



# **PUBLIC DISCLOSURE STATEMENT**

**FMI WORKS**

**ORGANISATION CERTIFICATION**


**FY2021-22**

Australian Government  
**Climate Active**  
**Public Disclosure Statement**



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Zuuse Pty Ltd (trading as FMI Works)
REPORTING PERIOD	Financial year 1 July 2021 – 30 June 2022 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>Daniel Giles CFO 28 November 2022</p>



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

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Version March 2022. To be used for FY20/21/CY2021 reporting onwards.



# 1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	365 tCO <sub>2</sub> -e
OFFSETS BOUGHT	11.5% ACCUs, 2.2% VERs, 86.3% VCUs
RENEWABLE ELECTRICITY	19%
TECHNICAL ASSESSMENT	Next technical assessment Due (2023-24)
THIRD PARTY VALIDATION	

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

This carbon inventory has been prepared for the financial year from 1 July 2021 to 30 June 2022.

The emissions boundary has been defined based on the operational control approach. The boundary comprises the Australian business operations of Zuuse Pty Ltd (trading as “FMI Works” (ABN 92 165 156 301). All emissions under FMI Works’ operational control have been included in the emissions inventory.

The greenhouse gases included in the inventory include all those that are reported under the Kyoto Protocol: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF<sub>6</sub>). All emissions are reported in tonnes of carbon dioxide equivalent (t CO<sub>2</sub>e) and uses relative global warming potentials (GWPs).

### Organisation description

FMI Works is fully committed to growing a sustainable business with minimal impact on the environment. We recognise that this is not just important for FMI Works internally, but just as importantly, in designing products that allow our customers to operate in an environmentally friendly manner. All of our products are designed to eliminate the need for paper trails.

Zuuse Pty Ltd (ABN 92 165 156 301) was established in 2013 with a focus on providing software solutions to replace paper processes for the facility and asset management sectors. Zuuse Pty Ltd has one subsidiary Zuuse (NZ) Limited which is a trading entity in NZ.

Zuuse Pty Ltd is the subsidiary of Payapps Limited (formerly Zuuse Limited) which is a holding company incorporated in the British Virgin Islands. Zuuse Pty Ltd’s sister entities (subsidiaries of same parent) are Payapps Pty Ltd which has the Australian & NZ operating company for cloud-based construction payment management solution and Payapps.com (UK) Ltd which is the UK operating company for the above.

Zuuse Pty Ltd is the trading entity of the Zuuse Building Operations and Facilities Management business, which trades as FMI Works. Payapps Pty Ltd is a sister company of Zuuse Pty Ltd (both same owner) and operate within the same “group”. Within this group is also Hart Business Solutions, LLC better known as GCPay in the USA and Canada who perform the same thing.

*“FMI Works is committed to reducing our environmental impact as an integral part of our business strategy and operating methods. We aim to be seen as a leading example in our industry. The Climate Active program is an important part of our commitment to take responsibility for our impact on the environment.”*

## 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		Outside emission boundary
<p><b><u>Quantified</u></b></p> <ul style="list-style-type: none"> <li>Accommodation and facilities</li> <li>Air travel</li> <li>Base buildings</li> <li>Co-working desk</li> <li>Electricity</li> <li>Food and catering</li> <li>ICT services and equipment</li> <li>Office equipment &amp; supplies</li> <li>Postage, courier and freight</li> <li>Professional services</li> <li>Staff commuting</li> <li>Taxis and rideshare</li> <li>Waste</li> <li>Working from home</li> </ul>	<p><b><u>Non-quantified</u></b></p> <p>N/A</p>	<p><b><u>Excluded</u></b></p> <p>N/A</p>
	<p><b><u>Optionally included</u></b></p> <p>N/A</p>	

**Data management plan for non-quantified sources**

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



# 4. EMISSIONS REDUCTIONS

## Emissions reduction strategy

FMI Works is committed to reducing its carbon footprint. As a growing but sustainable business, our impact on the environment, including climate change, is an important consideration in all of our business decisions.

