

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	LIF Pty Ltd
Building / Premises name:	Bridge Plaza
Building Address:	13 Clyde St, Batemans Bay, NSW 2536
Corresponding NABERS Energy Rating number	SC30492

This building Bridge Plaza has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 30/4/2024 to 29/4/2025.

Total emissions offset	111 tCO ₂ -e
Offsets bought	0.00% ACCUs, 0.0% VCU, 0.0% CERs, 100.0% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

Bridge Plaza has achieved a NABERS Energy rating of 4 stars without GreenPower.

Expires 29th of April 2025

Reporting Year Period

The rating period / reporting year	1/01/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/12/2023

1. Carbon Neutral Information

1A Introduction:

LIF Pty Ltd ABN 92 099 664 285 is the Trustee for the Local Government Property Fund (LGPF) which is managed by LGSS Pty Ltd ABN 68 078 003 497 (LGSS), the trustee for Local Government Super ('Active Super'). In managing LGPF as part of Active Super's direct property portfolio, LGSS' aim is to incorporate environmental practices and social considerations into the day-to-day management of the portfolio to reduce the impact of its operations and enhance the retirement income of its members.

1B Emission sources within certification boundary

Table 1. Emissions Boundary					
The Building has achieved Carbon Neutral Certification for the	<table border="1"> <tr> <td>Base Building; or</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Whole Building.</td> <td><input type="checkbox"/></td> </tr> </table>	Base Building; or	<input checked="" type="checkbox"/>	Whole Building.	<input type="checkbox"/>
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, relevance & materiality) as including the following emission sources	<ul style="list-style-type: none"> Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater. 				

Table 2. Declaration of excluded emissions

All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
Tenant managed waste streams	Tenant managed waste streams are not managed by the building owner and are excluded as per NABERS requirements for retail centres.
Retail tenancy light and power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner.



2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	14.3
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	90.0
Scope 3: Water and Wastewater	6.2
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	111

*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2-e) (total quantity retired) ***			
Cururos Wind Farm Project	VER	Gold Standard	27/05/2024	GS1-1-CL-GS3567-12-2017-23424-27791-27901 https://registry.goldstandard.org/batch-retirements/details/178418	Jan 01, 2016 – Dec 31, 2020	111	111	0	111	100.0%
TOTAL Eligible Quantity used for this reporting period claim									111	
TOTAL Eligible Quantity banked for future reporting periods								0		

* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

*** Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	0
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* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information											
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report								0			

Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

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 (onsite and offsite) (cell D45)	276,919	kWh
Mandatory * (RET) (cell D32)	30,559	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	163,944	kWh
Onsite renewable energy consumed (cell D40+D43)	82,416	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	-30,559	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M47)	-30,424	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	129,516	kgCO₂-e

Note

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

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 81.08% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
 Good
 Acceptable
 Basic
 Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building's airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 12.92% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	14.35
Method 2	Method 2 not applied
Total	14.35

Appendix D: Screenshots of offsets purchased

G **IMPACT REGISTRY**
CREDITS PROJECTS
✓ LOGIN

Retirement

STATUS	⇓ Retired
NUMBER OF CREDITS	111

RETIREMENT DETAILS

RETIREMENT DATE	May 27, 2024
RETIREMENT NOTE	<i>Retired on behalf of LIF Pty Ltd for Bridge Plaza, 13 Clyde St, Batemans Bay, NSW, 2536, being for Climate Active certification for the NABERS rating period 1/1/2023 – 31/12/2023</i>
USING ENTITY	Not Disclosed
USE CASE	Voluntary

QUANTITY	GS ID	PROJECT DETAILS	COUNTRY	PROJECT TYPE	METHODOLOGY	PRODUCT	USE CASE AUTHORISATION	CORRESPONDING ADJUSTMENT	SERIAL NUMB	ACTIONS
111	GS3567	Cururos Wind Farm Project by PARQUE EÓLICO LOS CURUROS LTDA./ Parque Eolico Los	Chile	Wind	ACM0002 Grid-connected electricity generation from renewable sources	VER	Not Applicable	Not Applicable	GS1-1-CL-GS35	VIEW

—Report end—