



# **PUBLIC DISCLOSURE STATEMENT**

**UNIQUE BUILDING SERVICES PTY LTD**

**ORGANISATION CERTIFICATION  
CY2024**


Australian Government

# Climate Active Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Unique Building Services Pty Ltd
REPORTING PERIOD	1 January 2024 – 31 December 2024 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>Name of signatory - Tony Pickles Position of signatory – Managing Director Date – 18<sup>th</sup> November 2025</p>



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

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Version 9.1.

# 1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	811 tCO <sub>2</sub> -e
CARBON OFFSETS USED	100% VCU's
RENEWABLE ELECTRICITY	18.48%
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 organisation certification is for the business operations of Unique Building Services Pty Ltd, ABN 62-086-537-279.

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<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>). These have been expressed as carbon dioxide equivalents (CO<sub>2</sub>-e) using relative global warming potentials (GWPs).

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

This Public Disclosure Statement includes information for CY2024 reporting period.

## 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
- Electricity
- Food
- Horticulture and agriculture
- ICT services and equipment
- Machinery and vehicles
- Office equipment and supplies
- Postage, courier and freight
- Products
- Professional services
- Refrigerants
- Stationary energy and fuels
- 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 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.
- Reducing business flights by adopting online meeting tools, and ensuring flights are offset when they are unavoidable.

### Emissions reduction actions

Outlined below are the emission reduction actions Unique Building Services took in CY2024:

- Replaced all LPG vehicles with Plug-In Hybrid vehicles.
- Reduced the number of diesel vehicles from our fleet by 4%.
- Recycled more waste by educating employees to dispose of waste to the correct allocated bins.



## 5.EMISSIONS SUMMARY

### Emissions over time

Emissions since base year			
		Total tCO <sub>2</sub> -e (without uplift)	Total tCO <sub>2</sub> -e (with uplift)
Base Year / Year 1:	2022	875.49	875.49
Year 2:	2023	966.91	966.91
Year 3:	2024	810.80	810.80

### Significant changes in emissions

No significant change in emissions to disclose.

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

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

## Emissions summary

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

Emission category	Scope 1 emissions (tCO <sub>2</sub> -e)	Scope 2 emissions (tCO <sub>2</sub> -e)	Scope 3 emissions (tCO <sub>2</sub> -e)	Total emissions (t CO <sub>2</sub> -e)
Accommodation and facilities	0.00	0.00	1.02	1.02
Cleaning and Chemicals	0.00	0.00	3.43	3.43
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Electricity	0.00	32.09	3.96	36.06
Food	0.00	0.00	0.02	0.02
Horticulture and Agriculture	0.00	0.00	0.04	0.04
ICT services and equipment	0.00	0.00	26.90	26.90
Machinery and vehicles	0.00	0.00	55.57	55.57
Office equipment & supplies	0.00	0.00	11.31	11.31
Postage, courier and freight	0.00	0.00	0.61	0.61
Products	0.00	0.00	12.99	12.99
Professional Services	0.00	0.00	118.33	118.33
Refrigerants	0.36	0.00	0.00	0.36
Stationary Energy (gaseous fuels)	0.00	0.00	0.00	0.00
Stationary Energy (liquid fuels)	0.00	0.00	0.00	0.00
Stationary Energy (solid fuels)	0.00	0.00	0.00	0.00
Waste	0.00	0.00	42.16	42.16
Water	0.00	0.00	0.39	0.39
Working from home	0.00	0.00	9.34	9.34
<b>Total emissions (tCO<sub>2</sub>-e)</b>	<b>296.27</b>	<b>32.09</b>	<b>482.44</b>	<b>810.80</b>

## Uplift factors

N/A.

