



# **PUBLIC DISCLOSURE STATEMENT**

**DYMOND COWAN PTY LTD**

**ORGANISATION CERTIFICATION**

**FY2021-22**

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



<b>NAME OF CERTIFIED ENTITY</b>	Dymond Cowan Pty Ltd, trading as The Knight
<b>REPORTING PERIOD</b>	1 July 2021 – 30 June 2022 Arrears 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>Name of signatory Alex Smale Position of signatory Training &amp; Sustainability Manager Date 16/12/2022</p>



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

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Version March 2022. To be used for FY20/21/CY2021 reporting onwards.



# 1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	156 tCO <sub>2</sub> -e
OFFSETS BOUGHT	100% VCU's
RENEWABLE ELECTRICITY	N/A
TECHNICAL ASSESSMENT	Next technical assessment due: FY2024

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

This inventory has been prepared for the calendar year from 1 July 2021 to 30 June 2022 and covers the Australian business operations of Dymond Cowan Pty Ltd, trading as The Knight, ABN: 20 007 112 816.

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. This includes the following facilities:

- Level 2, 3-6 Glenferrie Road, Malvern 3144 VIC
- 1380/401 Docklands Drive, Docklands 3008 VIC
- Level 1, 204 Balaclava Rd, Caulfield North 3161 VIC

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

### Organisation description

The Knight has a solid twenty-five-year reputation as Victoria's leading Owners Corporation Management Company.

Our experience managing Owners Corporations associated with high-rise residential properties dates from 1995 when The Knight was appointed the Manager for 'The Domain' Apartments located at 1 Albert Road, Melbourne, which we still manage to this day.

Dymond Cowan Pty. Ltd., ABN: 20 007 112 816, trading as The Knight Alliance 'The Knight' is a private Company, 100% owned by Melbournians Robert & Joyce Evans.

Robert Evans is Executive Director of The Knight. Their son, Gregor Evans, is The Knight's Managing Director

The Knight's governance framework includes an Advisory Board that oversees the management of the Company.

*"The Knight aspires to be one of the most sustainable strata management companies in Australia. Obtaining a Climate Active certification is a key step in that journey."*

## 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 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>Food</li> <li>ICT services and equipment</li> <li>Office equipment &amp; supplies</li> <li>Postage, courier and freight</li> <li>Professional Services</li> <li>Refrigerants</li> <li>Transport (Air)</li> <li>Transport (Land and Sea)</li> <li>Waste</li> <li>Water</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> <p>N/A</p>
	<p><b><u>Optionally included</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

The Knight commits to reducing emissions by 20% by 2032 based on the FY2020-21 base year. Over the next 5 years we intend to implement the below to further reduce our emissions:

- Installation of solar panels on the roof of our Caulfield office to be achieved in 1 year
- Establishment of food waste recycling in our Caulfield office to be achieved in 1 year
- All business flights to be offset moving forward
- Ewaste recycling set up in Docklands to be achieved within 2 years
- Within 10 years replace work vehicle with electric car

### Emissions reduction actions

Over this period we did the following to reduce our emissions:

- Established soft plastics recycling in our Caulfield office
- Provided keep cups to staff to reduce waste
- Replaced paper business cards with Tapt cards to reduce waste.
- Set up of e-waste bin for office equipment and broken fobs/remotes
- Use of recycled paper for printing

## 5. EMISSIONS SUMMARY

### Emissions over time

Emissions since base year		Total tCO <sub>2</sub> -e
Base year/Year 1:	2020–21	126.37
Year 2:	2021–22	155.2

### Significant changes in emissions

A significant change was in the electricity amount. This was because over Covid, the amount of power we used was limited as staff worked from home. With the return to the office there was a significant increase in the electricity used and the emissions from private vehicle usage.

The Knight also purchased a larger amount of computer equipment to accommodate the move from the Malvern to the Docklands office.

