



PUBLIC DISCLOSURE STATEMENT

BRIDGE42 PTY LTD

**SERVICE CERTIFICATION
FY2023–24**

Australian Government
Climate Active
Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Bridge42 Pty Ltd
REPORTING PERIOD	Financial year 1 July 2023 – 30 June 2024 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> x.  Name of signatory ANDREW DURKIN Position of signatory MANAGING DIRECTOR Date 6/10/25



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

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Version 9.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	259 tCO ₂ -e
CARBON OFFSETS USED	100% VCUs (100% overlap with organisation boundary)
RENEWABLE ELECTRICITY	40.7%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	25 June 2025 Pangolin Associates Next technical assessment due: FY2027

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2.CERTIFICATION INFORMATION

Description of service certification

This service certification is for the consulting services provided by Bridge42, which overlap 100% with the organisation operational boundary of Bridge42.

Functional unit: tCO₂-e/billable hour of consulting services provided by Bridge42.

- Offered as: full coverage service
- Life cycle: cradle-to-grave

The responsible entity for this service certification is Bridge42 Pty Ltd, ABN 21 105 375 184.

This Public Disclosure Statement includes information for FY2023-24 reporting period.

Description of business

At Bridge42, our purpose is to reveal the promise of Australia's emerging future.

We are a national consulting firm providing strategic, future-focussed and vertically integrated property advisory, development and project management services for circa \$10 billion in land, master planning and built form developments. We also collaborate with government and industry on various economic development, climate change, community and policy initiatives.

Established since 2003 and with offices in Sydney, Melbourne, Brisbane and Perth, we are the partner of choice for many private, government and institutional clients.

Visit www.bridge42.com.au to find out how we deliver transformative outcomes.

All operations fall under the one entity: Bridge42 Pty Ltd, ABN 21 105 375 184.

It should be noted that Bridge42 does not have or manage investments. Therefore, investments are not within boundary of this assessment.

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' of a product or service. These attributable processes are services, materials and energy flows that become the product or service, make the product or service and carry the product or service through its life cycle. These attributable emissions 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 and facilities

Cleaning and chemicals

Climate Active carbon neutral products and services

Construction materials and services

Electricity

Food

ICT services and equipment

Office equipment and supplies

Postage, courier and freight

Products

Professional services

Stationery fuels

Transport (air)

Transport (land and sea)

