



# Cbus Property

Sustainability  
Report FY17



Cbus Property is the property development and investment arm of the Construction and Building Industry Superannuation Fund, which has over 750,000 members and in excess of \$41.0 billion in funds under management.

Cbus Property occupies an enviable position within the Australian property industry as one of only a select few landlords in Australia that designs and develops and manages all of the buildings within their property portfolio. Through experience and technical expertise, buildings are actively developed and managed to operate at their optimum level.

Cbus Property understands that sustainability has become a "core value" among the investment community and we continue to drive innovation and produce sustainability outcomes well beyond current industry standards.

In alignment with Cbus' Responsible Investment Principles we are committed to meaningfully contributing to the UN Sustainable Development Goals (SDGs) of building resilient infrastructure, fostering innovation, building sustainable cities and combating climate change. These goals will help us to create long-term value whilst also having a positive impact on society.



Make cities and human settlements inclusive, safe, resilient and sustainable



Build resilient infrastructure, promote sustainable industrialization and foster innovation



Take urgent action to combat climate change and its impacts



# Our Portfolio

“ At Cbus Property sustainability and innovation are at the forefront of our thinking – starting from the design stage and continuing through to the day to day operation of our buildings ”

Adrian Pozzo - Cbus Property CEO

## VICTORIA

### 171 Collins, Melbourne

NABERS Energy 6 star  
NABERS Waste 4 star  
NABERS IEQ 5.5 star  
Greenstar 6 star Office Design and As Built

### 720 Bourke St Melbourne

NABERS Energy 5 star  
GOLD WELL rated Core & Shell  
Greenstar 6 star Office Design and As Built

### 313 Spencer, Melbourne

NABERS Energy 5.5 star  
NABERS Water 4.5 star  
Greenstar 5 star Office Design and As Built

## WESTERN AUSTRALIA

### 140 William St Perth

NABERS Energy 5.5 star  
Greenstar 5 star Office Design and As Built

## NEW SOUTH WALES

### 1 Bligh St Sydney

NABERS Energy 5 star  
NABERS Water 4.5 star  
Greenstar 5 star Office Design and As Built

### 5 Martin Place, Sydney

NABERS Energy 5 star  
NABERS Water 4.5 star  
Greenstar 5 star Office Design and As Built

## SOUTH AUSTRALIA

### 50 Flinders St Adelaide

NLA: 21,431  
NABERS Energy 5.5 star  
Greenstar 6 star Office Design and As Built

## QUEENSLAND

### 1 William Street, Brisbane

NABERS Energy 5 star design  
new building not rated  
Greenstar 5 star Office Design and As Built  
registered



# Performance Highlights FY17



## GRESB 5 STAR RATING

**3rd in Australia**  
(out of 19 for: Australia/office/non-listed)

**4th Globally**  
(out of 131 for global/office/non listed)

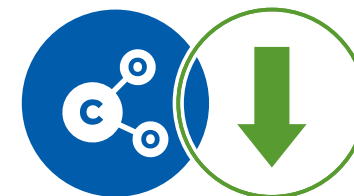
**3rd Globally**  
(out of 338 for participants with development projects)  
**19th out of all GRESB participants all categories**  
(out of 823)



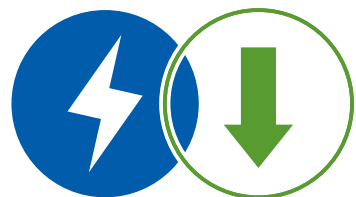
Australia's first WELL Certified™ Gold rating  
for the core & shell of 720 Bourke Street



One of Australia's largest Greenstar portfolios



**15%**  
reduction  
in carbon  
intensity.



**10%**  
energy reduction  
across our  
commercial  
portfolio



Average NABERS Energy Rating of 5.3 stars



**14%**  
increase in  
waste diversion  
from landfill.



720 Bourke Street, is the first building in Australia to receive a WELL gold certification for its shell and core.

The 'WELL' Building Standard is a global measurement tool focusing on the wellbeing of building's occupants. The standard was launched in 2015 to recognise buildings that promote health, happiness, mindfulness and productivity based on scientific findings.

