



# **PUBLIC DISCLOSURE STATEMENT**

**HUB AUSTRALIA**

**SERVICE CERTIFICATION**


**CY2022**

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



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Hub Australia Pty Ltd (ABN: 45 145 858 304)
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 style="text-align: center;"></p> <p>Whitney Teluk ESG Manager 16/10/2023</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	5,793 tCO <sub>2</sub> -e
THE OFFSETS USED	100% VCU <sub>s</sub>
RENEWABLE ELECTRICITY	52.7%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	20/06/2023 Nicole Butler Pangolin Associates Next technical assessment due: 2026

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## 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, Level 3, 223 Liverpool Street, Darlinghurst 2010 NSW
- Hub Customs House, Level 3, 31 Alfred Street, Sydney 2000 NSW
- Hub Southern Cross, Level 2, 696 Bourke Street, Melbourne 3000 VIC
- Hub Parliament Station, Level 18, 1 Nicholson Street, East Melbourne 3002 VIC
- Hub Collins Street, Level 3, 62 Collins Street, Melbourne 3000 VIC
- Hub Anzac Square, Level 6, 200 Adelaide Street, Brisbane 4000 QLD
- Hub Adelaide, 89 Pirie Street, Adelaide 5000 SA
- Hub Wynyard, Level 11, 10 Carrington St, Sydney 2000 NSW
- Hub Flinders St, Level 7, 180 Flinders St, Melbourne 3000 VIC
- Hub St Kilda Road, Level 12, 412 St Kilda Road, Melbourne 3004 VIC
- Hub Civic Quarter, Level 1, 68 Northbourne Ave, Canberra 2600 ACT
- Hub Church St, Level 4, 459 Church Street, Richmond 3132 VIC

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

### Service description

The functional unit for this service is the average number of members over the reporting period, with emissions expressed in terms of tCO<sub>2</sub>-e per member. A member is defined as being a person that has paid a fee to occupy a space within one of Hub Australia's workspaces, or a Hub Australia staff member.

This assessment applies full coverage to all services applicable during the reporting period and is measured using a cradle to grave approach.

## 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 & Facilities  
Cleaning & Chemicals  
Construction Materials & Services  
Electricity  
Food  
Horticulture & Agriculture  
ICT Services & Equipment  
Office Equipment & Supplies  
Postage, Couriers & Freight  
Products  
Professional Services  
Refrigerants  
Stationary Energy (gaseous fuels)  
Stationary Energy (liquid fuels)  
Transport (Air)  
Transport (Land & Sea)  
Waste  
Water  
Working From Home

