

Australian Government  
Carbon Neutral Program  
**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

## 1. Certification Summary

**Responsible Entity name:** GPT Group

**Building / Project Name:** GPT Premium Suites - 550 Bourke Street (Level 9 and 14)

**Building/Fitout Owner:** GPT Group

**Project Address:** 550 Bourke Street, Melbourne, Victoria 3000

**Certification Type:** Commitment to achieve carbon neutrality for the construction of the fitout

The GPT Premium Suites - 550 Bourke Street (Level 9 and 14) has been certified for a **commitment** to achieve carbon neutrality for the construction of the fitout by the GBCA against the Climate Active Guideline: Upfront Carbon for Buildings under the Climate Active Carbon Neutral Standard for Products and Services (the Standard).

**Total emissions offset**

0 tCO<sub>2</sub>-e

**The offsets used**

N/A

**Renewable electricity used in the construction of the building**

N/A

**Technical Assessment**

Completed for Design

To be verified for As-Built

**Third Party Validation**

Completed for Design

To be verified for As-Built

## 2. Carbon Neutral Information

### Description of the certification

GPT is a leading Australian Property Group & Real Estate Investment Trust that is committed to being a positive contributor to environmental sustainability while improving resilience to environmental changes.

GPT Premium Suites - 550 Bourke Street (Level 9 and 14) have achieved more than 20% reduction in upfront carbon under Green Star - Interiors v1.3. GPT has taken a step ahead by adopting a new pathway by committing to offsetting the upfront embodied carbon emissions in accordance with the Climate Active Guideline.

### Product description

GPT Premium Suites at 550 Bourke Street are turnkey fitouts on level 9 and 14 with total GFA 1849 Sq.m. Construction commenced in October 2022 with Practical completion planned in May 2023.

Project is focusing on the embodied carbon levels as they relate to the product and construction process stages of the project, modules A1 – A5 (Upfront embodied carbon). The total estimated upfront embodied carbon for these fitouts is 110.6 kg CO<sub>2</sub>-e/m<sup>2</sup>.

The project is registered with the Green Building Council of Australia targeting 6 stars Green Star under Green Star - Interiors v1.3.

	Green Star – Homes rating	<input type="checkbox"/>
The building is registered with the GBCA to achieve either:	Green Star rating (Legacy tools) <i>Green Star – Interiors v1.3</i>	<input checked="" type="checkbox"/>
	Green Star Buildings rating	<input type="checkbox"/>
	Green Star Homes rating and <ul style="list-style-type: none"><li>Green Star Buildings - Life Cycle Impacts</li></ul>	<input type="checkbox"/>
The Responsible Entity has achieved either	<i>Green Star – Interiors</i> rating and <ul style="list-style-type: none"><li>Credit 16 – Greenhouse Gas Emissions</li></ul>	<input checked="" type="checkbox"/>

	<ul style="list-style-type: none"> <li>• Credit 19 - Life Cycle Assessment</li> </ul>	
	Green Star Buildings rating and all the below <i>Green Star Buildings</i> credits	<input type="checkbox"/>
	<ul style="list-style-type: none"> <li>• Upfront Carbon Emissions – Minimum Expectations</li> <li>• Energy Use - Minimum Expectations</li> <li>• Energy Source – Exceptional Performance</li> <li>• Other Carbon Emissions – Exceptional Performance</li> </ul>	
The date when the building is expected to finish practical completion	01/05/2023	
The Responsible Entity is committed to achieve a Carbon Neutral Certification for the:	Construction of the fitout;	

### 3. Emissions Boundary

#### Inside the emissions boundary

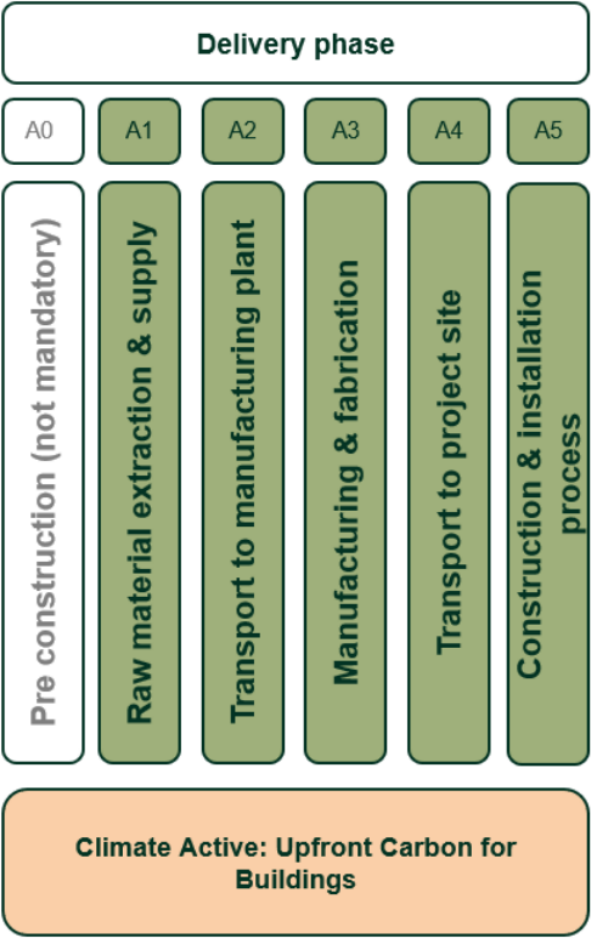
- Embodied emissions during pre construction stage(A0)
- Embodied emissions through raw material supply(A1)
- transport of raw materials during product stage (A2)
- manufacturing of products(A3)
- Transportation of materials to site (A4)
- Construction and installation of material on-site(A5)

