



# **PUBLIC DISCLOSURE STATEMENT**

**HUB AUSTRALIA**

**SERVICE CERTIFICATION  
CY2020**

Australian Government  
**Climate Active**  
**Public Disclosure Statement**



NAME OF CERTIFIED ENTITY: Hub Australia Pty Ltd (ABN: 45 145 858 304)

REPORTING PERIOD: 1 January 2020 – 31 December 2020

**Declaration**

To the best of my knowledge, the information provided in this Public Disclosure Statement is true and correct and meets the requirements of the Climate Active Carbon Neutral Standard.

Signature

Date 20/08/21

Name of Signatory

Whitney Teluk

Position of Signatory

HR Training & Impact Lead



**Australian Government**  
**Department of Industry, Science,  
Energy and Resources**

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Version number February 2021



# 1. CARBON NEUTRAL INFORMATION

## Description of certification

This Service certification covers all Hub Australia locations and facilities detailed below:

- Hub Hyde Park, 223 Liverpool Street, Darlinghurst 2010 NSW
- Hub Customs House, 31 Alfred Street, Sydney 2000 NSW
- Hub Southern Cross, 696 Bourke Street, Melbourne 3000 VIC
- Hub Parliament Station, 1 Nicholson Street, East Melbourne 3002 VIC
- Hub Collins Street, 162 Collins Street, Melbourne 3000 VIC
- Hub Anzac Square, Level 6, 200 Adelaide Street, Brisbane 4000 QLD
- Hub Adelaide, 5 Peel Street, Adelaide 5000 SA

Hub Australia is also certified as a Climate Active carbon neutral Organisation and the emissions for both these certifications overlap completely.

*“We sought certification through Climate Active as they are Government-backed and offer the most rigorous and credible certification process.”*

## Description of functional unit

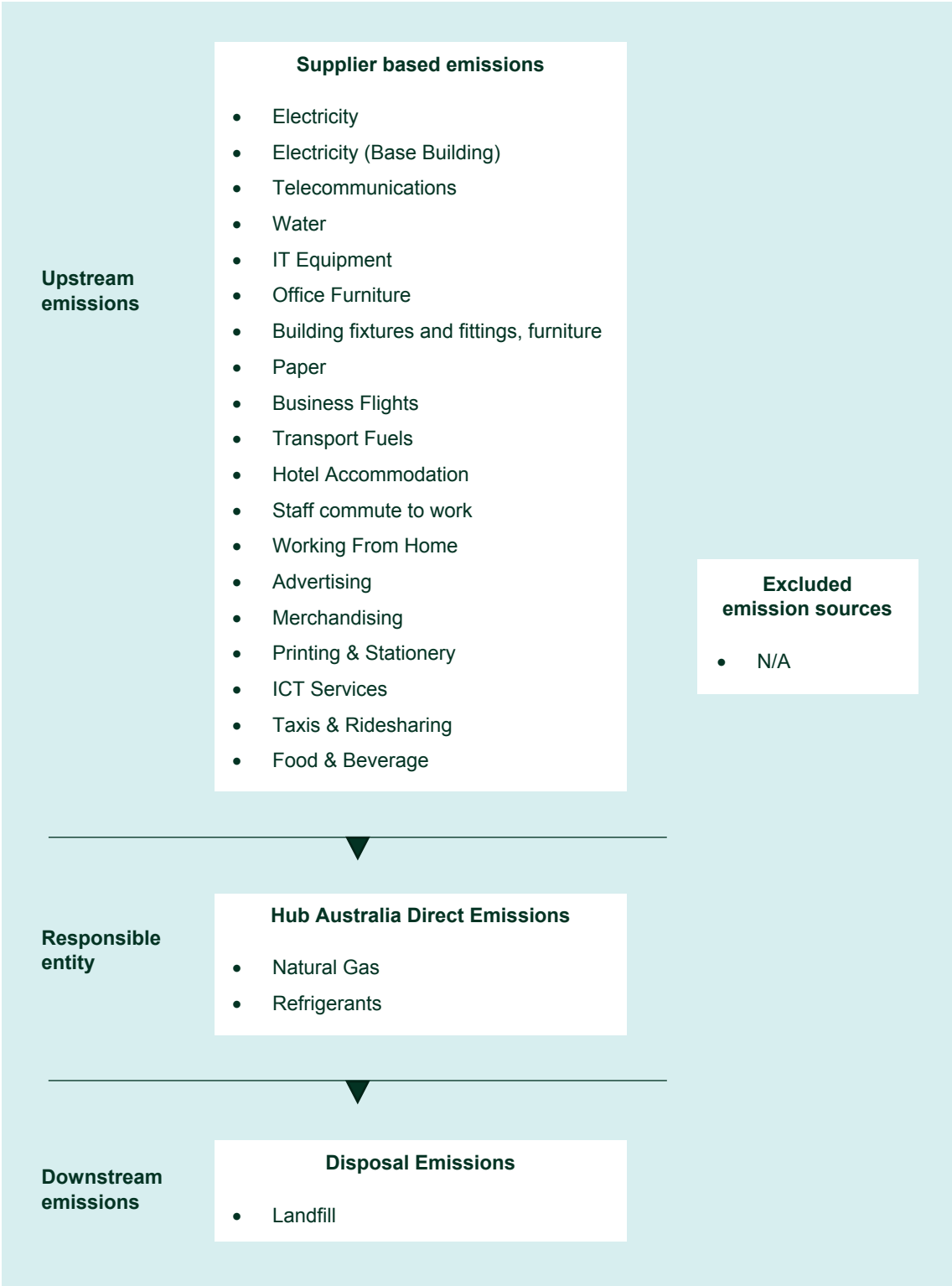
The functional unit for this service is the average number of members over the reporting period, with emissions expressed in terms of tCO<sub>2</sub>-e per member. A member is defined as being a person that has paid a fee to occupy a space within one of Hub Australia’s workspaces, or a Hub Australia staff member.

