



PUBLIC DISCLOSURE STATEMENT

**PAX ACCOMMODATION, TRADING AS
COMFORT INN CITY CENTRE ARMIDALE**

**SERVICE CERTIFICATION
CY 2021**

Australian Government

Climate Active Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Pax Accommodation, trading as Comfort Inn City Centre Armidale
REPORTING PERIOD	1 January 2021 – 31 December 2021 Arrears Report
DECLARATION	<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>



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

TOTAL EMISSIONS OFFSET	167 tCO ₂ -e
THE OFFSETS BOUGHT	100% VCU
RENEWABLE ELECTRICITY	42.31%
TECHNICAL ASSESSMENT	<p>Date: 09/06/2021</p> <p>Name: Sarah Colquhoun</p> <p>Organisation: Pangolin Associates</p> <p>Next technical assessment due: 2024</p>

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2. CARBON NEUTRAL INFORMATION

Description of certification

This inventory has been prepared for the calendar year from 1 January 2021 to 31 December 2021 and covers all the accommodation services of the Australian operations of Pax Accommodation, trading as Comfort Inn City Centre Armidale (formally City Centre Motor Inn Armidale), ABN 92 579 636 082, as an organisation.

The operational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007. This includes the following location and facilities:

- 146 Dangar Street, Armidale NSW 2350

The methods used for collating data, performing calculations and presenting the carbon account are in accordance with the following standards:

- Climate Active Standards
- The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)
- National Greenhouse and Energy Reporting (Measurement) Determination 2008

Where possible, the calculation methodologies and emission factors used in this inventory are derived from the National Greenhouse Accounts (NGA) Factors in accordance with "Method 1" from the National Greenhouse and Energy Reporting (Measurement) Determination 2008.

Product/Service description

The functional unit is defined as, number of accommodation nights sold within the reporting period with emissions expressed in terms of tCO₂-e per night.

Full coverage

Cradle to grave

"Being a part of Climate Active is important to our organisation as it shows our commitment to our community and environment for the future."

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

Electricity
Telecommunications
Water
Paper
Staff Clothing
Office Furniture
Employee Commute
Business Flights
Transport Fuels
Stationary Fuels
Postage
Repairs & Maintenance
Refurbishments
Domestic Hotel
Accommodation
Advertising
Software
Office Plant Hire
Linen Hire
Food & Beverage
Refrigerants
Waste (Landfill & Recycling)

