

Climate Active Carbon Neutral certification**Public Disclosure Statement**

THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: J.R FITZGERALD & R.L HALPERN

Building / Premises name: 1 Ord St

Building Address: 1 Ord St, West Perth, WA 6005

Corresponding NABERS Energy Rating number OF41769

This building 1 Ord St has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the rating period 22/3/2024 to 21/3/2025 The carbon neutral certification is valid until 18/7/2026.

Total emissions offset	138 tCO ₂ -e
Offsets bought	0.00% ACCUs, 0.00% VCU, 0.00% CERs, 100.00% VERs, 0.0% RMUs
Renewable electricity	19.00% of electricity is from renewable sources

Emissions Reduction Strategy

1 Ord St has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 18th of July 2026

Reporting Year Period

The rating period / reporting year 22/03/2024
 12 consecutive months of data used to calculate the NABERS Star rating. to
21/03/2025

1. Carbon Neutral Information

1A Introduction:

The building has been on a sustainability journey over several years to increase its energy and water efficiency performance. Monthly tracking of the energy and water sub-meter data has led to multiple tuning opportunities and provided data for CAPEX improvements. Inclusive of HVAC tuning, BMS controls tuning, lighting control adjustments, LED upgrades and a recently commissioned solar array on the building’s roof.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or 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
Office tenancy light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.

2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	42.6
Scope 1: Natural gas	0.2
Scope 1: Diesel	1.4
Scope 2: Electricity	72.7
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.3
Scope 3: Electricity	9.0
Scope 3: Waste	9.9
Scope 3: Water and Wastewater	1.8
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	138

*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) ***			
Energy Efficient Cookstoves CPA2	VER	Gold Standard Impact Registry (GSF Registry)	6/08/2025	GS1-1-ET-GS11148-16-2021-25961-27866-28065 https://registry.goldstandard.org/batch-retirements/details/217625	2021	200	200	62	138	100.0%
TOTAL Eligible Quantity used for this reporting period claim									138	
TOTAL Eligible Quantity banked for future reporting periods								62		

* 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
--	---

* 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			

5. Minimum energy efficiency requirements not met (please refer to section 4.2.2 & 4.2.3 of the NABERS Carbon Neutral Technical Guidance Document for more details)

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment can be made -

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment cannot be made -

a) Why the minimum NABERS Energy rating cannot be achieved.

b) Why a commitment cannot be made to achieve the rating within three (3) years.

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

Amount of renewable electricity to be purchased to bring carbon emissions intensity (kgCO₂e/sqm) of the rated energy to the equivalent of the minimum NABERS Energy rating requirement

kWh

Evidence of purchase of this renewable electricity -

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)	21,050	kWh
Mandatory * (RET) (cell D32)	20,344	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	706	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	89,744	kWh
Percentage renewable electricity – (cell D46)	19.00%	
Market Based Approach Emissions Footprint (cell M44)	81,667	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	75,961	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 7.21% 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 30.84% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	42.57
Method 2	0.00
Total	42.57

Appendix D: Screenshots of offsets purchased

IMPACT REGISTRY		CREDITS	PROJECTS						
Retirement									
STATUS	Retired		NUMBER OF CREDITS: 200						
RETIREMENT DETAILS									
RETIREMENT DATE	Aug 06, 2025								
RETIREMENT NOTE	<i>Retired on behalf of J.R FITZGERALD & R.L HALPERN for its 2025 Building Climate Active Carbon Neutral Certification for 1 Ord St.</i>								
USING ENTITY	J.R FITZGERALD & R.L HALPERN								
USE CASE	Voluntary								
QUANTITY	GS ID	PROJECT DETAILS	COUNTRY	PROJECT TYPE	METHODOLOGY	PRODUCT	USE CASE AUTHORISATION	CORRESPONDING ADJUSTMENT	SERIAL NUMBER
200	G511148	Energy Efficient Stoves Program - CPA 2 by World Vision Australia	Ethiopia	Energy Efficiency Domestic	AMS-II.G. Energy Efficiency Measures in Thermal Applications of Non-Renewable Biomass	VER	Not Applicable	Not Applicable	G51-1-ET-G511148-16-2021-25961-27866-28065

Report end