## Organisation description

Founded in 2011, Hub is Australia’s largest privately-owned flexible workspace operator, providing premium workspace solutions to help people love where they work. With locations in Sydney, Melbourne, Brisbane, and Adelaide, Hub’s beautifully designed serviced workspaces are used by hundreds of businesses to attract and retain the best talent, with a diverse range of amenities and benefits for its 3000+ members.

# Product/service process diagram

The following diagram is: cradle to grave.



# 2. EMISSION BOUNDARY

## Diagram of the certification boundary



**Attributable non-quantified sources**

N/A

**Excluded sources (within certification boundary)**

N/A

**Non attributable sources (outside certification boundary)**

N/A

*“Hub Australia has had an environmental impact as a core values since inception. Formalising this commitment by becoming Climate Active was an important next step for us.”*

## 3. EMISSIONS SUMMARY

### Emissions reduction strategy

Below are some of Hub Australia's key emissions reduction objectives:

- Ensure that the majority of tenancies are powered by renewable energy and supplied by certified carbon neutral retailer.
- For base building utilities, encourage building management to certify the building as Climate Active carbon neutral, as well as improving building efficiency and transitioning to renewable energy where possible.
- When establishing new Hub locations, select tenancies within efficient buildings with high performance ratings to further reduce the base building share of emissions.
- Expand our coffee grounds recycling program to all locations.
- Improve waste management practices in Hub locations by expanding recycling options, such as through the introduction of organic waste collection.

Hub Australia is committed to developing a more detailed strategy, with specific targets and timeframes, over the next two years.

### Emissions over time

During 2020, emissions have decreased by a total of 71% on our base year of 2019. Hub Australia currently operate across seven facilities within Australia. During 2019 two of these facilities at Customs House and Parliament Station underwent significant office fit-outs works. The emissions associated with these office fit-outs were a significant contributor to our overall profile in this year totaling 4,499 tCO<sub>2</sub>-e. Due to COVID19, no office-fit-outs were undertaken in 2020, only some minor office upgrades that had an overall impact of 111 tCO<sub>2</sub>-e. This change is therefore the key driver of the emission reduction shown in Table 1.

