



# **PUBLIC DISCLOSURE STATEMENT**

**RESOLUTION PROPERTY GROUP PTY LTD**

**SMALL ORGANISATION CERTIFICATION**

**FY2020–21**


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

**RESOLUTION** PROPERTY GROUP



An Australian Government Initiative



<b>NAME OF CERTIFIED ENTITY</b>	Resolution Property Group Pty Ltd
<b>REPORTING PERIOD</b>	1 July 2020 – 30 June 2021 Arrear's report
<b>DECLARATION</b>	<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>Jeremy De Zylva Director 11 April 2022</p>



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

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Version September 2021. To be used for FY20/21 reporting onwards.



# 1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	40.70 tCO <sub>2</sub> -e
OFFSETS BOUGHT	100% VCU's
RENEWABLE ELECTRICITY	18.93%
TECHNICAL ASSESSMENT	Not required
THIRD PARTY VALIDATION	Type 1 24 March 2022 Benjamin Jenkins GPP Audit Pty Ltd

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

The certification is for the Australian business operations of Resolution Property Group Pty Ltd (trading as Resolution Property Group), ACN: 159 352 128, ABN: 55 159 352 128 and its subsidiary The Trustee for Resolution Real Estate Trust (trading as Resolution Real Estate), ABN: 98 197 193 647.

The certification and base year are the same (FY2020-21).

The operational boundary has been defined based on an operational control test, in accordance with the principles of the National Greenhouse and Energy Reporting Act 2007.

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.

The greenhouse gases considered within the inventory are those that are commonly reported under the Kyoto Protocol; carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>). These have been expressed as carbon dioxide equivalents (CO<sub>2</sub>-e) using relative global warming potentials (GWPs).

*“Resolution Property Group is committed to improving sustainability outcomes in the communities that we develop, and we are proud to be recognised as a carbon neutral business through our Climate Active certification.”*

## Organisation description

### ***Resolution Property Group***

Resolution Property Group is a trusted development partner experienced in acquiring and developing master planned communities, residential land subdivisions, infill townhouse projects and residential/golf communities throughout Victoria, Australia. We collaborate with a range of clients including private and public listed developers, private high-net-worth family offices, individual landowners, overseas developers, government agencies and not-for-profit organisations. Resolution provides a range of services including real estate advisory, development management, project management and marketing and sales management.

We work closely with our development partners and clients to lead the project team in identifying and implementing the strategies required to manage the entire project.

In doing so, we oversee the key functions necessary to deliver on project objectives and to ensure compliance with quality, time, revenue and cost budgets.

We focus on delivering commercially successful development projects through a combination of strategic stakeholder management, market and product knowledge, prudent development and risk management and the implementation of established project controls and reporting systems.

### ***Resolution Real Estate***

Resolution Real Estate is a boutique real estate agency based in Melbourne, Australia. Resolution provides agency representation and services customised to suit its client base including private landowners, property developers, not-for-profit organisations and private high-net-worth family offices.

Resolution Real Estate assists our various clients by acquiring & selling development sites, residential & commercial leasing, retail & child care properties and managing project marketing & sales.

We also assist our clients with residential buying, sales & negotiating strategy; property & market assessment, property management, corporate relocations and host property training & information sessions.

Resolution Real Estate's dedicated team work closely with its parent company, Resolution Property Group, in delivering a broad range of residential and mixed-use property development projects.

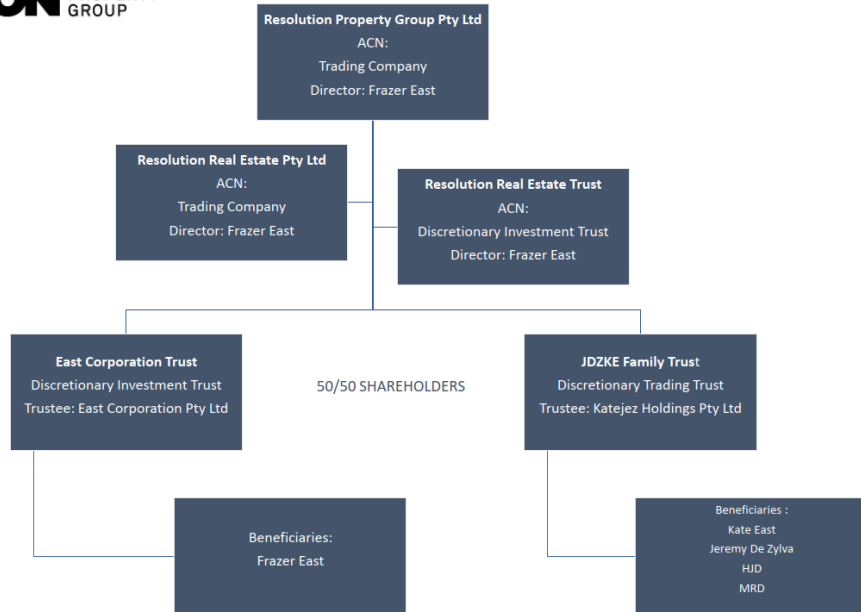
We work in partnership with our clients to identify and implement the strategies required to deliver successful outcomes.