Emission source name	Current year (activity data)	Previous year (activity data)	Detailed reason for change
Total net electricity emissions (Location based)	61,175.02	32,301.06	New base building
Computer and technical services	16,1186.58	21,690.79	Improved carbon accounting categories; organic growth
Working from home	17,717.99	40,499.99	Change in working patterns post-COVID

### 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.



## 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	0.0	0.0	0.0
Cleaning and Chemicals	0.0	0.0	0.68	0.68
Electricity	0.0	61.2	0.0	61.2
Food	0.0	0.0	8.6	8.6
ICT services and equipment	0.0	0.0	30.2	30.2
Office equipment & supplies	0.0	0.0	8.9	8.9
Postage, courier and freight	0.0	0.0	0.0	0.0
Professional Services	0.0	0.0	3.0	3.0
Refrigerants	0.3	0.0	0.0	0.3
Transport (Air)	0.0	0.0	1.3	1.3
Transport (Land and Sea)	0.2	0.0	20.8	21.1
Waste	0.0	0.0	0.2	0.2
Water	0.0	0.0	2.2	2.2
Working from home	0.0	0.0	17.7	17.7
<b>Total</b>	<b>0.6</b>	<b>61.2</b>	<b>93.5</b>	<b>155.2</b>

## Uplift factors

N/A

## 6. CARBON OFFSETS

### Offsets retirement approach

In arrears	
1. Total number of eligible offsets banked from last year's report	0
2. Total emissions footprint to offset for this report	156
3. Total eligible offsets required for this report	156
4. Total eligible offsets purchased and retired for this report	156
5. Total eligible offsets banked to use toward next year's report	0

### Co-benefits

NIHT Inc. has partnered with the traditional landowners of New Ireland and East New Britain to put an end to deforestation initiated by industrial logging in the region. The preservation of these rainforests is essential to not only the carbon and biodiversity benefits inherent with projects of this nature, but also for the wellbeing and prosperity of the people of New Ireland and East New Britain. The project is located in the forested areas of New Ireland and East New Britain in Papua New Guinea. The project has evolved based on the input and needs expressed by persons living in the region. What began as a traditional timber operation has been recognised as an opportunity with enormous carbon sequestering potential and has evolved into a forest protection project that will provide substantial economic benefits to the people of Papua New Guinea. Through the avoidance of carrying out exploitative industrial commercial timber harvesting in the project area, the project expects to generate nearly 60 million tonnes of CO2 emissions reductions across the 30 year project lifetime, depending on the number and size of Project Activity Instances (PAIs) added to the project.

## 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 (%)
NIHT Topaiyo REDD +	VCU	VERRA	16/12/2022	<a href="#">8799-46518843-46518998-VCS-VCU-466-VER-PG-14-2293-01062017-31122019-0</a>	2017-2019	0	156	0	0	156	100%
<b>Total offsets retired this report and used in this report</b>										156	
<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)		156				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 location-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.

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)	11,260	0	19%
Residual Electricity	49,309	49,061	0%
<b>Total grid electricity</b>	<b>60,569</b>	<b>49,061</b>	<b>19%</b>
<b>Total Electricity Consumed (grid + non grid)</b>	<b>60,569</b>	<b>49,061</b>	<b>19%</b>
Electricity renewables	11,260	0	
Residual Electricity	49,309	49,061	
<b>Exported on-site generated electricity</b>	<b>0</b>	<b>0</b>	
Emissions (kgCO <sub>2</sub> e)		49,061	
<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 (TCO<sub>2</sub>e)</b>	<b>49</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 (kgCO <sub>2</sub> e)	Scope 3 Emissions (kgCO <sub>2</sub> e)
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	60,569	55,118	6,057
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>60,569</b>	<b>55,118</b>	<b>6,057</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>60,569</b>	<b>55,118</b>	<b>6,057</b>

<b>Emission Footprint (TCO<sub>2</sub>e)</b>	<b>61</b>
<i>Scope 2 Emissions (TCO<sub>2</sub>e)</i>	55
<i>Scope 3 Emissions (TCO<sub>2</sub>e)</i>	6

Carbon Neutral electricity offset by Climate Active Product	Activity Data (kWh)	Emissions (kgCO <sub>2</sub> e)
<i>Powershop</i>	<b>14,700</b>	<b>0</b>

*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

N/A

## 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.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
N/A	N/A	N/A	N/A	N/A	N/A	N/A





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