

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: CBUS Property and ISPT

Building / Premises name: One William Street

Building Address: 1 William St, Brisbane, QLD 4000

Corresponding NABERS Energy Rating number OF31907

This building One William Street 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 17/12/2024 to 16/12/2025.

Total emissions offset	245 tCO2-e
Offsets bought	100.00% ACCUs, 0.00% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

One William Street has achieved a NABERS Energy rating of 6 stars without GreenPower.

Expires 16th of December 2025

Reporting Year Period	
The rating period / reporting year	1/12/2023
12 consecutive months of data used to calculate the NABERS Star rating.	to
	30/11/2024



1. Carbon Neutral Information

1A Introduction:

1 William Street is Brisbane's largest and highest profile office tower. At more than 75,000sqm NLA it sits in the top 10 largest office towers in Australia and has delivered well beyond its targets for sustainability. The asset was developed in 2016 by Cbus Property & ISPT and is the home of the Queensland State Government, accommodating the Premier, Deputy Premier, Treasurer and all Ministers.

1 William Street is an A Grade office tower with premium standard services and retail facilities located in the Government precinct of Brisbane Central Business District and provides 40 floors of occupied office space. 1 William Street's pathway to Net Zero (carbon neutral) includes a number of initiatives, which has seen the NABERS Rating increase from 5.0 Stars to 5.5 stars NABERS Energy rating. 1 William's base building is powered by 100 per cent renewable electricity.

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.

Cbus Property has responsibility for the strategic performance and management of all aspects of the Cbus direct property investment business, including major investments and developments in the commercial and residential

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
Staff travel	Staff travel emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
Waste transport	Waste transport emissions are not included due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.

2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		18.9
Scope 1: Natural gas		6.7
Scope 1: Diesel		4.4
Scope 2: Electricity		0.0
Scope 3: Natural gas		1.1
Scope 3: Diesel		1.1
Scope 3: Electricity		0.0
Scope 3: Waste		138.6
Scope 3: Water and Wastewater		73.4
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		245

*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 used for this reporting period claim	Percentage of total (%)
							(tCO2-e) (total quantity retired) ***			
Central Arnhem Land Fire Abatement (CALFA)	ACCU	Australian National Registry of Emissions Units	17/10/2024	8343747231-8343747275 See Screenshot in Appendix B	2021-22	245	242	0	150	61.2%
Central Arnhem Land Fire Abatement (CALFA)	ACCU	Australian National Registry of Emissions Units	17/10/2024	8343747231-8343747275 See Screenshot in Appendix B	2021-22	245	3	0	3	1.2%
Northwest Arnhem Land Fire Abatement (NALFA)	ACCU	Australian National Registry of Emissions Units	13/01/2025	900588985-9005889982 See Screenshot in Appendix B	2023-24	98	98	6	92	37.6%
TOTAL Eligible Quantity used for this reporting period claim									245	
TOTAL Eligible Quantity banked for future reporting periods								6		

* 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)*	3043
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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 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
Kennedy Energy Park Kennedy Energy Park Robinvale Solar - Solar Energy - VIC Robinvale Solar - Solar Energy - VIC Robinvale Solar - Solar Energy - VIC Robinvale Solar - Solar Energy - VIC	LGC	REC	25/10/2024	22644 - 25850	WD000L05	2024	3207	1932	0	Wind	QLD
	LGC	REC	25/10/2024	22644 - 25850	WD000L05	2024	3207	278	0	Wind	QLD
	LGC	REC	20/12/2024	2666-2983	SRPVVCW0	2024	318	318	0	Solar	VIC
	LGC	REC	20/12/2024	3968-4467	SRPVVCW0	2024	500	500	0	Solar	VIC
	LGC	REC	20/12/2024	293-307	SRPVVCW0	2024	15	15	0	Solar	VIC
	Total LGCs surrendered this report and used in this report							3,043			

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)	3,750,842	kWh
Mandatory * (RET) (cell D32)	707,842	kWh
LGCs voluntarily surrendered (cell D36+D37)	3,043,000	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)	-17,499	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-15,924	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	3,285,342	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 56.58% 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 7.71% 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	18.89
Total	18.89

Appendix D: Screenshots of offsets purchased



Australian Government

Clean Energy Regulator

Australian National Registry of Emissions Units

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

AU35564

Current Status

Completed (4)

Status Date

17/10/2024 15:12:57 (AEDT)
17/10/2024 04:12:57 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kristle

Transaction Approver

Dobbs, Ian Alexander

Comment

Voluntarily retired on behalf of Building 1 William Street, Brisbane to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard in 2024, for the period – 1/7/2023 to 30/06/2024.

Transferring Account

Account Number

AU-3255

Account Name

Tasman Environmental Markets Australia Pty Ltd

Account Holder

Tasman Environmental Markets Australia Pty Ltd

Acquiring Account

Account Number

AU-1068

Account Name

Australia Voluntary Cancellation Account

Account Holder

Commonwealth of Australia

Transaction Blocks

Party	Units	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			EQ210094Z					2021-22		8,343,747,231 - 8,343,747,475	245

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Logged in as: Kristle Chandra / Industry User



Australian Government

Clean Energy Regulator

Australian National Registry of Emissions Units

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Transaction Details

Transaction details appear below.

Transaction ID

AU38572

Current Status

Completed (4)

Status Date

13/01/2025 16:41:02 (AEDT)
13/01/2025 05:41:02 (GMT)

Transaction Type

Cancellation (4)

Transaction Initiator

Chandra, Kristle

Transaction Approver

Gurney, Annabelle

Comment

Voluntarily retired on behalf of building 1 William Street Brisbane to meet its carbon neutral claim against the Climate Active Carbon Neutral Standard 2024, for the period 01/12/23 to 30/11/24.

Transferring Account

Account Number

Account Name

Account Holder

Acquiring Account

Account Number

Account Name

Account Holder

Change Password

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Logged in as: Kristle Chandra / Industry User

Account Number	AU-3255	Account Number	AU-1069
Account Name	Tasman Environmental Markets Australia Pty Ltd	Account Name	Australia Voluntary Cancellation Account
Account Holder	Tasman Environmental Markets Australia Pty Ltd	Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Units	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			ESF173381					2023-24		9,005,889,885 - 9,005,889,902	98

___Report end___

