

Carbon Positive – new fitouts

Points Available: 4 points

Aim

To recognise assets that are on a path to a carbon positive built environment.

Rating Tool Eligibility

Green Star – Interiors v1 or later.

Why is this Innovation Challenge Important?

With the release of the Australian Government's National Carbon Offset Standard for Buildings (*the standard*), industry has agreed and adopted a clear definition of carbon neutrality for buildings in operation. The standard addresses the full scope of emissions; scope 1 (on-site emissions), scope 2 (emissions from electricity consumption) and scope 3 (such as emissions from water, wastewater, waste and transport).

This Innovation Challenge aims to reward assets that seek and achieve carbon neutral building certification through a best practice pathway and then go beyond their contribution. An asset that achieves the Carbon Positive Innovation Credit would demonstrate highly efficient whole buildings, powered by renewables; that are responsible for their embodied carbon; and that contribute more than their share. GBCA considers this a leadership path to a carbon positive built environment.

The challenge has three goals:

- Ensure ongoing carbon neutral certification of buildings.
- Create demand for carbon neutral whole buildings and enhance collaboration between tenants and building owners.
- Address all emissions in the building and fitout.

Compliance Requirements

The following points are available in this challenge:

Carbon Neutral Ready	It is a conditional requirement that for the fitout: <ul style="list-style-type: none"> At least 1 point for 'Powered by renewables' Innovation Challenge be achieved; At least 1 point for 'Responsible carbon impacts' Innovation Challenge be achieved;
Driving adoption of low carbon whole buildings	2 points are available where the fitout is located in either: <ul style="list-style-type: none"> A building that has achieved at least one point in the Powered by Renewables Innovation Challenge A carbon neutral certified base building or whole building against the National Carbon Offset Standard for Buildings; or A building that has publicly committed to achieving carbon neutral certification against the National Carbon Offset Standard for Buildings within 12 months of the commencement of the tenancy lease agreement.
Carbon Positive	
Carbon neutral whole buildings	1 point is available where: <ul style="list-style-type: none"> the tenant commits to working with the building owner to achieve whole building carbon neutral certification against the National Carbon Offset Standard. This can be done through either: <ul style="list-style-type: none"> leasing commitments that allow sharing of data on tenancy greenhouse gas emissions, including energy use and 100% renewable purchase for annual reporting <i>and</i> commitment to purchase of 100% Renewable Electricity for the duration of the lease; <i>or</i> commitment to maintain carbon neutral certification against the Australian Government's National Carbon Offset Standard for Organisations and provide this information to the building owner.
Additional emissions offsets	1 point is available where the following two conditions are met: <ul style="list-style-type: none"> At least one point has been achieved in this Innovation challenge; and There is an additional purchase of either: <ul style="list-style-type: none"> offsets to the amount of 10% of the total embodied carbon emissions as calculated in the 'Responsible carbon impacts' Innovation Challenge. offsets to cover emissions from predicted fitout – related transport impacts have been calculated and offset for the first three years and information on methodology is provided to GBCA.

Guidance

The [National Carbon Offset Standard for Buildings](#) provides a list of eligible offset units that have been assessed as meeting offset integrity principles, designed to ensure that eligible offset units represent genuine and credible emission reductions.

Alternative Compliance Methods

A technical question may be submitted to the Green Building Council of Australia (GBCA) when an applicant wishes to propose an alternative yet equivalent method of meeting the Compliance or Documentation Requirements. Any technical questions submitted for this Innovation Challenge will be processed as free-of-charge.

Documentation Requirements

Design review / As built submission

Provide the **Submission Template** outlining how the project has achieved the Innovation Challenge requirements. The Submission Template also enables project teams to provide feedback on the Innovation Challenge to inform future developments.

In addition to information provided in other credits, provide documentation to support the claims made within the Submission Template. This may include:

	Design Review	As built submission
Adoption of low carbon buildings	<p>Evidence through leasing documentation that the base building is one of the following:</p> <ul style="list-style-type: none"> • ‘Green Star Powered by renewables’ • A carbon neutral certified base building or whole building against the National Carbon Offset Standard for Buildings; or • A building that has publicly committed to, or is part of a portfolio of buildings that has committed to, achieving carbon neutral certification against the National Carbon Offset Standard for Buildings within 12 months of the tenancy lease agreement commencement. 	<ul style="list-style-type: none"> • Signed lease contracts • Documentation demonstrating the base building certification or the base building is in the process of achieving carbon neutral certification in less than 12 months.
Carbon neutral whole buildings	<ul style="list-style-type: none"> • Leasing commitments demonstrating tenant actions to assist the building owner to achieve whole building carbon neutral certification. • If applicable, evidence of commitment to carbon neutral certification against the National Carbon Offset Standard for Organisations. 	<ul style="list-style-type: none"> • Leasing commitments to assisting the building owner achieve whole building carbon neutral certification. • If applicable, evidence of application for or completion of a carbon neutral certification against the National Carbon Offset Standard for Organisations.
Carbon positive	<ul style="list-style-type: none"> • Signed commitment by the fitout owner to a strategy to purchase and retire the expected quantity of National Carbon Offset Standard compliant offsets to cover the modelled emissions. 	<ul style="list-style-type: none"> • A copy of any offset certificates equal to the total ancillary emissions modelled. Confirmation that the offsets provided meet the National Carbon Offset Standard for Buildings. Evidence that the offsets have been retired for the relevant asset for the relevant time period by the time of the claim. Evidence of retirement could include screenshots of the relevant offset registry or the transaction receipt showing retirement.