

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 name:	183 Varsity Parade
Building Address:	183 Varsity Parade, Varsity Lakes, QLD, 4227
Corresponding NABERS Energy Rating number	N67244

This building 183 Varsity Parade 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 01/01/2023 to 31/12/2023.

Total emissions offset	283 tCO ₂ -e
Offsets bought	18% ACCUs, 82% VCU _s

Emissions Reduction Strategy

183 Varsity Parade has achieved a NABERS Energy rating of 5.5 stars without GreenPower.
Expires 31st of December 2023

Reporting Year Period

The rating period / reporting year	01/01/2022
12 consecutive months of data used to calculate the NABERS Star rating.	to 31/12/2022



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"/>
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.



2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	24.95
Scope 1: Natural gas	0
Scope 1: Diesel	0
Scope 2: Electricity	167.65
Scope 3: Natural gas, diesel and electricity	18.37
Scope 3: Water and Wastewater	3.58
Scope 3: Waste	67.59
Total Emissions	283

*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 (tCO2 –e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Ningxia Xiangshan Wind Farm Project	VCU	Verra	18/07/2023	14760-627221482-627221504-VCS-VCU-997-VER-CN-1-1867-01012022-31082022-0 / https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=203189	01/01/2022 - 31/08/2022	23	23	0	23	8.12%
Ningxia Xiangshan Wind Farm Project	VCU	Verra	18/07/2023	14760-627231621-627231737-VCS-VCU-997-VER-CN-1-1867-01012022-31082022-0/ https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=205840	01/01/2022 - 31/08/2022	117	117	0	117	41.34%



Strathburn Station-Savanna Burning	Accu	ANREU	20/07/2023	8,345,973,864 - 8,345,973,913	2021-2022	50	50	0	50	17.66%
Malawi country-wide-Installation of high efficiency wood burning cookstoves in Malawi	VCU	Verra	18/07/2023	14224-563728548-563728647-VCS-VCU-1289-VER-MW-3-2342-16102021-31122021-0/ https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=188492	16/10/2021 – 31/12/2021	100	93	0	93	32.86%
TOTAL Eligible Quantity used for this reporting period claim								283		
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
2. Other RECs	0

* 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	Accreditation code (LGCs)	Certificate serial number	REC creation date	Quantity (MWh)	Fuel source	Location
Total LGCs surrendered this report and used in this report									



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)	177,808	kWh
Mandatory * (RET) (cell D32)	42,808	kWh
LGCs voluntarily surrendered (cell D36+D37)	0	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D40+D43)	135,000	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	186,850	kWh
Percentage renewable electricity – (cell D46)	49	%
Market Based Approach Emissions Footprint (cell M47)	186,023	kgCO ₂ -e

Note

The categories can include:

* Mandatory - contributions from the Large-scale Renewable Energy Target and jurisdictional renewable electricity targets (if matched by LGC surrenders).

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.



Appendix B: Screenshots of offsets purchased

<small>Collapse the message header</small>		AU28623
Current Status	Completed (4)	
Status Date	20/07/2023 12:44:08 (AEST) 20/07/2023 02:44:08 (GMT)	
Transaction Type	Cancellation (4)	
Transaction Initiator	Stuart, Benjamin Mathew Clarke	
Transaction Approver	Rockliff, Nathan Stephen	
Comment	Surrender of 50 ACCUs for the Carbon Neutral NABERS rating N67244; rating period of CY2022 for 183 Varsity Parade, Varsity lakes 4227 QLD	

Transferring Account

Account Number	AU-2321
Account Name	Carbon Financial Services Pty. Ltd.
Account Holder	Carbon Financial Services 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			EOP100917					2021-22		8,345,973,864 - 8,345,973,913	50

Transaction Status History

Status Date	Status Code
20/07/2023 12:44:08 (AEST) 20/07/2023 02:44:08 (GMT)	Completed (4)
20/07/2023 12:44:08 (AEST) 20/07/2023 02:44:08 (GMT)	Proposed (1)
20/07/2023 12:44:08 (AEST) 20/07/2023 02:44:08 (GMT)	Account Holder Approved (97)
20/07/2023 12:37:46 (AEST) 20/07/2023 02:37:46 (GMT)	Awaiting Account Holder Approval (95)



—Report end—