The 720 Bourke Street building has several standout features such as high quality air and water, an edible garden area and attractive communal spaces that encourages physical activity as well as offering spaces for social interaction and relaxing.

Studies have shown that investing in employee health and wellbeing through the work environment significantly improves productivity and staff retention. These improvements can have a major impact on the bottom line and competitiveness of any business.

Cbus Property is committed to creating sustainable and healthy workplaces that exceed our tenants' expectations.



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Since achieving its first rating in 2008, Cbus Property has been building one of Australia's largest Green Star portfolios.

Cbus Property now has 21 Green Star projects under its belt and a further six projects registered to achieve ratings. Many of Cbus Property's projects have reset the standard for commercial building.

The sparkling skyscraper at 1 Bligh Street stands out as a stellar example of sustainable building design, while the sandstone charm of the heritage-listed 5 Martin Place shows how old buildings can be upgraded to meet new environmental benchmarks.

The activity-based working environment at 50 Flinders Street in Adelaide has helped to reinvent the office, while 171 Collins Street in Melbourne combines heritage charm and contemporary architecture with world-leading environmental engineering.

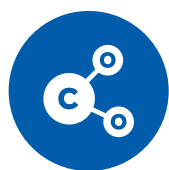
We applaud Cbus Property's determination to lead from the front, and to understand how sustainability can drive value throughout its entire property portfolio.

Romilly Madew, Chief Executive Officer, Green Building Council of Australia

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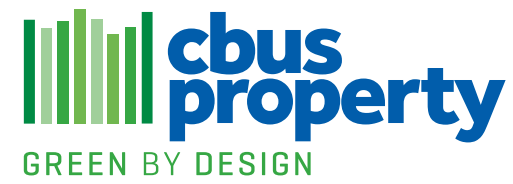
# Our Performance

Cbus Property's sustainability performance metrics represent the carbon emissions, electricity, gas, water and waste efficiency of our buildings over a twelve month period. They are calculated as units per square metre of net lettable building floor area allowing for like-for-like comparison between financial years.



Total Energy Use	Emissions Intensity kg CO2e/m2	Energy Intensity – Electricity MJ/m2	Energy Intensity – Natural Gas MJ/m3	Water Intensity – L/m2	Waste – Total Waste Tonnes	Waste – diverted from landfill (%)
<b>FY16</b>	83	263	203	496	1,952	37%
<b>FY17</b>	71	234	189	507	1,993	51%
<b>% change</b>	-15%	-11%	-7%	2%	2%	14%
<b>FY17 Provisional Target</b>	2% reduction	2% reduction	2% reduction	2% reduction	2% reduction	recycling rate of 60%
<b>Status</b>	15% emissions reduction achieved through various energy efficiency projects across our sites including fine tuning of BMS and building run times, installing solar PV at 140 William Street in Perth, optimisation of trigeneration plant and replacement of older lighting with energy efficient LED's	11% electricity reduction achieved through implementation of a number of energy efficiency projects such as LED lighting upgrades, fine tuning of BMS plant and optimisation of cooling and heating. The installation of Solar PV at 140 William Street in Perth has also contributed to an overall electricity reduction	7% natural gas reduction achieved through optimisation of trigeneration and cogeneration plant	A dryer winter in FY17 resulted in less rainwater being harvested from our sites and a subsequent increase in potable water. An increase in tenanted area has also contributed to the increase	Total waste has increased due to a higher density of tenanted areas in FY17. Our waste calculation method has also been amended at a number of sites in FY17 which has contributed to an increase in total reported waste across our portfolio.	Waste percentage diverted from landfill has increased by 14% due to improved waste segregation processes and increased awareness training facilitated by our onsite staff.

\*Performance data excludes our property at 1 William Street Brisbane as this building only reached full tenant occupancy in November 2016, as a result we do not have sufficient data yet for this site.



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[www.cbustproperty.com.au](http://www.cbustproperty.com.au)



Cbus is a proud supporter of

