

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Quality Green Group

Building / Premises name: 0

Building Address: 280-286 Keira Street, Wollongong, NSW 2500

Corresponding NABERS Energy Rating number OF52887

This building 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 01/4/2025 to 31/3/2026 The carbon neutral certification is valid until 12/7/2027.

Total emissions offset	257 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	39.33% of electricity is from renewable sources

Emissions Reduction Strategy

280-286 Keira Street has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 12th of July 2027

Reporting Year Period

The rating period / reporting year	1/4/2025
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/3/2026

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 maintain 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.	☐
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

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 lighting and power	Office tenancy lighting, power and supplementary AC are excluded as per NABERS minimum energy coverage requirements for base building offices
Retail tenancy lighting and power	Office tenancy lighting, power and supplementary AC are excluded as per NABERS minimum energy coverage requirements for base building offices. These sources are outside of the operational control of the building owner
Tenant managed waste streams i.e. confidential document shredding	Tenant managed waste streams are not managed by the building owner and thus 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		35.1
Scope 1: Natural gas		12.9
Scope 1: Diesel		0.0
Scope 2: Electricity		165.8
Scope 3: Natural gas		3.3
Scope 3: Diesel		0.0
Scope 3: Electricity		22.5
Scope 3: Waste		16.5
Scope 3: Water and Wastewater		0.6
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		257

*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 by Sargam Retails Pvt. Ltd. in Gujarat, India	VCU	Verra	22/7/2026	11525-337785891-337786147-VCS-VCU-290-VER-IN-1-926-01012020-31122020-0	2020	257	257	0	257	100.0%
				See screenshot in Appendix D						
TOTAL Eligible Quantity used for this reporting period claim									257	
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 requirement

0 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)	132,684	kWh
Mandatory * (RET) (cell D32)	46,394	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	86,290	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	204,654	kWh
Percentage renewable electricity – (cell D46)	39.33%	
Market Based Approach Emissions Footprint (cell M44)	188,282	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	175,733	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 6.42% 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 13.66% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	0.00
Method 2	35.10
Total	35.10

Appendix D: Screenshots of offsets purchased

___Report end___



Standards for a
Sustainable Future

Verra Registry Retirement Certificate

257

11525-337785891-337786147-VCS-VCU-290-VER-IN-1-926-01012020-31122020-0

Project Name

Wind power project by Sargam Retails Pvt. Ltd. in Gujarat, India

Vintage

2020

Program

Verified Carbon Standard

Retired by

Default-Retirement

Retirement Date

22 Jul 2026

Additional Certifications/Labels

Retirement Reason Details

Retired on behalf of Quality Green Office for 280-286 Keira Street;

Wollongong; NSW 2500: being for NABERS Carbon Neutral base

building certification 1 April 2025 to 31 March 2026

Beneficial Owner

Pangolin

Retirement Reason

NCOS Programme

This non-transferable, non-negotiable and final Retirement Certificate outlines the number of units and the respective serial numbers that have been removed from circulation on the Verra Registry. This Retirement Detail in no way creates any right or entitlement on the part of the holder to make any claim in relation to any unit regarding offsetting of emissions, protection of the environment or biodiversity or any other related matters. S&P Global shall not have any liability, duty or obligation for or relating to the data above, any errors, inaccuracies, omissions in content, or for any actions taken in reliance thereon.