## 6. CARBON OFFSETS

### Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Verified Carbon Units (VCUs)	811	100%

Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
Southern Cardamom REDD+ Project	VCU	Verra Registry	23/4/2025	<a href="#">9778-134521325-134522135-VCS-VCU-263-VER-KH-14-1748-01012016-31122016-1</a>	2016	811	0	0	811	100.00%
Offset Totals:						811	0	0	811	100.00%

## Co-benefits

The Southern Cardamom REDD+ Project (SCRP) is an initiative designed to promote climate change mitigation and adaptation, maintain biodiversity and create alternative livelihoods under the United Nations scheme of Reducing Emissions from Deforestation and forest Degradation (REDD+). The 445,339 ha SCRCP encompasses parts of Southern Cardamom National Park and Tatai Wildlife Sanctuary and will protect a critical part of the Cardamom Mountains Rainforest Ecoregion – one of the 200 most important locations for biodiversity conservation on the planet.

The Project directly supports the livelihoods of 21 villages in nine communes around the perimeter of the project area. Eight additional villages in 4 communes are eligible to receive educational scholarship. These communities represent approximately 3,957 families and 16,495 individuals. The Project's climate benefits include the avoided emission of approximately 12 million tCO<sub>2</sub>e during this first monitoring period and over 115,000 million tCO<sub>2</sub>e over the lifetime of the Project.

The Project will generate substantial community and biodiversity co-benefits. New and sustainable livelihood opportunities, such as direct employment, alternative income generating activities (IGAs) and initiatives to stimulate investment in businesses will be designed to reduce pressure on the environment while significantly increasing community well-being.

Additional programs will address food security, improve health and education facilities, as well as raise environmental awareness. Biodiversity co-benefits will be achieved through greater protection of the ecosystem predominantly by means of increased security and improved monitoring. The Project will also be protecting critical habitat for significant populations of many IUCN listed species, including Asian elephant, Asiatic black bear, sun bear, large spotted civet, clouded leopard, and dhole, as well as the critically endangered reptiles – the Siamese crocodile and the Southern River terrapin.

## 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 <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)	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)	8,982	0	18%
Residual Electricity	39,623	36,057	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>8,982</b>	<b>0</b>	<b>18%</b>
<b>Total grid electricity</b>	<b>48,605</b>	<b>36,057</b>	<b>18%</b>
<b>Total electricity (grid + non grid)</b>	<b>48,605</b>	<b>36,057</b>	<b>18%</b>
Percentage of residual electricity consumption under operational control	100%		
<b>Residual electricity consumption under operational control</b>	<b>39,623</b>	<b>36,057</b>	
Scope 2	35,268	32,094	
Scope 3 (includes T&D emissions from consumption under operational control)	4,354	3,962	
<b>Residual electricity consumption not under operational control</b>	<b>0</b>	<b>0</b>	
Scope 3	0	0	

<b>Total renewables (grid and non-grid)</b>	<b>18.48%</b>
<b>Mandatory</b>	<b>18.48%</b>
<b>Voluntary</b>	<b>0.00%</b>
<b>Behind the meter</b>	<b>0.00%</b>
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>32.09</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>3.96</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>32.09</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>3.96</b>
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>36.06</b>
<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 <sub>2</sub> -e)	Scope 3 Emissions (kgCO <sub>2</sub> -e)	(kWh)	Scope 3 Emissions (kgCO <sub>2</sub> -e)
VIC	39,944	39,944	31,556	2,796	0	0
QLD	8,660	8,660	6,322	1,299	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>48,605</b>	<b>48,605</b>	<b>37,878</b>	<b>4,095</b>	<b>0</b>	<b>0</b>
VIC	0	0	0	0		
QLD	0	0	0	0		
<b>Non-grid electricity (behind the meter)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total electricity (grid + non grid)</b>	<b>48,605</b>	<b>0</b>	<b>0</b>	<b>0</b>		

<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>37.88</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>4.10</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>37.88</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>4.10</b>
<b>Total emissions liability</b>	<b>41.97</b>

### 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 <sub>2</sub> -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 electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO <sub>2</sub> -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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