



PUBLIC DISCLOSURE STATEMENT

UNIQUE BUILDING SERVICES PTY LTD

ORGANISATION CERTIFICATION

CY2023


Australian Government

Climate Active Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Unique Building Services Pty Ltd
REPORTING PERIOD	1 January 2023 – 31 December 2023 Arrears report
DECLARATION	<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>Jerome Alpuerto Fleet and Asset Manager 29/11/2024</p>



Australian Government

Department of Climate Change, Energy,
the Environment and Water

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Version August 2023.



1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	966.9 tCO ₂ -e
CARBON OFFSETS USED	100% VCU's
RENEWABLE ELECTRICITY	18.96%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	13/11/2023 Pangolin Associates Next technical assessment due: CY 2026

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2.CERTIFICATION INFORMATION

Description of organisation certification

This inventory has been prepared for the calendar year from 1 January 2023 to 31 December 2023 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 (CO₂), methane (CH₄), nitrous oxide (N₂O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). These have been expressed as carbon dioxide equivalents (CO₂-e) using relative global warming potentials (GWPs).

This certification covers the organisational operations of Unique Building Services and does not cover and construction or maintenance products or services.

Organisation description

- Unique Building Services (A.B.N. 62 086 537 279) is a licensed building company with more than 25 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
Climate Active carbon neutral products and services
Construction materials and services
Electricity
Horticulture and agriculture
ICT services and equipment
Machinery and vehicles
Office equipment and supplies
Postage, courier and freight
Products
Professional Services
Refrigerants
Transport (air)
Transport (land and sea)
Waste
Water
Working from home

Non-quantified

N/A

Optionally included

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 is committed to reducing our Full Scope carbon emissions by 20% by 2040, from a CY2022 base year.

We aim to achieve this by:

- Expediting the current transition of our entire vehicle fleet from diesel powered to hybrid and electric vehicles.
- Implementing a reduced energy consumption strategy across all our operations.
- Increasing our support and purchasing from businesses that are environmentally responsible, sustainable and Climate Active Certified.
- Investing in additional solar panels on all our UBS branch offices, which all currently have solar panel installations.
- A greater focus on the re-use and recycling of building materials.
- Increasing our involvement in offset projects against our remaining emissions.

Emissions reduction actions

Unique Building Services was focused on improving data accuracy for the CY2023 reporting period, rather than emissions reductions actions that had actual abatement potential. This will be a focus in the coming years.

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year		
	Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Base year: CY2022	875.49	875.49
Year 1: CY2023	966.91	966.91

Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Reason for change
Motor vehicles	156.7	184.7	Replaced old vehicles to new and vehicle prices had increased
Diesel oil post-2004 (GJ)	347.1	392.5	Increased consumption of fuel due to more business-related travel.

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

Certified brand name	Product/Service/Building/Precinct used
Qantas Airways	Business Flights
Australia Post	Postage
Pangolin Associates	Consulting Services

Emissions summary

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

Emission category	Scope 1 emissions (tCO ₂ -e)	Scope 2 emissions (tCO ₂ -e)	Scope 3 emissions (tCO ₂ -e)	Total emissions (t CO ₂ -e)
Accommodation and facilities	0.0	0.0	1.1	1.1
Cleaning and chemicals	0.0	0.0	3.3	3.3
Climate Active carbon neutral products and services	0.0	0.0	0.0	0.0
Construction materials and services	0.0	0.0	15.1	15.1
Electricity	0.0	32.4	4.0	36.4
Horticulture and agriculture	0.0	0.0	0.0	0.0
ICT services and equipment	0.0	0.0	33.4	33.4
Machinery and vehicles	0.0	0.0	204.4	204.4
Office equipment and supplies	0.0	0.0	9.3	9.3
Postage, courier and freight	0.0	0.0	0.0	0.0
Products	0.0	0.0	0.9	0.9
Professional Services	0.0	0.0	45.8	45.8
Refrigerants	0.3	0.0	0.0	0.3
Transport (air)	0.0	0.0	4.3	4.3
Transport (land and sea)	321.8	0.0	220.5	542.3
Waste	0.0	0.0	56.4	56.4
Water	0.0	0.0	0.6	0.6
Working from home	0.0	0.0	13.2	13.2
Total emissions (tCO₂-e)	322.2	32.4	612.4	966.9

