Climate Active Carbon Neutral certification

Public Disclosure Statement

NABERS

An Australian Government Initiative

Climate Active

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	The Trustee for Workzone West Syndicate
Building / Premises name:	WorkZone West
Building owner: *(delete if the same as applicable responsible entity)*	Elanor Investors
Building Address:	202 Pier Street, Perth, 6000

Workzone West has been certified as Carbon Neutral Office (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 10/02/2023 to 09/02/2024.

Total emissions offset	547 tCO2-e
Offsets bought	Stapled 100% CERS / Voluntary Purchase of Australian Biodiverse Reforestation Carbon Offsets
Renewable electricity	18.6%

Emissions Reduction Strategy

Workzone West has achieved a NABERS Energy rating of 6.0 stars without GreenPower.

Expires 09/02/2024

Reporting Year Period

The rating period / reporting year 12 consecutive months of data used to calculate the NABERS Star rating.	*01/12/2021 to 30/11/2022*

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	☒
	Whole Building.	☐
The Responsible Entity has defined a set building's emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources		Scope 1: Refrigerants, Gas/Fuels Scope 2: Electricity Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.
If any additional emission sources were included, please outline (delete if not required)		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 2. Emissions Source – Summary	t CO_2 –e
Scope 1: Refrigerants	89
Scope 1: Natural gas	16
Scope 1: Diesel	0
Scope 2: Electricity	368
Scope 3: Natural gas, diesel and electricity	7
Scope 3: Water and Wastewater	13
Scope 3: Waste	55
Total Emissions	**547**

*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website: https://www.climateactive.org.au/buy-climate-active/certified-brands

3. Carbon Offsets Summary

Table 4. Offsets retired

Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO2 –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Hebei Chengde Weichang Yudaokou Ruyihe Wind Power Project, China,	CDM / CER	ANREU	21/12/2022	1,117,318,291 - 1,117,318,837	CP2 (2016-2019)	*547*	*547*	0	*547*	100%
Yarra Yarra Biodiversity Corridor - **Australian Biodiverse Reforestation Carbon Offsets**	PERs	*Carbon Neutral*	*20/12/2022*	12PWA325465B - 12PWA326742B	no vintage	*547*	0	*0*	*0*	*0*
							TOTAL Eligible Quantity used for this reporting period claim		**547**	
							TOTAL Eligible Quantity banked for future reporting periods	**0**		

* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

*** Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

Explanation on the Purchasing of Biodiverse Reforestation Offsets and Stapled Units

Biodiverse Reforestation Carbon Offsets (BRCOs) are not with a standard. They are unaccredited. Carbon Neutral holds an internal registry and assigns a unique serial number against each tonne to ensure prevention of double counting or double selling. These unique serial numbers are provided to the purchaser. In order to claim carbon abatement using BRCOs to meet international standards, Carbon Neutral retires an equal number of verified carbon credits ('stapled' unit) from a Climate Active eligible international project. This will satisfy any claims of carbon or climate neutrality. In this way the buyer supports Australian biodiverse reforestation and all other co-benefits this project brings, help plant *more* trees and shrubs *and* meet abatement requirements.

The Yarra Yarra Biodiversity Corridor

The Yarra Yarra Biodiversity Corridor is a native reforestation project located in Southwest Australia. The table indicates the co-benefits of this project and how this project contributes to the United Nation SDGs. As land use and forestry activities are recognised as requiring high levels of upfront finance to source land, to plant and to manage, we have supplemented local biodiverse reforestation carbon offsets from the Yarra Yarra Biodiversity Corridor with Climate Active eligible offset units.

Table: Co-benefits of the *Yarra Yarra Biodiversity Corridor*, Australia

Co-benefits category	Core co-benefit	Co-benefit description/nature of potential co-benefit	UN Sustainable Development Goals	
Environment	Biodiversity / ecosystem services	The Yarra Yarra project reconnects and restores fragmented and declining (remnant) woodland and shrubland which provides habitat for threatened flora and fauna.	Goal 15: Life on land	
	Water Quality	Water quality is assumed to improve due to reduced surface runoff and reduction in sediment and nutrient loads in water catchments. Groundwater levels and salt concentrations are also expected to reduce over time.	Goal 6: Clean Water and Sanitation	
	Soil Quality	Soil quality of the Yarra Yarra project area is expected to improve over time with soil organic matter increasing and salt concentrations declining.	Goal 15: Life on land	

Economic	Local Employment and Skills	The establishment of plantations and conservation areas creates employment opportunities and skills development during the preparation, planting, management of the Yarra Yarra project.	Goal 3: Good Health and Well-being Goal 4: Quality Education Goal 8: Decent Work and Economic Growth Goal 17: Partnerships for the goals	
Social	Indigenous cultural heritage	The Yarra Yarra project recognises and continues to protect significant cultural heritage sites that are located in the project area. This is assumed to strengthen cultural heritage and support spiritual re-connection to country which potentially has positive impacts on mental health and wellbeing of indigenous communities.	Goal 3: Good Health and Well-being Goal 17: Partnerships for the goals	

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	0
2. Other RECs	0

* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information

Project supported by REC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report									

Appendix A: Electricity Summary

Electricity emissions are calculated using a location-based approach

Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

Market-based method

The market-based method provides a picture of a business's electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Marked Based Approach		
Total renewables (onsite and offsite) (cell D45)	**100,872**	**kWh**
Mandatory * (RET) (cell D32)	100,872	kWh
Voluntary * - LGCs voluntarily surrendered (cell D36+D37) - GreenPower purchases (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	440,287	kWh
Percentage renewable electricity – (cell D46)	18.6	%
Market Based Approach Emissions Footprint (cell M47)	438,339	$kgCO_2$-e

Location Based Approach		
Location Based Approach Emissions Footprint (L38)	373,400	$kgCO_2$-e

—Report end —