We focus on delivering commercially successful campaigns through a combination of strategy, market and product knowledge and timely reporting systems.

Both businesses are located at our office in 307/620 St Kilda Road, Melbourne.

See organizational chart below:

**RESOLUTION** PROPERTY GROUP  
BUSINESS STRUCTURE



## 3.EMISSIONS BOUNDARY

This is a small organisation certification, which uses the standard Climate Active small organisation emissions boundary. Emission sources can be excluded if they do not occur.

### 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>Electricity</li> <li>Food</li> <li>ICT services &amp; equipment</li> <li>Land &amp; sea transport (fuel)</li> <li>Land &amp; sea transport (km)</li> <li>Postage, courier &amp; freight</li> <li>Refrigerants</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> <ul style="list-style-type: none"> <li>Stationary energy</li> <li>Accommodation</li> <li>Air Transport (km)</li> <li>Carbon neutral products &amp; services</li> <li>Professional services</li> <li>Water</li> </ul>

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

No data management plan is required as no emissions have been non-quantified





## 4. EMISSIONS REDUCTIONS

### **Emissions reduction strategy**

The following emissions reduction strategy will be implemented across the business to reduce our carbon footprint in the coming years.

#### **Transportation**

The following actions will be taken to reduce emissions associated with transport:

- With COVID restrictions now easing, we will maintain a policy of conducting meetings remotely wherever possible.
- Within the next 12-18 months, we will implement a policy to encourage our staff to utilise public transport, e-bikes/scooters or walking to meetings wherever it is reasonable to do so.
- Within the next 3 years we will explore the potential to replace our current petrol and diesel fuelled company cars with electric vehicles.

#### **Electricity**

The following actions will be taken to reduce emissions associated with electricity:

- Staff will be reminded via signage (or other appropriate measures) to turn off the lights and air conditioning when they leave the office to conserve energy. This will occur on an ongoing basis.
- When electricity consuming products are due to be replaced, priority will be given to products that are more energy efficient.
- Within the next 18-24 months we will explore replacing any non-LED light fixtures with LEDs.
- Within the next 12-18 months we will look to purchase 100% Greenpower on our electricity bills.

#### **Waste**

The following actions will be taken to reduce emissions associated with waste:

- We will follow the avoid, reduce, reuse, recycle process on an ongoing basis.
- Within the next 12-18 months we will put up signage near the bins so that staff are more aware of what can and cannot be recycled.

## **Food and Catering**

The following actions will be taken to reduce emissions associated with food & catering:

- Within the next 12-18 months we will look to separate costs associated with food and catering for business purposes from those of a social or personal nature.
- Within the next 12-18 months we will look to implement the purchase of carbon neutral food and catering products/services into our procurement strategy.

## **Other**

The following other actions will be explored / encouraged / implemented to reduce our footprint for future reporting:

- Prioritise the purchase carbon neutral products (i.e., office paper, etc.) wherever possible.
- When travelling, flights will be offset at the point of purchase.
- Encourage staff to purchase 100% Greenpower for their homes.

## 5. EMISSIONS SUMMARY

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

No carbon neutral products and services were purchased during the reporting period.

### 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)
Electricity	0.00	5.56	0.00	5.56
Food	0.00	0.00	6.16	6.16
ICT services and equipment	0.00	0.00	1.29	1.29
Land and sea transport (fuel)	18.71	0.00	0.98	19.69
Land and sea transport (km)	0.00	0.00	0.03	0.03
Office equipment & supplies	0.00	0.00	1.02	1.02
Postage, courier and freight	0.00	0.00	0.28	0.28
Refrigerants	0.00	0.00	0.25	0.25
Waste	0.00	0.00	2.36	2.36
Working from home	0.00	0.00	2.12	2.12
<b>Total</b>	<b>18.71</b>	<b>5.56</b>	<b>14.50</b>	<b>38.76</b>

### Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions, which can't be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

For small organisation certifications, a 5% uplift must be applied to the emissions total, in addition to any uplifts applied to account for non-quantified and/or immaterial emission sources. All uplifts applied are below.

