



# **PUBLIC DISCLOSURE STATEMENT**

**HUB AUSTRALIA**

**SERVICE CERTIFICATION**


**CY2021**

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



An Australian Government Initiative



<b>NAME OF CERTIFIED ENTITY</b>	Hub Australia Pty Ltd (ABN: 45 145 858 304)
<b>REPORTING PERIOD</b>	1 January 2021 – 31 December 2021 Areas Report
<b>DECLARATION</b>	<p><i>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.</i></p>  <p>Duncan Stevenson Chief Financial Officer 17 August 2022</p>



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

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Version March 2022. To be used for FY20/21/CY2021 reporting onwards.



# 1.CERTIFICATION SUMMARY

10,787 tCO <sub>2</sub> -e	10,787 tCO <sub>2</sub> -e
THE OFFSETS BOUGHT	100% CERs
RENEWABLE ELECTRICITY	36.7%
TECHNICAL ASSESSMENT	07/07/2020 Chris Wilson Organisation Next technical assessment due: 2023

## Contents

1. Certification summary.....	3
2. Carbon neutral information .....	4
3. Emissions boundary .....	5
4. Emissions reductions.....	9
5. Emissions summary .....	10
6. Carbon offsets .....	12
7. Renewable Energy Certificate (REC) summary.....	14
Appendix A: Additional information .....	15
Appendix B: Electricity summary .....	16
Appendix C: Inside emissions boundary .....	18
Appendix D: Outside emission boundary.....	18

## 2. CARBON NEUTRAL INFORMATION

### Description of certification

This certification the Australian business operations of Hub Australia Pty Ltd (ABN: 45 145 858 304)

This includes the following locations and facilities:

- 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 Wynyard, 10 Carrington St, Sydney 2000 NSW
- Hub Flinders St, 180 Flinders St, Melbourne 3000 VIC
- Hub St Kilda Road, 412 St Kilda Road, Melbourne 3004 VIC
- Hub Civic Quarter, 68 Northbourne Ave, Canberra 2600 ACT

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

### Service description

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.

This assessment applies full coverage to all services applicable during the reporting period and is measured using a cradle to grave approach.

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

## 3. EMISSIONS BOUNDARY

### Inside the emissions boundary

All emission sources listed in the emissions boundary are part of the carbon neutral claim.

**Quantified** emissions have been assessed as 'attributable processes' that become the product, make the product and carry the product through its life cycle. These have been quantified in the carbon inventory.

**Non-quantified** emissions have been assessed as attributable and are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. All material emissions are accounted for through an uplift factor. Further detail is available at Appendix C.

### Outside the emissions boundary

**Non-attributable** emissions have been assessed as not attributable to a product or service. They can be **optionally included** in the emissions boundary and therefore have been offset, or they can be listed as outside of the emissions boundary (and are therefore not part of the carbon neutral claim). Further detail is available at Appendix D.

**Inside emissions boundary**

**Quantified**

Accommodation & Facilities  
Cleaning & Chemicals  
Construction Materials & Services  
Electricity  
Food  
ICT Services & Equipment  
Office Equipment & Supplies  
Postage, Couriers & Freight  
Professional Services  
Refrigerants  
Stationary Energy  
Transport (Air)  
Transport (Land & Sea)  
Waste  
Water  
Working From Home

**Non-quantified**

NA

**Outside emission boundary**

**Non-attributable**

NA

## Service process diagram

The following diagram is: Cradle to Grave



## **Data management plan for non-quantified sources**

There are no non-quantified sources in the emission boundary that require a data management plan.



## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

Hub Australia is committed to reducing our operational emissions per member by 30% by 2030. We will achieve this through the following measures:

Scope 2 - Commit to reducing Scope 2 emissions to zero by 2025 through the purchase of 100% renewable power for our tenancies where we directly procure energy.

Scope 3 – 50% reduction in Scope 3 emissions intensity per member (compared with CY19 baseline) by 2030 through:

- Working with building owners to achieve 100% renewable base building electricity by 2030
- Working with building owners to more accurately measure and reduce emissions from building refrigerants
- Implement procurement policies to reduce embodied emissions of selected materials
- Continuing to encourage employees to adopt sustainable commuting practices

Our operational target does not currently include emissions associated with the fit-out of new spaces. Work is being undertaken to better understand the materials and services used, and performance targets will be set accordingly once this has been completed.