Non-quantified

Embodied Emissions of the
Building

Optionally included

NA

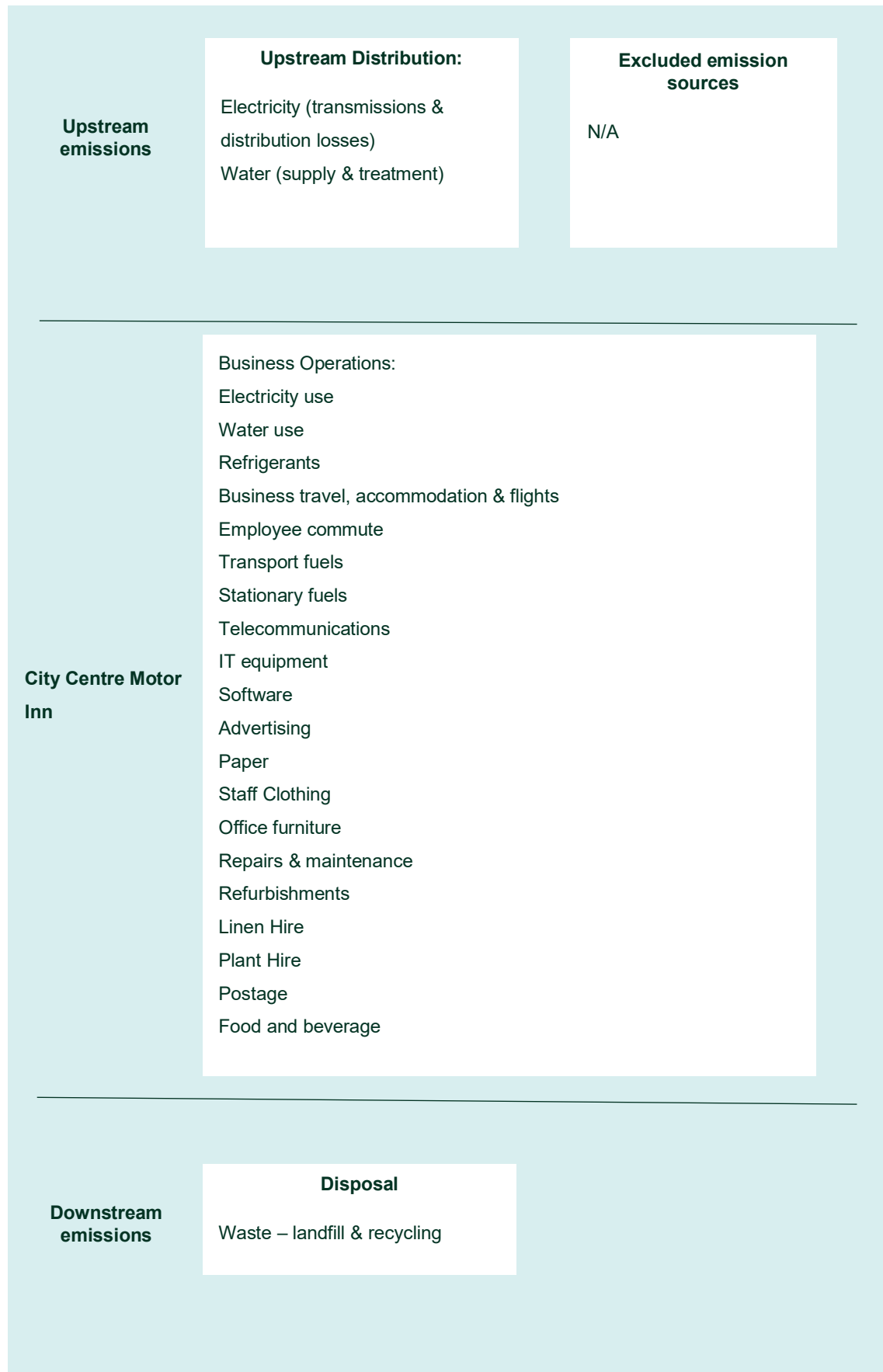
Outside emission boundary

Non-attributable

NA

Product/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

CICCA will continue to assess its greenhouse gas emissions in accordance with the GHG Protocol and Climate Active over the coming years.

Scope 1 emissions will be reduced by the introduction of electric vehicles over the next three years to replace the existing diesel vehicles where possible. This will reduce our emissions by ~24t (13.5% based on CY2021) once fully implemented.

Scope 2 emissions will be reduced by installing EV chargers on site and will be available for public, customers, and business use. It is acknowledged that this may lead to an initial increase in electricity consumption, but we hope to offset this by using two-way charging i.e., vehicle-to-home and vehicle-to-grid when these technologies become commercially available in Australia. The large solar PV system already installed currently exports a significant amount of electricity into the grid so efforts will be made to use this solar electricity to charge the electric vehicles, and generally be used on-site, before exporting to the grid. Electricity associated emissions will also be reduced by capping the heating/cooling temperature of air-conditioner units in the guest suites to 22 degrees Celsius. Switching to 100% renewable energy will also be investigated in the next 6-12 months.

Scope 3 emissions will be reduced by eliminating all single use plastic in guest rooms as well as throughout the breakfast service. We will transition away from buffet style continental breakfast in which most items needed to be single use during the COVID-19 pandemic.

Emissions reduction actions

Since 2018 we have implemented the following actions to help reduce our emissions:

- Replaced old hydronic heating system with 20 individual split system air cons.
- In early 2019 we added 30KW solar system and replaced the ageing gas boiler with state-of-the-art Q-ton heat pump eliminating the use of LPG gas on site. The Q-ton heat pump also acts as a battery storage as we can heat the water during the day off the solar and use that water during peak time and night times.
- Heat and cool banking rooms in conjunction with solar. Turning heat/air con during the day when power is free/cheap to make rooms comfortable and makes the air cons use less power as they don't need to work really hard during peak times.
- Introduced recycling to motel. Now we recycle 4 wheelie bins (240L) a week.
- Transition to LED lighting throughout property when refurbishing rooms (50% of lights/light fittings changed so far).
- Option for guests to purchase their own carbon offset which we donate straight to Local carbon offset provider, "Armidale tree group" and their charity "every Tree Counts".
- Eliminating paper through digital guest contact including digital compendium.
- Changing chemicals to environmentally friendly chemicals from local provider 'Rapid Clean'.
- Capped temperature of heaters/aircons to recommended 22 degrees Celsius