Hub Australia continues to purchase 100% renewable electricity for all of our tenancies, Due to the introduction of the market-based method for electricity consumption, this value can now be captured within our emissions profile and has resulted in a change in electricity emissions between years by 1,017 tCO<sub>2</sub>-e (inclusive of an underlying change in electricity use by -12%)

In addition to COVID-19 related reduction to business travel, food expenditure and other operational activities, emissions from waste reduced by 791 tCO<sub>2</sub>-e (93%). This was due to the size of the bins in CY19 being incorrectly captured as tonnes instead of litres, which has now been rectified. Similarly, the scope of data capture for spend on ICT services and equipment has been improved upon for 2020 which along with a new tech role out has increased emissions by 78 tCO<sub>2</sub>e (104%)

Table 1

Emissions since base year		
	Base year: 2019	Current year: 2020
Emissions per functional unit (tCO <sub>2</sub> -e)	2.763	0.982

## Emissions reduction actions

Table 2

Year on Year Change				
Emission Source	Base year: 2019 (tCO <sub>2</sub> e)	Current year Year 1: 2020 (tCO <sub>2</sub> e)	Change	Contribution to Inventory
<i>Electricity</i>	30,311	20,701	-33%	69%

Electricity was the only emission source that contributed more than 5% to the total inventory and changed by more than 5% Year-on-Year. This reduction is due to the change from Location to Market Based method for Electricity Emissions Accounting. The new market-based method reflects the purchase of 100% GreenPower at the 6 main locations. Furthermore, electricity usage during 2020 decreased by 12% due to COVID-19 related changes in energy requirements.

## Functional units

Table 3

	Number of functional units
<i>a) Number of functional units sold this period</i>	3,063
<i>b) Number of functional units to be forward offset demonstrating commitment to carbon neutrality (true-up to be conducted at the end of the reporting period)</i>	0



## Emissions summary (inventory)

All emissions are shared with the Organisation certification. The corresponding PDS can be found [here](#).

**Table 4**

Emission source category	tonnes CO <sub>2</sub> -e
Accommodation and facilities	2.624
Air Transport (km)	32.325
Cleaning and Chemicals	109.144
Electricity	2,070.062
Food	115.832
ICT services and equipment	152.777
Land and Sea Transport (\$)	3.236
Land and Sea Transport (fuel)	0.370
Land and Sea Transport (km)	9.182
Office equipment & supplies	174.906
Postage, courier and freight	4.733
Products	4.080
Professional Services	31.037
Refrigerants	104.193
Stationary Energy	0.200
Waste	119.919
Water	57.360
Working from home	17.397
<b>1. Total inventory emissions</b>	<b>3,009.377</b>
a. Number of functional units represented by the inventory emissions	3,063
<b>2. Emissions per functional unit (based on the number of functional units represented by the inventory)</b> <i>Total tCO<sub>2</sub>-e divided by the number of functional units in 1a.</i>	<b>0.982</b>
<b>3. Carbon footprint</b> <i>(Emissions per functional unit (2)* number of functional units (a or b from table 2))</i>	<b>3,009.377</b>

## Carbon neutral products

Hub Australia use carbon neutral paper from Reflex.

This assessment and Climate Active submission was prepared with the assistance of [Pangolin Associates](#) and these services are also carbon neutral.

# 4. CARBON OFFSETS

## Offsets strategy

The details of offsets relating to this certification are the same as those found in the Organisation PDS, found [here](#).

**Table 5**

Offset purchasing strategy: In arrears	
1. Total offsets previously forward purchased and banked for this report	0
2. Total emissions liability to offset for this report	3,010
3. Net offset balance for this reporting period	3,010
4. Total offsets to be forward purchased to offset the next reporting period	0
5. Total offsets required for this report	3,010

## Co-benefits

### 150 MW grid connected Wind Power based electricity generation project in Gujarat, India.

Besides generating renewable energy, 150 MW grid connected Wind Power based electricity generation project in Gujarat, India, seeks to achieve additional benefits to the local community. They promote rural development through fodder cultivation to feed animals, integrated livestock development (artificial Insemination), shade nets to cover vegetable crops, and youth training and skill development. They also promote improvements in health with a project to enhance access to preventative healthcare and early diagnosis and intervention for the population in the Gujarat region, and by upskilling healthcare volunteers

### Satara Wind Power Project in Maharashtra, India

Nuziveedu Seeds Limited (NSL) supports education, health, employment and agriculture. The underprivileged and rural regions in particular benefit from new medical facilities, job creation, and knowledge to assist farmers with improved yields.

