

Climate Active Carbon Neutral certification

Public Disclosure Statement

**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

Responsible entity name:	The Trustee for Workzone West Syndicate
Building / Premises:	Workzone West
Building owner:	Elanor Investors
Project Address:	202 Pier Street, Perth, 6000

Workzone West has been certified as a 6.0 star base building energy rating by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 09/02/2022 to 09/02/2023

Emissions Reduction Strategy

Workzone West has achieved a NABERS Energy rating of 6.0 stars which expires 09/02/2023

Reporting Year Period

The rating period / reporting year
12 consecutive months of data used to calculate the NABERS Star rating.

01/01/2021 to
31/12/2021



1. Carbon Neutral Information

1A Introduction:

WorkZone West is an A-grade office building, built in 2013. It comprises seven-levels of modern office providing 15,602 sqm of NLA located on a large 5,688 sqm site. The building encompasses many best practice environmental design features achieving a 5.0 Green Star design rating.

Workzone West is the first office building in Western Australia to achieve a 6-Star NABERS Energy Rating without greenpower.

Elanor Investors and Knight Frank have worked with HFM and other partners to fine-tune existing systems and implement new energy saving equipment.

Workzone West now uses almost 3 times less electricity than an average Perth office building (based on the current average NABERS base building energy rating in WA of 4.4-Stars).

The landlord and management team continue to pursue best in class performance in sustainability with Climate Active certification a natural progression of this.

1B Emission sources within certification boundary

Table 1. Emissions Boundary

The Building has achieved Carbon Neutral Certification for the	Base Building; or	<input checked="" type="checkbox"/>
	Whole Building.	<input type="checkbox"/>

Table 2. Exclusions

<p>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.</p> <p><i>(Delete this row if not applicable)</i></p>	Transport and waste transport emissions
Reasons each excluded emission source has been excluded	Transport and waste transport emissions Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods, inclusion is not practical or technically feasible at this time.



2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	96.34
Scope 1: Natural gas	25.74
Scope 1: Diesel	0.11
Scope 2: Electricity	355.08
Scope 3: Natural gas, diesel and electricity	12.5
Scope 3: Water and Wastewater	16.8
Scope 3: Waste	70.33
Total Net Emissions	577

3. Carbon Offsets Summary

Table 4. Offsets retired					
Offset project, unit type & registry (include link to offsets)	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Link to offset	Offset Quantity (t CO ₂ -e)
CERs (Certified Emissions Reductions) UN Carbon Offsets Program 24 MW Bhilangana - III Hydro Power Project # 2936	CP2 - 2013	14/02/2022	IN-5-20273750 5-2-2-0-2936 t o IN-5-202737 792-2-2-0-293 6	24 MW Bhilangana - III Hydro Power Project # 2936	288
CERs (Certified Emissions Reductions) UN Carbon Offsets Program Jangi 91.8 MW wind farm in Gujarat Project # 6702	CP2 - 2013	14/02/2022	IN-5-27349300 1-2-2-0-6702 t o IN-5-273493 290-2-2-0-670 2	Jangi 91.8 MW wind farm in Gujarat Project # 6702	290
Total Offset Units cancelled					578
Net emissions after offsetting					0
Total offsets banked for use in future years					1

— Report end —