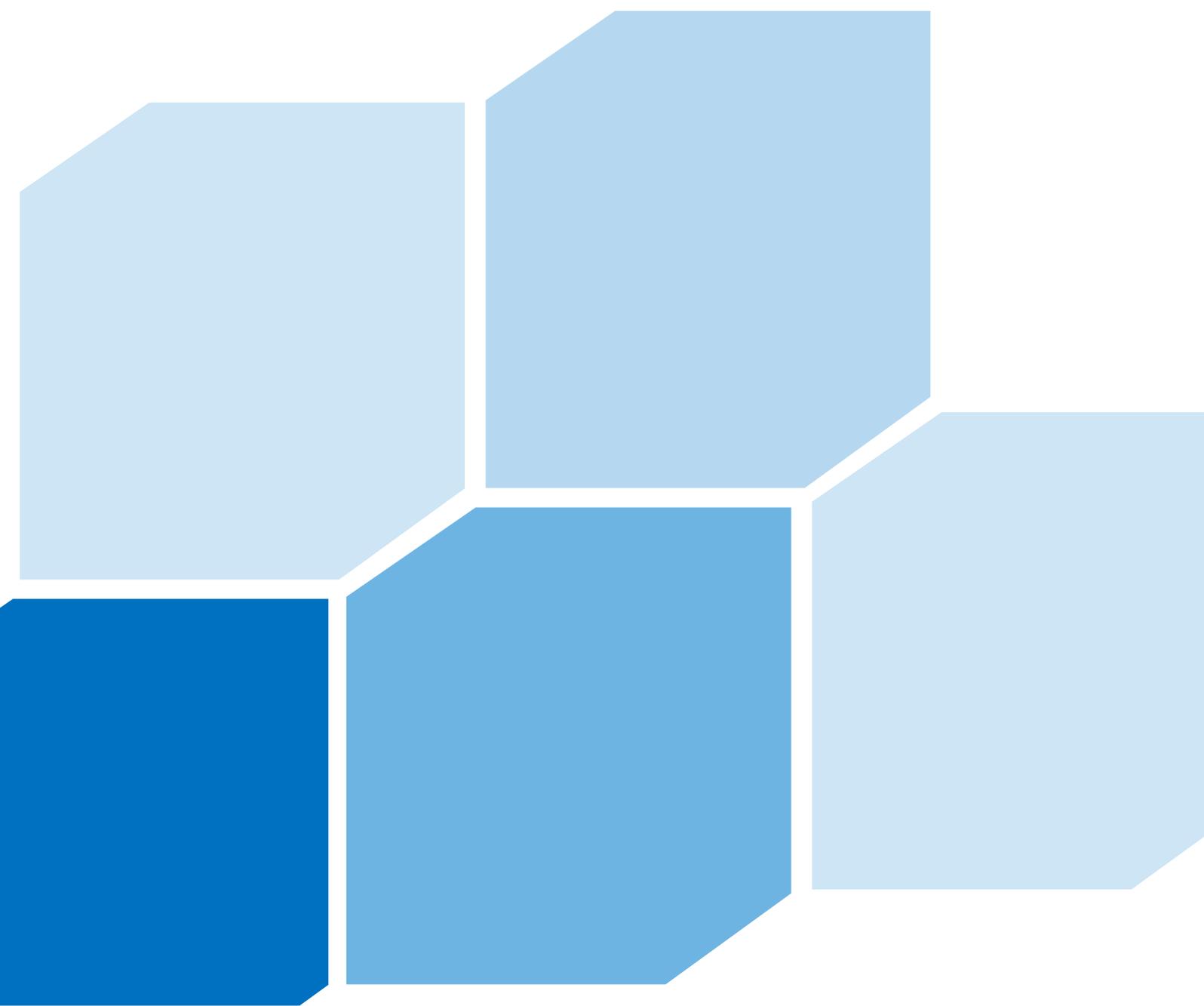




Housing Australia

Housing Australia Emissions Reduction Plan

March 2026
External



1. Acknowledgment of Country

Housing Australia acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters, community and culture. We pay our respects to them and their Elders past and present.

Document Control and Approval

This policy will be reviewed every year as required under the Net Zero in Government Operations (NZGO) Strategy. The Policy owner can make non-material updates to the Policy if required.

