




PUBLIC DISCLOSURE STATEMENT

HUB AUSTRALIA

**ORGANISATION CERTIFICATION
CY2021**

Australian Government
**Climate Active
Public Disclosure Statement**



NAME OF CERTIFIED ENTITY	Hub Australia Pty Ltd (ABN: 45 145 858 304)
REPORTING PERIOD	1 January 2021 – 31 December 2021 Areas 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>Duncan Stevenson Chief Finance Officer 25 August 2022</p>



Australian Government
**Department of Industry, Science,
Energy and Resources**

Public Disclosure Statement documents are prepared by the submitting organisation. The material in the Public Disclosure Statement documents represents the views of the organisation and do not necessarily reflect the views of the Commonwealth. The Commonwealth does not guarantee the accuracy of the contents of the Public Disclosure Statement document and disclaims liability for any loss arising from the use of the document for any purpose. Version March 2022. To be used for FY20/21/CY2021 reporting onwards.

1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	10,787 tCO ₂ -e
OFFSETS BOUGHT	100% CERs
RENEWABLE ELECTRICITY	36.7%
TECHNICAL ASSESSMENT	07/07/2020 Chris Wilson Organisation Next technical assessment due: 2023

Contents

1. Certification summary.....	3
2. Carbon neutral information	4
3. Emissions boundary	5
4. Emissions reductions.....	7
5. Emissions summary.....	8
6. Carbon offsets.....	10
7. Renewable Energy Certificate (REC) Summary	13
Appendix A: Additional Information	14
Appendix B: Electricity summary	15
Appendix C: Inside emissions boundary	17
Appendix D: Outside emissions boundary	17

2. CARBON NEUTRAL INFORMATION

Description of certification

This certification the Australian business operations of Hub Australia Pty Ltd (ABN: 45 145 858 304)

This includes the following locations and facilities:

- Hub Hyde Park, 223 Liverpool Street, Darlinghurst 2010 NSW
- Hub Customs House, 31 Alfred Street, Sydney 2000 NSW
- Hub Southern Cross, 696 Bourke Street, Melbourne 3000 VIC
- Hub Parliament Station, 1 Nicholson Street, East Melbourne 3002 VIC
- Hub Collins Street, 162 Collins Street, Melbourne 3000 VIC
- Hub Anzac Square, Level 6, 200 Adelaide Street, Brisbane 4000 QLD
- Hub Adelaide, 5 Peel Street, Adelaide 5000 SA
- Hub Wynyard, 10 Carrington St, Sydney 2000 NSW
- Hub Flinders St, 180 Flinders St, Melbourne 3000 VIC
- Hub St Kilda Road, 412 St Kilda Road, Melbourne 3004 VIC
- Hub Civic Quarter, 68 Northbourne Ave, Canberra 2600 ACT

Hub Australia is also certified as a Climate Active carbon neutral service and the emissions for both these certifications overlap completely

“We sought certification through Climate Active as they are Government-backed and offer the most rigorous and credible certification process.”

Organisation description

Founded in 2011, Hub is widely considered the market leading premium workspace-as-a-service platform in Australia and is renowned for its customer service. We deliver hospitality driven solutions that create workspace experiences that people love. We are the trusted local workspace partner for businesses and landlords that choose Hub because we help them attract and retain the best talent and tenants

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 or precinct'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 & Facilities
Cleaning & Chemicals
Construction Materials &
Services
Electricity
Food
ICT Services & Equipment
Office Equipment & Supplies
Postage, Couriers & Freight
Professional Services
Refrigerants
Stationary Energy
Transport (Air)
Transport (Land & Sea)
Waste
Water
Working From Home

Non-quantified

NA

Outside emission boundary

Excluded

NA

ma

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Hub Australia is committed to reducing our operational emissions per member by 30% by 2030. We will achieve this through the following measures:

Scope 2 - Commit to reducing Scope 2 emissions to zero by 2025 through the purchase of 100% renewable power for our tenancies where we directly procure energy.

Scope 3 – 50% reduction in Scope 3 emissions intensity per member (compared with CY19 baseline) by 2030 through:

- Working with building owners to achieve 100% renewable base building electricity by 2030
- Working with building owners to more accurately measure and reduce emissions from building refrigerants
- Implement procurement policies to reduce embodied emissions of selected materials
- Continuing to encourage employees to adopt sustainable commuting practices

Our operational target does not currently include emissions associated with the fit-out of new spaces. Work is being undertaken to better understand the materials and services used, and performance targets will be set accordingly once this has been completed.

Emissions reduction actions

During CY2021, while we have continued to expand our locations, we have taken the following actions to reduce our emissions:

- Continued to explore the purchase of GreenPower for our tenancies
- Increase engagement with building owners to more accurately measure our allocation of base building services
- Limited requirements for business travel such as flights and fuel for motor vehicles
- Reduced expenditure and requirements for food & catering within the office

5. EMISSIONS SUMMARY

Emissions over time

Emissions since base year		Total tCO ₂ -e
Year 1:	2019	10,425
Year 2:	2020	3,009
Year 3:	2021	10,787

Significant changes in emissions

Emission source name	Current year (tCO ₂ -e)	Previous year (tCO ₂ -e)	Detailed reason for change
Non-residential Materials and Services	5,921	111	Supporting fit out of five new sites. Spend was \$14m in CY19 with the opening of two new sites and some site upgrades. Spend in CY20 was minimal as there was no new sites opened and a small amount of upgrades to existing sites. Spend was \$23m in CY2021 due to opening five new sites and upgrades to existing sites.
Electricity	3,048	2,070	Increase in portfolio (five new sites). Commitment to move all sites to renewable energy included in emissions reduction strategy.

Use of Climate Active carbon neutral products and services

Hub Australia use carbon neutral paper from Reflex.

