EXPOSURE DRAFT

Carbon Credits (Carbon Farming Initiative) Methodology (Commercial Buildings) Determination 2014

I, Greg Hunt, Minister for the Environment, make the following determination.

Dated 2014

Greg Hunt **[DRAFT ONLY—NOT FOR SIGNATURE]**
Minister for the Environment

Contents

EXPOSURE DRAFT

Part 1—Preliminary

1 Name

This is the *Carbon Credits (Carbon Farming Initiative) Methodology (Commercial Buildings) Determination 2014*.

2 Commencement

This instrument commences on the day after it is registered.

3 Authority

This instrument is made under subsection 106(1) of the *Carbon Credits (Carbon Farming Initiative) Act 2011*.

4 Duration

This instrument remains in force for the period that:

(a) begins when this instrument commences; and

(b) ends on the day before this instrument would otherwise be repealed under subsection 50(1) of the *Legislative Instruments Act 2003*.

5 Definitions

(1) In this instrument:

accredited assessor means a person authorised to undertake an accredited rating of a building for the purposes of NABERS.

Act means the *Carbon Credits (Carbon Farming Initiative) Act 2011*.

commencement of project activities, in relation to a building in a project, means the first day when changes are made to the building, or energy-consuming equipment in the building, under the project.

commercial building means an office building, a shopping centre, a hotel or a data centre.

commercial buildings project has the meaning given by subsection 6(2).

declaration day, in relation to a project, means the day the project is declared to be an eligible offsets project.

electricity generated onsite, in relation to a building and a measurement period, means electricity generated at the building in the measurement period which:

(a) is generated by a unit that was installed at the building after the NABERS rating period for the previous NABERS energy rating for the building in relation to the measurement period; and

(b) is not taken into account in the total amount of electricity consumption recorded in the NABERS energy rating certificate for the building for the measurement period, but would be if the electricity were instead purchased from the electricity grid; and

(c) does not include electricity generated from fuel combustion at the building in the measurement period if the fuel combustion is taken into account in the total amount of consumption of that fuel type recorded in the NABERS energy rating certificate for the building for the measurement period.

energy-consuming equipment, in relation to a building, means equipment that consumes energy that is taken into account in the total amount of energy consumption recorded in the NABERS energy rating certificate for the building.

GreenPower means renewable energy purchased by an energy provider on behalf of an energy consumer under the program known as the GreenPower program.

measurement period, in relation to a building, means a period:

(a) during which energy consumption and electricity generated onsite at the building are measured; and

(b) that coincides with a NABERS rating period for the building.

Note: There may be more than one measurement period for a building in a reporting period.

monitoring requirements means the requirements set out in Division 3 of Part 5.

NABERS means the National Australian Built Environment Rating System, under which the environmental performance of Australian buildings, tenancies and homes are measured.

NABERS energy rating, in relation to a building, means:

(a) the accredited energy rating given to the building under NABERS that:

(i) is undertaken by an accredited assessor and certified by the NABERS National Administrator; and

(ii) is expressed as a number of stars; and

(b) if GreenPower was purchased in relation to the building—the rating mentioned in paragraph (a) that would be given if GreenPower had not been purchased, as recorded in the NABERS energy rating certificate for the building.

NABERS energy rating certificate, in relation to a building, means the certificate issued by the NABERS National Administrator that sets out:

(a) the NABERS energy rating for the building; and

(b) the inputs, including the total amount of energy consumption at the building, used to work out that rating.

NABERS energy reverse calculator means a NABERS reverse calculator that:

(a) is used to estimate a building's energy consumption and emissions of greenhouse gas based on the configuration and NABERS energy rating of the building; and

(b) is published by the NABERS National Administrator.

Note: There are different NABERS reverse calculators for different types of buildings. The NABERS reverse calculators could in 2014 be accessed from the NABERS website (http://www.nabers.gov.au).

NABERS rating period means a period of 12 months to which a NABERS energy rating relates.

NGA Factors document means the document titled *National Greenhouse Accounts Factors*, published by the Department and as in force from time to time.

NGER (Measurement) Determination means the *National Greenhouse and Energy Reporting (Measurement) Determination 2008*, as in force from time to time.

previous NABERS energy rating: see subsection (2).

previous rating year, in relation to a building and a measurement period, means the calendar year which includes the last day of the NABERS rating period for the previous NABERS energy rating in relation to the building and the measurement period.