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year		Total tCO ₂ -e	Emissions intensity of the functional unit
Base year/ Year 1:	2018	275.6	0.04
Year 2:	2019	177.1	0.02
Year 3:	2020	248.1	0.04
Year 4:	2021	166.7	0.03

*Rounding may cause some figures to appear differently throughout.

Significant changes in emissions

Emission source name	Current year (tCO ₂ -e and/ or activity data)	Previous year (tCO ₂ -e and/ or activity data)	Detailed reason for change
Construction	9.29	8.26	organic growth
Materials and Services			
Electricity	67.50	74.68	organic growth
Food	26.52	34.36	organic growth
Products	10.89	6.10	organic growth
Transport (Land and Sea)	25.15	44.83	travel policy
Waste	13.51	12.18	organic growth

Use of Climate Active carbon neutral products and services

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

Product/Service emissions summary

Stage	tCO2-e
Accommodation and facilities	0.29
Construction Materials and Services	9.29
Electricity	67.50
Food	26.52
ICT services and equipment	2.31
Office equipment & supplies	1.17
Products	10.89
Professional Services	0.96
Refrigerants	2.84
Stationary Energy (liquid fuels)	2.43
Transport (Air)	0.21
Transport (Land and Sea)	25.15
Waste	13.51
Water	3.61
Working from home	0.01

Emissions intensity per functional unit	0.025
Number of functional units to be offset	6,613
Total emissions to be offset	167

6. CARBON OFFSETS

Offsets retirement approach

100% of Comfort Inn City Centre Armidale's emissions relevant to the Service have been captured within the Organisational boundaries. Please refer to Comfort Inn City Centre Armidale's CY2021 Organisation PDS for evidence of the offset retirement.

The details of offsets relating to this certification are the same as those in the Comfort Inn Centre Centre Armidale's PDS, found [here](#).

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) Summary

NA

APPENDIX A: ADDITIONAL INFORMATION

Additional offsets cancelled for purposes other than 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 ₂ -e)	Purpose of cancellation
NA							

APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using a market-based

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 (kgCO2e)	Renewable Percentage of total
Behind the meter consumption of electricity generated	40,200	0		29%
Total non-grid electricity	40,200	0		29%
LGC Purchased and retired (kWh) (including PPAs & Precinct LGCs)	0	0		0%
GreenPower	0	0		0%
Jurisdictional renewables (LGCs retired)	0	0		0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0		0%
Large Scale Renewable Energy Target (applied to grid electricity only)	18,089	0		13%
Residual Electricity	79,480	79,031		0%
Total grid electricity	97,569	79,031		13%
Total Electricity Consumed (grid + non grid)	137,769	79,031		42%
Electricity renewables	58,289	0		
Residual Electricity	79,480	79,031		
Exported on-site generated electricity	15,800	-11,534		
Emissions (kgCO2e)		0		

Total renewables (grid and non-grid)	42.31%
Mandatory	13.13%
Voluntary	0.00%
Behind the meter	29.18%
Residual Electricity Emission Footprint (TCO2e)	67

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	0	0	0
NSW	97,569	76,104	6,830
SA	0	0	0
Vic	0	0	0
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Grid electricity (scope 2 and 3)	97,569	76,104	6,830

ACT	0	0	0
NSW	40,200	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
Non-grid electricity (Behind the meter)	40,200	0	0
Total Electricity Consumed	137,769	76,104	6,830

Emission Footprint (TCO2e)	83
<i>Scope 2 Emissions (TCO2e)</i>	76
<i>Scope 3 Emissions (TCO2e)</i>	7

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.

APPE NDIX 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.

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
Embodied Emissions of the Building	Yes	No	No	No

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**.

	No actual data	No projected data	Immaterial
NA			

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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