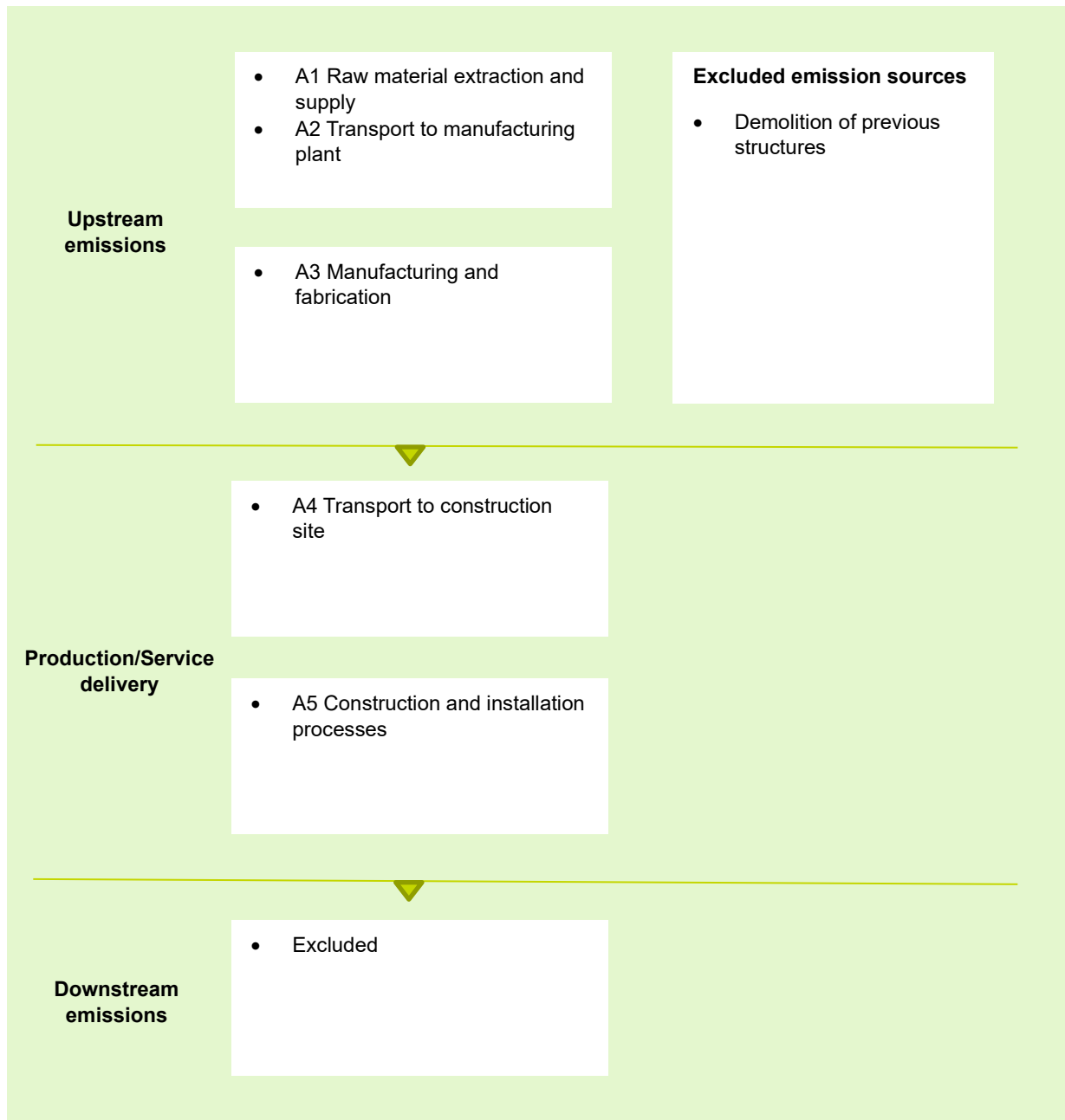
#### Outside the emissions boundary

- No exclusions

Inside emissions boundary		Outside emissions boundary
<b><u>Quantified</u></b> Embodied emissions during pre construction stage(A0) Embodied emissions through raw material supply(A1) transport of raw materials during product stage (A2) manufacturing of products(A3) Transportation of materials to site (A4) Construction and installation of material on-site(A5)	<b><u>Non-quantified</u></b> Glazing film and frosted decals Curtains to meeting rooms Microwaves Artworks Feature Lighting Allowance for floor preparation Allowance for AV and related works	No exclusions <b><u>Non-attributable</u></b>
	<b><u>Optionally Included</u></b> None	

Product Process Diagram





### Data Management plan for non-quantified sources

Non-quantified sources are excluded as there currently are not definable Environmental Product Declarations/Carbon data available to source Global Warming Potential figures. Where data becomes available at future stages, the sources shall be considered.

## 4. Emissions Reductions

### Emissions Reduction Strategy

Each of the five Spec Suite projects achieves a decrease in GWP/m<sup>2</sup> relative to Pilot – Schematic Design of at least 29%. Multiple design alterations and specifications implemented into the five GPT Spec Suite projects following the conception of the Pilot – Schematic Design have contributed significantly to the carbon savings above, including:

- 1) Specification of Dulux Enviro2 paint finishes to internal walls and ceilings
- 2) Reduction in partition wall height by 23% relative to standard height
- 3) Specification of Interface carbon neutral carpet product
- 4) Redesign of workstations to reduce acoustic partition materials
- 5) Reduction of loose furniture items
- 6) Incorporation of re-used office furniture (i.e., task chairs, armchairs)

To ensure energy efficiency performance and address operational emissions, the project has targeted a 6 Star rating under Green Star – Interiors v1.3, demonstrating World Leadership in environmentally sustainable building practices. In particular, the project is targeting Credit 16A Greenhouse Gas Emissions Reduction – Prescriptive Pathway to demonstrate energy efficient lighting, ventilation and air conditioning, and appliances and equipment.

To ensure upfront carbon reductions, adopted strategies include:

- 1) Prioritising lower carbon emissions materials (i.e., low emission concrete mixes), renewable materials, recycled materials
- 2) Incorporation of re-used office furniture
- 3) Redesign of workstations to reduce acoustic partition materials
- 4) Reduction in partition wall height by 23% relative to standard height
- 5) Incorporating EPD's for all major fitout elements
- 6) Modularising elements of construction to reduce waste and transport emissions
- 7) Reduction of loose furniture items
- 8) Targeted the construction and demolition waste credit under Green Star, diverting 90% of construction waste from landfill
- 9) Completed a full life cycle assessment, demonstrating a cumulative impact of more than 29% reduction for modules A1-A5.

## 5. Emissions Summary

### Climate Active carbon neutral products and services

Not Applicable

### Emissions Summary Table

Stage	t CO2-e
<i>Materials – Internal finishes</i>	53.73
<i>Materials – Fittings and equipment</i>	2.637
<i>Construction – Services installation</i>	33.114
<i>Fitments</i>	114.971
<b>Total tCO2-e</b>	204.452
Please outlines if any uplift factors were included in the emissions total	N/A
<b>Emissions intensity per functional unit</b>	0.111
<b>Number of functional units offset</b>	0 (0% of 1849)
<b>Total emissions offset</b>	0

The functional unit is sqm of Gross Floor Area (GFA).

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## 6. Carbon Offsets

### Offset retirement approach

For a Design Review submission through the GBCA, there is no requirement to purchase and retire offsets at Design Review. For this project, offset units will be purchased and retired against emissions at the 'As Built' stage.

Forward purchasing		t CO2-e
1. Total emissions footprint to offset for this report		204.452
2. Total eligible offsets purchased and retired for this commitment report		0% of projected offsets have been purchased and retired ahead of construction. Offsets will be determined at Practical Completion followed by purchase and retirement.

### Co-benefits

N/A

### Eligible offsets retirement summary

N/A

## 7. Renewable Energy Certificate (REC) summary

For a Design Review submission through the GBCA, there is no requirement to purchase and surrender RECs at the design phase (For any RECs that will be used to demonstrate the purchase of renewable electricity during the construction phase of the project, these shall be recorded in the final 'as built' report).

— Report end —