(2) A ***previous NABERS energy rating***, in relation to a building and a measurement period, means the most recent NABERS energy rating for the building which meets the following requirements:

(a) it was undertaken before the commencement of project activities in relation to the building;

(b) it relates to a NABERS rating period that ended no more than 7 years before the last day of the measurement period for the building;

(c) it was for the same type of commercial building as is the type of the building in the measurement period;

(d) if the building is an office building—it was for the same type of NABERS (office) energy rating (a base building, a tenancy, or a whole building) as is covered by the NABERS energy rating for the building in the measurement period;

(e) it covered the same area containing energy-consuming equipment as is covered by the NABERS energy rating for the building in the measurement period;

(f) any imports or exports of energy at the building were worked out in the same way as they are worked out for the NABERS energy rating for the building in the measurement period.

(3) In this instrument, a reference to a building that has a NABERS energy rating includes:

(a) a reference to a group of buildings that are covered by a single NABERS energy rating; and

(b) if a NABERS energy rating covers only part of a building (such as a tenancy)—a reference to that part of the building.

(4) If a NABERS energy rating for a building is adjusted by the NABERS National Administrator:

(a) a reference in this instrument to the NABERS energy rating for the building is a reference to that adjusted rating; and

(b) a reference in this instrument to a NABERS energy rating certificate for the building is a reference to the certificate that sets out the adjusted rating.

Note: To avoid doubt, if the NABERS energy rating for a building in a project is adjusted after an offsets report for the building is submitted, the project proponent is not required to submit a new offsets report.

Part 2—Commercial buildings projects

6 Commercial buildings projects

(1) For paragraph 106(1)(a) of the Act, this instrument applies to an offsets project that aims to reduce emissions of greenhouse gas by reducing energy consumption at one or more commercial buildings that have, or are eligible to have, a NABERS energy rating.

Note: This might involve modifying, removing or replacing energy-consuming equipment in the building, and changing the building to influence energy consumption.

(2) A project covered by subsection (1) is a ***commercial buildings project***.

Part 3—Project requirements

7 Operation of this Part

For paragraph 106(1)(b) of the Act, this Part sets out requirements that must be met for a commercial buildings project to be an eligible offsets project.

8 Building must have, or be eligible to have, a NABERS energy rating

Each building in the project must have, or be eligible to have, a NABERS energy rating as a commercial building.

9 Disposal of energy-consuming equipment

(1) If, during the project, energy-consuming equipment is removed from a building in the project, the equipment must be:

(a) disposed of; and

(b) not refurbished, re-used or sold.

(2) This section does not prevent the equipment being broken down into components and those components being recycled.

10 Not installing types of equipment for which a renewable energy certificate can be created

The project must not involve installing a type of equipment in relation to which a renewable energy certificate can be created under the *Renewable Energy (Electricity) Act 2000*.

Note: The equipment may be installed at the building otherwise than as an activity of the project, but abatement relating to renewable electricity generation is not taken into account in working out the carbon dioxide equivalent net abatement amount under Part 4.

11 No limiting the use of, or services provided in, a building

The project must not involve activities that limit the use of a commercial building, or reduce service levels provided in the building, for the purpose of reducing electricity or fuel consumption.

Note: Examples of activities are not leasing part of the building for the purpose of reducing energy consumption, and reducing lighting levels in the building to below Australian standards.

Part 4—Net abatement amount

Division 1—Preliminary

12 Operation of this Part

For paragraph 106(1)(c) of the Act, this Part specifies the method for working out the carbon dioxide equivalent net abatement amount for a reporting period for a commercial buildings project that is an eligible offsets project.

13 Overview of gases accounted for in abatement calculations

The following table provides an overview of the greenhouse gases and emissions sources that are relevant to working out the carbon dioxide equivalent net abatement amount for a commercial buildings project.

Greenhouse gases and emissions sources

Item	Relevant emissions calculation	Emissions source	Greenhouse gas
1	Baseline emissions Project emissions	Electricity consumption	Carbon dioxide (CO_2) Methane (CH_4) Nitrous oxide (N_2O)
2	Baseline emissions Project emissions	Fossil fuel combustion	Carbon dioxide (CO_2) Methane (CH_4) Nitrous oxide (N_2O)

14 References to factors and parameters from external sources

(1) If a calculation in this Part includes a factor or parameter that is defined by reference to another instrument or writing, the factor or parameter to be used for a reporting period is the factor or parameter referred to in the instrument or writing as in force on the earlier of the following days:

(a) the day the offsets report for the reporting period is given to the Regulator;

(b) the day that report is required to be given to the Regulator.

