

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	CLARENCE PROPERTY CORPORATION LIMITED AS TRUSTEE FOR WESTLAWN PROPERTY TRUST
Building / Premises:	183 Varsity Parade
Building owner: <i>(delete if the same as applicable responsible entity)</i>	See Responsible entity above.
Project Address:	183 Varsity Parade, Varsity Lakes, QLD, 4227

This building / project 183 Varsity Parade has been Certified Carbon Neutral (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 15-4-22 to 14-4-23.

Emissions Reduction Strategy

183 Varsity Parade has achieved a NABERS Energy rating of 5.5

Expires 14-4-2023

Reporting Year Period

The rating period / reporting year
12 consecutive months of data used to calculate the NABERS Star rating.

01/01/2021
to
31/12/2021



1. Carbon Neutral Information

1A Introduction:

183 Varsity Parade is a 3,193m², two level commercial office building with a pathway to carbon neutrality including achieving a five star NABERS rating, the installation of 100kW of solar on it’s roof, energy saving initiatives like the install of LED lighting, photoelectric cells, carbon monoxide monitoring and a building management system, combined with the purchase of carbon credits to offset the residual carbon footprint that the base building occupies. The property is owned by Clarence Property Diversified Fund and managed by Clarence Property. 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	<input checked="" type="checkbox"/>
	Whole Building.	<input type="checkbox"/>

Table 2. Exclusions

The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions. <i>(Delete this row if not applicable)</i>	Transport and Waste Transport
Reasons each excluded emission source has been excluded	Transport and waste transport emissions are not included due to a lack of robust data collection and calculation methods. Inclusion is not practical or technically feasible at this time.



2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ -e
Scope 1: Refrigerants	24.95
Scope 1: Natural gas	0
Scope 1: Diesel	0
Scope 2: Electricity	194.72
Scope 3: Natural gas, diesel and electricity	22.18
Scope 3: Water and Wastewater	16.695
Scope 3: Waste	26
Total Net Emissions	285

3. Carbon Offsets Summary

Table 4. Offsets retired					
Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Link to offset	Offset Quantity (t CO ₂ -e)
VCU, Verra; Reduced Emissions from Deforestation and Degradation in Keo Seima Wildlife Sanctuary; Cambodia (KH)	01/01/2015 - 31/12/2015	01/06/2022	9864-150044703-150045000-VCS-VCU-263-VER-KH-14-1650-01012015-31122015-1	https://registry.terra.org/mymodule/report/CertificateInfo.asp?rhid=168279	298
Total Offset Units cancelled					285
Net emissions after offsetting					0
Total offsets banked for use in future years					13

— Report end —