

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Uniting Communities Incorporated

Building / Project Name: U-City

Building Owner: Uniting Communities Incorporated

Project Address: 43 Franklin St, Adelaide, South Australia 5000

This building / project name has been certified carbon neutral (whole building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 28/11/2024 to 27/11/2025.

Total emissions offset	1056 tCO ₂ -e
Offsets bought	35% VERs, 52% VCUs, 13% ACCUs Per FY2022-23 Organisational Certification
Renewable electricity	18.96%

Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	<input checked="" 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 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 Period

The project's nominated Green Star - Performance period	01/07/2022
12 consecutive months from which data will be drawn for the purposes of the project's Green Star – Performance assessment.	to 30/06/2023

1. Carbon Neutral Information

1A Introduction:

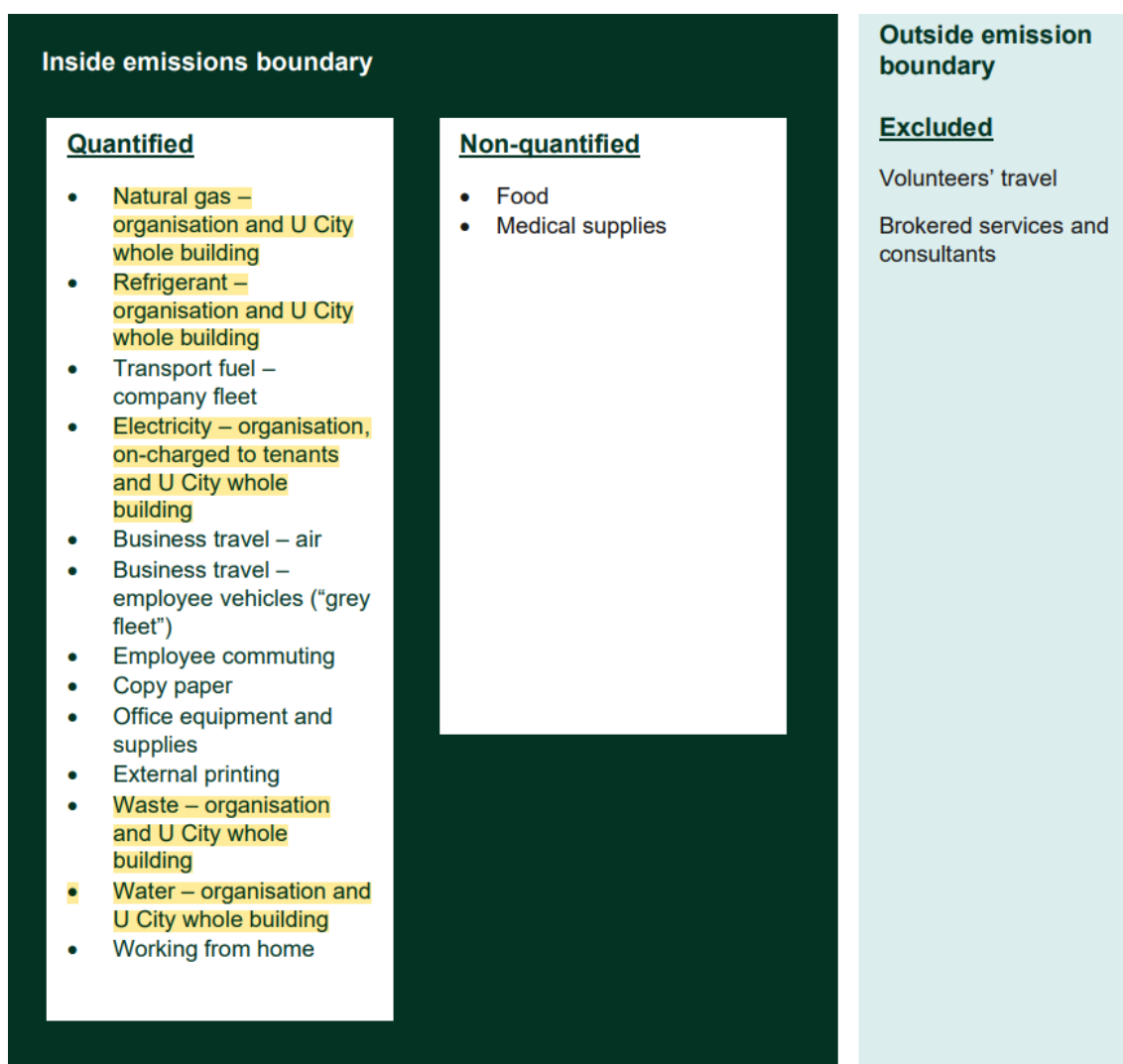
Uniting Communities was the first South Australian organisation and first registered charity in Australia to become certified carbon neutral, in 2015. Uniting Communities is an inclusive not-for-profit organisation working alongside more than 80,000 South Australians each year as they strive for bright futures and great lives. We value diversity and are committed to providing respectful, accessible services to all.

