

Australian Government

Carbon Neutral Program

Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Uniting Communities Incorporated

Building / Project Name: U-City

Building Owner (if different from Responsible Entity): Uniting Communities Incorporated

Project Address: 43 Franklin St, Adelaide SA 5000

This building / project name has been Certified Carbon Neutral (whole building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 26/09/2025 to 25/09/2026.

Total emissions offset	830 tCO2-e
Offsets bought	100% VCUs
Renewable electricity	N/A - Location based method used

Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	☒
(The Green Star – Performance Certificate and associated Carbon	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	☐

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.	☒
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

The project's nominated Green Star - Performance period 12 consecutive months from which data will be drawn for the purposes of the project's Green Star – Performance assessment.	1/07/2023 – 30/06/2024
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1. Carbon Neutral Information

1A Introduction:

Uniting Communities was the first South Australian organisation and first registered charity in Australia to become certified carbon neutral, in 2015. Uniting Communities is an inclusive not-for-profit organisation working alongside more than 80,000 South Australians each year as they strive for bright futures and great lives. We value diversity and are committed to providing respectful, accessible services to all.

Uniting Communities' 'U City' development is a community mixed use building - the first of its kind in Australia - blending Uniting Communities' own services and offices with commercial retail and other tenants, a retirement village and a disability hotel. In line with the organisation's leadership in sustainable practices, the U City building is setting a new benchmark for developments in Adelaide and South Australia, and for the community and aged care sectors in particular.

The U-City building has a whole building Carbon Neutral Certification. Through Green Star Performance, the project met the minimum energy efficiency requirements for the base building. Some of the U City building emissions were covered through Uniting Communities' organisational Carbon Neutral

Certification; the remainder of the non-Uniting Communities organisation emissions are accounted for separately.

It's a unique situation for this building, where Uniting Communities as an organisation occupies the U-City building and captured all its emissions under its organisational Carbon Neutral certification, including all the building's energy use, water and waste emissions.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Responsible Entity has achieved Carbon Neutral Certification for the	Base Building; or	☐
	Whole Building.	☒
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.	
Shared services are present within the project boundary which enable the building to fulfil its function.	Yes; or	☐
	No	☒

2. Emissions Summary

Table 2. Emissions Source – Summary

	t CO2 –e
Scope 1: Refrigerants	0
Scope 1 (combustion of fuel), scope 2 (electricity) & scope 3 (fuel & electricity)	609.52
Scope 3: Water	13.64
Scope 3: Wastewater	0
Scope 3: Waste (includes transport)	206.49
Total Emissions	829.65

Importantly, it is noted that Uniting Communities as an organisation occupies the U-City building and captured all its emissions under its organisational Carbon Neutral certification, including all the building's energy use, water and waste emissions.

That portion of the total emissions that relates to Uniting Communities own operations within the building (389.55 tCO2e), is offset under the Organisation certification. An additional 440.1 tCO2e has also been added and offset to demonstrate emissions for the whole building scope (e.g., including emissions from non-Uniting Communities operations / tenants in the building). This results in total emissions of 829.65 tCO2e for the U-City building (whole building scope).

For this building certification, the reporting period corresponds to FY23/24. Therefore, please refer to the ***Emissions summary – U City Whole Building*** section of the [FY23/24 Uniting Communities Climate Active Carbon Neutral Organisational certification](#) for more information.

3. Emissions over time

This section compares emissions over time between the current year with the previous year.

Table 5. Emissions since base year **t CO2 –e**

Base Year	01/07/2020 - 30/06/2021	868.19
Year 1:	01/07/2021 - 30/06/2022	650.6
Year 2:	01/07/2022 - 30/06/2023	1055.59
Year 3:	01/07/2023 - 30/06/2024	829.65

4. Carbon Offsets Summary

Note that these emissions in this report represent the U-City building, which are already offset within in Uniting Communities Incorporated's Climate Active Carbon Neutral for Organisations FY2023-24 Certification. The below offset summary is the offset summary copied from the organisational [Public Disclosure Statement](#) (page 13).

Table 6. Offsets retired – input all offsets from organisational claim

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
Bundled Wind Power Project by Mytrah Group	VCU	Verra Registry	05/07/2022	7638-416156875-416159274-VCU034-APX-IN-1-1728-01012017-24112017-0	2017	2400	1946	0	454	13.30%
Arbon – Tooligie - Human Induced Regeneration	ACCU	ANREU	31/08/2023	8,369,829,827 – 8,369,831,226	2022-2023	1400	486	743	171	5.01%

Table 6. Offsets retired – input all offsets from organisational claim

Wind Project in Maharashtra, India by Kayather and Jath	VCU	Verra Registry	17/03/2023	8455-21797955-21802434-VCS-VCU-997-VER-IN-1-1520-01012019-31102019-0	2019	4480	0	1691	2789	81.69%
South Australian Conservation Alliance	ACCU	ANREU	30/10/2024	9,017,639,526-9,017,640,181	2024-2025	656	0	656	0	0%
Total offsets retired in the FY2023-24 Organisation Certification Report (including the whole building emissions offset for the U-City building certification)									3414	
Ø Total offsets retired in the FY2023-24 Organisation Certification Report for the U-City building certification									830	Note this is included within the 3414 tCO2e above
Type of offset units			Quantity (used for this reporting period claim)			Percentage of total				
Verified Carbon Units (VCUs)			3243			94.99%				
Australian Carbon Credit Unit (ACCUs)			171			5.01%				

5. Renewable Energy Certificate (REC) summary

N/A. No RECs were surrendered.

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.

Appendix A: Electricity Summary

Electricity emissions are calculated using a location-based approach.

Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

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) (kWh)	344874
Mandatory * (kWh)	278537
Voluntary * (kWh)	0
Behind the meter (kWh)	66337
Residual Electricity (kWh)	1228699
Market Based Approach Emissions Footprint (tCO ₂ -e)	1130
Location Based Approach Summary	
Location Based Approach Emissions Footprint (tCO ₂ -e)	497.39

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.

— **Report end** —

