



PUBLIC DISCLOSURE STATEMENT

**PAX ACCOMMODATION, TRADING AS
COMFORT INN ICTY CENTRE ARMIDALE**

**SERVICE CERTIFICATION
CY2022**

Australian Government
Climate Active
Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	The Trust for Pax Accommodation Unit Trust
REPORTING PERIOD	1 January 2022 – 31 December 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>Phillip Mitchell Director 16/06/2023</p>



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

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Version March 2023.



1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	248.4 tCO ₂ -e
THE OFFSETS USED	100% VCU
RENEWABLE ELECTRICITY	41.9%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	Date: 09/06/2021 Name: Sarah Colquhoun Organisation: Pangolin Associates Next technical assessment due: CY2024

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2. CARBON NEUTRAL INFORMATION

Description of certification

This inventory has been prepared for the calendar year from 1 January 2022 to 31 December 2022 and covers the service provided by Pax Accommodation, trading as Comfort Inn City Centre Armidale (formally City Centre Motor Inn Armidale), ABN 92 579 636 082.

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.

Product/Service description

The functional unit is defined as, number of accommodation nights sold within the reporting period with emissions expressed in terms of tCO₂-e per night.

Full coverage

Cradle to grave

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 & supplies

Products

Professional Services

Refrigerants

Stationary Energy (liquid fuels)

Transport (Air)

Transport (Land and Sea)

