

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	Cbus Property
Building / Premises name:	720 Bourke Street
Building owner: <i>(delete if the same as applicable responsible entity)</i>	Cbus Property
Building Address:	720 Bourke St, Docklands, VIC 3008

This building, 720 Bourke Street has been Certified Carbon Neutral Office (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the Standard) for the period 05/12/2022 to 28/11/2023.

Total emissions offset	219 tCO ₂ -e (to be approved by NABERS)
Offsets bought	100% ACCUs
Renewable electricity	100% of electricity is from renewable sources (you can find this number in Appendix A of this document - electricity summary)

Emissions Reduction Strategy

720 Bourke Street has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 28/11/2023

Reporting Year Period

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

01/08/2021
to
31/07/2022



1. Carbon Neutral Information

1A Introduction:

720 Bourke St is part of the Cbus Property commercial portfolio.

Cbus Property is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$73 billion on 31 December 2022. Cbus Property has responsibility for the strategic performance and control of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial and residential sectors. The property portfolio exceeds \$6.0 billion currently, with a further \$5.0 billion of development work ‘in hand’, making Cbus Property one of Australia’s leading integrated property investors. Since its inception in 2006, Cbus Property has built a strong reputation by delivering market-leading sustainable commercial development projects and managing an investment portfolio that sets the benchmark for sustainable buildings. In 2018, Cbus Property signed up for the World Green Building Council’s Advancing Net Zero initiative, committing our office portfolio to achieve Net Zero Carbon by 2030. In 2022, Cbus Property achieved Net Zero Carbon for its office portfolio, eight years ahead of schedule. Cbus Property has again been recognised as a leader in the 2022 NABERS Sustainable Portfolios Index. We have also registered all office buildings in our portfolio to purchase renewable electricity, most notably via our 10-year renewable energy power purchase agreement for our Melbourne-based portfolio through the City of Melbourne’s second Melbourne Renewable Energy Project (MREP2) project.

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 CO₂-e
Scope 1: Refrigerants	0
Scope 1: Natural gas	177.473
Scope 1: Diesel	5.419
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	14.054
Scope 3: Water and Wastewater	8.579
Scope 3: Waste	13.485
Total Emissions	219

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity (tCO ₂ -e) (total quantity retired) ***	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
Blinky Forest Carbon Project ERF121336	ACCUs	ANREU	13/04/23	8,356,589,164 – 8,356,589,512 ERF project - Blinky Forest Carbon Project (cleanenergyregulator.gov.au)	2022-23	349	349	130	219	62.7%
Wilinggin Fire Project EOP100642	ACCUs	ANREU	13/04/23	8,332,625,182 – 8,332,625,773 ERF project - Wilinggin Fire Project (cleanenergyregulator.gov.au)	2021-22	552	552	552	0	100%
TOTAL Eligible Quantity used for this reporting period claim									219	
TOTAL Eligible Quantity banked for future reporting periods								682		

* 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)*	815
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
Wind	LGC	REC Registry	28 Nov 2022	WD00VC19	17277-18035	2021	759	Wind	VIC, Australia
Wind	LGC	REC Register	28 Nov 2022	WD00VC19	17056-17111	2021	56	Wind	VIC, Australia
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)	1,043,173	kWh
Mandatory * (RET) (cell D32)	186,514	kWh
Voluntary *		
- LGCs voluntarily surrendered (cell D36+D37)	815,000	kWh
- GreenPower purchases (cell D34)		
Onsite renewable energy consumed (cell D40+D43)	42,659	kWh
Onsite renewable energy exported (cell D41)	0	kWh
Total residual electricity (cell D38)	-901	kWh
Percentage renewable electricity – (cell D46)	100	%
Market Based Approach Emissions Footprint (cell M47)	-897	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (L38)	1,060,650	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: Offset Screenshots



Australian National Registry of Emissions Units

[Change Password](#)
[Contact Us](#)
[Log Out](#)
[Help](#)

Logged in as: Saehaneul Moon / Industry User

ANREU Home

Account Holders

Accounts

Unit Position Summary

Projects

Transaction Log

CER Notifications

Public Reports

My Profile

Transaction Details

Transaction details appear below.

Transaction ID	AU26872
Current Status	Completed (4)
Status Date	2023-04-13 16:28:46 AEST 2023-04-13 06:28:46 GMT
Transaction Type	Cancellation (4)
Transaction Initiator	Moon, Saehaneul
Transaction Approver	Zhou, Tom Yi Shang
Comment	Credits retired by Cbus Property on behalf of 720 Bourke St, Docklands, VIC, based on the 100% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

Transferring Account

Account Number AU-2977

Account Name South Pole Australia Financial Services Pty Ltd

Account Holder South Pole Australia Financial Services Pty Ltd

Acquiring Account

Account Number AU-1068

Account Name Australia Voluntary Cancellation Account

Account Holder Commonwealth of Australia

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			ERF121336					2022-23		8,356,589,164 - 8,356,589,512	349
AU	KACCU	Voluntary ACCU Cancellation			EOP100642					2021-22		8,332,625,182 - 8,332,625,733	552

Status Date	Status Code
2023-04-13 16:28:46 AEST	Completed (4)
2023-04-13 06:28:46 GMT	
2023-04-13 16:28:46 AEST	Proposed (1)
2023-04-13 06:28:46 GMT	
2023-04-13 16:28:46 AEST	Account Holder Approved (97)
2023-04-13 06:28:46 GMT	
2023-04-06 17:18:37 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:18:37 GMT	

[Accessibility](#) [Disclaimer](#) [Privacy](#)

---Report end---

