



PUBLIC DISCLOSURE STATEMENT

LOCAL

ORGANISATION CERTIFICATION

CY2022

Australian Government
Climate Active
Public Disclosure Statement

LOCAL:



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Local: Residential Pty Ltd
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>Clare Tayt Head of Corporate & ESG 18/10/2023</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	67 tCO ₂ -e
OFFSETS BOUGHT	100% ACCUs
RENEWABLE ELECTRICITY	Total renewables: 0%
TECHNICAL ASSESSMENT	N/A – small organisation pathway
THIRD PARTY VALIDATION	Type 1 16/05/2023 Marc Wiriadisastra Carbon Group

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2. CARBON NEUTRAL INFORMATION

Description of certification

This Climate Active organisation certification covers the Australian business operations of *Local: Residential Pty Ltd*, ABN 24 653 710 331 from 1 January 2022 to 31 December 2022.

Local: Residential Pty Ltd is the entity responsible for corporate operations and investment management. Local's assets have separate ownership and will be certifying net zero through the NABERS Climate Active pathway which will measure the asset operational emissions including common area water consumption, energy, and waste.

Embodied carbon and emissions from construction of any Local buildings are not included in the scope of this certification, as Local only operates in an advisory and management capacity in the delivery of residential assets.

“We’re committed to supporting the resilience of our communities against climate related risks by working together with our employees, partners, and supply chains to confront climate change head on.”

Organisation description

Established in 2021, Local is a Melbourne-born business that creates and manages apartments exclusively for rent.

Every Local building is designed with the climate in mind to operate sustainably now and into the future; they're fully electric, maximising renewable energy and minimising waste to operate at net zero.

They're also located in well-connected locations in great neighbourhoods, where Local residents can become part of already thriving communities.

Local is also committed to incorporating a targeted component of impact housing in each of their buildings. They're working with registered housing providers to provide homes to three groups of people who need them; women over 55 who are at risk of homelessness, key workers like nurses and teachers who are vital to our communities, and people in need of specialist disability accommodation who don't currently have suitable homes to live in.

With a pipeline of apartments currently under construction across Melbourne and an ambition to commission at least 5,000 apartments across Australia by 2026, Local are excited to become part of great neighbourhoods and thriving communities as they build opportunities for everyone to have a sustainable and socially conscious life.

This carbon account is for the Local office based in the Hub offices in Richmond, VIC 3121.

Local: Residential Pty Ltd has a single 100% subsidiary company, Local: Management Pty Ltd (ABN: 36 660 539 122), which is a non-operating entity.

3. EMISSIONS BOUNDARY

This is a small organisation certification, which uses the standard Climate Active small organisation emissions boundary.

The emissions from all relevant activities shared with Hub Australia's Climate Active service certification are quantified as zero in Local's carbon inventory, as they have already been offset by Hub Australia.

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

Quantified

Accommodation
Air transport (business travel)
Cleaning and chemicals
Food
ICT services and equipment
Land and sea transport
Office equipment and supplies
Postage, courier and freight
Professional services
Staff commute to work
Working from home

Activities captured by Hub Australia's Climate Active service certification:

- Electricity
- Stationary energy
- Refrigerants
- Waste
- Water
- Construction materials and services

Asset operation & maintenance:

- Maintenance transport & fuel
- Maintenance equipment
- Base building and support office located inside asset (utilities, cleaning & chemicals, food, ICT equipment & services, transport, postage, refrigerants, water, waste)

Non-quantified

N/A

Outside emission boundary

Excluded

Local assets:

- Embodied carbon
- Tenant utilities, water
- Construction materials & services
- Construction waste

Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan.

Included sources (within certification boundary)

Included in the total emissions for local is the footprint associated with the Local office. This includes the below categories:

- Accommodation
- Air transport (business travel)
- Food
- ICT services
- Postage
- Transport & fuel
- Office supplies
- Merchandise
- Postage
- Paper
- Staff commute to work
- Working from home

Local is responsible for the operation and maintenance of its functioning residential assets. As a result, Local is fully responsible for the emissions profile of the service office located within each residential asset. Included sources in this emissions profile are:

- Maintenance transport & fuel
- Maintenance equipment
- Support office located inside asset (utilities, cleaning & chemicals, food, ICT equipment & services, transport, postage, refrigerants, water, waste)

Excluded sources (outside of certification boundary)

Local can assist in the development, design and delivery of residential assets, however, is not responsible for the embodied carbon and construction materials, services or waste associated with such activities. Local purely operates in an advisory and management capacity in this process.