(2) However, if the factor or parameter is to be worked out, in relation to a building, using a NABERS energy reverse calculator, the factor or parameter is to be worked out using a NABERS energy reverse calculator, for the relevant building type, that exists in the period between:

(a) the NABERS energy rating for the building being certified by the NABERS National Administrator; and

(b) the day the offsets report for the reporting period is required to be given to the Regulator.

(3) Subsection (1) does not apply to a factor or parameter that is required to be worked out in accordance with the monitoring requirements.

15 Data to be used in calculations

When data about energy consumption at a building or the configuration of the building is to be used to work out the carbon dioxide equivalent net abatement amount for a reporting period, the project proponent for the project must only use the following data:

(a) data that:

(i) is recorded by an accredited assessor in the NABERS energy rating certificate for the building; or

(ii) can be derived from the data recorded in the certificate;

(b) data that is derived from a NABERS energy reverse calculator;

(c) for electricity generated onsite at the building—data that is monitored in accordance with Division 3 of Part 5.

Division 2—Method for calculating net abatement amount

16 Summary

The carbon dioxide equivalent net abatement amount for a project for a reporting period is the sum of abatement for all buildings in the project over all measurement periods in the reporting period.

Abatement for a single building is:

(a) if the difference between baseline emissions and project emissions for the building is equal to or greater than the minimum abatement amount for the building worked out under Division 5—that amount; and

(b) otherwise—zero.

17 Carbon dioxide equivalent net abatement amount

The carbon dioxide equivalent net abatement amount for a reporting period is worked out using the formula (***equation 1***):

$$A = \sum_{m}\sum_{n} A_{m,n}$$

where:

A means the carbon dioxide equivalent net abatement amount for the reporting period, in tonnes CO_2-e.

m means a measurement period in the reporting period.

n means a building in the project.

$\boldsymbol{A_{m,n}}$ means the abatement for a building in the project for a measurement period in the reporting period, in tonnes CO_2-e, worked out using equation 2.1 or 2.2.

18 Abatement for a building in a measurement period

(1) The abatement for a building in the project in a measurement period in the reporting period is worked out in accordance with the formula in subsection (2) (***equation 2.1***) or the formula in subsection (3) (***equation 2.2***).

(2) If:

$$E_B - E_M \geq A_{Min}$$

then:

$$A_{m,n} = E_B - E_M$$

where:

E_B means the baseline emissions for the building in relation to the measurement period, in tonnes CO_2-e, worked out using equation 3.

E_M means the project emissions for the building in the measurement period, in tonnes CO_2-e, worked out using equation 5.

A_{Min} means the abatement associated with an increase of one star in the building's NABERS energy rating, in relation to a measurement period in the reporting period, worked out using equation 7.

$A_{m,n}$ means the abatement for the building for the measurement period, in tonnes CO_2-e.

(3) If:

$$E_B - E_M < A_{Min}$$

then:

$$A_{m,n} = 0$$

where:

E_B means the baseline emissions for the building in relation to the measurement period, in tonnes CO_2-e, worked out using equation 3.

E_M means the project emissions for the building in the measurement period, in tonnes CO_2-e, worked out using equation 5.

A_{Min} means the abatement associated with an increase of one star in the building's NABERS energy rating, in relation to a measurement period in the reporting period, worked out using equation 7.

$A_{m,n}$ means the abatement for the building for the measurement period, in tonnes CO_2-e.

Division 3—Calculations relating to baseline emissions

19 Summary

Baseline emissions for a building are the emissions that would have been attributable to the building had the project not occurred. The emissions are worked out using data about electricity and fuel consumption derived from the relevant NABERS energy reverse calculator.

Inputs to the calculator are building specifications and the baseline NABERS energy rating for the building, which is worked out by applying an annual adjustment to the previous NABERS energy rating for the building.

