

Climate Active Carbon Neutral certification

Public Disclosure Statement



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Responsible entity name: Elanor

Building / Premises name: 19 Harris Street

Building Address: 19 Harris Street, Pyrmont, NSW 2009

Corresponding NABERS Energy Rating number: OF33575

This building 19 Harris Street 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 04/10/2024 to 03/10/2025.

Total emissions offset	767 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	18.96% of electricity is from renewable sources

Emissions Reduction Strategy

19 Harris Street has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 3rd of October 2025

Reporting Year Period	
The rating period / reporting year	1/07/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to 30/06/2024



1. Carbon Neutral Information

1A Introduction:

Elanor Investors Group is a publicly listed Australian real estate funds management business, managing real estate investments across Australia and New Zealand, including the commercial building at 19 Harris St, Pyrmont. Their mission is to grow as a leading real estate funds management business known for delivering exceptional investment returns and making positive and impactful social and environmental contributions to the communities in which they operate. As part of this, they are focusing on the continual operational efficiency of their assets and working towards a net zero carbon portfolio.

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 ₂ –e
Scope 1: Refrigerants		57.2
Scope 1: Natural gas		11.6
Scope 1: Diesel		3.2
Scope 2: Electricity		568.1
Scope 3: Natural gas		3.0
Scope 3: Diesel		0.8
Scope 3: Electricity		70.1
Scope 3: Waste		42.0
Scope 3: Water and Wastewater		10.8
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		767

*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) ***			
140 MW Solar Photovoltaic Project in Rajasthan	VCU	VERRA	29/10/2024	15606-702376603-702377375-VCS-VCU-997-VER-IN-1-1709-01102021-31122021-0	01/10/2021 - 31/12/2021	773	773	6	767	100.0%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=214920						
TOTAL Eligible Quantity used for this reporting period claim									767	
TOTAL Eligible Quantity banked for future reporting periods								6		

* 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		
Total renewables (onsite and offsite) (cell D45)	164,089	kWh
Mandatory * (RET) (cell D32)	164,089	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	701,360	kWh
Percentage renewable electricity – (cell D46)	18.96%	
Market Based Approach Emissions Footprint (cell M44)	638,237	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	631,778	kgCO ₂ -e

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 5.48% 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 7.46% 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	57.20
Total	57.20

Appendix D: Screenshots of offsets purchased

VERRA

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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	Retirement Reason	Beneficial Owner	Retirement Reason Details	Date of Retirement
01/10/2021	31/12/2021	15606-702376603-702377375-VCS-VCU-997-VER-IN-1-1709-01102021-31122021-0	773	VCU	1709	140 MW Solar Photovoltaic Project in Rajasthan	Energy industries (renewable/non-renewable sources)			Rajasthan	India (IN)	Carbon Financial Services Pty Ltd	NCOS Programme	Elanor Funds Management	773 VCS1709 Indian Solar retired on behalf of Elanor Funds Management Limited C/- Jones Lang LaSalle Pty Ltd (19 Harris St) for FY24 Climate Active certification	29/10/2024

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