

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 OF37091

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 29/1/2025 to 28/1/2026.

Total emissions offset	407 tCO ₂ -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

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

Expires 28th of January 2026

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:

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.cbustproperty.com.au/>

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	71.2
Scope 1: Natural gas	273.0
Scope 1: Diesel	0.9
Scope 2: Electricity	0.0
Scope 3: Natural gas	21.2
Scope 3: Diesel	0.2
Scope 3: Electricity	0.0
Scope 3: Waste	23.6
Scope 3: Water and Wastewater	16.5
Other Scope 1,2 and 3 emissions	0.0
Total Emissions	407

*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 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	13.3%	
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	218	0	218	53.6%	
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	0	0	0	0.0%	
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	71	0	71	17.4%	
Jawoyn Fire Project	ACCU	ANREU	16/05/2025	9020694376-9020694444 See screenshot in Appendix B	2024-25	69	69	5	64	15.7%	
TOTAL Eligible Quantity used for this reporting period claim									407		
TOTAL Eligible Quantity banked for future reporting periods									5		

* 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.

Offset surrender note:

A total of 272 offsets were claimable from the 2024 rating period. 71 offsets were utilised that were banked from the 2024 period, with an additional 69 offsets purchased to meet the carbon neutral claim. The second line is also directly from the 2024 carbon neutral application, making use of the 71 banked offsets from this period. The third line is based on the offsets which have recently been retired. Given only 64 of the 69 offsets were retired, we have banked the remaining 5.

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)*	1052
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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	869	0	Wind	VIC
Yaloak South Windfarm	LGC	REC	27/06/2025	68181-68363	WD00VC26	2024	183	183	0	Wind	VIC
Total LGCs surrendered this report and used in this report								1,052			

LGC surrender note:

The previous REC purchase made in 2024 covered 10 of the total 12 months from this year's assessment. This has been directly apportioned, with the remaining purchase made to cover the 1,052 MWh worth of LGCs.

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)	1,319,025	kWh
Mandatory * (RET) (cell D32)	242,137	kWh
LGCs voluntarily surrendered (cell D36+D37)	1,052,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	24,888	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-17,043	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-15,509	kgCO₂-e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L47)	1,098,301	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 5.81% 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 17.48% of this claim's total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO ₂ -e)
Method 1	Method 1 not applied
Method 2	71.16
Total	71.16

Appendix D: Screenshots of offsets purchased

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Australian National Registry of Emissions Units

Logged in as: Jenny Doan-Lockyer / Industry User

Transaction Details

Transaction details appear below.

Transaction Successfully Approved

Transaction ID	AU41417
Current Status	Completed (4)
Status Date	16/05/2025 17:28:33 (AEST) 16/05/2025 07:28:33 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Doan-Lockyer, Jenny
Comment	Retired on behalf of Building 720 Bourke St, Docklands VIC 3008 for its 2025 Climate Active Carbon Neutral claim (01/10/2023-30/09/2024)

Transferring Account	Acquiring Account												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Account Number</td> <td>AU-2977</td> </tr> <tr> <td>Account Name</td> <td>South Pole Australia Financial Services Pty Ltd</td> </tr> <tr> <td>Account Holder</td> <td>South Pole Australia Financial Services Pty Ltd</td> </tr> </table>	Account Number	AU-2977	Account Name	South Pole Australia Financial Services Pty Ltd	Account Holder	South Pole Australia Financial Services Pty Ltd	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Account Number</td> <td>AU-1068</td> </tr> <tr> <td>Account Name</td> <td>Australia Voluntary Cancellation Account</td> </tr> <tr> <td>Account Holder</td> <td>Commonwealth of Australia</td> </tr> </table>	Account Number	AU-1068	Account Name	Australia Voluntary Cancellation Account	Account Holder	Commonwealth of Australia
Account Number	AU-2977												
Account Name	South Pole Australia Financial Services Pty Ltd												
Account Holder	South Pole Australia Financial Services Pty Ltd												
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			ROPL00633					2024-25		9,020,694,376 - 9,020,694,444	69

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Australian National Registry of Emissions Units

Logged in as: Satharaju Moon / Industry User

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Transaction Details

Transaction details appear below.

Transaction ID	AU26872
Current Status	Completed (4)
Status Date	2023-04-13 16:28:48 AEST 2023-04-13 06:28:48 GMT
Transaction Type	Cancellation (4)
Transaction Initiator	Moon, Satharaju
Transaction Approver	Zhou, Tom Yi Shang
Comment	Credits retired by Gbus 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	Acquiring Account												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Account Number</td> <td>AU-2977</td> </tr> <tr> <td>Account Name</td> <td>South Pole Australia Financial Services Pty Ltd</td> </tr> <tr> <td>Account Holder</td> <td>South Pole Australia Financial Services Pty Ltd</td> </tr> </table>	Account Number	AU-2977	Account Name	South Pole Australia Financial Services Pty Ltd	Account Holder	South Pole Australia Financial Services Pty Ltd	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Account Number</td> <td>AU-1056</td> </tr> <tr> <td>Account Name</td> <td>Australia Voluntary Cancellation Account</td> </tr> <tr> <td>Account Holder</td> <td>Commonwealth of Australia</td> </tr> </table>	Account Number	AU-1056	Account Name	Australia Voluntary Cancellation Account	Account Holder	Commonwealth of Australia
Account Number	AU-2977												
Account Name	South Pole Australia Financial Services Pty Ltd												
Account Holder	South Pole Australia Financial Services Pty Ltd												
Account Number	AU-1056												
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			ERF121326					2022-23		0,350,109,164 - 0,350,000,012	340
AU	KACCU	Voluntary ACCU Cancellation			ERF100652					2021-22		0,332,625,162 - 0,332,625,735	332

Status Date	Status Code
2023-04-13 16:28:06 AEST	Completed (4)
2023-04-13 06:28:40 GMT	
2023-04-13 16:28:06 AEST	Proposed (1)
2023-04-13 06:28:06 GMT	
2023-04-11 16:28:06 AEST	Account holder Approved (47)
2023-04-13 06:28:06 GMT	
2023-04-06 17:18:37 AEST	Awaiting Account Holder Approval (95)
2023-04-06 07:18:37 GMT	

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			ERF105045					2018-19		3,773,009,643 - 3,773,009,714	72

Transaction ID AU37739

Current Status Completed (4)

Status Date 04/12/2024 22:58:07 (AEDT)
04/12/2024 11:58:07 (GMT)

Transaction Type Cancellation (4)

Transaction Initiator Nathalia, Griselda

Transaction Approver Zhou, Tom Yi Shang

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

Acquiring Account



Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial Services Pty Ltd

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	ERE Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			PRF100045					2018-19		3,773,009,565 - 3,773,009,642	78

___Report end___