Uplift factors

N/A

6. CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Verified Carbon Units (VCUs)	967	100%

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 (%)
The Mai Ndombe REDD+ Project	VCU	Verra	8 July 2024	5372-228230283-228230554-VCU-048-MER-CD-14-934-01012016-31122016-1	2016	-	272	0	0	272	28%
The Mai Ndombe REDD+ Project	VCU	Verra	8 July 2024	5372-228233660-228233684-VCU-048-MER-CD-14-934-01012016-31122016-1	2016	-	25	0	0	25	2%
Madre de Dios Amazon REDD+ Project	VCU	Verra	8 July 2024	11867-362196624-362197293-VCS-VCU-263-VER-PE-14-844-01012016-31122016-1	2016	-	670	0	0	670	70%
Total eligible offsets retired and used for this report										967	
Total eligible offsets retired this report and banked for use in future reports									0		

Co-benefits

Madre de Dios Amazon REDD Project

The Madre de Dios Amazon REDD Project consists of 100,000 hectares of rainforest, located in the Peruvian Amazon, only 400 km from the historic sanctuary of Machu Picchu, the “Lost City of the Incas”. The area is located less than 30 km to the side of the new inter-oceanic road that has recently united Brazil with Peru. The project is within the region that belongs to the Ecological Corridor Vilcabamba-Amoró, one of the world’s greatest biodiversity hotspots. This charismatic boutique project will dramatically reduce deforestation in the Peruvian Amazon and protect the habitat of 35 endangered species and the livelihood of local indigenous communities such as the Yine, Huitoto, Mashco Piro, Yora and Amahuaca tribes who rely on the forest for their survival.

Mai Ndombe REDD+ Project

The Mai Ndombe REDD+ Project protects 300,000 hectares of critical bonobo and forest elephant habitat within the world’s second-largest intact rainforest and some of the most important wetlands on the planet, the Congo Basin. This project reduces the principal drivers of forest and biodiversity loss and is charting a new pathway for community prosperity through comprehensive investments into the surrounding local communities, which are among the least economically developed in the world. Such investments include building and renovating schools, providing healthcare services (such as access to immunizations), supporting food security and nutrition (such as through agricultural diversification), and providing capacity building activities that empower local communities.

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)	9,352	0	19%
Residual Electricity	39,971	36,374	0%
Total renewable electricity (grid + non grid)	9,352	0	19%
Total grid electricity	49,323	36,374	19%
Total electricity (grid + non grid)	49,323	36,374	19%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	39,971	36,374	
Scope 2	35,579	32,377	
Scope 3 (includes T&D emissions from consumption under operational control)	4,392	3,997	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	18.96%
Mandatory	18.96%
Voluntary	0.00%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	32.38
Residual scope 3 emissions (t CO₂-e)	4.00
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	32.38
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	4.00
Total emissions liability (t CO₂-e)	36.37
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>	

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 (kgCO ₂ -e)	Scope 3 Emissions (kgCO ₂ -e)	(kWh)	Scope 3 Emissions (kgCO ₂ -e)
ACT	0	0	0	0	0	0
NSW	0	0	0	0	0	0
SA	0	0	0	0	0	0
VIC	41,398	41,398	32,704	2,898	0	0
QLD	7,925	7,925	5,786	1,189	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)	49,323	49,323	38,490	4,087	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)	49,323					

Residual scope 2 emissions (t CO ₂ -e)	38.49
Residual scope 3 emissions (t CO ₂ -e)	4.09
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	38.49
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	4.09
Total emissions liability	42.58

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	N/A					N/A



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