This review process is as follows:

1. The Executive Risk and Compliance Committee (**ERCC**) endorses for submission to the Audit and Risk Committee (**ARC**).
2. The ARC reviews and endorses for approval by the Board.
The Board reviews and approves.

The Policy owner can make non-material updates to the Policy if required.

Document Version Control

Version	Date	Comments
V1.0	5 December 2025	Emissions Reduction Plan created

Document Review and Approval

Version	Date	Meeting present at	Action
V1.0	30 January 2026	Board Audit and Risk Committee	Approved

Related Documents

Document Name	Document Owner
Climate Change Disclosure (see 2024-25 Annual Report)	Chief Risk Officer

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2. Accountable Authority Sign Off

The Australian Government released the Net Zero in Government Operations Strategy in November 2023, setting out the overall approach and action required by Commonwealth entities to achieve the APS Net Zero 2030 target.

The Net Zero in Government Operations Strategy represents a strong commitment by the Australian Government to lead by example on emissions reduction and contribute to the decarbonisation of Australia's economy.

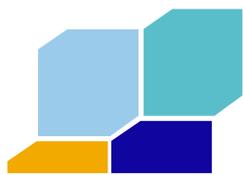
Housing Australia is committed to the achievement of the Government's APS Net Zero 2030 target. Housing Australia is following the APS Net Zero 2030 target in full, as per the Net Zero in Government Operations Strategy.

This Emissions Reduction Plan describes the priorities and actions Housing Australia is taking to reduce our operational emissions and contribute to the APS Net Zero 2030 target.



Damien Tangey

Acting Chair, Housing Australia



3. Emissions Reduction Plan

3.1. Purpose

Housing Australia is responsible for managing and implementing emissions reduction initiatives set by the Australian Government's [Net Zero in Government Operations Strategy](#) (the Strategy) developed by Department of Finance. The Strategy sets out the Australian Government's approach to achieving net zero greenhouse gas emissions from its operations by 2030 and the reinstatement of public emissions reporting.

The goal of this Emissions Reduction Plan is to provide a pathway for Housing Australia to contribute to the achievement of the APS Net Zero 2030 target through emissions reduction activities. This plan encompasses existing and new priorities and actions within Housing Australia. This Emissions Reduction Plan has been completed in accordance with the Strategy, associated guidance and reporting standards for annual emissions reporting.

3.2. Net zero greenhouse gas emissions

APS Net Zero 2030 is the target set by the Australian Government to achieve net zero greenhouse gas emissions from government operations by the year 2030. It includes scope 1 and scope 2 emissions from activities in Australia and its territories, as described in the Strategy. The APS Net Zero 2030 target applies at the aggregate level to non-corporate Commonwealth entities and generally covers the entirety of the entity's organisation. From an organisational perspective, this means minimising the greenhouse gas emissions that are within our control.

3.3. Governance and reporting

Emissions reduction requires a whole-of-organisation response.

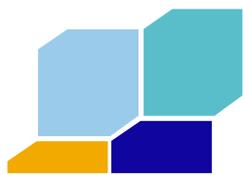
Progress against actions identified within this Emissions Reduction Plan, and any additional measures adopted, will be included in our annual reports. This, combined with annual emissions reporting, will be used as a measure of Housing Australia progress towards reducing its emissions.

As part of the Net Zero in Government Operations Annual Progress Report, the Department of Finance will aggregate these measures to provide whole-of-Australian Government emissions reporting.

3.4. Housing Australia Operational context

Housing Australia is the Australian Government agency responsible improving housing outcomes by helping more Australians to access affordable, safe and secure housing. It is a Commonwealth corporate entity established under the Housing Australia Act 2018 and is governed by a Board of Directors appointed by the Minister responsible for housing, in accordance with the Public Governance, Performance and Accountability Act 2013 (PGPA Act).

As part of its investment mandate, Housing Australia manages a range of programs and financing tools to improve housing outcomes, including the Affordable Housing Bond Aggregator, the National Housing Infrastructure Facility, the Housing Australia Future Fund and the Home Guarantee Scheme.



Housing Australia has commenced work to measure and manage its environmental impacts, including progressing towards net-zero emissions in line with the Australian Government’s sustainability objectives.

Housing Australia operates across all states and territories with staff based in Sydney, Melbourne, Brisbane and Canberra. The agency employs approximately 180 staff, with all employees based in Australia. Staff work both in office locations and remotely under flexible and hybrid working arrangements. Housing Australia’s main office is in the Sydney CBD and covers an area of 1,820m². The office utilises GreenPower to help reduce operational emissions and has a 5-star NABERS energy rating.

