

Australian Government

Carbon Neutral Program Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Puresilver Corporation Pty Ltd ATF Fine China 208 Unit Trust

Building / Project Name: Element 27

Building Owner (if different from Responsible Entity): Sentinel Fund Manager Australia Pty Ltd

Project Address: 72 Price Street, Subiaco, Western Australia 6008

This building / project name has been Certified Carbon neutral (whole building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 29/06/2021 to 29/06/2022.

Emissions Reduction Strategy

The Responsible Entity has achieved either	A 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>
	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input checked="" type="checkbox"/>
(The Green Star – Performance Certificate and associated Carbon Neutral Certificate are displayed on the Department's website)	At least 9 out of 23 (whole building) in the Greenhouse Gas Emissions credit.	<input type="checkbox"/>

Or, the Responsible Entity has provided the following commitment to achieve a minimum energy efficiency rating within three years of the building's first carbon neutral certification

Reporting Year Period 29/06/2021 to 29/06/2022

Emissions Reduction Strategy

The project's nominated Green Star - Performance period	01/02/2020
12 consecutive months from which data will be drawn for the purposes of the project's Green	to
Star – Performance assessment.	31/01/2021

1. Carbon Neutral Information

1A Introduction:

Element 27 is Australia's first purpose-built Build to Rent development. Comprised of three phases, the development will deliver 264 institutionally managed rental apartments to the Australian Fine Chine Redevelopment Precinct in Subiaco in 2022. The highly amenitized, pet-friendly development offers a mix of finely appointed studio, one, two and three bedroom apartments. All apartments have consistent finishes with white goods provided and residents are supported by a full time onsite management and maintenance staff. Element 27's amenities include a resident lounge, meeting room, scenic roof-top deck, pool, BBQ areas, coffee bar and a resident gym. This transit oriented development employs various ESD strategies such as cross ventilation, solar shading, double glazing, greywater recycling, a rooftop PV system, rain water collection, and a sophisticated embedded network for ongoing building monitoring and tuning. The building has also achieved a first in class eight-star average NatHERS rating for the apartments.

1B Emission sources within certification boundary:

Table 1. Emissions Boundary

The Responsible Entity has achieved Carbon Neutral Certification for the	Base Building; or	<input type="checkbox"/>
	Whole Building.	<input checked="" type="checkbox"/>
The Responsible Entity has defined the building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources	Electricity Usage Gas Usage Water Usage Waste Water Waste Refrigerants	
Shared services are present within the project boundary which enable the building to fulfil its function	Yes; or	<input type="checkbox"/>
	No	<input checked="" type="checkbox"/>

Table 2. Exclusions

The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions.

Transport

2. Emissions Summary

Delete whichever table 3 is not applicable to the project.

Table 3. Emissions Source – Summary (for projects using the 15B, 15C, or 15D pathway)

	t CO2 –e
Scope 1: Refrigerants	49.858536
Scope 1: Combustion of fuel	43.77
Scope 2: Electricity	365.35
Scope 2: LGCs generated onsite and not surrendered	0
Scope 3: Fuel & electricity	15.09
Scope 3: Water	38.609
Scope 3: Wastewater	0
Scope 3: Waste (includes transport)	77.9908668
Total Gross Emissions	590.6657322
Green Power purchased (scope 2)	0
Total Net Emissions	590.6657322

Table 4. Emissions Source - Itemised

	t CO2 –e
Carbon Neutral products and services	t CO2 –e
	0
Total Emissions	
Transport	t CO2 –e
	0
Total Emissions	
Other products and services	t CO2 –e
	0
Total Emissions	
Other	t CO2 –e
	0
Total Emissions	0

3. Carbon Offsets Summary

Table 5. Offsets retired

Offset project, unit type, registry & hyperlink	Vintage (date of issuance of the offset unit)	Date retired	Serial Numbers	Offset Quantity (t CO ₂ –e)
Australian Yarra Yarra Biodiversity Project (GS3039) https://registry.goldstandard.org/projects/details/524	2022	20/04/2021	GS1-1-AU-GS3039-21-2022-20595-1-591	591 (eligible quantity 0)
CN-316 Ningxia Helanshan Wind-farm Project, China (CER)	CP2	20/04/2021	1,011,038,861 - 1,011,039,451	591
Total Offset units retired				591
Net emissions after offsetting				-0.334267767
Total offsets banked for use future years: (if any) [include serial numbers]				0

— Report end —