0	400	VCU	1520	Wind Project in Maharashtra, India by Kayathar and Jath	Energy industries (renewable/non-renewable sources)			Maharashtra	India (IN)	Tasman Environmental Markets Australia Pty Ltd	Retirement for Person or Organization	Jones Lang Lasalle (JLL) Pty Limited	Retired on behalf of 200 VS Pty Ltd as Trustee of the 200 VS Unit Trust C/O JLL for the FY24 Climate Active certification of 200 Victoria St, Carlton.	05/06/2023

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— Report end —