



# **PUBLIC DISCLOSURE STATEMENT**

**KERLEYS COASTAL REAL ESTATE**

**ORGANISATION CERTIFICATION**


**FY2021–22**

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



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	J.T. Kerley Pty Ltd
REPORTING PERIOD	1 July 2021 – 30 June 2022
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>Damian Cayzer Managing Director 8/12/22</p>



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

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Version March 2022.



# 1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	41.029 tCO <sub>2</sub> -e
OFFSETS BOUGHT	100% ACCU
RENEWABLE ELECTRICITY	N/A
THIRD PARTY VALIDATION	Type 1 16/12/22 Katherine Simmons Krea Consulting

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

This inventory has been prepared for the financial year from 1 July 2021 to 30 June 2022 and covers the Australian business operations of J.T. Kerley Pty Ltd trading as Kerleys Coastal Real Estate and Kerleys Coastal Holidays (ABN: 99 004 238 966)

### Organisation description

Kerleys Coastal Real Estate (ABN: 99 004 238 966) is a real estate agency based in the Point Lonsdale region of Victoria.

Kerleys has a collective total of over 100 years of real estate sales experience across the three primary members of their sales team.

Damian is a Licensed Estate Agent and the principal of Kerleys. Over the years he has sold a property in every single street in Queenscliff and Point Lonsdale as well as countless properties in Ocean Grove and Barwon Heads.

Kerleys has three locations, their main office in Point Lonsdale and two other offices in Ocean Grove and Queenscliff.

- 101 Point Lonsdale Road, Point Lonsdale VIC 3225
- 35 Empress Boulevard, Ocean Grove VIC 3226
- 64 Hesse Street, Queenscliff VIC 3225

*“Kerleys is passionate about protecting our local environment on the Bellarine Peninsula and the Australian environment more broadly. To do this, we have reduced our carbon emissions and used high quality Australian carbon credits to offset the emissions that we are unable to reduce. It is our hope that our contribution towards the mitigation of climate change and the protection of our natural environment will encourage others to do the same.”*

Damian Cayzer, Kerleys Real Estate.”

## 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>Accommodation and Facilities</li> <li>Cleaning and Chemicals</li> <li>Electricity</li> <li>ICT Services and Equipment</li> <li>Office Equipment and Supplies</li> <li>Postage, Courier and Freight</li> <li>Professional Services</li> <li>Refrigerants</li> <li>Stationary Energy</li> <li>Transport</li> <li>Waste</li> <li>Natural Gas</li> <li>Water</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>

**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

At Kerleys Coastal Real Estate, sustainability is fundamental to everything we do. We aim to lead by example, reducing our environmental impact and encouraging clients, suppliers and our community to do the same.

Recent renovations to our head office saw the installation of LED lights, energy efficient AC and improved insulation. This has significantly reduced the carbon footprint leading into our first year of Climate Active reporting.

Our goals:

- Reducing total carbon emissions by at least 10% based on FTEs (12 in reporting period) by 2027 based on a 2022 base year. This will be achieved by:
  - Minimum 25% reduction of waste to landfill.
  - All new company vehicles purchased, to prioritise fuel efficiency.
  - Increased use of virtual meetings to reduce car use.
  - Increased use of carbon neutral products and services.
  - Improved energy efficiency measures including turning computers and lights off at night and reduced AC use.

## 5. EMISSIONS SUMMARY

### 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	0.292	0.292
Cleaning and Chemicals	0	0	0.249	0.249
Climate Active Carbon Neutral Products & Services	0	0	0	0
Electricity	0	12.620	0	12.620
Food	0	0	0	0
ICT services and equipment	0	0	0.649	0.649
Office equipment & supplies	0	0	4.088	4.088
Postage, courier and freight	0	0	0.074	0.074
Professional Services	0	0	1.403	1.403
Refrigerants	0.540	0	0.000	0.540
Stationary Energy (liquid fuels)	7.918	0	0.406	8.324
Stationary Energy (gaseous fuels)	0.024	0	0.002	0.024
Transport (Air)	0	0	2.228	2.228
Transport (Land and Sea)	7.807	0	0.428	8.235
Waste	0	0	0.256	0.256
Water	0	0	0.093	0.093
<b>Total</b>	<b>16.289</b>	<b>12.62</b>	<b>10.167</b>	<b>39.075</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.

Reason for uplift factor	tCO <sub>2</sub> -e
Compulsory additional 5% of the total to be added for small organisations	1.954
Total of all uplift factors	1.954
<b>Total footprint to offset</b> <i>(total net emissions from summary table + total uplifts)</i>	<b>41.029</b>



## 6. CARBON OFFSETS

### Offsets retirement approach

#### In arrears

1.	Total emissions footprint to offset for this report	42
2.	Total eligible offsets purchased and retired for this report	42
3.	Total eligible offsets banked to use toward next year's report	0

## 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 (%)
Moombidary Forest Regeneration Project (ERF101548)	ACCU	ANREU	14 DEC 22	8,337,292,033 - 8,337,292,071	2021 - 2022	0	39	0	0	39	93%
Central Arnhem Land Fire Abatement (CALFA) Project (EOP100947)	ACCU	ANREU	14 DEC 22	3,785,079,395 - 3,785,079,397	2018 - 2019	0	3	0	0	3	7%
<b>Total offsets retired this report and used in this report</b>										42	
<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					
Australian Carbon Credit Units (ACCU)		42				100%					

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) summary

N/A

## APPENDIX A: ADDITIONAL INFORMATION

N/A

## 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)	2,896	0	19%
Residual Electricity	12,684	12,620	0%
<b>Total grid electricity</b>	<b>15,580</b>	<b>12,620</b>	<b>18%</b>
<b>Total Electricity Consumed (grid + non grid)</b>	<b>15,580</b>	<b>12,620</b>	<b>20%</b>
Electricity renewables	2,896	0	
Residual Electricity	12,684	12,620	

<b>Exported on-site generated electricity</b>	<b>0</b>	<b>0</b>
Emissions (kgCO2e)		12,620

<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 (TCO2e)</b>	<b>13</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	15,580	14,178	1,558
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>15,580</b>	<b>14,178</b>	<b>1,558</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>15,580</b>	<b>14,178</b>	<b>1,558</b>

<b>Emission Footprint (TCO2e)</b>	<b>16</b>
<i>Scope 2 Emissions (TCO2e)</i>	14
<i>Scope 3 Emissions (TCO2e)</i>	2

<b>Carbon Neutral electricity offset by Climate Active Product</b>	<b>Activity Data (kWh)</b>	<b>Emissions (kgCO2e)</b>
NA	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

### Non-quantified emission sources

## APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

### Excluded emission sources

No emission sources have been excluded from this assessment



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