

Climate Active Carbon Neutral certification

Public Disclosure Statement



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Responsible entity name: THE TRUSTEE FOR WORKZONE WEST SYNDICATE

Building / Premises name: WorkZone West

Building Address: 202 Pier Street, Perth, WA 6000

Corresponding NABERS Energy Rating number: OFEN30757

This building WorkZone West has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 08/3/2024 to 07/3/2025.

Total emissions offset	508 tCO2-e
Offsets bought	96.65% ACCUs, 3.3% VCU, 0.0% CERs, 0.0% VERs, 0.0% RMUs
Renewable electricity	18.64% of electricity is from renewable sources

Emissions Reduction Strategy

WorkZone West has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 7th of March 2025

Reporting Year Period		
The rating period / reporting year	1/12/2022	
12 consecutive months of data used to calculate the NABERS Star rating.	to	30/11/2023



# 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.

The Building owner and management has been continuously fine tuning the existing systems and implement new energy efficiency initiatives 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"/>
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.

Table 2. Declaration of excluded emissions
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All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
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## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	20.2
Scope 1: Diesel	0.4
Scope 2: Electricity	367.7
Scope 3: Natural gas	1.6
Scope 3: Diesel	0.1
Scope 3: Electricity	40.3
Scope 3: Waste	60.6
Scope 3: Water and Wastewater	16.1
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>508</b>

\*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	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2 –e) (total quantity retired) ***			
ERF105045	ACCU	KACCU	14/06/2024	3,773,004,160 - 3,773,004,650	2018-2019	491	491	0	491	96.7%
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	18/07/2024	10430-213990339-213990355-VCS-VCU-997-VER-CN-1-1867-01032020-31122020-0						
TOTAL Eligible Quantity used for this reporting period claim									508	
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.

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
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\* 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	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report								0			

## Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

### 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>93,890</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	93,890	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	0	kWh
Onsite renewable energy exported (cell D41)	0	kWh
<b>Total residual electricity (cell D38)</b>	<b>409,811</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>18.64%</b>	
Market Based Approach Emissions Footprint (cell M47)	<b>407,998</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>277,036</b>	<b>kgCO<sub>2</sub>-e</b>

### Note

\* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

## Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERS pathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 11.92% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

## Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building's airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 0.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID

AU34245

Current Status

Completed (4)

Status Date

14/06/2024 12:55:22 (AEST)

14/06/2024 02:55:22 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Stuart, Benjamin Mathew Clarke

Transaction Approver

Rockliff, Nathan Stephen

Comment

The Trustee for Workzone West Syndicate; ACCU's surrendered for Climate Active Carbon Neutral Building Certification for WorkZone Building A, 202 Pier Street, Perth, WA, 6000 for the NABERS rating period 1/12/2022 – 30/11/2023

Transferring Account

Account Number

AU-2321

Account Name

Carbon Financial Services Pty. Ltd.

Account Holder

Carbon Financial Services Pty. Ltd.

Acquiring Account

Account Number

AU-1068

Account Name

Australia Voluntary Cancellation Account

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 Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF105045					2018-19		3,773,004,160 - 3,773,004,650	491

Transaction Status History	
Status Date	Status Code
14/06/2024 12:55:22 (AEST)	Completed (4)
14/06/2024 02:55:22 (GMT)	
14/06/2024 12:55:22 (AEST)	Proposed (1)
14/06/2024 02:55:22 (GMT)	
14/06/2024 12:55:22 (AEST)	Account Holder Approved (97)
14/06/2024 02:55:22 (GMT)	
14/06/2024 12:17:53 (AEST)	Awaiting Account Holder Approval (95)
14/06/2024 02:17:53 (GMT)	

Transaction ID

AU34245

Current Status

Completed (4)

Status Date

14/06/2024 12:55:22 (AEST)

14/06/2024 02:55:22 (GMT)

Transaction Type

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14/06/2024 12:55:22 (AEST)	Account Holder Approved (97)
14/06/2024 02:55:22 (GMT)	
14/06/2024 12:17:53 (AEST)	Awaiting Account Holder Approval (95)
14/06/2024 02:17:53 (GMT)	





RETIRED UNITS

From Vintage	To Vintage	Serial Number	Quantity of Units	Unit Type	Project ID	Project Name	Project Type	Additional Issuance Certifications	Origination Program	Project Site State/Province	Project Country/Area	Account Holder	Refirement Reason	Beneficial Owner	Refirement Reason Details	Date of Refirement
01/03/2020	31/12/2020	10430- 213990339- 213990355- VCS-VCU-997- VER-CN-1- 1867- 01032020- 31122020-0	17	VCU	1867	Ningxia Xiangshan Wind Farm Project	Energy industries (renewable/non- renewable sources)			Ningxia Autonomous Region, P.R. China	China (CN)	NetZero	NCOS Programme	Elanor	VCU units surrendered for Workzone Building A, 202 Piers St, Perth. NABERS Carbon Neutral on behalf of Elanor. Rating period 01/12/2022 to 30/11/2023.	18/07/2024

1 - 1 - 1

48,700

4,398

100,000

1,000,000

1,000,000,000

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