### Emissions reduction actions

During CY2021, while we have continued to expand our locations, we have taken the following actions to reduce our emissions:

- Continued to explore the purchase of GreenPower for our tenancies
- Increase engagement with building owners to more accurately measure our allocation of base building services
- Limited requirements for business travel such as flights and fuel for motor vehicles
- Reduced expenditure and requirements for food & catering within the office

## 5. EMISSIONS SUMMARY

### Emissions over time

Emissions since base year		Total tCO <sub>2</sub> -e	Emissions intensity of the functional unit
Year 1:	2019	10,425	2.763
Year 2:	2020	3,009	0.982
Year 3:	2021	10,787	

### Significant changes in emissions

Emission source name	Current year (tCO <sub>2</sub> -e)	Previous year (tCO <sub>2</sub> -e)	Detailed reason for change
Non-residential Materials and Services	5,921	111	Supporting fit out of five new sites. Spend was \$14m in CY19 with the opening of two new sites and some site upgrades. Spend in CY20 was minimal as there was no new sites opened and a small amount of upgrades to existing sites. Spend was \$23m in CY2021 due to opening five new sites and upgrades to existing sites.
Electricity	3,048	2,070	Increase in portfolio (five new sites). Commitment to move all sites to renewable energy included in emissions reduction strategy.

### Use of Climate Active carbon neutral products and services

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.

### Service emissions summary

Stage	tCO2-e
Upstream	10,313
Hub Australia	303.2
Downstream	170.3

<b>Emissions intensity per functional unit</b>	3.08
<b>Number of functional units to be offset</b>	3,500
<b>Total emissions to be offset</b>	10,787

## 6. CARBON OFFSETS

### Offsets retirement approach

In arrears	
1. Total number of eligible offsets banked from last year's report	0
2. Total emissions footprint to offset for this report	10,787
3. Total eligible offsets required for this report	10,787
4. Total eligible offsets purchased and retired for this report	10,787
5. Total eligible offsets banked to use toward next year's report	0

### Co-benefits

#### Cleaner environment

The demand for energy grows rapidly in China, so grid connected renewables are an imperative for climate change mitigation. There is no waste product, and whilst the clean energy generated reduces the requirement for fossil fuels, projects such as this one also act to conserve those fossil fuels under threat of depletion.

#### Social and economic well being

This solar PV plant provides local communities with employment, lifting the economy and improving the quality of lives. The project has also brought infrastructure to allow new businesses to grow, particularly with the confidence of greater electricity supply feeding clean power into the local grid.

## **Eligible offsets retirement summary**

100% of Hub Australia's emissions relevant to the Service have been captured within the Organisational boundaries. Please refer to Hub Australia's CY2021 Organisation PDS for evidence of the offset retirement.

Further details of Hub Australia's Organisation assessment can be found here on the Climate Active website: <https://www.climateactive.org.au/buy-climate-active/certified-members/hub-australia>

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) Summary

No Renewable Energy Certificates have been purchased within this inventory.

# APPENDIX A: ADDITIONAL INFORMATION

NA

## APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using a market-based approach

### Location-based method

The location-based method provides a picture of a business's electricity emissions in the context of its location, and the emissions intensity of the electricity grid it relies on. It reflects the average emissions intensity of the electricity grid in the location (State) in which energy consumption occurs. The location-based method does not allow for any claims of renewable electricity from grid-imported electricity usage.

