

**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:** Clarence Property

**Building / Premises name:** 183 Varsity Parade 0

**Building Address:** 183 Varsity Parade, Varsity Lakes, QLD 4227

**Corresponding NABERS Energy Rating number** OF43763

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 rating period 01/10/2024 to 30/9/2025. The carbon neutral certification is valid until 31/12/2026.

<b>Total emissions offset</b>	89 tCO <sub>2</sub> -e
<b>Offsets bought</b>	0.00% ACCUs, 100.00% 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

183 Varsity Parade has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 31st of December 2026

### Reporting Year Period

The rating period / reporting year	1/10/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/09/2025

# 1. Carbon Neutral Information

## 1A Introduction:

Clarence Property are one of regional Australia’s leading property funds management businesses. Our team of property professionals manage a portfolio of property in excess of \$650 million. Our core objective is to build investor wealth through careful identification, acquisition and development of profitable commercial property and residential sub-division opportunities and the sound management and delivery of those property investments. Sustainability and associated initiatives are an intrinsic part of our property activities and reflect our ongoing commitment to having a positive environmental and social impact in the locations we own, manage and develop property.

## 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 <sub>2</sub> –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	0.0
Scope 1: Diesel	0.0
Scope 2: Electricity	0.0
Scope 3: Natural gas	0.0
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	86.7
Scope 3: Water and Wastewater	2.1
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>89</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 (%)
							(tCO2 -e) (total quantity retired) ***			
Ningxia Xlangshan Wind Farm China	VCU	Verra Registry	18/12/2025	17631-846678590-846678686-VCS-VCU-997-VER-CN-1-1867-01012024-31082024-0 <a href="https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320521">https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&amp;h=320521</a>	01/01/2024 to 31/08/2024	97	97	8	89	100.0%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									89	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								8		

\* 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)*	136
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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	6/12/2025	426-479	SRPVQL36	2025	54	54	0	Solar	QLD
Oakey 2 Solar Farm - QLD	LGC	REC	6/12/2025	103422-103425	SRPVQLE1	2025	4	4	0	Solar	QLD
Robinvale Solar - Solar Energy - VIC	LGC	REC	6/12/2025	3137-3165	SRPVVCW0	2024	29	29	0	Solar	VIC
Mannum Solar and BESS - Solar - SA	LGC	REC	6/12/2025	1103-1151	SRPVSAW6	2025	49	49	0	Solar	SA
<b>Total LGCs surrendered this report and used in this report</b>								<b>136</b>			

### 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		
Total renewables (onsite and offsite) (cell D45)	299,029	kWh
Mandatory * (RET) (cell D32)	29,599	kWh
LGCs voluntarily surrendered (cell D36+D37)	136,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	133,430	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-335	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-308	kgCO <sub>2</sub> -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	145,432	kgCO <sub>2</sub> -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 97.38% 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 0.00% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO <sub>2</sub> -e)
Method 1	0.00
Method 2	0.00
<b>Total</b>	<b>0.00</b>

## Appendix D: Screenshots of offsets purchased



From: [noreply@rec-registry.gov.au](mailto:noreply@rec-registry.gov.au) <[noreply@rec-registry.gov.au](mailto:noreply@rec-registry.gov.au)>

Sent: Friday, 12 December 2025 12:46 PM

To: Zach Greening <[zach.greening@netzero.com.au](mailto:zach.greening@netzero.com.au)>  
 Subject: Voluntary surrender offer accepted for surrender [SEC=OFFICIAL]



The Clean Energy Regulator has accepted the following voluntary surrender offer:  
 Account: NETTZERO PTY LTD  
 Offer ID: 12665

Surrender type: Voluntary  
 Number of certificates: 54 LGC(s)  
 Date of offer: 05/12/2025  
 Date of acceptance: 12/12/2025  
 Reason for voluntary surrender: Altruistic purposes  
 Surrender note: LGCs retired for 183 Varsity Parade, Varsity Lakes QLD 4227 NABERS carbon neutral rating for the period 01 Oct 2024 to 30 Sep 2025 on behalf of Clarence Property.  
 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	426-479	54

