

**Climate Active Carbon Neutral certification**

**Public Disclosure Statement**



**THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE**

**Responsible entity name:** CBUS Property

**Building / Premises name:** 0

**Building Address:** 720 Bourke St, Docklands, VIC 3008

**Corresponding NABERS Energy Rating number** OF30472

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 period 03/10/2024 to 02/10/2025.

<b>Total emissions offset</b>	364 tCO2-e
<b>Offsets bought</b>	100.00% ACCUs, 0.00% 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**

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

Expires 2nd of October 2025

**Reporting Year Period**

The rating period / reporting year 1/08/2023  
 12 consecutive months of data used to calculate the NABERS Star rating. to  
31/07/2024

# 1. Carbon Neutral Information

## 1A Introduction:

Cbus Property is a wholly owned entity of Cbus Super, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$94 billion at 30 June 2024.

Cbus Property has built a strong reputation by delivering market-leading approach to its development projects and investments that sets the benchmark for sustainable buildings.

Cbus Property’s net zero carbon strategy prioritises meaningful decarbonisation by energy efficiency, removing fossil fuels, and using renewable electricity. Cbus Property only relies on carbon offsets as a last resort.

<https://www.cbusproperty.com.au/>

## 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"> <li>Scope 1: Refrigerants, Gas/Fuels</li> <li>Scope 2: Electricity</li> <li>Scope 3: Gas/Fuels &amp; Electricity, Water, Waste, Wastewater.</li> </ul>				

## 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
-------------------------------------------------------------	----------------------------------------------

## 2. Emissions Summary

Table 2. Emissions Source – Summary	t CO <sub>2</sub> –e
Scope 1: Refrigerants	6.2
Scope 1: Natural gas	291.3
Scope 1: Diesel	0.9
Scope 2: Electricity	0.0
Scope 3: Natural gas	22.6
Scope 3: Diesel	0.2
Scope 3: Electricity	0.0
Scope 3: Waste	25.6
Scope 3: Water and Wastewater	16.7
Other Scope 1,2 and 3 emissions	0.0
<b>Total Emissions</b>	<b>364</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 (%)
							(tCO <sub>2</sub> -e) (total quantity retired) ***			
Blinky Forest Carbon Project ERF121336	ACCU	ACCU	13/04/2023	8,356,589,164 – 8,356,589,512 ERF project - Blinky Forest Carbon Project See screenshot in Appendix B	2022-23	349	54	0	54	14.8%
Wilinggin Fire Project EOP100642	ACCU	ACCU	13/04/2023	8,332,625,182 – 8,332,625,773 ERF project - Wilinggin Fire Project See screenshot in Appendix B	2021-22	552	231	0	231	63.5%
Tiwi Islands Fire Project	ACCU	ACCU	4/12/2024	3,773,009,565 - 3,773,009,642 See screenshot in Appendix B	2018-2019	78	78	0	78	21.4%
Tiwi Islands Fire Project	ACCU	ACCU	11/12/2024	3,773,009,643 - 3,773,009,714 See screenshot in Appendix B	2018-2019	72	72	71	1	0.3%
<b>TOTAL Eligible Quantity used for this reporting period claim</b>									<b>364</b>	
<b>TOTAL Eligible Quantity banked for future reporting periods</b>								<b>71</b>		

\* 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)*	1049
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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
Yaloak South Windfarm	LGC	REC	6/12/2024	50324-51372	WD00VC26	2023	1049	1049	0	Wind	VIC
Total LGCs surrendered this report and used in this report								1,049			

## 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		
<b>Total renewables (onsite and offsite) (cell D45)</b>	<b>1,321,921</b>	<b>kWh</b>
Mandatory * (RET) (cell D32)	245,239	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,049,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	27,683	kWh
Onsite renewable energy exported (cell D40)	0	kWh
<b>Total residual electricity (cell D44)</b>	<b>-785</b>	<b>kWh</b>
<b>Percentage renewable electricity – (cell D46)</b>	<b>100.00%</b>	
Market Based Approach Emissions Footprint (cell M44)	<b>-714</b>	<b>kgCO<sub>2</sub>-e</b>
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	<b>1,112,371</b>	<b>kgCO<sub>2</sub>-e</b>

### 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 7.03% of this claim's total emissions

The quality of waste emissions data for this claim is categorised as:

<b>Excellent</b>
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

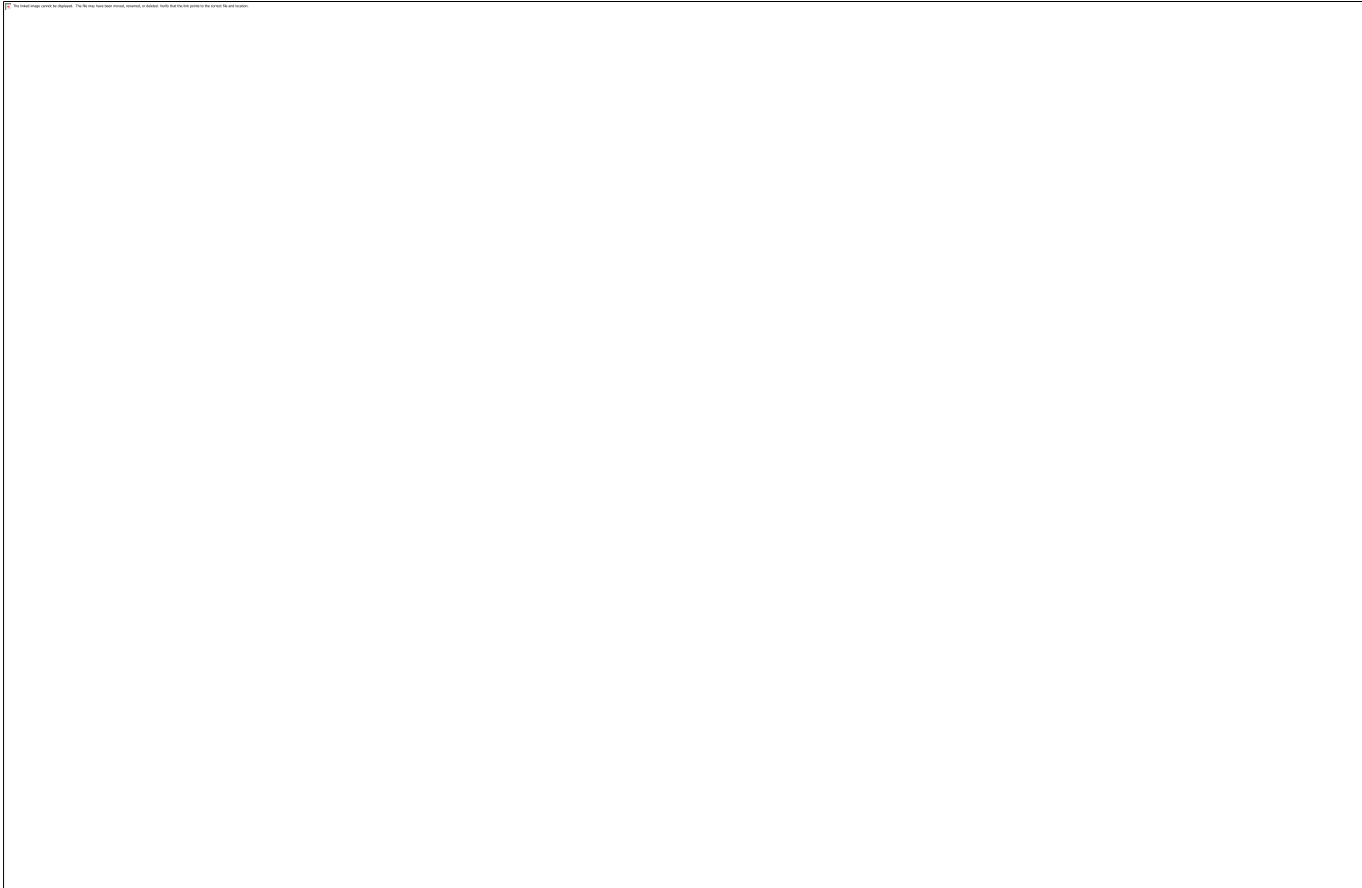
Method 2 – Approximation based on records of top-ups"

Refrigerant emissions make up 1.69% 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	Method 1 not applied
Method 2	6.16
<b>Total</b>	<b>6.16</b>

## Appendix D: Screenshots of offsets purchased



<b>Transaction ID</b>	AU37739
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	04/12/2024 22:58:07 (AEDT) 04/12/2024 11:58:07 (GMT)
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Nathalia, Griselda
<b>Transaction Approver</b>	Zhou, Tom Yi Shang
<b>Comment</b>	Credits retired by Cbus Property on behalf of 720 Bourke St, Melbourne VIC based on 100% ownership of the building for the purposes of Climate Active Carbon Neutral Building certification.

**Transferring Account**

<b>Account Number</b>	AU-2977
<b>Account Name</b>	South Pole Australia Financial Services Pty Ltd
<b>Account Holder</b>	South Pole Australia Financial Services Pty Ltd

**Acquiring Account**

<b>Account Number</b>	AU-1068
<b>Account Name</b>	Australia Voluntary Cancellation Account
<b>Account Holder</b>	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
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AU	KACCU	Voluntary ACCU Cancellation		<a href="#">ERF105045</a>						2018-19	3,773,009,565 - 3,773,009,642	78
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**Transaction ID** AU37968

**Current Status** Completed (4)

**Status Date** 11/12/2024 14:59:29 (AEDT)  
11/12/2024 03:59:29 (GMT)

**Transaction Type** Cancellation (4)

**Transaction Initiator** Nathalia, Griselda

**Transaction Approver** Doan-Lockyer, Jenny

**Comment**  
Credits retired by Cbus Property on behalf of 720 Bourke St, Melbourne VIC based on 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

**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			<a href="#">ERF105045</a>					2018-19		3,773,009,643 - 3,773,009,714	72



**Australian National Registry of Emissions Units**

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**Transaction Details**

Transaction details appear below.

<b>Transaction ID</b>	AU26872
<b>Current Status</b>	Completed (4)
<b>Status Date</b>	2023-04-13 16:28:46 AEST 2023-04-13 06:28:46 GMT
<b>Transaction Type</b>	Cancellation (4)
<b>Transaction Initiator</b>	Moon, Saehaneul
<b>Transaction Approver</b>	Zhou, Tom Yi Shang
<b>Comment</b>	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			<a href="#">ERF121336</a>					2022-23		8,356,589,164 - 8,356,589,512	349
AU	KACCU	Voluntary ACCU Cancellation			<a href="#">ERF105652</a>					2021-22		8,332,625,182 - 8,332,625,733	552

**Transaction Status History**

Status Date	Status Code
2023-04-13 16:28:46 AEST	Completed (4)
2023-04-13 06:28:46 GMT	



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

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