20 Baseline emissions for a building

(1) The baseline emissions for a building, in relation to a measurement period in the reporting period, is worked out using the formula (***equation 3***):

$$E_B = \sum_i \sum_j \left(Q_{i,R_B} \times \frac{EF_{ij}}{1\,000} \right) + Q_{elec,R_B} \times \frac{EF_{elec}}{1\,000}$$

where:

E_B means the baseline emissions for the building in relation to the measurement period, in tonnes CO_2-e.

i means a type of fuel consumed at the building in the measurement period.

j means a type of greenhouse gas emitted at the building in the measurement period due to fuel combustion.

Q_{i,R_B} means the consumption of fuel type i at the building in the measurement period, in gigajoules, worked out using:

(a) the NABERS energy reverse calculator for the relevant type of commercial building; and

(b) the baseline NABERS energy rating for the building in relation to the measurement period worked out using equation 4; and

(c) the other inputs to the calculator as recorded in, or derived from, the NABERS energy rating certificate for the building for the measurement period.

Note: An example of an input that is derived from the NABERS energy rating certificate is the share of energy consumption at the building by source (expressed as a percentage of all energy consumption) for the measurement period.

EF_{ij} means the emissions factor for fuel type i and greenhouse gas type j, in kilograms CO_2-e per gigajoule, specified for the fuel type or greenhouse gas type in Schedule 1 to the NGER (Measurement) Determination.

Q_{elec,R_B} means the consumption of electricity at the building in the measurement period, in kilowatt hours, worked out using:

(a) the NABERS energy reverse calculator for the relevant type of commercial building; and

(b) the baseline NABERS energy rating for the building in relation to the measurement period worked out using equation 4; and

(c) the other inputs to the calculator as recorded in, or derived from, the NABERS energy rating certificate for the building for the measurement period.

Note: An example of an input that is derived from the NABERS energy rating certificate is the share of energy consumption at the building by source (expressed as a percentage of all energy consumption) for the measurement period.

EF_{elec} means:

(a) if the building is connected to an electricity grid that is a grid in relation to which the NGA Factors document, in force on the declaration day, includes an emissions factor—that factor, in kilograms CO_2-e per kilowatt hour; or

(b) if the building is not connected to an electricity grid mentioned in paragraph (a)—the emissions factor, in kilograms CO_2-e per kilowatt hour, for off-grid electricity included in the NGA Factors document in force on the declaration day.

(2) If the unit of measurement for a fuel type i needs to be converted, the energy content factor for the fuel type specified in Schedule 1 to the NGER (Measurement) Determination must be used.

21 Baseline NABERS energy rating for a building

(1) The baseline NABERS energy rating for a building, in relation to a measurement period in the reporting period, is worked out using the formula (***equation 4***):

$$R_B = R_V + \alpha \times (Y_M - Y_V)$$

where:

R_B means the baseline NABERS energy rating for the building in relation to the measurement period, measured in stars.

R_V means the previous NABERS energy rating for the building in relation to the measurement period, measured in stars.

α means the annual rating adjustment mentioned in subsection (2).

Y_M means the calendar year which includes the last day of the measurement period.

Y_V means the previous rating year for the building in relation to the measurement period.

(2) The annual rating adjustment is 0.15.

Note: This is the amount added each year to the previous NABERS energy rating to set the baseline NABERS energy rating for a building in relation to a measurement period.

Division 4—Calculations relating to project emissions

22 Summary

Project emissions for a building are worked out using data about energy consumption recorded in the NABERS energy rating certificate for the building and multiplying it by the relevant emissions factors. The amount is adjusted for onsite electricity generation that is not taken into account when working out the NABERS energy rating for the building.

23 Project emissions for a building in a measurement period

The project emissions for a building in a measurement period in the reporting period are worked out using the formula (***equation 5***):

$$E_M = \sum_j \sum_i \left(Q_{i,R_M} \times \frac{EF_{ij}}{1\,000} \right) + Q_{elec,R_M} \times \frac{EF_{elec}}{1\,000} + E_O$$

where:

E_M means the project emissions for the building in the measurement period, in tonnes CO_2-e.

j means a type of greenhouse gas emitted at the building in the measurement period due to fuel combustion.

i means a type of fuel consumed at the building in the measurement period.

Q_{i,R_M} means the consumption of fuel type i at the building in the measurement period, in gigajoules, as recorded in the NABERS energy rating certificate for the building for the measurement period.

