

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:

LIF PTY LIMITED

Building / Premises name:

28 Margaret St

Building Address:

28 Margaret Street, Sydney, NSW 2000

Corresponding NABERS Energy Rating number

OF50586

This building 28 Margaret St has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the rating period 01/2/2025 to 31/1/2026 The carbon neutral certification is valid until 05/4/2027.

Total emissions offset	69 tCO2-e
Offsets bought	0.00% ACCUs, 0.00% VCU, 0.00% CERs, 100.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

28 Margaret St has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 5th of April 2027

Reporting Year Period		
The rating period / reporting year	1/02/2025	
12 consecutive months of data used to calculate the NABERS Star rating.	to	
	31/01/2026	



1. Carbon Neutral Information

1A Introduction:

LIF Pty Ltd (ABN 92 099 664 285) is the Trustee for Local Government Property Fund (ABN 38 870 339 380) which is managed by Vision Super Pty Ltd (ABN 50 082 924 561) as trustee for the Local Authorities Superannuation Fund (ABN 24 496 637 884) ('Vision Super'). Vision Super integrates environmental, social, and governance (ESG) considerations into its investment strategy. This approach aims to optimise net long-term risk-adjusted returns for its members best financial interests.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building 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.

Table 2. Declaration of excluded emissions
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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
Office tenancy light and power	Office tenancy lighting, power and supplementary air conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices
Tenant managed waste stream	Tenant managed waste streams are not managed by the building owner and are excluded as per NABERS requirements for base building offices



2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		59.3
Scope 1: Natural gas		0.0
Scope 1: Diesel		0.1
Scope 2: Electricity		0.0
Scope 3: Natural gas		0.0
Scope 3: Diesel		0.0
Scope 3: Electricity		0.0
Scope 3: Waste		2.1
Scope 3: Water and Wastewater		6.6
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		69

*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) ***			
Cururos Wind Farm Project (GS3567)	VER	Gold Standard	15/07/2026	GS1-1-CL-GS3567-12-2018-23425-159131-159199 https://registry.goldstandard.org/batch-retirements/details/245858	1/1/2018 - 31/12/2018	69	69	0	69	100.0%
TOTAL Eligible Quantity used for this reporting period claim									69	
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			

5. Minimum energy efficiency requirements not met (please refer to section 4.2.2 & 4.2.3 of the NABERS Carbon Neutral Technical Guidance Document for more details)

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment can be made -
0

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment cannot be made -

a) Why the minimum NABERS Energy rating cannot be achieved.
0

b) Why a commitment cannot be made to achieve the rating within three (3) years.
0

c) What the building’s emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.
0

Amount of renewable electricity to be purchased to bring carbon emissions intensity (kgCO2e/sqm) of the rated energy to the equivalent of the minimum NABERS Energy rating requirement0 kWh

Evidence of purchase of this renewable electricity –
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)	506,506	kWh
Mandatory * (RET) (cell D32)	79,289	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	427,217	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-77,452	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-71,256	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	313,209	kgCO ₂ -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 3.00% 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 85.90% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	59.27
Method 2	0.00
Total	59.27

Appendix D: Screenshots of offsets purchased

IMPACT REGISTRY

CREDITSPROJECTS

Retirement

STATUS

Retired

NUMBER OF CREDITS

69

RETIREMENT DETAILS

RETIREMENT DATE

Jul 15, 2026

RETIREMENT NOTE

Retired on behalf of LIF Pty Ltd for 28 Margaret St, Sydney, NSW, 2000, being for Climate Active certification for the NABERS rating period 01/02/2025 - 31/01/2026

USING ENTITY

Pangolin Associates Pty Ltd

USE CASE

Voluntary

QUANTITY	GS ID	PROJECT DETAILS	COUNTRY	PROJECT TYPE	METHODOLOGY	PRODUCT	CORRESPONDING ADJUSTMENT	SERIAL NUMBER	ACTIONS
69	GS3567	Cururos Wind Farm Project by Parque Eolico Los Cururos Ltda	Chile	 Wind	ACM0002 Grid-connected electricity generation from renewable sources	 VER	Not Applicable	GS1-1-CL-GS3567-12-2018-23425-159131-159199	VIEW

Report end

