

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name: Cbus Property

Building / Premises: 720 Bourke Street

Building owner: Cbus Property

Project Address: 720 Bourke St, Docklands, VIC 3008

This building / project 720 Bourke St has been Certified Carbon Neutral (Base Building) by NABERS against the Australian Government's Climate Active Carbon Neutral Standard for Buildings (the standard) for the period 28/11/2021 to 28/11/2022.

Emissions Reduction Strategy

720 Bourke St has achieved a NABERS Energy rating of 5.5

Expires 28/11/2022

Reporting Year Period

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

01/08/2020
to
31/07/2021



1. Carbon Neutral Information

1A Introduction:

720 Bourke Street's pathway to Net Zero (carbon neutral) includes a number of initiatives, such as achieving a 5.5 star NABERS Energy rating and installing a 40-kilowatt on-site solar system that generates more than 40,000 kilowatt hours of renewable electricity. 720 Bourke'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 is a wholly owned subsidiary of Cbus, the industry superannuation fund for the construction, building and allied industries, with funds under management exceeding \$65 billion at 30 June 2021. 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 sectors. The property portfolio currently exceeds \$5.5 billion, with a further \$4.0 billion of development work 'in hand', making Cbus Property one of Australia's leading integrated property investors. Since 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 to the World Green Building Council's Advancing Net Zero initiative, committing our office portfolio to achieve Net Zero Carbon by 2030. Cbus Property has made significant inroads into our Net Zero strategy throughout the past few years, having been awarded the highest NABERS Energy rated portfolio in Australia for two consecutive years by the NABERS Sustainable Portfolios Index (2020 and 2021). We have also signed all office buildings in our portfolio up 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. Cbus Property has now fast-tracked our Net Zero Carbon commitment from 2030 to early 2022, undertaking NABERS Climate Active Carbon Neutral certification across our entire office portfolio, with the goal to manage the most sustainable portfolio in Australia.

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"/>

Table 2. Exclusions

The following emission sources have been excluded in line with the provisions of the Climate Active Carbon Neutral Standard for Buildings. The impact of excluding these sources is not expected to materially affect the overall total emissions. <i>(Delete this row if not applicable)</i>	Staff travel and waste transport related emissions
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Reasons each excluded emission source has been excluded	The emissions associated with staff travel and waste transport were excluded due to lack of robust data collection and calculation methods, inclusion is not practicable or technically feasible at this time.
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2. Emissions Summary

Table 3. Emissions Source – Summary	t CO ₂ –e
Scope 1: Refrigerants	0
Scope 1: Natural gas	223.344
Scope 1: Diesel	3.474
Scope 2: Electricity	0
Scope 3: Natural gas, diesel and electricity	17.515
Scope 3: Water and Wastewater	13.595
Scope 3: Waste	14.612
Total Net Emissions	273

3. Carbon Offsets Summary

Table 4. Offsets retired					
Offset project, unit type & registry	Vintage (date of issuance of the offset unit)	Date of Cancellation	Serial Numbers	Link to offset	Offset Quantity (t CO ₂ -e)
Rimba Raya Biodiversity Reserve Project / VCU/ID 674	2014	20/12/21	7627-414492738-414493017-VCU-016-MER-ID-14-674-01072014-31122014-1	https://registry.terra.org/myModule/rpt/myrpt.asp?r=206&h=149346	280
Total Offset Units cancelled					280
Net emissions after offsetting					-7
Total offsets banked for use in future years					0

— Report end —