EF_{ij} means the emissions factor for fuel type i and greenhouse gas type j, in kilograms CO_2-e per gigajoule, specified for the fuel type or greenhouse gas type in Schedule 1 to the NGER (Measurement) Determination.

Q_{elec,R_M} means the consumption of electricity at the building in the measurement period, in kilowatt hours, as recorded in the NABERS energy rating certificate for the building for the measurement period.

EF_{elec} means:

(a) if the building is connected to an electricity grid that is a grid in relation to which the NGA Factors document, in force on the declaration day, includes an emissions factor—that factor, in kilograms CO_2-e per kilowatt hour; or

(b) if the building is not connected to an electricity grid mentioned in paragraph (a)—the emissions factor, in kilograms CO_2-e per kilowatt hour, for off-grid electricity included in the NGA Factors document in force on the declaration day.

E_O means the emissions of greenhouse gas that would have occurred at the building in the measurement period if electricity generated onsite had instead been purchased from the electricity grid, worked out using equation 6.

24 Emissions corresponding to electricity generation at a building in a measurement period

The emissions of greenhouse gas that would have occurred at a building in a measurement period in the reporting period if electricity generated onsite had instead been purchased from the electricity grid is worked out using the formula (***equation 6***):

$$E_O = Q_{elec,O} \times \frac{EF_{elec}}{1\,000}$$

where:

E_O means the emissions of greenhouse gas that would have occurred at the building in the measurement period if electricity generated onsite had instead been purchased from the electricity grid.

$Q_{elec,O}$ means electricity generated onsite at the building in the measurement period, worked out in accordance with the monitoring requirements.

Note: See section 5 for the definition of ***electricity generated onsite***.

EF_{elec} means:

(a) if the building is connected to an electricity grid that is a grid in relation to which the NGA Factors document, in force on the declaration day, includes an emissions factor—that factor, in kilograms CO_2-e per kilowatt hour; or

(b) if the building is not connected to an electricity grid mentioned in paragraph (a)—the emissions factor, in kilograms CO_2-e per kilowatt hour, for off-grid electricity included in the NGA Factors document in force on the declaration day.

Division 5—Calculations relating to minimum abatement amount

25 Summary

The minimum abatement amount is a threshold that must be reached before abatement can be recorded for a building. The minimum abatement amount is the abatement that would correspond to a one-star improvement in the NABERS energy rating for a building, compared to the baseline NABERS energy rating for the building.

26 Minimum abatement amount

(1) The abatement for a building associated with an increase of one star in the building's NABERS energy rating (the ***minimum abatement amount***), in relation to a measurement period in the reporting period, is worked out using the formula (***equation 7***):

$$A_{Min} = E_B - \left(\sum_i \sum_j \left(Q_{i,(R_B + 1)} \times \frac{EF_{ij}}{1\,000} \right) + Q_{elec,(R_B + 1)} \times \frac{EF_{elec}}{1\,000} \right)$$

where:

A_{Min} means the abatement associated with an increase of one star in the building's NABERS energy rating in relation to a measurement period in the reporting period.

E_B means the baseline emissions for the building in relation to the measurement period, in tonnes CO_2-e, worked out using equation 3.

i means a type of fuel consumed at the building in the measurement period.

j means a type of greenhouse gas emitted at the building in the measurement period due to fuel combustion.

$Q_{i,(R_B+1)}$ means the consumption of fuel type i at the building in the measurement period, in gigajoules, worked out using:

(a) the NABERS energy reverse calculator for the relevant type of commercial building; and

(b) a NABERS energy rating one star higher than the baseline NABERS energy rating for the building in relation to the measurement period worked out using equation 4; and

(c) the other inputs to the calculator as recorded in, or derived from, the NABERS energy rating certificate for the building for the measurement period.

Note: An example of an input that is derived from the NABERS energy rating certificate is the share of energy consumption at the building by source (expressed as a percentage of all energy consumption) for the measurement period.

$\boldsymbol{EF_{ij}}$ means the emissions factor for fuel type i and greenhouse gas type j, in kilograms CO_2-e per gigajoule, specified for the fuel type or greenhouse gas type in Schedule 1 to the NGER (Measurement) Determination.

