

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 28/06/2022 to 28/06/2023.

Emissions Reduction Strategy

The Responsible Entity has achieved either	A 4 Star Green Star – Performance Rating; or	
	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input 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 checked="" 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 28/06/2022 to 28/06/2023

Emissions Reduction Strategy

The project's nominated Green Star - Performance period	01/02/2021
12 consecutive months from which data will be drawn for the purposes of the project's Green	to
Star – Performance assessment.	31/01/2022

1. Carbon Neutral Information

1A Introduction:

This building is the first 100 % rental community in Western Australia. It contains a mix of 93 apartments, studio, one-, two- and three-bedroom flats distributed in 5 floors. All apartments have consistent finishes and appliance package, including washers and dryers. Element 27's amenities provide common spaces, roof-top deck, pool, barbeque areas, coffee bar and a resident gym. This development employs various ESD strategies to achieve an average eight-star NatHERS rating for the apartments. Strategies include as well cross ventilation principles, greywater recycling, solar PV system and rain water collection

1B Emission sources within certification boundary:

Electricity, Gas, Diesel, Water, Waste, Wastewater, Refrigerants,

Table 1. Emissions Boundary

	Base Building; or	<input type="checkbox"/>
The Responsible Entity has achieved Carbon Neutral Certification for the		
	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 Diesel Gas Usage Water Usage Wastewater Waste Refrigerants	
	Yes; or	<input type="checkbox"/>
Shared services are present within the project boundary which enable the building to fulfil its function		
	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	49.859
Scope 1: Combustion of fuel	53.128
Scope 2: Electricity	373.245
Scope 2: LGCs generated onsite and not surrendered	0
Scope 3: Fuel & electricity	16.079
Scope 3: Water	39.352
Scope 3: Wastewater	0
Scope 3: Waste (includes transport)	80.822
Total Gross Emissions	612.484
Green Power purchased (scope 2)	0
Total Net Emissions	612.484

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)
Biodiverse Reforestation Carbon Offsets1 Yarra Yarra Biodiversity Corridor, Western Australia.	2022	09/06/2022	12PWA300168B – 12PWA300782B	615 (eligible quantity 0)
https://registry.goldstandard.org/projects/details/524				
Stapled to: IN-4463 Metro Delhi Project, India. Type: CDM-CER Registry: ANREU	CP2	09/06/2022	239,728,958 - 239,729,572	615
Total Offset units retired				615
Net emissions after offsetting				-2.515775491
Total offsets banked for use future years: (if any) [include serial numbers]				0

— Report end —