

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

An Australian Government Initiative



<b>THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE</b>
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**Responsible entity name:** Elanor

**Building / Premises name:** WorkZone West

**Building Address:** 202 Pier Street, Perth, WA 6000

**Corresponding NABERS Energy Rating number:** OF41359

**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 rating period 01/9/2024 to 31/8/2025. The carbon neutral certification is valid until 28/12/2026.**

<b>Total emissions offset</b>	474 tCO <sub>2</sub> -e
<b>Offsets bought</b>	16.46% ACCUs, 83.54% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
<b>Renewable electricity</b>	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 28th of December 2026

### Reporting Year Period

<b>The rating period / reporting year</b>	<b>1/09/2024</b>
12 consecutive months of data used to calculate the NABERS Star rating.	<b>to</b>
	<b>31/08/2025</b>

# 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 NIA 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	<b>Base Building; or Whole Building.</b>	
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 tenant light and power	Office tenancy lighting, power and supplementary air-conditioning are excluded as they are outside the NABERS minimum energy coverage requirements for base buildinging offices.
Retail tenant light and power	Retail lighting, power and supplementary air-conditioning are excluded as they are outside the NABERS minimum energy coverage requirements for base buildinging offices.
Retail Gas	Retail gas usage is excluded as it is outside the NABERS minimum energy coverage requirements for base buildinging offices.
Retail Water	Retail water usage is excluded as it is outside the NABERS minimum water coverage requirements for base buildinging offices.





## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	338.0
Scope 1: Natural gas	15.5
Scope 1: Diesel	0.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	1.2
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	106.4
Scope 3: Water and Wastewater	12.5
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>474</b>

\*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 (%)
							(CO2 -e) (total quantity retired) ***			
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	14/12/2025	17631-846675377-846675377-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=318423">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=318423</a>	1/1/2024-31/8/2024	1	1	0	1	0.2%
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	14/12/2025	17631-846677028-846677131-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320208">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320208</a>	1/1/2024-31/8/2024	104	104	0	104	21.9%
UNITOR REDD+ PROJECT	VCU	VERRA	16/04/2025	13111-471972272-471972611-VCS-VCU-262-VER-BR-14-2508-01012020-31122020-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=284495">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=284495</a>	1/1/2020 - 31/12/2020	340	340	74	266	56.1%
Strathburn Station	ACCU	ANREU	16/04/2025	8.345.983.498 - 8.345.983.597 see screenshot	2021-2022	100	100	22	78	16.5%
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	22/01/2026	17631-846678687-846678689-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320975">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320975</a>	1/1/2024-31/8/2024	3	3	0	3	0.6%
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	22/01/2026	17631-846677132-846677132-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320559">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320559</a>	1/1/2024-31/8/2024	1	1	0	1	0.2%
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	22/01/2026	17631-846679106-846679126-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=322960">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=322960</a>	1/1/2024-31/8/2024	21	21	0	21	4.4%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									474	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>									96	

\* 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.

**Offset surrender note:**

UNITOR REDD+ PROJECT - 266 Units are apportioned from the previous 2024 CN Rating. Likewise, Strathburn Station - 78 Units out of 100 ACCU were apportioned from the 2024 CN Rating.

#### 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)*	300
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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
Barcaladine solar farm-QLD	LGC	CER - Clean Energy Regulator	7/03/2025	1-320	SRPVQL36	2025	320	60	260	solar	QLD
Mannum Solar & BESS-SA	LGC	CER - Clean Energy Regulator	19/12/2025	1152-1391	SRPVSAW6	2025	240	240	0	solar	South Australia
Total LGCs surrendered this report and used in this report								300			

##### LGC surrender note:

Barcaladine Solar Farm LGCs - 320 LGCs (60 LGCs apportioned for the overlapping period 1/9/2024-29/11/2024) Mannum Solar & BESS SA - 240 LGCs for the period covering 30/11/2024 - 31/08/2025.

#### 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 (kgCO<sub>2</sub>e/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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>510,766</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	64,264	kWh
LGCs voluntarily surrendered (cell D36+D37)	300,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	146,502	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-5,447</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-5,012</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	<b>247,583</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 22.44% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
<b>Basic</b>
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 71.31% 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	338.00
<b>Total</b>	<b>338.00</b>

# Appendix D: Screenshots of offsets purchased

Project Name ▲	Project ID	Project Proponent	Method	Method type	Project location	Contract ID
Strathburn Station	EOP100917	STRATHBURN CAPE YORK CARBON PTY LTD	Carbon Credits (Carbon Farming Initiative-Emissions Abatement through Savanna Fire Management) Methodology Determination 2015	Savanna Fire Management	Queensland	CAC102464

### Transaction Details

Transaction details appear below.

<b>Transaction ID</b>	AU40817
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	16/04/2025 13:51:22 (AEST) 16/04/2025 03:51:22 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Greening, Zachary Walter
<b>Transaction Approver</b>	Greening, Zachary Walter
<b>Comment</b>	Units retired 202 Pier Street, WA 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

<b>Account Number</b>	AU-3443
<b>Account Name</b>	NetZero Pty Ltd
<b>Account Holder</b>	NetZero Pty Ltd

#### Acquiring Account

<b>Account Number</b>	AU-1068
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	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			<a href="#">EOP100917</a>					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)

Privacy

Project Name ▲	Project ID	Project Proponent	Method	Method type	Project location	Contract ID
Strathburn Station	EOP100917	STRATHBURN CAPE YORK CARBON PTY LTD	Carbon Credits (Carbon Farming Initiative-Emissions Abatement through Savanna Fire Management) Methodology Determination 2015	Savanna Fire Management	Queensland	CAC102464

### Transaction Details

