

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property 313 Spencer Street Pty Ltd

Building / Premises name: 313 Spencer St

Building Address: 313 Spencer St, Docklands, VIC 3008

Corresponding NABERS Energy Rating number OF28832

This building 313 Spencer St 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 27/11/2024 to 26/11/2025.

Total emissions offset	366 tCO2-e
Offsets bought	50.00% ACCUs, 50.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

313 Spencer St has achieved a NABERS Energy rating of 5.5 stars without GreenPower.

Expires 26th of November 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:

313 Spencer Street is a PCA A Grade commercial office building located on the western side of Melbourne’s CBD, within close proximity to Southern Cross station and Marvel Stadium. Development attributes include a 14 level commercial building, and two plaza level retail premises comprising a total net lettable area of 30,341.01sqm. The development provides high quality office accommodation for Victoria Police as the anchor tenant, along with a 24 hour police station servicing the City West district, and the Victoria Police Museum.

313 Spencer Street’s pathway to Net Zero (carbon neutral) includes a number of initiatives, such as achieving a 5.5 star NABERS Energy rating. 313 Spencer’s base building is powered by 100 per cent renewable electricity via the City of Melbourne’s second Melbourne Renewable Energy Project (MREP2) renewable power purchase agreement (PPA).

Cbus Property

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 \$85 billion at 30 June 2023.

1B Emission sources within certification boundary

Table 1. Emissions Boundary	
The Building has achieved Carbon Neutral Certification for the	Base Building; or Whole Building. <input checked="" 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.

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
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2. Emissions Summary

Table 2. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	0.0
Scope 1: Natural gas	288.8
Scope 1: Diesel	0.1
Scope 2: Electricity	0.0
Scope 3: Natural gas	22.4
Scope 3: Diesel	0.0
Scope 3: Electricity	0.0
Scope 3: Waste	26.2
Scope 3: Water and Wastewater	27.7
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	366

*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 (%)
							(tCO2 -e) (total quantity retired) ***			
Blinky Forest Carbon Project - ACCU	ACCU	ANREU	13/04/2023	8,356,588,612 – 8,356,589,163	2022-23	552	552	60	183	50.0%
Wilinggin Fire Project - ACCU	ACCU	ANREU	13/04/2023	8,332,624,308 – 8,332,625,181	2021-22	874	874	474	0	0.0%
Rimba Raya Biodiversity Reserve Project - VCU	VCU	VERRA	5/12/2023	9900-157229236-157229541-VCS-VCU-263-VER-ID-14-674-01012018-31122018-1	01/01/2018 to 31/12/2018	306	306	27	27	7.4%
Pacajai REDD+ Projec	VCU	VERRA	19/12/2024	11026-270362971-270363126-VCS-VCU-259-VER-BR-14-981-01012014-31122014-0	01/01/2014 to 31/12/2014	156	156	0	156	42.6%
TOTAL Eligible Quantity used for this reporting period claim									366	
TOTAL Eligible Quantity banked for future reporting periods								561		

* 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)*	1694
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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.

Table 5. REC information											
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 -VIC	LGC	REC	20/12/2024	8256-8272	WD00VC26	2023	17	17	0	Wind	VIC
Yaloak South Windfarm -VIC	LGC	REC	20/12/2024	12876-14532	WD00VC26	2024	1657	1657	0	Wind	VIC
Clements Gap Wind Farm - SA	LGC	REC	20/12/2024	144960-144979	WD00SA11	2021	20	20	0	Wind	SA
Total LGCs surrendered this report and used in this report									1,694		

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)	2,090,108	kWh
Mandatory * (RET) (cell D32)	396,108	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,694,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	0	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-931	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-847	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	1,796,692	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 7.16% 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 CO2-e)
Method 1	Method 1 not applied
Method 2	Method 2 not applied
Total	0.00

Appendix D: Screenshots of offsets purchased

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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
01/01/2018	31/12/2018	9900-157229236-157229541-VCS-VCU-263-VER-ID-14-674-01012018-31122018-1	306	VCU	674	Rimba Raya Biodiversity Reserve Project	Agriculture Forestry and Other Land Use	01: No Poverty, 02: Zero Hunger, 03: Good Health and Well-being, 04: Quality Education, 05: Gender Equality, 06: Clean Water and Sanitation, 07: Affordable and Clean Energy, 08: Decent Work and Economic Growth, 09: Industry, Innovation and Infrastructure, 10: Reduced Inequalities, 11: Sustainable Cities and Communities, 12: Responsible Consumption and Production, 13: Climate Action, 14: Life Below Water, 15: Life on Land, 16: Peace, Justice, and Strong Institutions, 17: Partnerships for the Goals, CCB-Biodiversity Gold, CCB-Climate Gold, CCB-Community Gold		Central Kalimantan	Indonesia (ID)	Pangolin Associates Pty Ltd	NCOS Programme	Pangolin	Voluntarily retired on behalf of the Building 313 Spencer St, Docklands VIC 3008 to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2023, for the period - 01/10/2022 to 30/09/2023.	05/12/2023

1 - 1 : 1

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01/01/2014	31/12/2014	11026-270362971-270363126-VCS-VCU-259-VER-BR-14-981-01012014-31122014-0	156	VCU	981	Pacajal REDD+ Project	Agriculture Forestry and Other Land Use			Para, micro region of Portel	Brazil (BR)	Pangolin Associates Pty Ltd	NCOS Programme	Pangolin	Voluntarily retired on behalf of 313 Spencer St, Docklands VIC 3008, to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2024, for the period - 01/10/2023 to 30/09/2024	19/12/2024

1 - 1 : 1

Australian National Registry of Emissions Units

Australian Government Clean Energy Regulator

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ANREU Home Transaction Details

Account Holders Transaction details appear below.

Accounts

Unit Position Summary

Projects

Transaction Log

CER Notifications

Public Reports

Transaction ID	AU20871
Current Status	Completed (4)
Status Date	2023-04-13 16:27:40 AEST
	2023-04-13 06:27:40 GMT



Public reports

My Profile

Transaction Type Cancellation (4)

Transaction Initiator Moon, Saehaneul

Transaction Approver Zhou, Tom Yi Shang

Comment Credits retired by Cbus Property on behalf of 313 Spencer St, Docklands, VIC, based on the 50% 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 #	Vintages	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation					ERF11136					2022-23		8,356,589,612 - 8,356,589,163	552
AU	KACCU	Voluntary ACCU Cancellation					EQE100642					2021-22		8,332,624,308 - 8,332,625,181	874

Transaction Status History

Status Date	Status Code
2023-04-13 16:37:40 AEST	Completed (4)
2023-04-13 06:27:40 GMT	
2023-04-13 16:27:40 AEST	Proposed (1)
2023-04-13 06:27:40 GMT	
2023-04-13 16:27:40 AEST	Account Holder Approved (97)
2023-04-13 06:27:40 GMT	
2023-04-06 17:15:06 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:15:06 GMT	

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