

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

**Responsible entity name:** Mirvac Funds Management Australia Limited

**Building / Premises name:** 700 Bourke Street

**Building owner:** Mirvac Funds Management Australia Limited  
*(delete if the same as applicable responsible entity)*

**Building Address:** 700 Bourke St, Docklands, VIC 3008

This building / project 700 Bourke Street has been Certified Carbon Neutral Office (Base Building) by NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 28/02/2023 to 28/02/2024.

Total emissions offset	800 tCO2-e
Offsets bought	E100% VCU
Renewable electricity	100% of electricity is from renewable sources.

Emissions Reduction Strategy

700 Bourke Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 28 Feb 2024

## Reporting Year Period

The rating period / reporting year

12 consecutive months of data used to calculate the NABERS Star rating.

01/11/2021

to

31/10/2022

## 1. Carbon Neutral Information

### 1A Introduction:

700 Bourke St is part of Mirvac's prestige AWOOF property portfolio.

MWOF and the 700 Bourke Street team continue their commitment to the environment by operating a highly efficient building running on renewable electricity. 700 Bourke Street has achieved high levels of energy and water efficiency, this year achieving a 5.5 star NABERS Energy rating, and a 6 star Water rating. The demand for grid-based electricity is also reduced through incorporating a 90kWp photovoltaic onsite energy generation system. The building continues to be supported by a renewable electricity supply contract (which commenced on 1 Jan 2021). While we work towards building electrification, high quality, stapled carbon offsets have been purchased to provide both a reduction in carbon emissions, and to support an Australian native revegetation project.

### 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.



## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	677.487
Scope 1: Diesel	1.626
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	52.673
Scope 3: Water and Wastewater	25.027
Scope 3: Waste	42.594
<b>Total Emissions</b>	<b>800</b>

\*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 (tCO <sub>2</sub> –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Agriculture Forestry and Other Land Use, Brazil	VCU	VERRA	21/04/23	11026-270361955-270362754-VCS-VCU-259-VER-BR-14-981-01012014-31122014-0	01/01/14 to 31/12/14	800	800	0	800	100%
TOTAL Eligible Quantity used for this reporting period claim									800	
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)*	843
2. 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 Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information									
Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
Stanhope Solar Project No. 2 & No. 3	LGC	REC Registry	14/02/2023	SRPVVCY8	1-760	2022	760	Solar	VIC, Australia
NSW Solar Project	LGC	REC Register	10/03/2023	SRPVNSS6	2278-2361	2022	83	Solar	NSW, Australia
Total LGCs surrendered this report and used in this report							843		



## 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>1,032,336</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	192,336	kWh
LGCs voluntarily surrendered (cell D36+D37)	843,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
<b>Total residual electricity (cell D38)</b>	<b>-656</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100</b>	<b>%</b>
Market Based Approach Emissions Footprint (cell M47)	-653	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1,097,450	kgCO <sub>2</sub> -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: Offset Screenshots

Verra Registry

registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=193736

VERRAStandards for a Sustainable Future

Home

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
01/01/2014	31/12/2014	11026-270361955-270362754-VCS-VCU-259-VER-BR-14-981-01012014-31122014-0	800	VCU	981	Pacajai REDD+ Project	Agriculture Forestry and Other Land Use			Para, micro region of Portel	Brazil (BR)	Pangolin Associates Pty Ltd	NCOS Programme	Greenfleet	Voluntary surrender on behalf of Mirvac Wholesale Office Fund for 700 Bourke St, Melbourne to meet its carbon neutral claim against the Climate Active Carbon Neutral certification in 2023.	21/04/2023

1 - 1 : 1

top of page | Privacy Policy

Verra Registry - Powered by APX Technology

—Report end—