Reason for uplift factor	tCO <sub>2</sub> -e
Mandatory 5% uplift for small organisations	1.94
<i>Total footprint to offset (uplift factors + net emissions)</i>	40.70

## 6. CARBON OFFSETS

### Offsets strategy

#### Offset purchasing strategy: In arrears

1. Total offsets previously forward purchased and banked for this report	0
2. Total emissions liability to offset for this report	40.70
3. Net offset balance for this reporting period	41
4. Total offsets to be forward purchased to offset the next reporting period	0
5. Total offsets required for this report	41

### Co-benefits

#### 150 MW grid connected Wind Power based electricity generation project in Gujarat, India

The primary purpose of the project is to generate electricity using wind power with the generated output feeding into the local grid in Gujarat, which contributes to climate change mitigation efforts.

In addition, the project was conceived in order to enhance the commercialization of wind power generation in the region, and to contribute to the sustainable development of the region.

The project leads to alleviation of poverty through the establishment of direct and indirect employment benefits, due to infrastructure development, installation works, operation and management of the wind farm.

## Offsets summary

### Proof of cancellation of offset units

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	Eligible quantity (tCO <sub>2</sub> -e)	Quantity used for previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period claim	Percentage of total (%)
150 MW grid connected Wind Power based electricity generation project in Gujarat, India	VCUs	Verra	8 April 2022	<a href="#">9085-66668224-66668264-VCS-VCU-1491-VER-IN-1-292-01012017-31122017-0</a>	2017	41	0	0	41	100%
<b>Total offsets retired this report and used in this report</b>									41	
<b>Total offsets retired this report and banked for future reports</b>								0		
Type of offset units			Quantity (used for this reporting period claim)				Percentage of total			
Verified Carbon Units (VCUs)			41				100%			

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

<b>1. Large-scale Generation certificates (LGCs)*</b>	0
<b>2. Other RECs</b>	0

\* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the LRET, GreenPower, and jurisdictional renewables.

Project supported by LGC purchase	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
-	-	-	-	-	-	-	-	-	-
<i>Total LGCs surrendered this report and used in this report</i>							-	-	-

## APPENDIX A: ADDITIONAL INFORMATION

Resolution also invested in biodiversity offsets through Greenfleet, who are a leading Australian not-for-profit environmental organisation based in Melbourne. Through supporting Greenfleet, we feel we're helping to address deforestation and restores habitat for wildlife including a variety of endangered species, as well as reducing erosion, improving water quality and economically supporting local and indigenous communities.

## 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 % 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)	1,209	0	19%
Residual electricity	5,178	5,557	0%
<b>Total grid electricity</b>	<b>6,387</b>	<b>5,557</b>	<b>19%</b>
<b>Total electricity consumed (grid + non grid)</b>	<b>6,387</b>	<b>5,557</b>	<b>19%</b>
Electricity renewables	1,209	0	
Residual electricity	5,178	5,557	
<b>Exported on-site generated electricity</b>	<b>0</b>	<b>0</b>	
Emission footprint (kgCO <sub>2</sub> -e)		5,557	

<b>Total renewables (grid and non-grid)</b>	<b>18.93%</b>
<b>Mandatory</b>	<b>18.93%</b>
<b>Voluntary</b>	<b>0</b>
<b>Behind the meter</b>	<b>0</b>
<b>Residual electricity emission footprint (tCO<sub>2</sub>-e)</b>	<b>0</b>

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



### Location-based approach summary

Location-based approach	Activity data (kWh)	Emissions (kgCO <sub>2</sub> -e)
VIC	6,387	6,962
<b>Grid electricity (scope 2 and 3)</b>	<b>6,387</b>	<b>6,962</b>
VIC	0	0
<b>Non-grid electricity (behind the meter)</b>	<b>0</b>	<b>0</b>
<b>Total electricity consumed</b>	<b>6,387</b>	<b>6,962</b>
<b>Emission footprint (tCO<sub>2</sub>-e)</b>	<b>7</b>	

### Climate Active carbon neutral electricity summary

Carbon neutral electricity offset by Climate Active product	Activity data (kWh)	Emissions (kgCO <sub>2</sub> -e)
Not applicable	-	-

*Climate Active carbon neutral electricity is not considered renewable electricity. The emissions have been offset by another Climate Active carbon neutral 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.

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
Not applicable	-	-	-	-

# 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.

The following potential emissions sources have been excluded from this certification

- Professional services and water have been excluded as they have been assessed as not relevant according to the relevance test; and
- Although stationary energy, accommodation, air transport and carbon neutral products & services are deemed to be relevant emissions sources under the small organisation certification, we did not use them in the certification period and as such they have not been included in PDS or carbon inventory.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
Professional services	No	No	No	No	No	No
Water	No	No	No	No	No	No



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