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

Organisation emissions summary

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

Emission category	Sum of total emissions (tCO ₂ -e)
-------------------	--

Accommodation and facilities	8.9
Air transport (fuel)	0
Air transport (km)	28.3
Bespoke	0
Carbon neutral products and services	0
Cleaning and chemicals	163.2
Construction materials and services	5,921.4
Electricity	3,048.2
Food	73.0
Horticulture and agriculture	0
ICT services and equipment	342.3
Land and sea transport (fuel)	0
Land and sea transport (km)	21.6
Machinery and vehicles	0
Office equipment & supplies	507.7
Postage, courier and freight	3.2
Products	0
Professional services	59.3
Refrigerants	171.2
Roads and landscape	0
Stationary energy	132.0
Waste	170.3
Water	117.5
Working from home	18.7
Total	10,786.7

Uplift factors

N/A

6. CARBON OFFSETS

Offsets retirement approach

In arrears	
1. Total number of eligible offsets banked from last year's report	0
2. Total emissions footprint to offset for this report	10,787
3. Total eligible offsets required for this report	10,787
4. Total eligible offsets purchased and retired for this report	10,787
5. Total eligible offsets banked to use toward next year's report	0

Co-benefits

Cleaner environment

The demand for energy grows rapidly in China, so grid connected renewables are an imperative for climate change mitigation. There is no waste product, and whilst the clean energy generated reduces the requirement for fossil fuels, projects such as this one also act to conserve those fossil fuels under threat of depletion.

Social and economic well being

This solar PV plant provides local communities with employment, lifting the economy and improving the quality of lives. The project has also brought infrastructure to allow new businesses to grow, particularly with the confidence of greater electricity supply feeding clean power into the local grid.

Eligible offsets retirement summary

Offsets cancelled 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 (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 (%)
Guodian Wuqi zhouwan 1 st 49.5MW Wind Power Project	CERs	ANREU	19/05/2022	1,126,833,229 - 1,126,844,015	2022		10,787	0	0	10,787	100%
Total offsets retired this report and used in this report										10,787	
Total offsets retired this report and banked for future reports									0		
Type of offset units		Quantity (used for this reporting period claim)					Percentage of total				
Certified Emissions Reductions (CERs)		10,787					100%				

Evidence of retirement shown below.

These offsets also cover Hub Australia's Service certification. Details of this can be found here on the Climate Active website: <https://www.climateactive.org.au/buy-climate-active/certified-members/hub-australia>

Transaction ID AU22269
Current Status Sending (91)
Status Date 19/05/2022 14:01:17 (AEST)
 19/05/2022 04:01:17 (GMT)
Transaction Type Cancellation (4)
Transaction Initiator Stuart, Benjamin Mathew Clarke
Transaction Approver Rockliff, Nathan Stephen
Comment Voluntary cancellation on behalf of Hub Australia for its FY21 Climate Active organisational certification, covering all Australian Operations

Transferring Account

Account Number AU-2321
Account Name Carbon Financial Services Pty. Ltd.
Account Holder Carbon Financial Services Pty. Ltd.

Acquiring Account

Account Number AU-2764
Account Name Voluntary Cancellation – CP2
Account Holder Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
CN	CER	Kyoto Voluntary Cancellation	2	2					CN-8620			1,126,833,229 - 1,126,844,015	10,787

Transaction Status History

Status Date	Status Code
19/05/2022 14:01:17 (AEST) 19/05/2022 04:01:17 (GMT)	Proposed (1)
19/05/2022 14:01:17 (AEST) 19/05/2022 04:01:17 (GMT)	Sending (91)
19/05/2022 14:01:17 (AEST) 19/05/2022 04:01:17 (GMT)	Account Holder Approved (97)
19/05/2022 13:58:24 (AEST) 19/05/2022 03:58:24 (GMT)	Awaiting Account Holder Approval (95)



7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

No Renewable Energy Certificates have been purchased within this inventory.

APPENDIX A: ADDITIONAL INFORMATION

NA

APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using a market-based approach

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 (kgCO 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 & Precinct LGCs)	0	0	0%
GreenPower	642,871	0	13%
Jurisdictional renewables (LGCs retired)	236,633	0	5%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	53,857	0	1%
Large Scale Renewable Energy Target (applied to grid electricity only)	844,017	0	17%
Residual Electricity	3,065,525	3,048,214	0%
Total grid electricity	4,842,902	3,048,214	37%
Total Electricity Consumed (grid + non grid)	4,842,902	3,048,214	37%
Electricity renewables	1,777,377	0	
Residual Electricity	3,065,525	3,048,214	
Exported on-site generated electricity	0	0	
Emissions (kgCO ₂ e)		3,048,214	
Total renewables (grid and non-grid)	36.70%		
Mandatory	23.43%		
Voluntary	13.27%		
Behind the meter	0.00%		
Residual Electricity Emission Footprint (TCO₂e)	3,048		

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	290,489	226,582	20,334
NSW	1,276,209	995,443	89,335
SA	320,783	99,235	22,455
Vic	2,045,443	1,861,353	204,544
Qld	909,978	727,982	109,197
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Grid electricity (scope 2 and 3)	4,842,902	3,907,595	445,865
ACT	0	0	0
NSW	0	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)	0	0	0
Total Electricity Consumed	4,842,902	3,907,595	445,865

Emission Footprint (TCO2e)	4,353
<i>Scope 2 Emissions (TCO2e)</i>	3,908
<i>Scope 3 Emissions (TCO2e)</i>	446

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.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following sources emissions have been assessed as relevant, 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.

There are no sources in this inventory that have been non-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
NA				

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to an organisation's or precinct'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.

There are no sources that have been excluded from this inventory.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
NA						



An Australian Government Initiative

