PUBLIC DISCLOSURE STATEMENT

UNIQUE BUILDING SERVICES PTY LTD

ORGANISATION CERTIFICATION

CY2022

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	Unique Building Services Pty Ltd
REPORTING PERIOD	Calendar year 1 January 2022 – 31 December 2022 Arrears report
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.*
	Jerome Alpuerto Fleet and Asset Manager 18/3/2024

Australian Government
Department of Climate Change, Energy, the Environment and Water

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	876 tCO_2-e
OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	Total renewables: 18.64%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	13/11/2023 Pangolin Associates Next technical assessment due: CY 2026
THIRD PARTY VALIDATION	Type 20/10/2023 Walker Wayland NSW

Contents

2. CARBON NEUTRAL INFORMATION

Description of certification

This inventory has been prepared for the calendar year from 1 January 2022 to 31 December 2022 for the Australian business operations of Unique Building Services Pty Ltd.

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 locations and facilities:

- 23 Yazaki Way, Carrum Downs 3201 VIC
- 17 Tarkin Court, Bell Park 3215 VIC
- 2 Clarke Street, Shepparton 3630 VIC
- 2/96 Gardens Drive, Willawong, 4110 QLD

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.

The greenhouse gases considered within the inventory are those that are commonly reported under the Kyoto Protocol; carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF_6) and nitrogen trifluoride (NF_3). These have been expressed as carbon dioxide equivalents (CO_2-e) using relative global warming potentials (GWPs).

Organisation description

Unique Building Services (A.B.N. 62 086 537 279) is a licensed building company with more than 24 years' experience in performing maintenance, repairs and renovations on domestic and commercial properties.

As building and insurance repair specialists UBS manage the smallest maintenance related issue, through to major renovations of family homes or investment properties.

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 relevant and are quantified in the carbon inventory. This may include emissions that are not identified as arising due to the operations of the certified entity, however are **optionally included**.

Non-quantified emissions have been assessed as relevant 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

Excluded emissions are those that have been assessed as not relevant to an organisation's operations and are outside of its emissions boundary or are outside of the scope of the certification. These emissions are not part of the carbon neutral claim. Further detail is available at Appendix D.

Inside emissions boundary

Quantified

- Accommodation and facilities
- Cleaning and Chemicals
- Construction Materials and Services
- Electricity
- ICT services and equipment
- Machinery and vehicles
- Office equipment & supplies
- Postage, courier and freight
- Products
- Professional Services
- Refrigerants
- Transport (Air)
- Transport (Land and Sea)
- Waste
- Water
- Working from home

Non-quantified

N/A

Outside emission boundary

Excluded

N/A

4.EMISSIONS REDUCTIONS

Emissions reduction strategy

Unique Building Services is committed to strive to achieve environmental and social sustainability for all insurance rectification and maintenance related works we undertake in the community.

Unique Building Services commits to reduce all emissions in our value chain by 20% by 2040, from a CY2022 base year.

We aim to achieve this by:

- Diverting up to 85% of our landfill waste with introducing four recycling waste streams into offices.
- Changing all office lights to LED lights
- Limiting heating and cooling to be set for business hours only.
- Maintaining water tanks.
- Changing fuel supplier to Ampol & Shell a carbon neutral certified organisations.
- Servicing all fleet vehicles regularly including keeping the tyres properly inflated.
- Transitioning to Hybrid and electric vehicles
- Installing more Solar panels
- Supporting and buying from companies that are environmentally responsible and sustainable.

5.EMISSIONS SUMMARY

Use of Climate Active carbon neutral products, services, buildings or precincts

N/A

Emissions summary

The electricity summary is available in the Appendix B. Electricity emissions were calculated using a market-based approach.