Travel remains an important requirement for the organisation. This involves travel to Sydney for staff not based in the city, visiting construction sites and for meeting with important delivery partners across the country.

Our remit as set by the Investment Mandate continues to grow. This means that Housing Australia continues to grow in staff and office size. This is also our first-year reporting aligned to the APS Net Zero Emissions Reporting Framework and includes more sources of greenhouse gas emissions than previous years. Housing Australia will continue to monitor its emissions sources as it continues to grow in size and remit.

3.5. Baseline emissions

Baseline emissions represent the greenhouse gases produced prior to the implementation of any emissions reduction strategies. Housing Australia has identified the 2024–25 financial year as the baseline year, serving as a reference point against which future emissions reduction efforts are measured and outlined in our climate change disclosure.

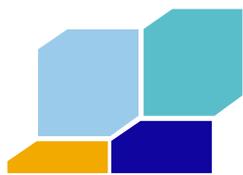
The baseline emissions for this plan focus on scope 1 and scope 2 emissions, consistent with the APS Net Zero 2030 target. Electricity-related emissions were calculated using the location-based method. The complete 2024-25 greenhouse gas emissions inventory tables for Housing Australia are presented in our 2024-25 annual report.

Baseline year	Financial year 2024-25
Scope 1 emissions	0.00 tCO ₂ e
Scope 2 emissions	45.04 tCO ₂ e
Total emissions	45.04 tCO ₂ e

3.6. Engagement

In the development of this plan Housing Australia has been working with:

- Department of Finance Climate Action in Government Operations to ensure that this plan aligns with the Net Zero in Government Operations Strategy and the Commonwealth Climate Disclosure requirements



3.7. Emissions reduction targets

Housing Australia is following the APS Net Zero 2030 target in full, as per the Net Zero in Government Operations Strategy. The target covers the entirety of our entity's operations within Australia and its territories for scope 1 and scope 2 emissions, as described in the Strategy.

Housing Australia is working to better understand and reduce its scope 3 emissions, as these represent the largest opportunity for emissions reduction. Opportunities to reduce travel, waste and procurement emissions are discussed below. Financed emissions represent a material contribution to our overall emissions inventory and greater attention will be placed here as our approach to emissions reduction matures.

3.8. Priorities and actions

For Housing Australia to contribute to the achievement of the APS Net Zero 2030 Target, targeted action on existing emissions reduction measures and the introduction of further or new measures is required. These actions are summarised in the following points, with further detail provided below:

- maintaining GreenPower (100%) to minimise scope 2 electricity emissions
- understanding direct operational impact through NABERS assessment of Sydney tenancy and
- delivering energy and waste efficiency initiatives for all employees

Buildings

In 2024, Housing Australia relocated to a new tenancy in the Sydney CBD. This space has a 5-star NABERS energy rating and 4-star water rating. Other satellite office spaces are in coworking spaces where Housing Australia has limited influence and are considered outside the scope for this Plan.

As a result of this work, opportunities are limited but we will investigate opportunities for incremental improvement, including energy efficiency and waste.

Any future tenancies will remain aligned to the Net Zero in Government Operations Strategy.

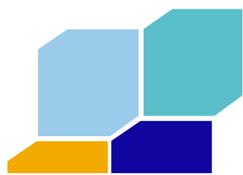
ACTION: The Operations Team will

- understand Housing Australia's efficiency by conducting its own NABERS assessment for its Sydney tenancy.
- deliver waste education initiatives, encouraging food organics diversion from landfill and reducing contamination rates through waste bins.

Electricity

Housing Australia purchases GreenPower through its tenancy agreement. Main actions in this space will relate to greater electricity efficiency in the office and the consideration of efficiency requirements within our procurement policy.

ACTION: The Operations Team will



- maintain GreenPower (100%) as part of our electricity contract arrangements. This will ensure scope 2 emissions are as low as possible.
- commit to using GreenPower when entering new leasing arrangements across the country.

3.9. Involved participants

The following areas of Housing Australia have been involved in the development of this plan:

Division	Branch
Executive Sponsor	Chief Risk Officer
Climate Steering Committee	Chief Operations Officer Chief Risk Officer Deputy Chief Financial Officer
Operations	Sustainability Engagement and Communications
Finance	Finance