For tenants residing in residences managed and maintained by Local, the business is not responsible for tenant utilities, water, or waste, hence this has been excluded from the Local emissions boundary.

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Local is committed to continuously improving to being carbon neutral in our operations and we will reduce our scope 3 emissions by 15% by 2030, compared to a 2022 baseline. This will include the following actions:

- Scope 1 emissions will be reduced by:
 - Development and implementation of climate change and adaptation plan for Local's office operations.
- Scope 2 emissions will be reduced by:
 - Local's ongoing commitment to using 100% GreenPower in all Local operated buildings.
- Scope 3 emissions will be reduced by:
 - Commitments outlined in Local's Travel Policy:
 - Encouraging all employees to use public transport or green modes of transport rather than driving vehicles.
 - Commitment to reducing corporate travel by 15% per person by 2030 in favour of video conferencing.
 - Implementation of a new travel system which includes approval mechanism for all travel to allow managers to review proposed travel and its necessity before approval is given.
 - Journey insurance provided to all staff travelling to and from work to encourage bike riding or similar. Insurance policy implemented 31st January 2023.
 - Encouraging hybrid working to reduce emissions created through commuting by introducing Local's Flexible Working Policy, allowing staff to work from home 1-2 days per week.
 - Encouraging a culture of waste reduction through the implementation of Local's waste reduction strategy across all Local operated workspaces

5. EMISSIONS SUMMARY

Use of Climate Active carbon neutral products and services

Certified brand	Service
Hub Australia	Tenancy in premises:
	- Cleaning & chemicals
	- Construction materials & services
	- Electricity
	- Office equipment
	- Refrigerants
	- Stationary energy
	- Waste
- Water	

Emissions summary

The electricity summary is available in the Appendix B. The emissions from all relevant electricity consumption from Local have already been offset under Hub Australia's Climate Active service certification.

Emission category	Sum of Scope 1 (tCO ₂ -e)	Sum of Scope 2 (tCO ₂ -e)	Sum of Scope 3 (tCO ₂ -e)	Sum of total emissions (tCO ₂ -e)
Accommodation and facilities	0	0	2.82	2.82
Carbon neutral products and services	0	0	0	0
Cleaning and chemicals	0	0	0	0
Construction materials and services	0	0	0	0
Food	0	0	2.90	2.90
ICT services and equipment	0	0	11.01	11.01
Office equipment & supplies	0	0	0.09	0.09
Postage, courier and freight	0	0	0	0
Products	0	0	0.27	0.27
Professional services	0	0	0	0
Refrigerants	0	0	0	0
Stationary energy	0	0	0	0
Transport (air)	0	0	38.67	38.67
Transport (land and sea)	0	0	4.36	4.36
Working from home	0	0	2.90	2.90
Total	0	0	63.01	63.01

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 ₂ -e
Mandatory 5% uplift for small organisations	3.1505
Total footprint to offset <i>(total net emissions from summary table + total uplifts)</i>	66.1605

6. CARBON OFFSETS

Offsets retirement approach

In arrears	
1. Total emissions footprint to offset for this report (tCO ₂ -e)	67
2. Total eligible offsets purchased and retired for this report	67
3. Total eligible offsets banked to use toward next year's report	0

Co-benefits

Goonery & Tringadee Darling River Eco Corridor 27

Project Description:

Located approximately 150km West of Bourke, NSW, the Goonery & Tringadee regeneration project aims to provide restorative human induced works to promote biodiversity and increase of carbon sequestration to both properties.

Overgrazing and limited control of foreign animals to neighbouring Goonery & Tringadee properties has resulted in declining vegetation and natural bio-diversity to the lands. The Paris-Agreement-aligned regeneration project seeks to address this through improved fencing and rotational livestock movement throughout the region. As a direct result, regeneration of native vegetation, including Mulga, Gidgee, Leopardwood, Rosewood, Hop Bush and Turpentine has occurred, impacting regional carbon sequestration.