Emission category	Sum of Scope 1 (t CO2-e)	Sum of Scope 2 (t CO2-e)	Sum of Scope 3 (t CO2-e)	Sum of Total Emissions (t CO2-e)
Accommodation and facilities	0.00	0.00	7.30	7.30
Cleaning and Chemicals	0.00	0.00	3.50	3.50
Construction Materials and Services	0.00	0.00	9.70	9.70
Electricity	0.00	42.00	5.56	47.56
ICT services and equipment	0.00	0.00	27.62	27.62
Machinery and vehicles	0.00	0.00	158.70	158.70
Office equipment & supplies	0.00	0.00	16.79	16.79
Postage, courier and freight	0.00	0.00	1.44	1.44
Products	0.00	0.00	1.92	1.92
Professional Services	0.00	0.00	41.72	41.72
Refrigerants	0.34	0.00	0.00	0.34
Transport (Air)	0.00	0.00	4.16	4.16
Transport (Land and Sea)	292.63	0.00	189.72	482.35
Waste	0.00	0.00	60.06	60.06
Water	0.00	0.00	0.49	0.49
Working from home	0.00	0.00	11.82	11.82
Total emissions	**292.97**	**42.00**	**540.52**	**875.49**

Uplift factors

N/A

6.CARBON OFFSETS

Offsets retirement approach

This certification has taken in-arrears offsetting approach. The total emission to offset is 876 t CO_2-e. The total number of eligible offsets used in this report is 876. Of the total eligible offsets used, 0 were previously banked and 876 were newly purchased and retired. 0 are remaining and have been banked for future use.

Co-benefits

Ghani Solar Renewable Power Project by Greenko Group

The main purpose of this project activity is to generate a clean form of electricity through renewable solar energy sources. The project activity involves installation of a 500 MW solar power project in Andhra Pradesh state of India. Over the 10 years of first crediting period, the project will replace anthropogenic emissions of greenhouse gases (GHG's) estimated to be approximately 887,800 tCO2e per year, thereon displacing 919,800 MWh/year amount of electricity from the generation-mix of power plants connected to the Indian grid, which is mainly dominated by thermal/fossil fuel-based power plant.

Greenko Group is committed to practical and sustainable advancement in all areas of prevalence as part of being accountable towards their economic, environmental and social responsibilities. They have launched the Suryamitra Skill Development Program in collaboration with State Nodal Agencies at various locations across India. Under this scheme they have introduced a Solar Skill Development Certification Program for students of the local communities to enhance their skills for employability and so far have provided employment to over 100 trainees of the Development Program. Greenko Group have also organised free general medical camps and eye camps across India in association with local hospitals to help provide quality health care to local communities.

Bundled Solar Power by Solarise; India

The project activity involves the installation of Solar PV project. The total installed capacity of the project is 120 MW of Solar PV plant located at different states in India. The project is promoted by SolarArise India Projects Pvt. Ltd.

Co-benefits include:

- The project would help in generating employment opportunities during the construction and operation phases. The project activity will lead to development in infrastructure in the region like development of roads and also may promote business with improved power generation.
- The project is a clean technology investment in the region, which would not have been taken place in the absence of the VCS benefits the project activity will also help to reduce the demand supply gap in the state. The project activity will generate power using zero emissions Solar PV based power generation which helps to reduce GHG emissions and specific pollutants like SOx, NOx, and SPM associated with the conventional thermal power generation facilities.

Eligible offsets retirement summary

Offsets retired for Climate Active Carbon Neutral Certification											
Project description	**Type of offset units**	**Registry**	**Date retired**	**Serial number (and hyperlink to registry transaction record)**	**Vintage**	**Stapled quantity**	**Eligible quantity retired (tCO_2-e)**	**Eligible quantity used for previous reporting periods**	**Eligible quantity banked for future reporting periods**	**Eligible quantity used for this reporting period**	**Percentage of total (%)**
Ghani Solar Renewable Power Project by Greenko Group	VCU	Verra	3 November 2023	10366-208117251-208117688-VCS-VCU-997-VER-IN-1-1792-01012020-31122020-0	2020		438	0	0	438	50%
Bundled Solar Power Project by Solararise India Projects PVT. LTD	VCU	Verra	3 November 2023	10730-245056616-245057053-VCS-VCU-997-VER-IN-1-1762-26042018-31122018-0	2018		438	0	0	438	50%
									Total eligible offsets retired and used for this report	876	
									Total eligible offsets retired this report and banked for use in future reports	0	

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Verified Carbon Units (VCUs)	876	100%

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A.

