

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: Stage 1, 35-37 Dalmore Drive

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

Corresponding NABERS Energy Rating number OF41867

This building Stage 1, 35-37 Dalmore Drive 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 01/5/2024 to 30/4/2025 The carbon neutral certification is valid until 16/7/2026.

Total emissions offset	733 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	25.64% of electricity is from renewable sources

Emissions Reduction Strategy

Stage 1, 35-37 Dalmore Drive has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 16th of July 2026

Reporting Year Period

The rating period / reporting year 1/05/2024 to 30/04/2025

12 consecutive months of data used to calculate the NABERS Star rating.



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	☒
	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
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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	0.0
Scope 1: Natural gas	138.5
Scope 1: Diesel	0.0
Scope 2: Electricity	435.9
Scope 3: Natural gas	10.8
Scope 3: Diesel	0.0
Scope 3: Electricity	53.8
Scope 3: Waste	83.6
Scope 3: Water and Wastewater	10.0
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	733

*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) ***			
Southern Cardamom REDD+ Project	VCU	VERRA	15/10/2025	11157-289068050-289068782-VCS-VCU-263-VER-KH-14-1748-01012018-31122018-1	01/01/2018 - 31/12/2018	733	733	0	733	100.0%
				https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=274190						
TOTAL Eligible Quantity used for this reporting period claim									733	
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			

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)	185,547	kWh
Mandatory * (RET) (cell D32)	121,992	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	63,555	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	538,138	kWh
Percentage renewable electricity – (cell D46)	25.64%	
Market Based Approach Emissions Footprint (cell M44)	489,705	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	567,712	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 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 11.40% 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	0.00
Method 2	0.00
Total	0.00

Appendix D: Screenshots of offsets purchased

registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=274190

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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
01/01/2018	31/12/2018	11157-289068050-289068782-VCS-VOL-KH-14-1748-01012018-31122018-1	733	VCU	1748	Southern Cardamom REDD+ Project	Agriculture Forestry and Other Land Use	01. No Poverty, 02. Zero Hunger, 03. Good Health and Well-being, 04. Quality Education, 05. Gender Equality, 06. Clean Water and Sanitation, 08. Decent Work and Economic Growth, 09. Industry, Innovation and Infrastructure, 10. Reduced Inequalities, 11. Sustainable Cities and Communities, 12. Responsible Consumption and Production, 13. Climate Action, 15. Life on Land, 16. Peace, Justice, and Strong Institutions, 17. Partnerships for the Goals, CCB-Biodiversity Gold, CCB-Climate Gold		Koh Kong Province	Cambodia (KH)	Pangolin Associates Pty Ltd	NCOS Programme	Pangolin	Retired on behalf of the Building: Stage 1 - 35-37 Dalmore Drive, Scoresby VIC 3179 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2025, for the period 01/05/2024 - 30/04/2024	15/10/2025

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Report end