Our carbon emissions reduction action plan addresses the largest contributors to our carbon footprint, which based on our FY20 base year inventory and current year inventory are:

- Business travel
- Base buildings and electricity
- Working from home
- Professional services

We are in the process of establishing a sustainability committee with a target of having this in place by early 2023. The sustainability committee will oversee the internal champions work to implement the emission reduction strategies proposed below.

### 1. Business travel

Encourage employees to use energy efficient modes of transport to and from work by:

- Encouraging employees to reduce travel (particularly flights) by the use of virtual meetings and buying offsets for air travel where air travel cannot be avoided.

FMI Works has set an emissions reduction target to reduce business travel emissions on a per FTE basis by 10% from its base year emissions inventory by 2030.

### 2. Base Building and Electricity

Reduce electricity consumption within all FMI Works offices through efficiency measures such as:

- Ensuring office buildings rented have high NABERS base building ratings;
- Encouraging staff to turn off computers and electronics at the end of the day while we transition to installing timers on all office IT equipment; and
- Reduce waste and increase recycling rates, including aiming to be as “paper-free” as possible.

FMI Works has set an emissions reduction target to reduce Base Buildings and Electricity emissions on a per FTE basis by 10% from its base year emissions inventory by 2030.

### 3. Professional services

Work with our existing professional service providers to determine their stance on reducing their carbon footprint. We will evaluate firms moving forward so that climate impacts are a consideration in purchasing decisions (wherever possible).

FMI Works has set an emissions reduction target to reduce Professional Services emissions by 50% from its base year emissions inventory by 2030.

### 4. Working from home

To reduce working from home emissions, FMI Works is in the process of establishing a sustainability committee which will aim to encourage staff to:

- Reduce heating and cooling usage by closing windows, closing doors, and wearing warmer layers;
- Rely on natural sunlight (instead of using lights) during the day and to ensure that lights are turned off when leaving working spaces;
- Reduce equipment usage by using the sleeping mode on your computer, turning-off the computer when not in use, turning-off IT equipment when not in use, and turning-off computer monitors when not in use; and
- Undertake annual education sessions for all employees promoting the importance of making sustainable choices both at home and at work.

FMI Works has set an emissions reduction target to reduce Working from Home emissions on a per FTE basis by 10% from its base year emissions inventory by 2030.

## **Emissions reduction actions**

During the past 12 months FMI Works undertook the following actions designed to reduce our emissions:

- Set-point temperature control has been implemented in the office spaces to help reduce electricity consumption.
- LED lights and energy efficient computers have been utilized where possible to help reduce electricity consumption.
- Sensors have been installed in office spaces to help reduce electricity consumption.
- Transitioned Melbourne's new head office building to green energy.



## 5. EMISSIONS SUMMARY

### Emissions over time

Emissions since base year		Total tCO <sub>2</sub> -e
Base year/Year 1:	2020–21	168
Year 2:	2021–22	365

### Significant changes in emissions

FMI Works has seen an increase in emission growth which was driven by a combination of business growth, an increase in headcount and the resumption of post-covid activities including business-related travel, commuting costs and office related expenses.

Emission source name	Current year (tCO <sub>2</sub> -e and/ or activity data)	Previous year (tCO <sub>2</sub> -e and/ or activity data)	Detailed reason for change
Computer and technical services	19.382779 tCO <sub>2</sub> -e	18.92309 tCO <sub>2</sub> -e	Increase has come from business growth.
Marketing and distribution	108.5651 tCO <sub>2</sub> -e	20.46509 tCO <sub>2</sub> -e	Increase has come from business growth.
Legal services	93.39299 tCO <sub>2</sub> -e	2.671334 tCO <sub>2</sub> -e	Increase has come from business growth.
Working from home	24.939496 tCO <sub>2</sub> -e	20.89 tCO <sub>2</sub> -e	Increase has come from increased headcount and business growth.

