

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Clarence Property Corporation

Building / Premises name: 183 Varsity Parade

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

Corresponding NABERS Energy Rating number OF32748

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 01/1/2025 to 31/12/2025.

Total emissions offset	71 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCUs, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	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 2025

Reporting Year Period

The rating period / reporting year 1/10/2023
 12 consecutive months of data used to calculate the NABERS Star rating. to
30/09/2024

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	<table border="1"> <tr> <td>Base Building; or</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Whole Building.</td> <td><input type="checkbox"/></td> </tr> </table>	Base Building; or	<input checked="" type="checkbox"/>	Whole Building.	<input type="checkbox"/>
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	<ul style="list-style-type: none"> 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 ₂ –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	64.6
Scope 3: Water and Wastewater	5.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	71

*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 (%)
							(tCO ₂ -e) (total quantity retired) ***			
Ningxia Xiangshan Wind Farm Project	VCU	VERRA	28/11/2024	10430-213990364-213990436-VCS-VCU-997-VER-CN-1-1867 01032020-31122020-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=265566	01/03/2020 - 31/12/2020	73	73	2	71	100.0%
TOTAL Eligible Quantity used for this reporting period claim									71	
TOTAL Eligible Quantity banked for future reporting periods								2		

* 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)*	146
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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.

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
Robinvale Solar - Solar Energy - VIC	LGC	CER	13/12/2024	147-292	SRPVVCW0	2024	146	146	0	Solar	VIC
Total LGCs surrendered this report and used in this report								146			

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)	317,022	kWh
Mandatory * (RET) (cell D32)	33,856	kWh
LGCs voluntarily surrendered (cell D36+D37)	146,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	137,167	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-1,291	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-1,175	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	157,137	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 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 91.06% 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 CO ₂ -e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

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
01/03/2020	31/12/2020	10430-213990364-213990436-VCS-VCU-997-VER-CN-1-1867-01032020-31122020-0	73	VCU	1867	Ningxia Xiangshan Wind Farm Project	Energy industries (renewable/non-renewable sources)			Ningxia Autonomous Region, P. R. China	China (CN)	NetZero	NCOS Programme	Clarence Property Corporation Limited	VCUs Retired for 183 Varsity Pde. QLD NABERS Carbon Neutral Rating: Oct 1 2023 - Sept 30 2024	28/11/2024

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