Waste

Water

Working from home

Non-quantified

Refrigerants

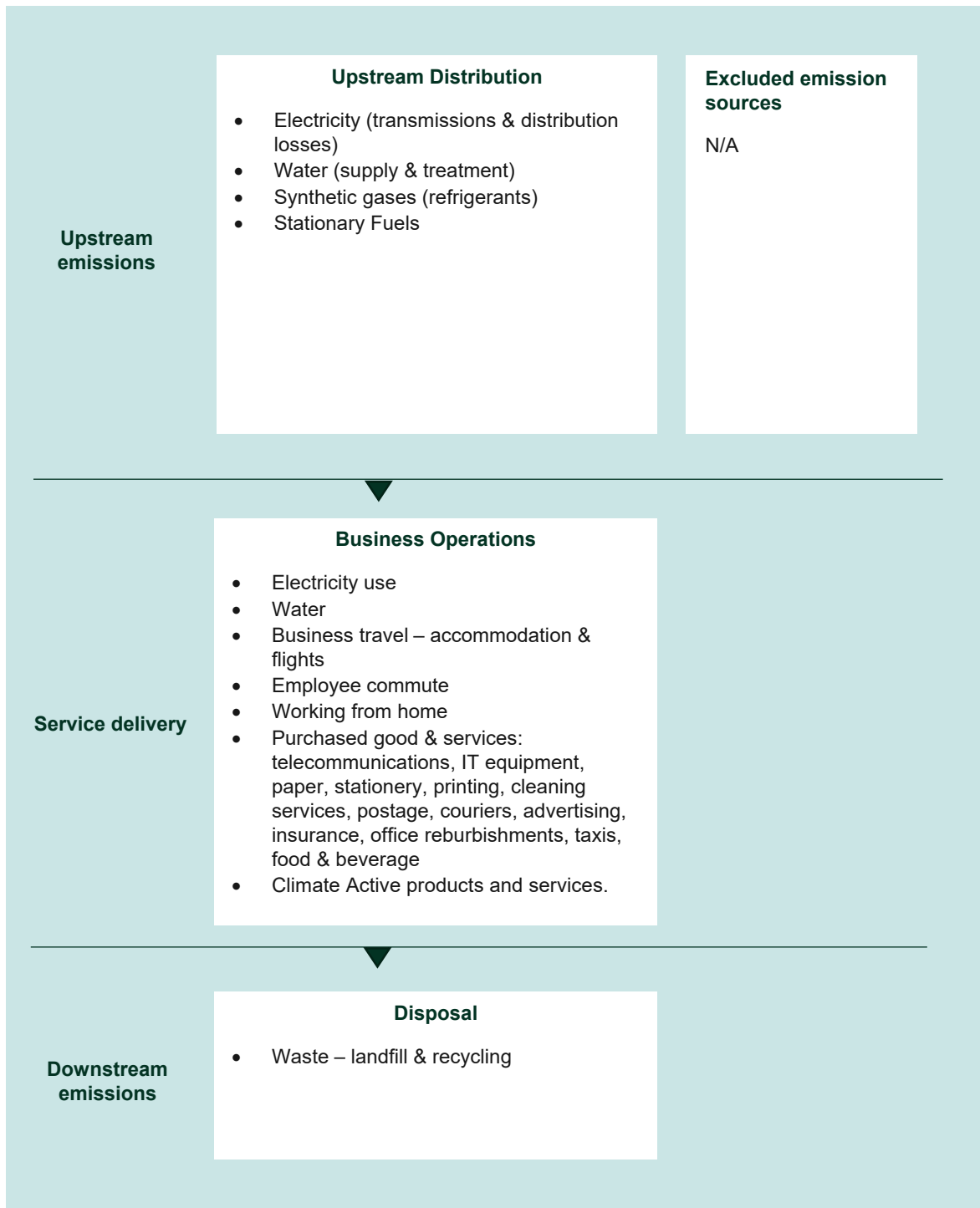
Outside emission boundary

Non-attributable

N/A

Service process diagram

This is a cradle-to-grave boundary



4.EMISSIONS REDUCTIONS

Emissions reduction strategy

Strategy Statement

At Bridge42, our approach brings strategic foresight, tactical insight, and disciplined oversight into the fold.

Evolving from a company that historically monitored and targeted the reduction of pollution and resource consumption, Bridge42, with the assistance of Pangolin Associates, has begun an endless journey with one goal: to realise what could be.

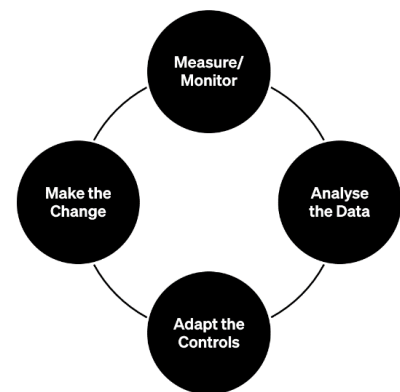
Using historical data and modern practises, including ISO 9001 audit framework, Bridge42 is taking responsibility for, and aggressively targeting, emissions by category with a systematic top-down approach.

Purpose

Bridge42 is changing the rules and challenging processes from the ground up.

If we are to reveal the promise of Australia's emerging future, taking climate action is critical to delivering on our vision.

We are building upon well-structured, futured-focused policies with recorded and analysed outcomes resulting in the active targeting of key emission areas.