### Use of Climate Active carbon neutral products and services

N/A

## 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 Scope 1 (tCO <sub>2</sub> -e)	Sum of Scope 2 (tCO <sub>2</sub> -e)	Sum of Scope 3 (tCO <sub>2</sub> -e)	Sum of total emissions (tCO <sub>2</sub> -e)
Accommodation and facilities	0	0	0.48	0.48
Air travel	0	0	3.76	3.76
Base building	0	0	7.67	7.67
Co-working desk	0	0	7.93	7.93
Electricity	0	6.42	0	6.42
Food	0	0	6.81	6.81
ICT services and equipment	0	0	41.35	41.35
Office equipment & supplies	0	0	0.29	0.29
Postage, courier and freight	0	0	1.32	1.32
Professional services	0	0	247.06	247.06
Staff commuting	0	0	1.18	1.18
Taxis and rideshare	0	0	0.19	0.19
Waste	0	0	14.89	14.89
Working from home	0	0	24.94	24.94
<b>Total</b>	<b>0</b>	<b>6.42</b>	<b>357.87</b>	<b>364.29</b>

## Uplift factors

N/A

## 6. CARBON OFFSETS

### Offsets retirement approach

In arrears	
1. Total number of eligible offsets banked from last year's report	8 tCO <sub>2</sub> -e
2. Total emissions footprint to offset for this report	365 tCO <sub>2</sub> -e
3. Total eligible offsets required for this report	365 tCO <sub>2</sub> -e
4. Total eligible offsets purchased and retired for this report	373 tCO <sub>2</sub> -e
5. Total eligible offsets banked to use toward next year's report	8 tCO <sub>2</sub> -e

### Co-benefits

#### EcoAustralia Mount Sandy Conservation & Taichung Wind Project

EcoAustralia is a stapled product that blends carbon credits with biodiversity protection. Each EcoAustralia credits consists of one Australian Biodiversity unit, equal to 1.5m<sup>2</sup> of government accredited, permanently protected Australia vegetation, and 1 t CO<sub>2</sub>e of avoided emissions from a Gold Standard certified project.

Nestled between the Coorong National Park and Lake Albert in South Australia, Mount Sandy protects one of the largest pockets of bush and wetlands in the region. The project brings together non-Indigenous and Indigenous Australians by promoting land conservation using methods that have been employed by Traditional Custodians, the Ngarrindjeri people, for millennia.

The 200-hectare project site features a unique mix of coastal shrublands and saline swamplands that provide strategic habitat for iconic native wildlife, such as short-beaked echidna, purple-gaped honeyeater and elegant parrot. Over thousands of years, the Ngarrindjeri people have cared for Coorong country, developing an intimate connection to the land that sustains them. Project management itself is made possible through close collaboration with location Ngarrindjeri Elders, Clyde and Rose Rigney, who oversee the ongoing management and conservation of vegetation at the Mount Sandy site.



**5 job opportunities**

for Indigenous Ngarrindjeri Australians



**Gold Standard carbon credits**

stapled to each government accredited Australian Biodiversity Unit purchased from Mount Sandy, meeting stringent standards for NCOS eligibility



**200 ha**

of strategic habitat protected and registered on the South Australian Native Vegetation Council Credit Register



**Partnerships for Reconciliation**

between non-Indigenous Australians and Ngarrindjeri Traditional Owners for conservation management

The Mount Sandy project ensures permanent protection for a regionally and culturally important pocket of biodiversity-rich land in partnership with its Traditional Owners. Local birds, animals and plants flourish undisturbed, while native plants for revegetation will be supplied by the local nursery at Raukkan Aboriginal Community, a self-governed Indigenous community 30 kilometers northwest of the project site. Raukkan community members are also employed for onsite works including vegetation monitoring and mapping, fencing, and pest and weed control.

### Crow Lake Wind Emissions Reduction Project, South Dakota, SD, USA

Spanning 36,000 acres in South Dakota, this wind power project is a product of innovative community collaboration between 3 parties. In total the wind farm comprises 108 turbines: Basin Electric Power Cooperative (BEPC) owns 100; a group of south Dakotans, South Dakotan Wind Partners own 7; and 1 is owned by Mitchell Technical Institute (MTI). The Crow Lake Wind project harnesses the wind to power homes with clean electricity, displacing energy generated from fossil fuel power plants.