$\boldsymbol{Q_{elec,(R_B+1)}}$ means the consumption of electricity at the building in the measurement period, in kilowatt hours, at the building worked out using:

(a) the NABERS energy reverse calculator for the relevant type of commercial building; and

(b) a NABERS energy rating one star higher than the baseline NABERS energy rating for the building in relation to the measurement period worked out using equation 4; and

(c) the other inputs to the calculator as recorded in, or derived from, the NABERS energy rating certificate for the building for the measurement period.

Note: An example of an input that is derived from the NABERS energy rating certificate is the share of energy consumption at the building by source (expressed as a percentage of all energy consumption) for the measurement period.

$\boldsymbol{EF_{elec}}$ means:

(a) if the building is connected to an electricity grid that is a grid in relation to which the NGA Factors document, in force on the declaration day, includes an emissions factor—that factor, in kilograms CO_2-e per kilowatt hour; or

(b) if the building is not connected to an electricity grid mentioned in paragraph (a)—the emissions factor, in kilograms CO_2-e per kilowatt hour, for off-grid electricity included in the NGA Factors document in force on the declaration day.

(2) If the unit of measurement for fuel type i needs to be converted, the energy content factor for the fuel type specified in Schedule 1 to the NGER (Measurement) Determination must be used.

Part 5—Reporting, monitoring and record-keeping requirements

Division 1—Offsets report requirements

27 Operation of this Division

For paragraph 106(3)(a) of the Act, this Division sets out information that must be included in an offsets report about a commercial buildings project that is an eligible offsets project.

28 Information that must be included in an offsets report

(1) If the offsets report about the project is for the first reporting period for the project, the report must include:

(a) a description of the activities undertaken during the reporting period to improve the NABERS energy rating of each building in the project; and

(b) an address, in the form approved by the Regulator, for each building that is included in the calculations for the carbon dioxide equivalent net abatement amount for the project for the reporting period.

(2) If the offsets report is for the second, or a subsequent, reporting period for the project, the report must include:

(a) an address, in the form approved by the Regulator, for each building that:

(i) is included in the calculations for the carbon dioxide equivalent net abatement amount for the project for the reporting period; and

(ii) was not included in the calculations for the carbon dioxide equivalent net abatement amount for the project for the previous reporting period; and

(b) for each building that:

(i) is not included in the calculations for the carbon dioxide equivalent net abatement amount for the project for the reporting period; and

(ii) was included in the calculations for the carbon dioxide equivalent net abatement amount for the project for the previous reporting period;

the address for the building that was given in the offsets report for the previous reporting period.

Division 2—Record-keeping requirements

29 Operation of this Division

For paragraph 106(3)(c) of the Act, this Division sets out record-keeping requirements for a commercial buildings project that is an eligible offsets project.

30 Record-keeping requirements

The project proponent for the project must keep a record of the following:

(a) an address, in the form approved by the Regulator, for each building in the project;

(b) the version of the NABERS energy reverse calculator used for the calculations for the carbon dioxide equivalent net abatement amount for the project for a reporting period.

Division 3—Monitoring requirements

31 Operation of this Division

For paragraph 106(3)(d) of the Act, this Division sets out requirements to monitor a commercial buildings project that is an eligible offsets project.

32 Requirement to monitor electricity generated onsite at a building

(1) Subsection (2) applies in relation to electricity generated onsite at a building in the project in a measurement period for the building.

(2) The project proponent must monitor the electricity generation in kilowatt hours, annually or more frequently:

(a) using a meter in accordance with the relevant requirements of the National Measurement Institute for electricity metering, set out in the document titled *NMI M 6 Electricity Meters* as in force from time to time; or

(b) using an inverter that:

(i) satisfies the requirements of Australian Standard AS 4777 as in force from time to time; or

(ii) is on the list of approved inverters maintained by the Clean Energy Council, as it exists from time to time.

Note 1: The *NMI M 6 Electricity Meters* could in 2014 be viewed on the National Measurement Institute's website (http://www.measurement.gov.au).

Note 2: The list of approved inverters could in 2014 be viewed on the Clean Energy Council's website (http://www.solaraccreditation.com.au).

Part 6—Dividing a commercial buildings project

33 Operation of this Part

For subsection 77A(2) of the Act, this Part sets out requirements for dividing a commercial buildings project that is an eligible offsets project.

34 Requirements for division of project

The project may only be divided so that each part is a building in the project, or a group of buildings in the project.