Procedure

1. Specific and measurable corporate- and functional-level emission targets shall be agreed and documented in consultation with Management so performance and achievements can be measured.
2. Objectives and targets shall be set annually as part of the Safety, Health & Environmental (SH&E) Improvement Plan.
3. Positive performance indicators shall be used where possible.
4. Progress towards stated objectives and targets shall be measured and the results published.
5. Objectives and targets shall be reviewed yearly, however, may be changed at any time following agreement between the Managing Director and the SH&E Committee.

Commitment and targets

Bridge42 commits to reduce total emissions of its business operations by 25% by 2025 compared to the FY2020-21 baseline – which was achieved during the 2023-24 period. For FY2023-25, planned actions will include the following:

Scope 1 emissions will be reduced by:

- Reducing company-owned vehicle travel where possible and maintaining carpooling.

Scope 2 emissions will be reduced by (examples below):

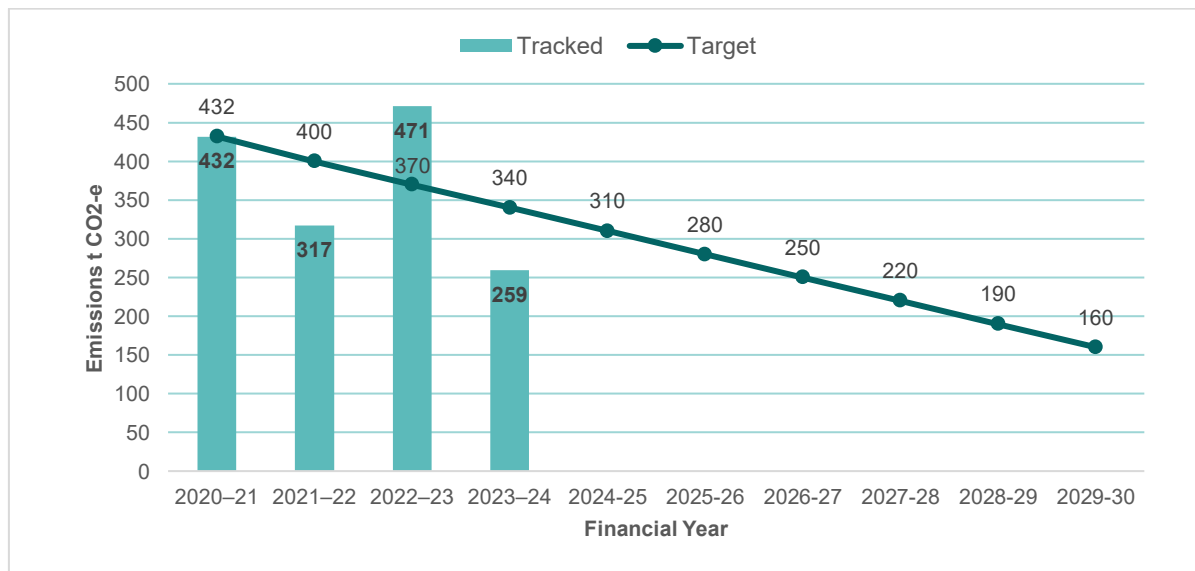
- Install a 20kW solar power system (in the new Perth Head Office) to produce enough power to cover the tenancy yearly consumption, with the goal of being on 100% renewable energy.
- Negotiate with the (new) building owner to install a (another) 20kW solar power system (in the new Perth Head Office) to cover the building common areas.
- Encourage the Perth Head Office building owner to install all-electric heating (if not already completed on arrival).
- Install high-efficiency products (where available) during the new Perth Head Office fitout.

Scope 3 emissions will be reduced by:

- Relocating the head office.
 - Reduce staff commute, which will promote walk, run, cycling and public transport to and from the office, reducing fuel consumption.
 - Reduce tenancy size and move to a hot desk arrangement.

Effectively implementing the procurement controls to ensure all products and services are sourced from Climate Active Certified suppliers in the first instance (wherever possible).

