

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: 121 MCS Pty Ltd (as Trustee for 121 MCS Unit Trust)

Building / Premises name: 121 Marcus Clarke Street

Building Address: 121 Marcus Clarke Street, Canberra City, ACT 2601

Corresponding NABERS Energy Rating number OF32043

This building 121 Marcus Clarke Street 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 17/6/2024 to 16/6/2025.

Total emissions offset	428 tCO2-e
Offsets bought	10.98% ACCUs, 89.0% VCU, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	93.82% of electricity is from renewable sources

Emissions Reduction Strategy

121 Marcus Clarke Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 16th of June 2025

Reporting Year Period

The rating period / reporting year 1/03/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
29/02/2024

1. Carbon Neutral Information

1A Introduction:

121 Marcus Clarke Street is a ≈25,700 sqm office building located within the Canberra CBD occupying a prominent position on the corners of Alinga and Marcus Clarke Streets. The building is near the new Alinga Street Light Rail Station, City Bus Interchange, Canberra Centre, CBD retail precinct and ANU. Furthermore, the building has a modern end of trip facility in the basement. These factors allow occupants to commute to the building by various green options including bus, bike, or light rail.

The building is under a program of continual optimisation and its green credentials have been further improved in recent years with the installation of a 99kW rooftop PV system and an upgrade of the end of trip facilities. 121 Marcus Clarke St is currently rated at 5.5 Stars NABERS Energy (Base Building), 5.0 Stars NABERS Water (Whole Building), and 3.5 Stars NABERS Waste.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building 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, relevance & materiality) as including the following emission sources		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
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
Retail tenants energy consumption (electricity and gas)	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the energy consumption of retail tenants is excluded on the basis that it is outside the operational control of the building owner and is billed directly to the tenants by their respective utility providers.
Retail tenants water consumption	In alignment with Section 7.3 of the NABERS Carbon Neutral Technical Guidance v1.0 - the water consumption of retail tenants is excluded on the basis that it is outside the operational control of the building owner and is appropriately sub-metered.
Tenant-managed waste streams	Tenant-managed waste streams are not managed by the building owner and are excluded as per the NABERS requirements for base building offices.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	69.4
Scope 1: Natural gas	189.6
Scope 1: Diesel	0.1
Scope 2: Electricity	46.5
Scope 3: Natural gas	48.2
Scope 3: Diesel	0.0
Scope 3: Electricity	5.1
Scope 3: Waste	52.5
Scope 3: Water and Wastewater	15.9
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	428

*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 (%)
							(tCO ₂ -e) (total quantity retired) ***			
Wind Based Power Generation by Mytrah Energy (India) Limited (EKIESL-VCS-January-16-01)	VCU	Verra	18/01/2022	6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0 See screenshot in Appendix B	01/01/2017 – 31/12/2017	483	483	0	238	55.6%
Ventus Wind Farm in El Salvador	VCU	Verra	11/12/2024	17538-836834914-836835056-VCS-VCU-1491-VER-SV-1-1970-01022022-31122022-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=274576	01/01/2022 – 31/12/2022	143	143	0	143	33.4%
Mt Mulgrave Savanna Burning Project	ACCU	ANREU	10/12/2024	9,016,318,550 - 9,016,318,596 See screenshot in Appendix B	01/07/2024 - 30/06/2025	47	47	0	47	11.0%
TOTAL Eligible Quantity used for this reporting period claim									428	
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			

LGC surrender note:

Not applicable.

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)	787,644	kWh
Mandatory * (RET) (cell D32)	133,121	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	125,324	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	51,849	kWh
Percentage renewable electricity – (cell D46)	93.82%	
Market Based Approach Emissions Footprint (cell M47)	51,619	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	564,193	kgCO₂-e

Note

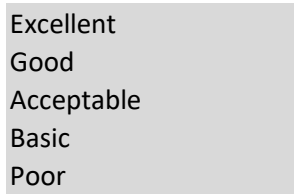
* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

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 12277102.80% of this claim's total emissions

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



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 16.22% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	69.43
Method 2	Method 2 not applied
Total	69.43

Appendix D: Screenshots of offsets purchased



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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
01/02/2022	31/12/2022	17538-836834914-836835056-VCS-VCU-1491-VER-SV-1-1970-01022022-31122022-0	143	VCU	1970	Ventus Wind Farm in El Salvador	Energy industries (renewable/non-renewable sources)			Metapan	El Salvador (SV)	Swiss Carbon Value Ltd	Environmental Benefit	121 Marcus Clarke Street, Canberra ACT	To offset emissions from property 121 Marcus Clarke Street, Canberra ACT for the period 01/03/2023 to 29/02/2024.	11/12/2024

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Verra Registry - Powered by APX Technology

Transaction ID AU37926

Current Status Completed (4)

Status Date 10/12/2024 10:03:58 (AEDT)
09/12/2024 23:03:58 (GMT)

Transaction Type Cancellation (4)

Transaction Initiator Nathalia, Griselda

Transaction Approver Doan-Lockyer, Jenny

Comment To offset emissions from property 121 Marcus Clarke Street, Canberra ACT for the period 01/03/2023 to 29/02/2024.

Transferring Account

Account Number AU-2977

Account Name South Pole Australia Financial Services Pty Ltd

Account Holder South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number AU-1068

Account Name Australia Voluntary Cancellation Account

Account Holder Commonwealth of Australia

Transaction Blocks

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			ERF102090					2024-25		9,016,318,550 - 9,016,318,596	47



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UNIT INFORMATION

Verification Period	02/04/2016-01/05/2018
Vintage Period	01/01/2017-31/12/2017
Originating Program	NA
Serial Number	6856-352735200-352735682-VCU-034-APX-IN-1-1521-01012017-31122017-0
Additional Certification(s)	NA
Unit Type	VCU
Quantity of Units	483
Serial Number Help	

ORIGINATING PROJECT INFORMATION

Project ID	1521
Project Name	Wind Based Power Generation by Mytrah Energy (India) Limited (EKIESL-VCS-January-16-01)
Primary Project Type	Energy industries (renewable/non-renewable sources)
Additional Project Type(s)	NA
Project Site State/Province	Tamil Nadu, Karnataka , Andhra Pradesh
Project Site Country/Area	India (IN)
Project VVB	EPIC Sustainability Services Private Limited
Crediting Period Start Date	21/02/2014
Crediting Period End Date	20/02/2024
Project Document	View

Report end