### 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.

Market Based Approach Summary			
Market Based Approach	Activity Data (kWh)	Emissions (kgCO <sub>2</sub> e)	Renewable Percentage of total
Behind the meter consumption of electricity generated	0	0	0%
<b>Total non-grid electricity</b>	<b>0</b>	<b>0</b>	<b>0%</b>
LGC Purchased and retired (kWh) (including PPAs & Precinct LGCs)	0	0	0%
GreenPower	642,871	0	13%
Jurisdictional renewables (LGCs retired)	236,633	0	5%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	53,857	0	1%
Large Scale Renewable Energy Target (applied to grid electricity only)	844,017	0	17%
Residual Electricity	3,065,525	3,048,214	0%
<b>Total grid electricity</b>	<b>4,842,902</b>	<b>3,048,214</b>	<b>37%</b>
<b>Total Electricity Consumed (grid + non grid)</b>	<b>4,842,902</b>	<b>3,048,214</b>	<b>37%</b>
Electricity renewables	1,777,377	0	
Residual Electricity	3,065,525	3,048,214	
<b>Exported on-site generated electricity</b>	<b>0</b>	<b>0</b>	
Emissions (kgCO <sub>2</sub> e)		3,048,214	
<b>Total renewables (grid and non-grid)</b>	<b>36.70%</b>		
<b>Mandatory</b>	<b>23.43%</b>		
<b>Voluntary</b>	<b>13.27%</b>		
<b>Behind the meter</b>	<b>0.00%</b>		



**Residual Electricity Emission Footprint (TCO2e)** **3,048**

*Figures may not sum due to rounding. Renewable percentage can be above 100%*

### Location Based Approach Summary

Location Based Approach	Activity Data (kWh)	Scope 2 Emissions (kgCO2e)	Scope 3 Emissions (kgCO2e)
ACT	290,489	226,582	20,334
NSW	1,276,209	995,443	89,335
SA	320,783	99,235	22,455
Vic	2,045,443	1,861,353	204,544
Qld	909,978	727,982	109,197
NT	0	0	0
WA	0	0	0
Tas	0	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>4,842,902</b>	<b>3,907,595</b>	<b>445,865</b>
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	0	0	0
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
<b>Non-grid electricity (Behind the meter)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Electricity Consumed</b>	<b>4,842,902</b>	<b>3,907,595</b>	<b>445,865</b>

**Emission Footprint (TCO2e)** **4,353**

*Scope 2 Emissions (TCO2e)* 3,908

*Scope 3 Emissions (TCO2e)* 446

### Climate Active Carbon Neutral Electricity summary

Carbon Neutral electricity offset by Climate Active Product	Activity Data (kWh)	Emissions (kgCO2e)
NA	0	0

*Climate Active carbon neutral electricity is not renewable electricity. The emissions have been offset by another Climate Active member through their Product certification.*

# APPENDIX C: INSIDE EMISSIONS BOUNDARY

## Non-quantified emission sources

The following sources emissions have been assessed as attributable, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. These emissions are accounted for through an uplift factor. They have been non-quantified due to one of the following reasons:

1. **Immaterial** <1% for individual items and no more than 5% collectively
2. **Cost effective** Quantification is not cost effective relative to the size of the emission but uplift applied.
3. **Data unavailable** Data is unavailable but uplift applied. A data management plan must be put in place to provide data within 5 years.
4. **Maintenance** Initial emissions non-quantified but repairs and replacements quantified.

There are no sources in this inventory that have been non-quantified.

Relevant-non-quantified emission sources	(1) Immaterial	(2) Cost effective (but uplift applied)	(3) Data unavailable (but uplift applied & data plan in place)	(4) Maintenance
NA				

## Excluded emission sources

Attributable emissions sources can be excluded from the carbon inventory, but still considered as part of the emissions boundary if they meet **all three of the below criteria**. An uplift factor may not necessarily be applied.

1. A data gap exists because primary or secondary data cannot be collected (**no actual data**).
2. Extrapolated and proxy data cannot be determined to fill the data gap (**no projected data**).
3. An estimation determines the emissions from the process to be **immaterial**).

There are no sources that have been excluded from this inventory.

## APPENDIX D: OUTSIDE EMISSION BOUNDARY

Non-attributable emissions have been assessed as not attributable to a product or service (do not carry, make or become the product/service) and are therefore not part of the carbon neutral claim. To be deemed attributable, an emission must meet two of the five relevance criteria. Emissions which only meet one condition of the relevance test can be assessed as non-attributable and therefore are outside the carbon neutral claim. Non-attributable emissions are detailed below.

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>

NA



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