Uniting Communities' 'U City' development is a community mixed use building - the first of its kind in Australia - blending Uniting Communities' own services and offices with commercial retail and other tenants, a retirement village and a disability hotel. In line with the organisation's leadership in sustainable practices, the U City building is setting a new benchmark for developments in Adelaide and South Australia, and for the community and aged care sectors in particular.

The U-City building has a whole building Carbon Neutral Certification. Through Green Star Performance, the project met the minimum energy efficiency requirements for the base building. Some of the U City building emissions were covered through Uniting Communities' organisational Carbon Neutral

Certification; the remainder of the non-Uniting Communities organisation emissions are accounted for separately.

It's a unique situation for this building, where Uniting communities as an organisation occupies the U-City building and captured its emissions under its organisational Carbon Neutral certification, including all the building's energy use, water and waste emissions. For reference, the following diagram from the Uniting Communities Incorporated's Climate Active Carbon Neutral for Organisations FY2022-23 Certification [Public Disclosure Statement](#) outlines the emissions boundary covered by the organisational certification.



(Emissions Boundary from page 7 of the Organisations Public Disclosure Statement)

Note that for the U-City building, there are operations emissions that belong to the Uniting Communities organisation. These emissions are already covered and offset in the Uniting Communities organisational Climate Active carbon neutral certification.

There are also operations emissions that do not belong to Uniting Communities, such as those belonging to non-Uniting Communities tenants within the U-City building. This amounted to 430 tonnes in this reporting period of FY22/23. These emissions were additionally calculated, reported, and offset in the organisational report. This is to ensure the U-City whole building emissions scope has been accounted for.

Emission category	Sum of scope 1 (tCO ₂ -e)	Sum of scope 2 (tCO ₂ -e)	Sum of scope 3 (tCO ₂ -e)	Sum of total emissions (t CO ₂ -e)
Climate Active Carbon Neutral Products and Services (copy paper)	0.00	0.00	0.00	0.00
Electricity	0.00	619.34	198.19	817.52
Office equipment & supplies	0.00	0.00	42.11	42.11
Refrigerants	95.64	0.00	0.00	95.64
Stationary Energy (gaseous fuels)	190.75	0.00	39.61	230.26
Transport (Air)	0.00	0.00	35.45	35.45
Transport (Land and Sea)	193.52	0.00	1308.48	1502.00
Waste	0.00	0.00	515.14	515.14
Water	0.00	0.00	41.14	41.14
Working from home	0.00	0.00	11.34	11.34
Organisation emissions total	479.92	619.34	2191.46	3290.71
U City whole building (emissions not covered in organisation certification)	0.00	0.00	0.00	430.00
Total emissions	479.91	532.51	2250.50	3720.71

(Emissions Summary from page 11 of the Organisations Public Disclosure Statement)

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Responsible Entity has achieved Carbon Neutral Certification for the	Base Building; or	<input type="checkbox"/>
	Whole Building.	<input checked="" type="checkbox"/>
The Responsible Entity has defined a set building's emissions boundary (in terms of	Natural Gas Refrigerant Purchased Electricity Waste to Landfill	