As well as providing jobs and improving livelihoods, the NSL projects have also brought infrastructure to remote areas such as roads and communications. These benefits are permanent; network improvements serve both construction and operation phases of the projects.

## Offsets summary

### Proof of cancellation of offset units

Table 6

Offsets cancelled for Climate Active Carbon Neutral Certification										
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (tCO <sub>2</sub> -e)	Quantity used for previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period claim	Percentage of total (%)
150 MW grid connected Wind Power based electricity generation project in Gujarat, India.	VCUs	Verra	27 Jun 2021	<a href="#">9085-66621671-66624105-VCS-VCU-1491-VER-IN-1-292-01012017-31122017-0</a>	2017	2,435	0	0	2,435	81%
Satara Wind Power Project in Maharashtra, India	VCUs	Verra	27 Jun 2021	<a href="#">8138-460572464-460573038-VCU-050-APX-IN-1-1519-01012019-31102019-0</a>	2019	575	0	0	575	19%
<b>Total offsets retired this report and used in this report</b>									3,010	
<b>Total offsets retired this report and banked for future reports</b>									0	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of Total
Verified Carbon Units (VCUs)	3,010	100%

## 5. USE OF TRADE MARK

Table 7

Description where trademark used	Logo type
Website	Certified Service
Physical marketing collateral – i.e brochures etc	Certified Service
Social Media	Certified Service
Staff email signature	Certified Service

## 6. ADDITIONAL INFORMATION

Hub Australia is committed to creating a positive impact on our communities, environment, and members through a number of impact-focussed initiatives.

### Flexi Impact Program

Hub Australia provides a home for businesses to grow, and fosters the growth of impact-focused organisations through our annual Flexi Impact Program.

- Hub offers complimentary memberships to impact-led organisations and social enterprises
- Successful applicants connect, network, and grow their impact alongside 3000+ members
- In 2021 Hub welcomed 38 purpose-driven businesses to our national community

### Certified B Corporation

Hub meets the highest standards of social and environmental performance, transparency, and accountability. This has been demonstrated through a certified B Corp since January 2013. We also provide consulting services to other businesses looking to reduce their negative impact, improve their positive impact and become certified B Corp.

### Other

We also head up the annual national coworking conference (GCUCAU) and are one of Australia’s Best Places to Work as certified by Great Places to Work Australia (2019, 2020 and 2021).

# APPENDIX 1

## Non-attributable emissions for products and services

To be deemed attributable an emission must meet two of the five relevance criteria. Non-attributable emissions are detailed below against each of the five criteria.

**Table 8**

Relevance test					
Non-attributable emission	<i>The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions</i>	<i>The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.</i>	<i>Key stakeholders deem the emissions from a particular source are relevant.</i>	<i>The responsible entity has the potential to influence the reduction of emissions from a particular source.</i>	<i>The emissions are from outsourced activities previously undertaken within the organisation's boundary, or from outsourced activities typically undertaken within the boundary for comparable organisations.</i>
N/A	N/A	N/A	N/A	N/A	N/A

# APPENDIX 2

## Non-quantified emissions for products/services

Please advise which of the reasons applies to each of your non-quantified emissions. You may add rows if required.

**Table 9**

Non-quantification test				
Relevant-non-quantified emission sources	<i>Immaterial &lt;1% for individual items and no more than 5% collectively</i>	<i>Quantification is not cost effective relative to the size of the emission but uplift applied.</i>	<i>Data unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.</i>	<i>Initial emissions non-quantified but repairs and replacements quantified</i>
N/A	N/A	N/A	N/A	N/A



An Australian Government Initiative