APPENDIX A: ADDITIONAL INFORMATION

N/A.

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

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.

For this certification, electricity emissions have been set by using the **market-based approach**

Market-based approach summary

Market-based approach	Activity Data (kWh)	Emissions (kg CO_2-e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	**0**	**0**	**0%**
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	0	0	0%
Electricity products jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LGCs surrendered)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	11,409	0	19%
Residual Electricity	49,800	47,559	0%
Total renewable electricity (grid + non grid)	**11,409**	**0**	**19%**
Total grid electricity	**61,210**	**47,559**	**19%**
Total electricity (grid + non grid)	**61,210**	**47,559**	**19%**
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	**49,800**	**47,559**	
Scope 2	43,979	42,000	
Scope 3 (includes T&D emissions from consumption under operational control)	5,821	5,559	
Residual electricity consumption not under operational control	**0**	**0**	
Scope 3	0	0	.

Total renewables (grid and non-grid)	**18.64%**
Mandatory	**18.64%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**42.00**
Residual scope 3 emissions (t CO_2-e)	**5.56**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**42.00**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**5.56**
Total emissions liability (t CO_2-e)	**47.56**

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

Location-based approach summary

Location-based approach	Activity Data (kWh) total	Under operational control			Not under operational control	
Percentage of grid electricity consumption under operational control	**100%**	**(kWh)**	**Scope 2 Emissions (kg CO2-e)**	**Scope 3 Emissions (kg CO2-e)**	**(kWh)**	**Scope 3 Emissions (kg CO2-e)**
ACT	0	0	0	0	0	0
NSW	0	0	0	0	0	0
SA	0	0	0	0	0	0
VIC	52,126	52,126	44,307	3,649	0	0
QLD	9,084	9,084	6,631	1,363	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	**61,210**	**61,210**	**50,938**	**5,011**	**0**	**0**
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
Non-grid electricity (behind the meter)	**0**	**0**	**0**	**0**		
Total electricity (grid + non grid)	**61,210**					

Residual scope 2 emissions (t CO_2-e)	**50.94**
Residual scope 3 emissions (t CO^2-e)	**5.01**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**50.94**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**5.01**
Total emissions liability	**55.95**

Operations in Climate Active buildings and precincts

Operations in Climate Active buildings and precincts	Electricity consumed in Climate Active certified building/precinct (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**

Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their building or precinct certification. This electricity consumption is also included in the market based and location based summary tables. Any electricity that has been sourced as renewable electricity by the building/precinct under the market based method is outlined as such in the market based summary table.

Climate Active carbon neutral electricity products

Climate Active carbon neutral product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**

Climate Active carbon neutral electricity is not renewable electricity. These electricity emissions have been offset by another Climate Active member through their electricity product certification. This electricity consumption is also included in the market based and location-based summary tables. Any electricity that has been sourced as renewable electricity by the electricity product under the market-based method is outlined as such in the market based summary table.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. 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	Justification reason
N/A	

Data management plan for non-quantified sources

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

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation's operations and are outside of its emissions boundary. These emissions are not part of the carbon neutral claim. Emission sources considered for relevance must be included within the certification boundary if they meet two of the five relevance criteria. Those which only meet one condition of the relevance test can be excluded from the certification boundary.

Emissions tested for relevance are detailed below against each of the following criteria:

1. **Size** The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions.

2. **Influence** The responsible entity has the potential to influence the reduction of emissions from a particular source.

3. **Risk** The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.

4. **Stakeholders** Key stakeholders deem the emissions from a particular source are relevant.

5. **Outsourcing** 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.

Excluded emissions sources summary

Emission sources tested for relevance	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
N/A						

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