

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Elanor

Building / Premises name: WorkZone West

Building Address: 202 Pier Street, Perth, WA 6000

Corresponding NABERS Energy Rating number OF35077

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 08/3/2025 to 07/3/2026.

Total emissions offset	440 tCO2-e
Offsets bought	22.73% ACCUs, 77.27% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% 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 2026

Reporting Year Period

The rating period / reporting year	30/11/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to 29/11/2024



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 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 & power	Office tenancy lighting, power and supplementary air-conditioning are excluded as per NABERS minimum energy coverage requirements for base building offices.
Retail tenancy light & power	Retail tenancy lighting, power and supplementary air-conditioning are excluded on the basis these are outside the operational control of the building owner
Tenant-managed waste streams	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		338.0
Scope 1: Natural gas		9.9
Scope 1: Diesel		0.4
Scope 2: Electricity		0.0
Scope 3: Natural gas		0.8
Scope 3: Diesel		0.1
Scope 3: Electricity		0.0
Scope 3: Waste		76.3
Scope 3: Water and Wastewater		14.2
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		440

*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) ***			
Unitor Amazon Forest Project - Brazil (Amazoas State)	VCU	VERRA	16/04/2025	13111-471972272-471972611-VCS-VCU-262-VER-BR-14-2508-01012020-31122020-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=284495	1/1/2020 - 31/12/2020	340	340	0	340	77.3%
Savanna Fire Management - Starthburn, Cape York QLD	ACCU	ANREU	16/04/2025	8,345,983,498 - 8,345,983,597 see screenshot in Appendix D	2021-2022	100	100	0	100	22.7%
TOTAL Eligible Quantity used for this reporting period claim									440	
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)*	320
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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
Barcaldine solar farm-QLD	LGC	REC registry	7/03/2025	1-320	SRPVQL36	2025	320	320	0	solar	QLD
Total LGCs surrendered this report and used in this report								320			

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)	392,859	kWh
Mandatory * (RET) (cell D32)	72,859	kWh
LGCs voluntarily surrendered (cell D36+D37)	320,000	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)	-8,583	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-7,810	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	265,150	kgCO₂-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 17.34% 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 76.82% 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	338.00
Total	338.00

Appendix D: Screenshots of offsets purchased

Transaction Details

Transaction details appear below

Transaction ID	AU40817
Current Status	Completed (4)
Status Date	16/04/2025 13:51:22 (AEST) 16/04/2025 03:51:22 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Greening, Zachary Waller
Transaction Approver	Greening, Zachary Waller
Comment	Units retired 202 Pier Street, VIA 6000 NABERS Carbon Neutral Rating on the behalf of Elanor Funds Management Limited As trustee of Workzone West Syndicate for the rating period 30/11/2023 to 29/11/2024.

Transferring Account

Account Number	AU-3443
Account Name	NetZero Pty Ltd
Account Holder	NetZero 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			60P100917					2021-22		8,345,983,498 - 8,345,983,597	100

Transaction Status History

Status Date	Status Code
16/04/2025 13:51:22 (AEST) 16/04/2025 03:51:22 (GMT)	Completed (4)
16/04/2025 13:51:21 (AEST) 16/04/2025 03:51:21 (GMT)	Proposed (1)
16/04/2025 13:51:20 (AEST) 16/04/2025 03:51:20 (GMT)	Account Holder Approved (97)
16/04/2025 13:49:51 (AEST) 16/04/2025 03:49:51 (GMT)	Awaiting Account Holder Approval (95)



Certificate of Verified Carbon Unit (VCU) Retirement

Verra, in its capacity as administrator of the Verra Registry, does hereby certify that on 16 Apr 2025, 340 Verified Carbon Units (VCUs) were retired on behalf of:

Elanor Funds Management Limited As trustee of Workzone West Syndicate

Project Name

UNTOR REDD+ PROJECT

VCU Serial Number

13111-471972272-471972611-VCS-VCU-262-VER-BR-14-2508-01012020-31122020-0

Additional Certifications

Powered by PX

The Clean Energy Regulator has accepted the following voluntary surrender offer:

Account: NETTZERO PTY LTD

Offer ID: 10802

Surrender type: Voluntary

Number of certificates: 320 LGC(s)

Date of offer: 28/02/2025

Date of acceptance: 07/03/2025

Reason for voluntary surrender: Altruistic purposes

Surrender note: 320 LGCs retired for 202 Pier St, Perth WA 6000, for NABERS Carbon Neutral, rating period 30/11/2023 - 29/11/2024 on behalf of Elanor Funds Management Limited As trustee of Workzone West Syndicate.

Clean Energy Regulator note: Accepted.

Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVQL36	Solar	2025	2025	Barcaldine Solar Farm - QLD	QLD	1-320	320

These certificates have been accepted for voluntary surrender and permanently removed from the market under section 28A of the Renewable Energy (Electricity) Act 2000.

Report end

