

Australian Government

Carbon Neutral Program Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Colliers

Building / Project Name: 118 Mount Street, North Sydney

Building Owner (if different from Responsible Entity): CBRE Investment Managers

Project Address: 118 Mount Street, North Sydney, NSW 2060

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 20/12/2022 to 20/12/2023.

Total emissions offset	60 tCO2-e
Offsets bought	100% ACCUs
Renewable electricity	Total renewables 72.6%

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"/>
--	---	--------------------------

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: 01/07/2021 to 30/06/2022

The project's nominated Green Star - Performance period	01/07/2021
12 consecutive months from which data will be drawn for the purposes	to
of the project's Green Star – Performance assessment.	30/06/2022

1. Carbon Neutral Information

1A Introduction:

118 Mount Street is a landmark commercial building in North Sydney. The development consists of 22 levels of PCA A grade commercial space, with stunning views of Sydney Harbour. The development has achieved a 5 Star Design & As Built rating, and is committed to achieving carbon neutrality through the Climate Active Carbon Neutral program.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

	Base Building; or	<input checked="" type="checkbox"/>
The Responsible Entity has achieved Carbon Neutral Certification for the	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	

Table 1. Emissions Boundary

	Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.	
If an emission source cannot be quantified, please outline why.	Waste Transport and Transport excluded due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.	
Shared services are present within the project boundary which enable the building to fulfil its function.	Yes; or	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>

2. Emissions Summary

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

	t CO ₂ –e
Scope 1: Refrigerants	35.63
Scope 1: Combustion of fuel	18.30
Scope 2: Electricity	0
Scope 3: Fuel & electricity	0
Scope 3: Water	3.52
Scope 3: Wastewater	0
Scope 3: Waste	1.73
Total Emissions	60

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 CO2 –e
Year 1:	N/A	N/A
Year 2:	N/A	N/A

Add additional rows where required.

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 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 (%)
Wollert Landfill Gas Project	ACCUs	ANREU	16/09/22	3,807,897,739 – 3,807,897,808	2020-21	70	70	0	10	60	100%
Total offsets retired this report and used in this report										60	
Total offsets banked for use future years: (if any)									10		

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

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCUs)	60	100%

Table 7. Additional offsets cancelled for purposes other than Climate Active Carbon Neutral Certification (N/A if not required)

Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO ₂ -e)	Purpose of cancellation
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

5. Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method. If not applicable, please write 'N/A'.

Large-scale Generation certificates (LGCs)* 0

Other RECs 0

* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

Table 8. REC information

Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Total LGCs surrendered this report and used in this report

Appendix A: Electricity Summary

Electricity emissions are calculated using a 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 Summary

Total renewables (grid and non-grid)	523 MWh
Mandatory *	0 MWh
Voluntary *	523 MWh
Behind the meter	0 MWh
Residual Electricity Emission Footprint	0 tCO ₂ e
Market Based Approach Emissions Footprint	18.3 tCO ₂ 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.

Appendix B: Evidence of Offset Retirement

Logged in as: Peter Shuey / Industry User

Transaction Details

Transaction details appear below.

Transaction Successfully Approved

Transaction ID	AU23950
Current Status	Completed (4)
Status Date	16/09/2022 14:00:59 (AEST) 16/09/2022 04:00:59 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Shuey, Peter Kenneth
Transaction Approver	Shuey, Peter Kenneth
Comment	Cancelled as offsets on behalf of 118 Mount St, North Sydney for 01/07/2021-31/06/2022 (FY21/22) for Climate Active Carbon Neutral Certification

Transferring Account		Acquiring Account	
Account Number	AU-1293	Account Number	AU-1068
Account Name	Australian CO2 Exchange Pty Ltd	Account Name	Australia Voluntary Cancellation Account
Account Holder	Australian CO2 Exchange Pty Ltd	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			EQP100098					2020-21		3,807,897,739 - 3,807,897,808	70

Status Date	Status Code
16/09/2022 14:00:59 (AEST) 16/09/2022 04:00:59 (GMT)	Completed (4)
16/09/2022 14:00:59 (AEST) 16/09/2022 04:00:59 (GMT)	Proposed (1)
16/09/2022 14:00:59 (AEST) 16/09/2022 04:00:59 (GMT)	Account Holder Approved (97)
16/09/2022 13:59:00 (AEST) 16/09/2022 03:59:00 (GMT)	Awaiting Account Holder Approval (95)

— Report end —