#### Non-quantified

NA

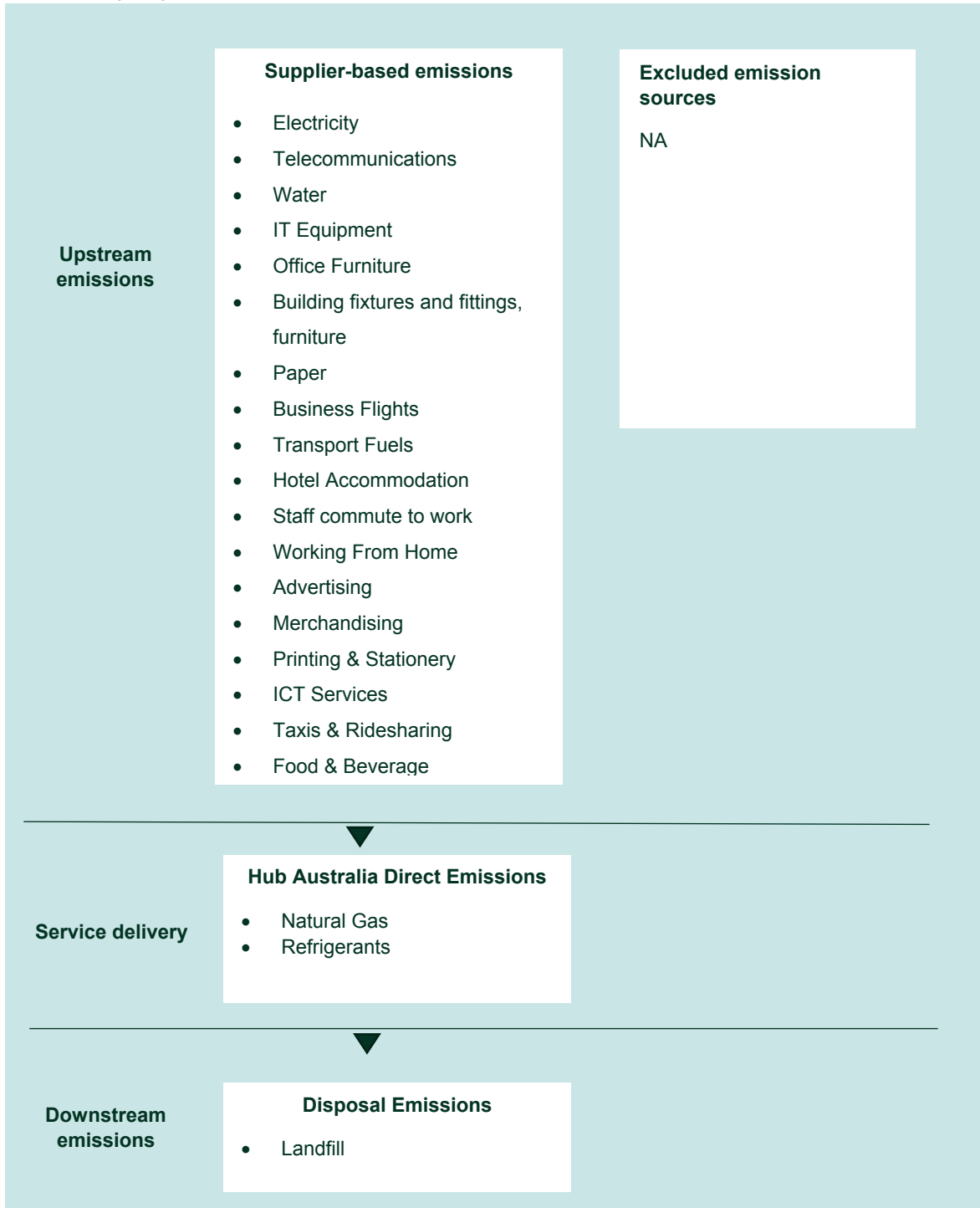
### Outside emission boundary

#### Non-attributable

NA

# Product/service process diagram

The following diagram is: Cradle to Grave



## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

Hub Australia is committed to reducing our operational emissions per member by 15% by June 2025, and 30% by 2030. We will achieve this through the following measures:

Scope 2 – By December 2023, 100% of our tenancy electricity use will be sourced from GreenPower.

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

- Working with building owners to achieve 40% renewable base building electricity by July 2025, and 100% 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
- Introduce organic waste collection at all locations by December 2024.

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 CY2022, we have continued to take 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 <sub>2</sub> -e	Emissions intensity of the functional unit
Base year / Year 1:	2019	10,425	2.763
Year 2:	2020	3,009	0.982
Year 3:	2021	10,787	3.080
Year 4:	2022	5,793	0.848

### Significant changes in emissions

Emission source name	Previous year emissions (t CO <sub>2</sub> -e)	Current year emissions (t CO <sub>2</sub> -e)	Detailed reason for change
Electricity	3,048.2	1,689.7	Improvement in data collation in CY22 to obtain actual kWh usage from building owners for base building services, instead of applying NABERS estimates, along with an increased update of renewables by building owners.
Non-residential building construction and interior finishing	5,921.4	1,754.7	Major fit-outs for location expansions were undertaken in CY21 that were not replicated in CY22

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

Certified brand name	Product/Service/Building/Precinct used
Pangolin Associates	Service

## Emissions summary

Stage	tCO2-e
Upstream	5,139.1
Hub Australia	604.5
Downstream	49.0

<b>Emissions intensity per functional unit</b>	0.848
<b>Number of functional units to be offset</b>	6,828
<b>Total emissions to be offset</b>	5,793

## 6. CARBON OFFSETS

### Offsets retirement approach

This certification has taken an in-arrears offsetting approach. The total emission to offset is 5,793 t CO<sub>2</sub>-e. The total number of eligible offsets used in this report is 6,000. Of the total eligible offsets used, 0 were previously banked and 5,793 were newly purchased and retired. 207 are remaining and have been banked for future use.

## Eligible offsets retirement summary

100% of Hub Australia's emissions relevant to the Service have been captured within the Organisational boundaries. Please refer to Hub Australia's CY2021 Organisation PDS for evidence of the offset retirement.

Further details of Hub Australia's Organisation assessment can be found here on the Climate Active website: <https://www.climateactive.org.au/buy-climate-active/certified-members/hub-australia>

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) Summary

NA

# APPENDIX A: ADDITIONAL INFORMATION

NA

## 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	1,198,541	0	32%
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)	73,905	0	2%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	18,583	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	678,300	0	18%
Residual Electricity	1,769,315	0	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>1,969,329</b>	<b>0</b>	<b>53%</b>

<b>Total grid electricity</b>	<b>3,738,644</b>	<b>0</b>	<b>53%</b>
<b>Total electricity (grid + non grid)</b>	<b>3,738,644</b>	<b>0</b>	<b>53%</b>
Percentage of residual electricity consumption under operational control	36%		
<b>Residual electricity consumption under operational control</b>	<b>631,115</b>	<b>602,715</b>	
Scope 2	557,348	532,267	
Scope 3 (includes T&D emissions from consumption under operational control)	73,767	70,447	
<b>Residual electricity consumption not under operational control</b>	<b>1,138,200</b>	<b>1,086,981</b>	
Scope 3	1,138,200	1,086,981	

<b>Total renewables (grid and non-grid)</b>	<b>52.67%</b>
<b>Mandatory</b>	<b>18.64%</b>
<b>Voluntary</b>	<b>34.03%</b>
<b>Behind the meter</b>	<b>0.00%</b>
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>532.27</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>1,157.43</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>532.27</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>1,157.43</b>
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>1,689.70</b>

*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	36%	(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)
ACT	99,696	35,562	25,960	2,134	64,134	50,666
NSW	1,000,619	356,921	260,552	21,415	643,698	508,522
SA	158,436	56,514	14,129	4,521	101,922	33,634
VIC	1,768,292	630,750	536,137	44,152	1,137,542	1,046,539
QLD	711,601	253,828	185,294	38,074	457,773	402,840
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
<b>Grid electricity (scope 2 and 3)</b>	<b>3,738,644</b>	<b>1,333,574</b>	<b>1,022,072</b>	<b>110,297</b>	<b>2,405,070</b>	<b>2,042,201</b>
ACT	0	0	0	0		
NSW	0	0	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		
<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>3,738,644</b>					

<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>1,022.07</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>2,152.50</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>1,022.07</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>2,152.50</b>
<b>Total emissions liability</b>	<b>3,174.57</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)
<i>Enter name or address of Climate Active certified building/precinct</i>	0	0
<i>Enter name or address of Climate Active certified building/precinct</i>	0	0
<i>Enter name or address of Climate Active certified building/precinct</i>	0	0
<i>Enter name or address of Climate Active certified building/precinct</i>	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 <sub>2</sub> -e)
NA	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 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.

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

Relevant non-quantified emission sources	Justification reason
NA	

### 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.

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



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