

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: The GPT Group

Building / Premises name: CBW

Building Address: 550 Bourke Street, Melbourne , VIC 3000

Corresponding NABERS Energy Rating number N69126

This building CBW 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 18/9/2024 to 17/9/2025.

Total emissions offset	325 tCO2-e
Offsets bought	0.00% ACCUs, 100.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

CBW has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 17th of September 2025

Reporting Year Period	
The rating period / reporting year	1/07/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/06/2024

1. Carbon Neutral Information

1A Introduction:

GPT is a global leader in environmental sustainability.

GPT’s carbon neutral journey began with an aspiration to reduce its environmental impact and be an overall positive contributor to environmental sustainability. Since 2020 GWOF has achieved and maintained continuous carbon neutral operations as certified by Climate Active. By 2030 GPT has committed to deliver carbon neutral base building operations for all GPT assets.

GWOF Carbon Neutral Pathway:

- Investing heavily in dealing with the most material source of inherent emissions - energy
- Eliminating Scope 2 emissions by procuring 100% renewable electricity and by installing on-site solar
- Offsetting emissions from Scope 1 and Scope 3 emissions through the procurement of offsets that additionally have positive ecological impact relating to Australian-based reforestation projects, which provide water and biodiversity co-benefits in collaboration with Traditional Owners.
- Driving waste recovery to increase A-Grade recycling rates

GWOF’s carbon neutral achievement is validated in line with the Climate Active Certification and GPT is also aligning its measurement methods with the international Greenhouse Gas Protocols.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	☒
	Whole Building.	☐
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
---	--

2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		28.7
Scope 1: Natural gas		182.1
Scope 1: Diesel		0.8
Scope 2: Electricity		0.0
Scope 3: Natural gas		14.1
Scope 3: Diesel		0.2
Scope 3: Electricity		0.0
Scope 3: Waste		80.1
Scope 3: Water and Wastewater		18.2
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		325

*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) ***			
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	20/12/2023	13274-487169948-487170029-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=234886	26/06/2019-31/12/2019	82	82	0	82	25.2%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	8/02/2024	13274-487162711-487162782-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=229630	26/06/2019-31/12/2019	72	72	0	72	22.2%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	20/12/2023	13274-487162783-487162819-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=229631	26/06/2019-31/12/2019	37	37	0	37	11.4%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	8/02/2024	13274-487170030-487170073-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=234887	26/06/2019-31/12/2019	44	44	0	44	13.5%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	31/10/2024	13274-487213910-487213914-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=269208	26/06/2019-31/12/2019	5	5	0	5	1.5%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	31/10/2024	13274-487213915-487213919-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=269209	26/06/2019-31/12/2019	5	5	0	5	1.5%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	17/11/2024	13274-487215689-487215728-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=270333	26/06/2019-31/12/2019	40	40	0	40	12.3%
Renewable Solar Power Project by Shapoorji Pallonji	VCU	VERRA	17/11/2024	13274-487215729-487215768-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0 https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=270334	26/06/2019-31/12/2019	40	40	0	40	12.3%
TOTAL Eligible Quantity used for this reporting period claim									325	
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)*	776
--	-----

* 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	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
Stockyard Hill - Wind - VIC	LGC	CER	9/02/2024	104751-104758	WD00VC39	45329	8	8	0	Wind	VIC
Snowtown South Wind Farm - SA	LGC	CER	30/11/2023	99348-99515	WD00SA17	45258	168	168	0	Wind	SA
Moorabool Wind Farm - Vic	LGC	CER	13/09/2024	70482-70985	WD00VC41	45539	504	504	0	Wind	VIC
Stockyard Hill - Wind - VIC	LGC	CER	9/02/2024	425814-425823	WD00VC39	45329	10	10	0	Wind	VIC
Moorabool Wind Farm - Vic	LGC	CER	13/09/2024	70986-71185	WD00VC41	45539	200	86	0	Wind	VIC
Total LGCs surrendered this report and used in this report								776			

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)	956,958	kWh
Mandatory * (RET) (cell D32)	180,958	kWh
LGCs voluntarily surrendered (cell D36+D37)	776,000	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)	-2,539	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-2,311	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	820,800	kgCO ₂ -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 24.63% 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 8.82% 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	28.68
Total	28.68

Appendix D: Screenshots of offsets purchased

 Standards for a Sustainable Future																
Home																
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
26/06/2019	31/12/2019	13274-487162711-487162782-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	72	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for CBW - 550 Bourke St; for the period 01/07/2023 to 30/09/2023	20/12/2023
1 - 1 : 1																
First Prev Go to Next Last																

 Standards for a Sustainable Future																
Home																
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
26/06/2019	31/12/2019	13274-487169948-487170029-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	82	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for CBW - 550 Bourke St; for the period 01/10/2023 to 31/12/2023	08/02/2024
1 - 1 : 1																
First Prev Go to Next Last																

 Standards for a Sustainable Future																
Home																

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
26/06/2019	31/12/2019	13274-487215689-487215728-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	40	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWO	The GPT Wholesale Office Fund for CBW - 550 Bourke St. being for Climate Active Carbon Neutral Building Certification for the NABERS rating period 01/01/2024 to 30/06/2024	17/11/2024
1 - 1 : 1																

[Top of page](#) | [Privacy Policy](#)

Verra Registry - Powered by APX Technology

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
26/06/2019	31/12/2019	13274-487162783-487162819-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	37	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWO	The GPT Wholesale Office Fund for CBW - Retail; for the period 01/07/2023 to 30/09/2023	20/12/2023
1 - 1 : 1																

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
		13274-														The GPT



26/06/2019	31/12/2019	487170030-487170073-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	44	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	Wholesale Office Fund for CBW - Retail; for the period 01/10/2023 to 31/12/2023	08/02/2024
1 - 1 : 1																
First Prev Go To Next Last																

VERRA Standards for a Sustainable Future																
Home																
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
26/06/2019	31/12/2019	13274-487213910-487213914-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	5	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GPT RE	The GPT RE Limited for CBW - 550 Bourke St, for the period 01/01/2024 to 30/06/2024	31/10/2024
1 - 1 : 1																
First Prev Go To Next Last																
top of page Privacy Policy																
Verra Registry - Powered by APX Technology																

VERRA Standards for a Sustainable Future																
Home																
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
26/06/2019	31/12/2019	13274-487213915-487213919-VCS-VCU-1491-VER-IN-1-1976-26062019-31122019-0	5	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for CBW - 550 Bourke St, for the period 01/01/2024 to 30/06/2024	31/10/2024
1 - 1 : 1																
First Prev Go To Next Last																
top of page Privacy Policy																
Verra Registry - Powered by APX Technology																

VERRA Standards for a Sustainable Future																
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



Home

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
26/06/2019	31/12/2019	13274-487215729-487215768-VCU-1491-VER-IN-1-1976-26062019-31122019-0	40	VCU	1976	Renewable Solar Power Project by Shapoorji Pallonji	Energy industries (renewable/non-renewable sources)			Multiple Sites	India (IN)	Pangolin Associates Pty Ltd	NCOS Programme	GWOF	The GPT Wholesale Office Fund for CBW - 550 Bourke St. being for Climate Active Carbon Neutral Building Certification for the NABERS rating period 01/01/2024 to 30/06/2024	17/11/2024

1 - 1 : 1

14/15/2019PreviousGo toNext16/01/2020

Verres Registry v1.1

Top of page | Privacy Policy

Verres Registry - Powered by APX Technology

___Report end___