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

Regards,

REC Registry

[www.rec-registry.gov.au](http://www.rec-registry.gov.au)

You have received this email because you are a REC Registry user. To update your email preferences please contact your account administrator. Please note you cannot opt-out of receiving certain emails you are required to receive under the *Practical*. Do not reply to this email address. For technical support email [enquiries@cleanenergyregulator.gov.au](mailto:enquiries@cleanenergyregulator.gov.au). For more information email [enquiries@cleanenergyregulator.gov.au](mailto:enquiries@cleanenergyregulator.gov.au) or call 1300 553 542 within Australia. © Commonwealth of Australia 2025

From: [noreply@rec-registry.gov.au](mailto:noreply@rec-registry.gov.au) <[noreply@rec-registry.gov.au](mailto:noreply@rec-registry.gov.au)>  
 Sent: Friday, 12 December 2025 12:46 PM  
 To: Zach Greening <[zach.greening@netzero.com.au](mailto:zach.greening@netzero.com.au)>  
 Subject: Voluntary surrender offer accepted for surrender [SEC=OFFICIAL]



The Clean Energy Regulator has accepted the following voluntary surrender offer:  
 Account: NETTZERO PTY LTD  
 Offer ID: 12667

Surrender type: Voluntary  
 Number of certificates: 4 LGC(s)  
 Date of offer: 05/12/2025  
 Date of acceptance: 12/12/2025  
 Reason for voluntary surrender: Altruistic purposes  
 Surrender note: LGCs retired for 183 Varsity Parade, Varsity Lakes QLD 4227 NABERS carbon neutral rating for the period 01 Oct 2024 to 30 Sep 2025 on behalf of Clarence Property.  
 Clean Energy Regulator note: Accepted  
 Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVQLE1	Solar	2024	2025	Oakey 2 Solar Farm - QLD	QLD	103422-103425	4

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

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Regards,  
REC Registry  
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The Clean Energy Regulator has accepted the following voluntary surrender offer:

Account: NETTZERO PTY LTD

Offer ID: 12669

Surrender type: Voluntary  
 Number of certificates: 29 LGC(s)  
 Date of offer: 05/12/2025  
 Date of acceptance: 12/12/2025  
 Reason for voluntary surrender: Altruistic purposes  
 Surrender note: LGCs retired for 183 Varsity Parade, Varsity Lakes QLD 4227 NABERS carbon neutral rating for the period 01 Oct 2024 to 30 Sep 2025 on behalf of Clarence Property.  
 Clean Energy Regulator note: Accepted  
 Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVVCW0	Solar	2024	2024	Robinvale Solar - Solar Energy - VIC	VIC	3137-3165	29

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

Regards,  
REC Registry  
[www.rec-registry.gov.au](http://www.rec-registry.gov.au)

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

Account: NETTZERO PTY LTD

Offer ID: 12670

Surrender type: Voluntary  
 Number of certificates: 49 LGC(s)  
 Date of offer: 05/12/2025  
 Date of acceptance: 12/12/2025  
 Reason for voluntary surrender: Altruistic purposes  
 Surrender note: LGCs retired for 183 Varsity Parade, Varsity Lakes QLD 4227 NABERS carbon neutral rating for the period 01 Oct 2024 to 30 Sep 2025 on behalf of Clarence Property.  
 Clean Energy Regulator note: Accepted  
 Certificates:

Accreditation code	Fuel source	Generation year	Creation year	Generator name	Generation state	Serial number range	Certificate quantity
SRPVSAW6	Solar	2025	2025	Mannum Solar and BESS - Solar - SASA	SASA	1103-1151	49

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

Regards,

REC Registry

[www.rec-registry.gov.au](http://www.rec-registry.gov.au)

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Do not reply to this email address. For technical support email [enquiries@cleanenergyregulator.gov.au](mailto:enquiries@cleanenergyregulator.gov.au).

For more information email [enquiries@cleanenergyregulator.gov.au](mailto:enquiries@cleanenergyregulator.gov.au) or call 1300 553 542 within Australia.

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\_\_\_ **Report end** \_\_\_