

# Carbon Positive – existing buildings

Points Available: 4 points

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## Aim

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

## Rating Tool Eligibility

Green Star – Performance 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 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 buildings 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:

	Green Star – Performance
<b>Commitment to Carbon Neutral Certification</b>	<p>1 point is awarded where:</p> <ul style="list-style-type: none"> <li>The building has achieved carbon neutral certification against National Carbon Offset Standard for Buildings as part of the Green Star - Performance submission.<sup>1</sup> This point can be awarded for base building or whole building.</li> <li>The building commits to maintaining Green Star - Performance (certification every three years) and Carbon Neutral Certification (annual certification) for 6 years.</li> </ul>
<b>Carbon Positive</b>	
Carbon neutral whole buildings	<p><i>The carbon neutral points are available only to buildings where the majority of the net lettable area of the building (NLA) is tenanted.</i></p> <p>1 point is awarded where the building owner has agreement from 60% of tenants (as a proportion of total tenant-occupied NLA) to collaborate to purchase 100% renewable electricity for the participating tenants' electricity use on site; and</p> <p>1 additional point is available where 100% the tenants agree collaborate to achieve whole of building carbon neutral certification against the National Carbon Offset Standard for Buildings for the performance period and commit to maintain certification for the duration of their lease.</p>
Purchase offsets for additional emissions	<p>1 point is awarded where:</p> <ul style="list-style-type: none"> <li>whole building carbon neutral certification against National Carbon Offset Standard for Buildings is achieved, and</li> <li>emissions from transport to and from the whole building have been calculated and information on the method used is provided to GBCA<sup>2,3</sup> and offsets are equal to these emissions are purchased and retired.</li> <li>additional offsets are purchased and retired equal to 10% of the building's operational carbon<sup>3</sup> for the performance period.</li> </ul>

## Guidance

*Footnotes from Compliance Requirements:*

1: The building can be part of a portfolio of buildings that has committed to carbon neutral certification against the National Carbon Offset Standard for Buildings

2: Transport emissions are considered relevant to include in a building's carbon account, but are not yet mandatory to include. GBCA encourages projects attempting this innovation point to consider including transport as outlined in 'Purchase offsets for additional emissions' requirements. The emissions can be calculated using the greenhouse gas emissions calculator provided by GBCA. Offsets must be compliant with the [National Carbon Offset Standard for Buildings](#).

3: 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:

### Green Star - Performance

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#### Commitment to Carbon Neutral Certification

- Evidence of registration for carbon neutral certification against the National Carbon Offset Standard for Buildings as part of Green Star – Performance.
- Evidence of public commitment to 6 years of Green Star – Performance.

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#### Carbon neutral whole buildings

- Evidence of the percentage of total NLA leased space with tenants demonstrating that the majority of the building is tenanted, and hence the building is eligible for this point.
- Evidence that the tenants that have contributed towards whole building carbon neutral certification. This evidence could include lease agreements; authorisation to access tenancy energy metering; evidence of renewable electricity purchase for the performance period.
- Evidence for whole building carbon neutral certification against the National Carbon Offset Standard for Buildings

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#### Purchase offsets for additional emissions

- Evidence that emissions from transport from the whole building have been calculated and information on the method used are provided to GBCA
  - A copy of any offset certificates equal to the transport 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.
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