Co-benefits:

- Sequesters carbon to mitigate climate change
- Delivers valuable ecosystem services
- Promotes Biodiversity
- Provides long-term business resilience
- Investment back into the local community via infrastructure upgrades

Eligible offsets retirement summary

Offsets retired for Climate Active certification											
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Stapled quantity	Eligible quantity (tCO ₂ -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 (%)
Darling River Eco Corridor 27	ACCU	ANREU	29 th June 2023	8,370,192,552 - 8,370,192,618	2022-23	-	67	0	0	67	100%
Total offsets retired this report and used in this report										67	
Total offsets retired this report and banked for future reports									0		

Type of offset units	Quantity (used for this reporting period claim)	Percentage of total
Australian Carbon Credit Units (ACCU)	67	100%

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

Evidence of retired carbon offset units

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Australian Government
Clean Energy Regulator



30 June 2023

VC202223-00187

To whom it may concern,

Voluntary cancellation of units in ANREU

This letter is confirmation of the voluntary cancellation of units in the Australian National Registry of Emissions Units (ANREU) by ANREU account holder, Terra Carbon Pty Limited (account number AU-1117).

The details of the cancellation are as follows:

Date of transaction	29 June 2023
Transaction ID	AU28200
Type of units	KACCU
Total Number of units	67
Serial number range	8,370,192,552 - 8,370,192,618
ERF Project	Darling River Eco Corridor 27 - ERF115288
Vintage	2022-23
Transaction comment	These units are cancelled by GreenCollar on behalf of Local Residential PTY LTD to support its Climate Active carbon neutral Certification.

Details of all voluntary cancellations in the ANREU are published on the Clean Energy Regulator's website, <http://www.cleanenergyregulator.gov.au/OSR/ANREU/Data-and-information>.

If you require additional information about the above transaction, please email RegistryContact@cer.gov.au

Yours sincerely,

David O'Toole
ANREU and International
NGER and Safeguard Branch
Scheme Operations Division
Clean Energy Regulator
registry-contact@cer.gov.au www.cleanenergyregulator.gov.au



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APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions have not been nominally calculated using the market-based approach. The emissions from all relevant electricity consumption from Local have already been offset under Hub Australia's Climate Active service certification.

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 (kg CO ₂ -e)	Renewable percentage of total
Behind the meter consumption of electricity generated	0	0	0%
Total non-grid electricity	0	0	0%
LGC Purchased and retired (kWh) (including PPAs)	0	0	0%
GreenPower	0	0	0%
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)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	0	0	0%
Residual Electricity	2,833	2,705	0%
Total renewable electricity (grid + non grid)	0	0	0%
Total grid electricity	2,833	2,705	0%
Total electricity (grid + non grid)	2,833	2,705	0%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	2,833	2,705	
Scope 2	2,502	2,389	
Scope 3 (includes T&D emissions from consumption under operational control)	331	316	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	0.00%
Mandatory	0.00%
Voluntary	0.00%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	2.39
Residual scope 3 emissions (t CO₂-e)	0.32
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.00
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.00
Total emissions liability (t CO₂-e)	0.00

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	
		(kWh)	Scope 2 Emissions (kg CO ₂ -e)	Scope 3 Emissions (kg CO ₂ -e)	(kWh)	Scope 3 Emissions (kg CO ₂ -e)
Percentage of grid electricity consumption under operational control	100%					
VIC	2,833	2,833	2,408	198	0	0
Grid electricity (scope 2 and 3)	2,833	2,833	2,408	198	0	0
VIC	0	0	0	0		
Non-grid electricity (behind the meter)	0	0	0	0		
Total electricity (grid + non grid)	2,833					

Residual scope 2 emissions (t CO ₂ -e)	2.41
Residual scope 3 emissions (t CO ₂ -e)	0.20
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	0.00
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO ₂ -e)	0.00
Total emissions liability (t CO₂-e)	0.00

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 ₂ -e)
N/A	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 ₂ -e)
Hub Australia service certification (office space)	2,833	0
<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>		

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.

N/A – no non-quantified emission sources in this report for this reporting period.

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?
Local assets, including: <ul style="list-style-type: none"> • Embodied carbon • Tenant utilities, water, and waste • Construction materials, services, and waste 	Yes	No	No	No	No	No



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