Chart 1: Tracked Performance against Target



Emissions reduction actions

A summary of Bridge42's emission reduction actions during FY2023-24:

- Maintained Perth office carpooling, with the availability of 2 fuel-efficient vehicles for staff to utilise during working hours (i.e. Attending meetings and site visits).
- Purchased 2 SmartRider cards for the Perth office staff to utilise public transport when attending meetings and site visits wherever practical.
- Wherever possible, purchase available offsets via airlines when procuring airfares for staff travel.
- Adjusted Perth office mechanical system configuration to perform an energy-efficient schedule, adjusted seasonally.

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Base Year/Year 1:	2020–21	431.44	431.44
Year 2:	2021–22	309.81	316.16
Year 3:	2022–23	463.88	470.84
Year 4:	2023–24	255.88	258.43

Significant changes in emissions

Significant changes in emissions			
Attributable process	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Reason for change
Electricity (market-based method, scope 2)	44.41	37.68	Improved base building data for WA office.
Electricity (market-based method, scope 3)	5.88	37.38	There was an increase in year-on-year consumption (kWh), attributable to improved base building data for WA office.
Technical services	24.59	33.47	There has been increased expenditure year-on-year on technical services.

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

Certified brand name	Product/Service/Building/Precinct used
Qantas	Flights
Virgin Australia	Flights
GPT Group	Base Building certification (Level 11, 550 Bourke St, Melbourne)
GPT Group	Base Building certification (Level 3, 530 Collins St, Melbourne)
GPT Group	Base Building certification (Level 10, 580 George St, Sydney)

Emissions summary

As a simple service, the boundary of Bridge42's service certification overlaps 100% with the organisation certification. A comprehensive greenhouse gas assessment calculated the emissions associated with all relevant sources.

Life cycle stage / Attributable process / Emission source	tCO ₂ -e
Upstream Distribution - Electricity (transmissions & distribution losses) - Water (supply & treatment) - Synthetic gases (refrigerants) - Stationary Fuels	9.4
Business Operations - Electricity use - Water - Business travel – accommodation & flights - Employee commute - Working from home - Purchased good & services: telecommunications, IT equipment, paper, stationery, printing, cleaning services, postage, couriers, advertising, taxis, food & beverage - Climate Active goods and services	244.8
Disposal Waste	1.6
Uplift 1.0% of total from refrigerants	2.6
Attributable emissions (tCO₂-e)	258.4

Product / Service offset liability	
Emissions intensity per functional unit	<i>Commercially sensitive</i>
Emissions intensity per functional unit including uplift factors	<i>Commercially sensitive</i>
Number of functional units covered by the certification	<i>Commercially sensitive</i>
Total emissions (tCO₂-e) to be offset	259

6. CARBON OFFSETS

Eligible offsets retirement summary

100% of Bridge42's emissions relevant to the Service have been captured within the Organisational boundaries. Please refer to Bridge42's FY2024 [Organisation PDS](#) for evidence of the offset retirement.

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) Summary

N/A.

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

Please refer to Bridge42's FY2024 [Organisation PDS](#) for the electricity summary

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following emissions sources 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	Justification reason
Refrigerants	Data unavailable

Data management plan for non-quantified sources

The data management plan below outlines how more rigorous quantification can be achieved for material (greater than 1%) non-quantified emission sources.

Bridge42 will work with building management to produce a list of all refrigerant equipment over the coming 1 – 2 years.

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.

1. **Size** The emissions from a particular source are likely to be large relative to other attributable emissions.
2. **Influence** The responsible entity could influence emissions reduction from a particular source.
3. **Risk** The emissions from a particular source contribute to the responsible entity's greenhouse gas risk exposure.
4. **Stakeholders** The emissions from a particular source are deemed relevant by key stakeholders.
5. **Outsourcing** The emissions are from outsourced activities that were previously undertaken by the responsible entity or from outsourced activities that are typically undertaken within the boundary for comparable products or services.

Non-attributable emissions sources summary

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



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