

Climate Active Carbon Neutral certification

Public Disclosure Statement



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Responsible entity name: Caribbean Gardens Pty Ltd

Building / Premises name: 0

Building Address: 42-44 Lakeview Dr, Scoresby, VIC 3179

Corresponding NABERS Energy Rating number OF32559

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 18/7/2024 to 17/7/2025.

Total emissions offset	763 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	25.53% of electricity is from renewable sources

Emissions Reduction Strategy

42-44 Lakeview Dr has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 17th 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 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

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		0.0
Scope 1: Natural gas		104.5
Scope 1: Diesel		0.0
Scope 2: Electricity		471.2
Scope 3: Natural gas		8.1
Scope 3: Diesel		0.0
Scope 3: Electricity		51.6
Scope 3: Waste		115.7
Scope 3: Water and Wastewater		11.1
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		763

*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) ***			
150 MW Solar Project in Karnataka by Avaada Solar	VCU	Verra	22/05/2024	13271-486753497-486753841-VCS-VCU-1491-VER-IN-1-1914-01072020-31122020-0	1/7/2020 - 31/12/2020	345	345	0	345	45.2%
				See screenshot in Appendix B						
Kirazlık Hydroelectric Power Plant Project	VCU	Verra	20/12/2024	10654-234626349-234626766-VCS-VCU-1514-VER-TR-1-2092-01012017-31122017-0	1/1/2017 - 31/12/2017	418	418	0	418	54.8%
				See screenshot in Appendix B						
TOTAL Eligible Quantity used for this reporting period claim									763	
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		
Total renewables (onsite and offsite) (cell D45)	179,992	kWh
Mandatory * (RET) (cell D32)	120,316	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	59,676	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	525,158	kWh
Percentage renewable electricity – (cell D46)	25.53%	
Market Based Approach Emissions Footprint (cell M44)	522,834	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	593,836	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 15.16% 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

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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
01/07/2020	31/12/2020	13271-486753497-486753841-VCS-VCU-1491-VER-IN-1-1914-01072020-31122020-0	345	VCU	1914	150 MW Solar Project in Karnataka by Avaada Solar	Energy industries (renewable/non-renewable sources)			Karnataka	India (IN)	WeAct Pty. Ltd	Other	Caribbean Gardens Pty Ltd - ABN: 71 004 652 260	Voluntarily retired on behalf of 42-44 Lakeview Dr, Scoresby VIC 3179 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2024, for the period – 01/05/2023 to 30/04/2024	22/05/2024

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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
01/01/2017	31/12/2017	10654-234626349-234626766-VCS-VCU-1514-VER-TR-1-2092-01012017-31122017-0	418	VCU	2092	Kirazlik Hydroelectric Power Plant Project	Energy industries (renewable/non-renewable sources)			Siirt Province	Turkey (TR)	Pangolin Associates Pty Ltd	NCOS Programme	Caribbean Gardens Pty Ltd	Voluntarily retired on behalf of 42-44 Lakeview Dr, Scoresby VIC 3179, to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2024, for the period – 01/05/2023 to 30/04/2024	20/12/2024

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