Waste

Water

Working from home

Non-quantified

Embodied Emissions of the Building

Optionally included

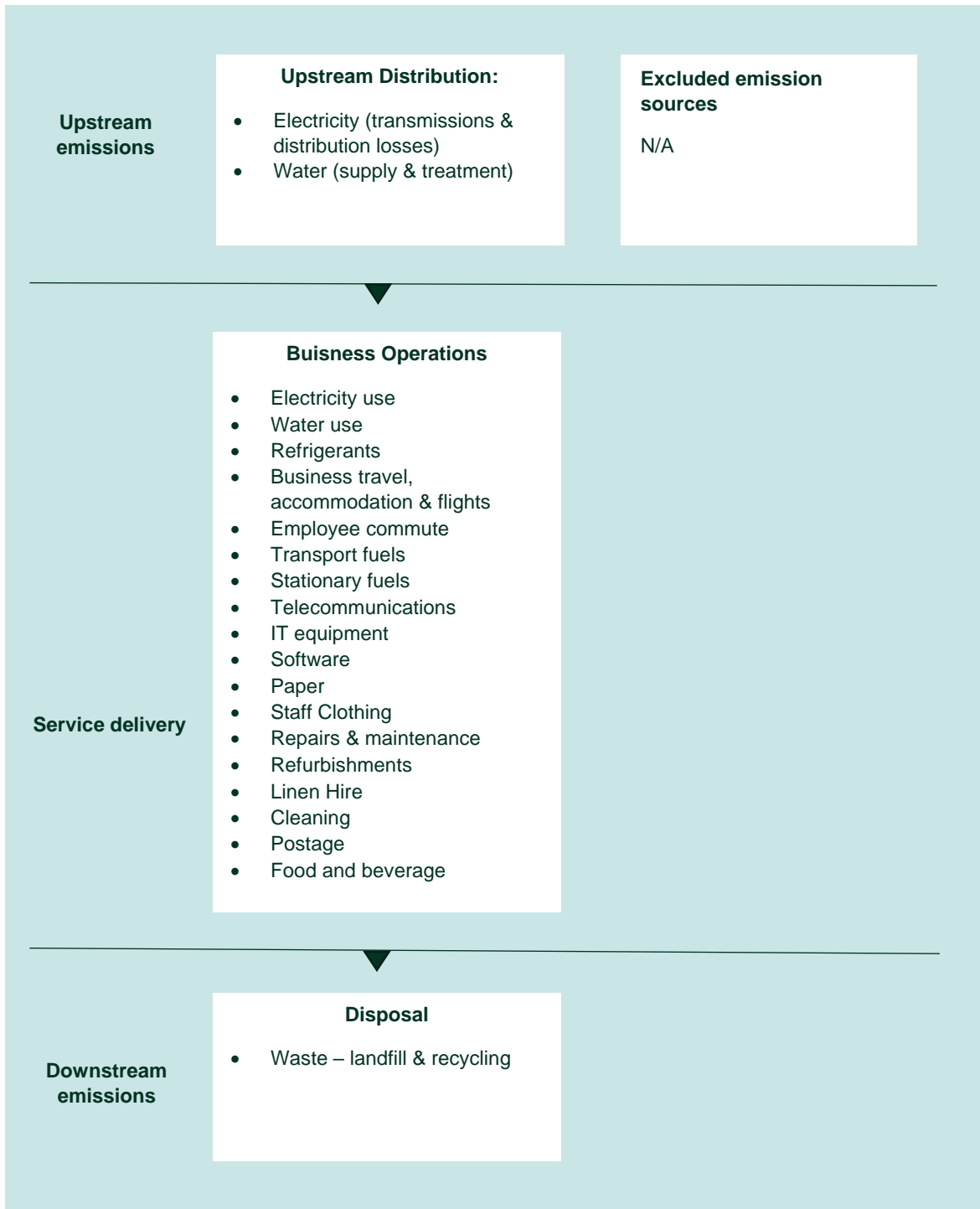
Outside emission boundary

Non-attributable

N/A

Service process diagram

The following is a cradle-to-grave boundary.



4. EMISSIONS REDUCTIONS

Emissions reduction strategy

“CICCA will continue to assess its greenhouse gas emissions in accordance with the GHG Protocol and Climate Active over the coming years.

Scope 1 emissions will be reduced by the introduction of electric vehicles over the next three years to replace the existing diesel vehicles where possible. This will reduce our emissions by ~33t (16.5% based on CY2022) once fully implemented.

Scope 2 emissions will be reduced by installing EV chargers on site in FY23. These will be available for public, customers, and business use. It is acknowledged that this may lead to an initial increase in electricity consumption, but we hope to offset this by using two-way charging for our controlled vehicles i.e., vehicle-to-home and vehicle-to-grid when these technologies become commercially available in Australia. The large solar PV system already installed currently exports a significant amount of electricity into the grid so efforts will be made to use this solar electricity to charge the electric vehicles, and generally be used on-site, before exporting to the grid.

Furthermore we aim to move to Greenpower in the next 3 to 5 years as controlled electricity contributes 37.6% of our emissions footprint in CY22.

Scope 3 emissions will be reduced by continuing to reduce all single use plastic in guest rooms as well as throughout the breakfast service. We will continue our transition away from buffet style continental breakfast.

Emissions reduction actions

“Since 2018 we have implemented the following actions to help reduce our emissions:

- Replaced old hydronic heating system with 20 individual split system air cons.
- In early 2019 we added 30KW solar system and replaced the ageing gas boiler with state-of-the-art Q-ton heat pump eliminating the use of LPG gas on site. The Q-ton heat pump also acts as a battery storage as we can heat the water during the day off the solar and use that water during peak time and night times.
- Heat and cool banking rooms in conjunction with solar. Turning heat/air con during the day when power is free/cheap to make rooms comfortable and makes the air cons use less power as they don't need to work really hard during peak times.
- Introduced recycling to motel. Now we recycle 4 wheelie bins (240L) a week.
- Transition to LED lighting throughout property when refurbishing rooms (75% of lights/light fittings changed so far).
- Option for guests to purchase their own carbon offset which we donate straight to Local carbon

offset provider, "Armidale tree group' and their charity "every Tree Counts".

- Eliminating paper through digital guest contact including digital compendium.
- Changing chemicals to environmentally friendly chemicals from local provider 'Rapid Clean'.
- Capped temperature of heaters/aircons to recommended 22 degrees Celsius"

A summary of CICCA's year on year emissions is below.

Emission scope	CY2018 - Baseline year (tCO₂-e)	CY2019 (tCO₂-e)	CY2020 (tCO₂-e)	CY2021 (tCO₂-e)	CY2022 (tCO₂-e)
Scope 1	16.6	29.4	45.8	28.1	39.7
Scope 2	58.8	63.1	77.6	71.2	82.5
Scope 3	154.2	154.2	136.6	78.9	126.2
TOTAL	229.6	177.1	248.1	166.7	248.4

5. EMISSIONS SUMMARY

Emissions over time

Emissions since base year		Total tCO ₂ -e	Emissions intensity of the functional unit
Base year/ Year 1:	2018	275.6	0.04
Year 2:	2019	177.1	0.02
Year 3:	2020	248.1	0.04
Year 4:	2021	166.7	0.03
Year 5:	2022	248.4	0.02

Significant changes in emissions

Emission source name	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Detailed reason for change
Electricity (market-based method, scope 2)	59.691	82.470	Hotel was negatively affected by COVID restrictions, and experienced organic growth this year to be back in-line to pre-pandemic levels. Additionally, the new Electricity calculation methods no longer take into consideration the benefits of exporting solar.

