Climate Active Carbon Neutral certification

Public Disclosure Statement







THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Caribbean Gardens Pty Ltd

Building / Premises name: 0

Building Address: 35-37 Dalmore Drive, Scoresby, VIC 3179

Corresponding NABERS Energy

Rating number

OF32550

This building 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 25/7/2024 to 24/7/2025.

Total emissions offset	780 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	23.77% of electricity is from renewable sources

Emissions Reduction Strategy

35-37 Dalmore Drive has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 24th of July 2025

Reporting Year Period	
The rating period / reporting year	1/05/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/04/2024

1. Carbon Neutral Information

1A Introduction:

Caribbean Park is the largest and fastest growing office precinct outside of the Melbourne CBD. Caribbean Park is committed to understanding climate-related risks and opportunities as it relates to the property development and investment sector. Caribbean Park is passionate about delivering built form environments where sustainability is central to decision making.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon	Base Building; or	
Neutral Certification for the	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.

Table 2. Declaration of excluded emissions

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
Water and Wastewater	Due to a faulty utility water meter and ongoing issues with the main water meter on site, the water consumption for the full annual period could not be obtained. Therefore, all recorded water consumption has been included in the Carbon Neutral assessment for 2024 prior to when the meter stopped recording.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	13.0
Scope 1: Natural gas	138.9
Scope 1: Diesel	0.0
Scope 2: Electricity	440.7
Scope 3: Natural gas	10.8
Scope 3: Diesel	0.0
Scope 3: Electricity	48.3
Scope 3: Waste	116.7
Scope 3: Water and Wastewater	11.1
Other Scope 1,2 and 3 emissions	0.0

Total Emissions	780

^{*}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										
							Eligible Quantity	Eligible Quantity	Eligible Quantity used	Percentage of
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	link* Vintage		(tCO2 –e) (total quantity retired) ***	banked for future reporting periods	for this reporting period claim	total (%)
150 MW Solar Project in Karnataka by Avaada Solar	VCU	VERRA		13271-486752762-486753496-VCS-VCU-1491-VER-IN-1- 1914-01072020-31122020-0	1/7/20-31/12/20	735	735	0	735	94.2%
Kirazlık Hydroelectric Power Plant Project	VCU	VERRA	20/12/2024	See screenshot in Appendix B 10654-234626304-234626348-VCS-VCU-1514-VER-TR-1- 2092-01012017-31122017-0 See screenshot in Appendix B	1/1/17-31/12/17	45	45	0	45	5.8%
TOTAL Eligible Quantity used for this reporting period clair							780			
TOTAL Eligible Quantity banked for future reporting period						or 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 under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Active unless they are stapled to eligible under Climate Ac

^{***} 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	0
(LGCs)*	U

* 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 banked for future reporting (MWh)	Location
ĺ				•	Total LGCs sur	rrendered this report a	nd 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)	153,183	kWh			
Mandatory * (RET) (cell D32)	112,522	kWh			
LGCs voluntarily surrendered (cell D36+D37)	0	kWh			
GreenPower voluntarily purchased (cell D34)	0	kWh			
Onsite renewable energy consumed (cell D41+D43)	40,661	kWh			
Onsite renewable energy exported (cell D40)	0	kWh			
Total residual electricity (cell D44)	491,135	kWh			
Percentage renewable electricity – (cell D46)	23.77%				
Market Based Approach Emissions Footprint (cell M44)	488,962	kgCO ₂ -e			
Location Based Approach					
Location Based Approach Emissions Footprint (cell L47)	555,364	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 NABERSpathway, 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 14.97% 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"

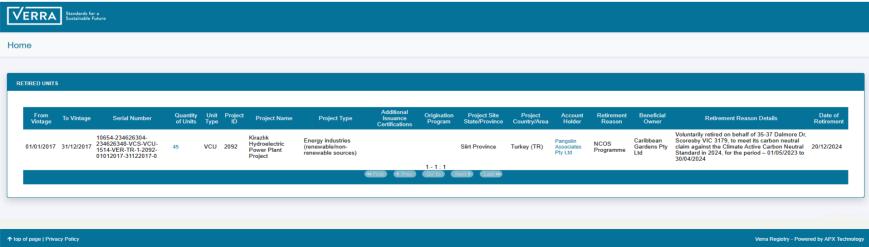
Refrigerant emissions make up 1.67% of this claim's total emissions.

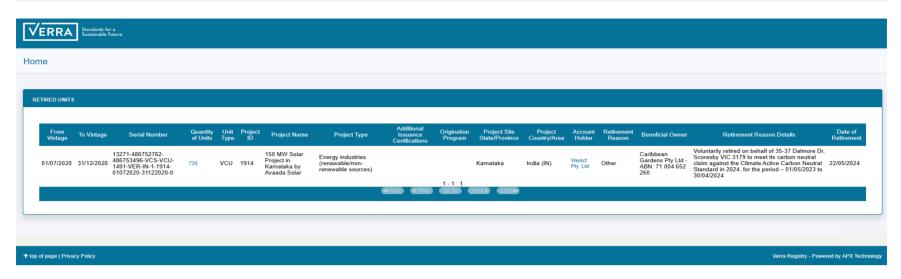
Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	Method 1 not applied
Method 2	13.00
Total	13.00

Appendix D: Screenshots of offsets purchased







___Report end ___