Table 1. Emissions Boundary

<p>geographic boundary, building operations, relevance & materiality) as including the following emission sources</p>	<p>Water</p> <p>Note that zero emissions were reported for refrigerants in this reporting period as Uniting Communities' organisational carbon inventory and certification only accounts for emissions from refrigerants in periods when these emissions occur (i.e., top up of HVAC systems), and no refrigerant top ups have occurred for the U-City building within this reporting period.</p>	
<p>If any additional emission sources were included, please outline</p>		
<p>If an emission source cannot be quantified, please outline why</p>	<p>This allows for a more accurate accounting than using standardised assumed leakage rates and maintains consistency with the organisational certification methodology. Where refrigerant top ups occur in future reporting periods, these emissions shall be disclosed and accounted for.</p>	
<p>Shared services are present within the project boundary which enable the building to fulfil its function</p>	<p>Yes; or</p> <hr/> <p>No</p>	<p><input type="checkbox"/></p> <hr/> <p><input checked="" type="checkbox"/></p>
<p>Emissions from these services were apportioned for carbon neutral building certification as follows</p>	<p>N/A</p>	

2. Emissions Summary

Table 3. Emissions Source – Summary (for projects using the 15B, 15C, or 15D pathway) t CO2 –e

Scope 1: Refrigerants	0
Scope 1: Combustion of fuel	74.97
Scope 2: Electricity	368.24
Scope 3: Electricity	111.36
Scope 3: Fuel	15.61
Scope 3: Water and wastewater	14.17
Scope 3: Waste (includes transport)	471.24
Total Emissions	1055.59

These emissions represent the U-City building which are already covered in Uniting Communities Incorporated's Climate Active Carbon Neutral for Organisations FY2022-23 Certification.

3. Emissions over time

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

Table 5. Emissions since base year t CO2 –e

Base Year	01/07/2020 - 30/06/2021	868.19
Year 1:	01/07/2021 - 30/06/2022	650.6
Year 2:	01/07/2022 - 30/06/2023	1055.59

4. Carbon Offsets Summary

Note that these emissions in this report represent the U-City building, which are already offset within in Uniting Communities Incorporated's Climate Active Carbon Neutral for Organisations FY2022-23 Certification.

The below offset summary is the offset summary copied from the organisational [Public Disclosure Statement](#) (page 14).

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Stapled Quantity	Eligible Quantity (tCO ₂ –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 (%)
InfraVest Changbin and Taichung bundled Wind Farms Project – Taiwan	VER	Gold Standard	30/11/20	GS1-1-TW-GS472-12-2017-6457-117603-122502	2017		4,900	3,611	0	1,289	35%

Stapled to EcoAustralia Mount Sandy biodiverse native	ABU		02/10/20			4,900					

Table 6. Offsets retired

vegetation
conservation
project – SA

Bundled wind power project by Myrtah Group – India	VCU	VERRA	05/07/22	7638-416156875-416159274-VCU-034-APX-IN-1-1728-01012017-24112017-0	2017	2,400	0	477	1,946	52%
Arbon-Tooligie, Human Induced Regeneration - EOP100275	ACCU	ANREU	03/08/23	8,369,829,827 - 8,369,831,226	2022-2023	1,400	0	919	486	13%
Wind Power Project, Maharashtra, India	VCU	VERRA	17/3/23	8455-21797955-21802434-VCS-VCU-997-VER-IN-1-1520-01012019-31102019-0	2019	4,480	0	4,480	0	0%
Total offsets retired in the FY2022-23 Organisation Certification Report (including the whole building emissions offset for the U-City building certification)									3,721	
➤ Total offsets retired in the FY2022-23 Organisation Certification Report for the U-City building certification									1,056	
Total offsets banked for use future years: (if any)									5,876	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Verified Emissions Reductions (VERs)	1,289	35%
Verified Carbon Units (VCUs)	1,946	52%
Australian Carbon Credit Units (ACCUs)	486	13%

5. Renewable Energy Certificate (REC) summary

N/A. No RECs have been retired for this report.

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)	279,271 kWh
Mandatory *	279,271 kWh
Voluntary *	0 kWh
Behind the meter	0 kWh
Residual Electricity	1,193,676 kWh
Market Based Approach Emissions Footprint	1,086 tCO ₂ -e

Location Based Approach Summary

Marked Based Approach - Total Renewables Summary

Location Based Approach Emissions Footprint

479.6 tCO₂-e

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.

— Report end —