

Australian Government
Carbon Neutral Program
Public Disclosure Summary



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible Entity name: Puresilver Corporation Pty Ltd (Sentinel Real Estate Corporation) ATF Fine China 208 Unit Trust

Building / Project Name: Element 27

Building Owner: Sentinel Real Estate Corporation

Project Address: 72 Price Street, Subiaco, WA 6008

This building has been certified carbon neutral (whole building) by the GBCA against the Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 11/4/2024 to 10/4/2025.

Total emissions offset	453 tCO ₂ -e
Offsets bought	100% CERs
Renewable electricity	18.96%

Emissions Reduction Strategy

The Responsible Entity has achieved either	At least a 4 Star Green Star – Performance Rating; or	<input type="checkbox"/>
(The Green Star – Performance Certificate and associated Carbon	At least 8 out of 20 (base building) in the Greenhouse Gas Emissions credit; or	<input checked="" type="checkbox"/>

Emissions Reduction Strategy

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"/>
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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 01/02/2022 to 31/01/2023

The project's nominated Green Star - Performance period 12 consecutive months from which data will be drawn for the purposes of the project's Green Star – Performance assessment.	01/02/2022 to 31/01/2023
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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, bbq 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

Table 1. Emissions Boundary

Base Building; or ☐

Table 1. Emissions Boundary

The Responsible Entity has achieved Carbon Neutral Certification for the	Whole Building.	<input checked="" type="checkbox"/>
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	<ul style="list-style-type: none"> - Electricity Usage - Gas Usage - Water Usage - Waste Water - Waste - Refrigerants 	
If an emission source cannot be quantified, please outline why	Transport, which was not material and non-quantified	
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"/>

2. Emissions Summary

Table 3. Emissions Source – Summary

t CO₂ –e

Scope 1: Refrigerants	14.25
Scope 1: Combustion of fuel	47.44
Scope 2: Electricity	258.09
Scope 3: Electricity	19.28
Scope 3: Fuel	3.79
Scope 3: Water	20.77
Scope 3: Wastewater	0
Scope 3: Waste (includes transport)	88.48
Total Emissions	452.10

3. Emissions over time

Only for recertified buildings. Please list 'N/A' if not required.

This section compares emissions over time between the current year with the previous year.

Table 5. Emissions since base year

t CO₂ –e

Base Year	01/02/2020 to 31/01/2021	590.67
Year 1:	01/02/2021 to 31/01/2022	612.48
Year 2:	01/02/2022 to 31/01/2023	452.10

4. Carbon Offsets Summary

Table 6. Offsets retired

Project description	Type of offset units	Registry	Date retired	Serial Numbers / hyperlink*	Vintage	Quantity	Eligible Quantity (tCO ₂ – e) (total quantity retired)	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting claim	Percentage of total (%)
Wind Power Project Shangyi Wanshigou (CN-8071)	CDM CER	ANREU	17/7/23	1,137,477,047 - 1,137,477,602	CP2 (2015-2019)	556	556	0	103	453	100%
Stapled to:											
Australian Yarra Yarra Biodiversity Project	Sequestration		17/7/23	12PWA35792 8B - 12PWA35848 3B	-	556	-	-	-	-	-
Total offsets retired this report and used in this report											453
Total offsets banked for use future years: (if any)										103	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Certified Emissions Reductions (CERs)	453	100%

5. Renewable Energy Certificate (REC) summary

Not applicable. No RECs surrendered for 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 Summary


Total renewables (grid and non-grid)	92,329 kWh
Mandatory *	92,320 kWh
Voluntary *	0 kWh
Behind the meter	0 kWh
Residual Electricity	394,638 kWh
Residual Electricity Emission Footprint	359 tCO ₂ -e
Market Based Approach Emissions Footprint	359 tCO ₂ -e
Location Based Approach Summary	
Location Based Approach Emissions Footprint	277.4 tCO ₂ -e

Note

The categories can include:

- * Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).
- * Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Offset Retirement



Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below:

Transaction ID

AU29535

Current Status

Completed (4)

Status Date

17/07/2023 15:26:40 (AEST)
17/07/2023 05:26:40 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Wilson, Raymond Glen

Transaction Approver

Rogers, Georgiana S A

Comment

Surrendered on behalf of Puresilver Corporation Pty Ltd (Sentinel Group) for the Climate Active carbon neutral certification of the Residential project Element 27, located at T2 Price St, Subiaco, WA (05-6075P).

Transferring Account

Account Number

AU-2545

Account Name

Carbon Neutral Pty Ltd

Account Holder

Carbon Neutral Pty Ltd

Acquiring Account

Account Number

AU-2764

Account Name

Voluntary Cancellation - CP2

Account Holder

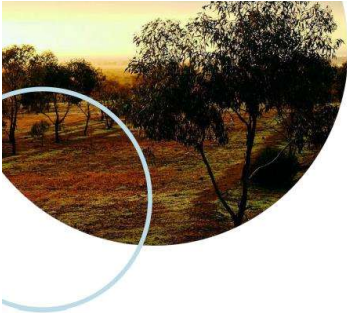
Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Ranges	Quantity
CN	CER	Kyoto Voluntary Cancellation	2	2					CN-8071			1,137,477,647 - 1,137,477,652	556

Transaction Status History

Status Date	Status Code
17/07/2023 15:26:40 (AEST) 17/07/2023 05:26:40 (GMT)	Completed (4)



This is to certify that


**Puresilver Corporation
(Sentinel Group)**

has permanently surrendered

556 tonnes

of Biodiverse Reforestation Carbon Offsets
from the Yarra Yarra Biodiversity Corridor
for its Element 27 building carbon footprint.


Thank you for choosing to make a difference to our planet and
future generations by combating climate change.



carbonneutral
Turn Emissions Into Trees™

Encouraging positive social, environmental
and economic change with solutions that help
overcome the effects of the climate crisis.

Carbon Neutral Pty Ltd is regulated by the Australian
Securities and Investments Commission and holds
Australian Financial Services Licence Number 400004.



Dr Phil Ireland | Chief Executive Officer


Issue Date: 17 July 2023 | **Emissions Period:** 31 January 2022 - 01 February 2023

Serial numbers (inclusive): BRCD: 12PWA357928B - 12PWA358483B

Carbon Neutral retires an equal number of verified carbon credits from an international project for all Biodiverse
Reforestation Carbon Offsets for any claims of carbon offsetting (and carbon neutrality where applicable).

Serial numbers (inclusive): CDM CER: CN-8071 1,137,477,047 - 1,137,477,602

— Report end —

 greenstar