Use of Climate Active carbon neutral products and services

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

Emissions summary

Stage / Attributable Process / Source	tCO2-e
Accommodation and facilities	1.10
Cleaning and Chemicals	16.13
Construction Materials and Services	11.28
Electricity	93.39
Food	32.40
ICT services and equipment	1.84
Office equipment & supplies	0.08
Products	14.18
Professional Services	0.88
Refrigerants	3.89
Stationary Energy (liquid fuels)	3.98
Transport (Air)	1.68
Transport (Land and Sea)	50.30
Waste	12.86
Water	4.38
Working from home	0.00
<hr/>	
Emissions intensity per functional unit	0.023
Number of functional units to be offset	10,676
Total emissions to be offset	248.4

6. CARBON OFFSETS

Offsets retirement approach

This certification has taken an in-arrears offsetting approach. The total emission to offset is 248 t CO₂-e. The total number of eligible offsets used in this report is 249. Of the total eligible offsets used, 0 were previously banked and 249 were newly purchased and retired. 0 are remaining and have been banked for future use.

These offsets also cover Comfort Inn City Centre Armidale's [Organisation certification](#).

Eligible offsets retirement summary

100% of Comfort Inn City Centre Armidale's emissions relevant to the Service have been captured within the Organisational boundaries. Please refer to Comfort Inn City Centre Armidale's CY2022 Organisation PDS for evidence of the offset retirement.

The details of offsets relating to this certification are the same as those in the Comfort Inn City Centre Armidale Organisation PDS, found here: <https://www.climateactive.org.au/buy-climate-active/certified-members/city-centre-motor-inn>

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 (kgCO ₂ -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	48,130	0	29%
Total non-grid electricity	48,130	0	29%
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)	22,403	0	13%
Residual Electricity	97,786	93,385	0%
Total renewable electricity (grid + non grid)	70,533	0	42%
Total grid electricity	120,189	93,385	13%
Total electricity (grid + non grid)	168,319	93,385	42%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	97,786	93,385	
Scope 2	86,356	82,470	
Scope 3 (includes T&D emissions from consumption under operational control)	11,430	10,915	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	41.90%
Mandatory	13.31%
Voluntary	0.00%
Behind the meter	28.59%
Residual scope 2 emissions (t CO₂-e)	82.47
Residual scope 3 emissions (t CO₂-e)	10.92
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	82.47
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	10.92
Total emissions liability (t CO₂-e)	93.39

Figures may not sum due to rounding. Renewable percentage can be above 100%

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	120,189	120,189	87,738	7,211	0	0
SA	0	0	0	0	0	0
VIC	0	0	0	0	0	0
QLD	0	0	0	0	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)	120,189	120,189	87,738	7,211	0	0
ACT	0	0	0	0		
NSW	48,130	48,130	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)	48,130	48,130	0	0		
Total electricity (grid + non grid)	168,319					

Residual scope 2 emissions (t CO ₂ -e)	87.74
Residual scope 3 emissions (t CO ₂ -e)	7.21
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	87.74
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	7.21
Total emissions liability	94.95

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 ₂ -e)
N/A	0	0
<i>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.</i>		

Climate Active carbon neutral electricity products

Climate Active carbon neutral product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO ₂ -e)
C/A	0	0
<p><i>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.</i></p>		

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
Embodied Emissions of the Building	Immaterial

Excluded emission sources

Attributable emissions sources can be excluded from the carbon inventory, but still considered as part of the emissions boundary if they meet **all three of the below criteria**. An uplift factor may not necessarily be applied.

1. A data gap exists because primary or secondary data cannot be collected (**no actual data**).
2. Extrapolated and proxy data cannot be determined to fill the data gap (**no projected data**).
3. An estimation determines the emissions from the process to be **immaterial**.

	No actual data	No projected data	Immaterial
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 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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