

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Quality Green Projects c/o Quality Green Group

Building / Premises name: N/A

Building Address: 7-11 Bridge Street, Coniston, NSW 2500

Corresponding NABERS Energy Rating number OF37630

This building N/A 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 11/3/2025 to 10/3/2026.

Total emissions offset	171 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	44.88% of electricity is from renewable sources

Emissions Reduction Strategy

N/A has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 10th of March 2026

Reporting Year Period

The rating period / reporting year	1/03/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	28/02/2025



1. Carbon Neutral Information

1A Introduction:

Quality Green Group is the Illawarra's leading property investment group, and is a recognised multi-sector property developer and manager of quality assets.

Quality Green Group is one of the largest office real estate owners in the Illawarra, with an applied focus upon the operational efficiency of its assets, which has resulted in the receipt of the Illawarra's first three NABERS 6-star energy rated buildings.

Quality Green Group are now seeking to achieve a NABERS Carbon Neutral certification for 280-286 Keira Street, Wollongong.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building.	<input checked="" 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		<input type="checkbox"/> 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
Staff travel	Staff travel emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
Waste transport	Waste transport emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	14.0
Scope 1: Natural gas	14.3
Scope 1: Diesel	0.0
Scope 2: Electricity	105.0
Scope 3: Natural gas	3.6
Scope 3: Diesel	0.0
Scope 3: Electricity	13.0
Scope 3: Waste	18.1
Scope 3: Water and Wastewater	2.4
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	171

*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 (%)
							(tCO2 –e) (total quantity retired) ***			
Wind Power Project in Tamil Nadu by Green Infra Renewable Energy Limited	VCU	Verra	20/03/2025	11064-276804668-276804838-VCS-VCU-997-VER-IN-1-1904-01012020-31122020-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=276794	01/01/2020 - 31/12/2020	171	171	0	171	100.0%
TOTAL Eligible Quantity used for this reporting period claim									171	
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			

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)	105,551	kWh
Mandatory * (RET) (cell D32)	30,324	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	75,226	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	129,613	kWh
Percentage renewable electricity – (cell D46)	44.88%	
Market Based Approach Emissions Footprint (cell M44)	117,948	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	116,754	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 10.60% of this claim's total emissions

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

Excellent
Good
Acceptable
Basic
Poor

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 8.21% of this claim's total emissions.
Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	14.04
Method 2	Method 2 not applied
Total	14.04

Appendix D: Screenshots of offsets purchased

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
01/01/2020	31/12/2020	11064- 276804668- 276804838-VCS- VCU-997-VER- IN-1-1904- 01012020- 31122020-0	171	VCU	1904	Wind Power Project in Tamil Nadu by Green Infra Renewable Energy Limited	Energy industries (renewable/non- renewable sources)			Tamil Nadu	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	Pangolin	Retired on behalf of Quality Green Projects for 7-11 Bridge Street, Coniston, NSW, 2500; being for Carbon Neutral building certification for the NABERS rating period 01/03/2024 to 28/2/2025	20/03/2025
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