No other wind project in the country has used this ownership structure, which has yielded many benefits to the community surrounding the Crow Lake project. The local residents involved in the project have taken the opportunity to gain ownership of their energy production and ensure that jobs and taxes stay in the local area. Local economic development is further boosted thanks to the distribution of payments across multiple landowners where the project takes place. Furthermore students at MTI now have the opportunity to gain practical experience working with wind turbines, adding another dimension to their studies, helping them to get a job later on. The project displaces fossil-fuel generated energy; meeting growing demands with clean energy and helping drive a low carbon future in the USA.



**Training of wind technicians**

at MTI college



**513 MWh**

of clean renewable energy generated on average per year



**108 wind turbines**

installed thanks to the project



**432,000 tCO<sub>2</sub>e**

mitigated on average per year

## 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 <sub>2</sub> -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 (%)	
Crow Lake Wind Emissions Reduction Project, United States	VCUs	Verra	11 Apr 2023	<a href="#">12913-461426113-461426427-VCS-VCU-260-VER-US-1-756-01012020-31122020-0</a>	2020		315	0	0	315	86.3%	
Mount Margaret Regeneration Project, Australia	ACCUs	ANREU	21 Nov 2022	8,343,618,711 – 8,343,618,760	2021-22		50	0	8	42	11.5%	
EcoAustralia Mount Sandy Conservation & Taichung Wind Project	Australian Biodiversity Offset	-	14 October 2021	2019/4003-VOL002-44329 to 2019/4003-VOL002-44504	-	176	-	-	-	-		
Stapled to Miaoli 49.8MW Wind Farm Project	VERs	Gold Standard	14 October 2021	<a href="#">GS1-1-TW-GS931-12-2014-4575-32421-32596</a>	2014		176	168	0	8	2.2%	
<b>Total offsets retired this report and used in this report</b>										365		
<b>Total offsets retired this report and banked for future reports</b>									8			
Type of offset units		Quantity (used for this reporting period claim)				Percentage of total						
Australian Carbon Credit Units (ACCUs)		42				11.5%						
Verified Emissions Reductions (VERs)		8				2.2%						
Verified Carbon Units		315				86.3%						

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) summary

N/A

## APPENDIX A: ADDITIONAL INFORMATION

Pathzero Pty Ltd (ABN: 25 640 001 047) provided the entity carbon neutral consulting services and technology to measure and manage carbon emissions.

## 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 <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 & Precinct LGCs)	0	0	0
GreenPower	0	0	0
Jurisdictional renewables (LGCs retired)	0	0	0
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0
Large Scale Renewable Energy Target (applied to grid electricity only)	1,473	0	19%
Residual Electricity	6,450	6,417	0%
<b>Total grid electricity</b>	<b>7,922</b>	<b>6,417</b>	<b>19%</b>
<b>Total Electricity Consumed (grid + non grid)</b>	<b>7,922</b>	<b>6,417</b>	<b>19%</b>
Electricity renewables	1,473	0	
Residual Electricity	6,450	6,417	
<b>Exported on-site generated electricity</b>	<b>0</b>	<b>0</b>	
Emissions (kgCO <sub>2</sub> e)		6,417	
<b>Total renewables (grid and non-grid)</b>	<b>18.59%</b>		
<b>Mandatory</b>	<b>18.59%</b>		
<b>Voluntary</b>	<b>0.00%</b>		
<b>Behind the meter</b>	<b>0.00%</b>		
<b>Residual Electricity Emission Footprint (TCO<sub>2</sub>e)</b>	<b>6</b>		



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	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	7,922	7,209	792
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>7,922</b>	<b>7,209</b>	<b>792</b>
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
<b>Non-grid electricity (Behind the meter)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Electricity Consumed</b>	<b>7,922</b>	<b>7,209</b>	<b>792</b>
<b>Emission Footprint (TCO2e)</b>	<b>8</b>		
Scope 2 Emissions (TCO2e)	7		
Scope 3 Emissions (TCO2e)	1		

### Climate Active Carbon Neutral Electricity summary

Carbon Neutral electricity offset by Climate Active Product	Activity Data (kWh)	Emissions (kgCO2e)
<a href="#">Enter product name/s here</a>	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

N/A

## APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

N/A



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