



PUBLIC DISCLOSURE STATEMENT

**THE TRUSTEE FOR ECOLIV FAMILY TRUST
(TRADING AS ECOLIV)**

**ORGANISATION CERTIFICATION
CY2022**

Australian Government
Climate Active
Public Disclosure Statement

ECOLIV™



An Australian Government Initiative



| | |
|---------------------------------|---|
| NAME OF CERTIFIED ENTITY | The trustee for Ecoliv Family Trust (trading as Ecoliv) |
| REPORTING PERIOD | Calendar year 1 January 2022 – 31 December 2022 (arrears) |
| 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><i>Esme Beaumont</i></p> <p>Esme Beaumont Managing Director 09/03/2023</p> |



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

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Version March 2023.



1. CERTIFICATION SUMMARY

| | |
|------------------------|----------------------------------|
| TOTAL EMISSIONS OFFSET | 149 tCO ₂ -e |
| OFFSETS USED | 100% VCUs |
| RENEWABLE ELECTRICITY | 25.88% |
| CARBON ACCOUNT | Prepared by: Pangolin Associates |
| TECHNICAL ASSESSMENT | n/a |

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2. CARBON NEUTRAL INFORMATION

Description of certification

This inventory has been prepared for the for the calendar year 2022, starting from 1st January 2022 to 31st of December 2022, and covers the Australian business operations of The trustee for Ecoliv Family Trust (ABN 63 899 734 981), trading as Ecoliv for the purpose of carbon neutral medium organisation certification.

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 locations and facilities:

- 1114 Bass Highway, The Gurdies 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.

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 (CO₂), methane (CH₄), nitrous oxide (N₂O) and synthetic gases - hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). These have been expressed as carbon dioxide equivalents (CO₂-e) using relative global warming potentials (GWPs).

Organisation description

Ecoliv trades under the ABN 63 899 734 981 and has no child companies.

Established in 2008, Ecoliv was founded on the principles of sustainable building design and modular prefabricated construction that supports the comfort and wellbeing of occupants, delivers long-term energy efficiency, and protects the natural environment for future generations.

Australian made and locally manufactured, Ecoliv Buildings use renewable, and sustainable building materials along with limiting wastage during the construction process via prefabrication to address the needs of the present without compromising the future.

Each design takes advantage of the site and surrounding environment to maximize energy efficiency, utilize natural resources and sustainable materials.

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 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

Advertising services
Transport fuels
Flights & Hotels
Business Travel
Electricity
Employee commute
Clothing & Footwear
Employment placement
Landscaping
Food and beverage services
Electronic equipment
Telecommunications
Computer and technical services
Software
Paper
Printing and stationery
Cleaning
Furniture
Postage
Photography services
Banking
Insurance
Legal services
Accounting services
Consulting services
Security and investigation
Education
Stationary Fuels
Refrigerants
Recycling & Landfill
Water

Non-quantified

N/A

Optionally included

N/A

Outside emission boundary

Excluded

Construction & material service

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Company Strategies - Climate change and transition to a net-zero emissions economy.

- Support global transition to net zero emissions by 2050 by reducing our operational footprint and investing in technologies and practices that enable us to achieve emissions reduction targets.
- Published a sustainability report in February 2023 (available [here](#)), which includes a ten-year climate action and emission reduction plan.
- Engaged a Sustainability Manager in 2023 to assist Ecoliv's in its sustainability journey.

Emissions Reduction Strategy

Ecoliv Buildings is committed to continually improving processes to minimize and where possible eliminate greenhouse gas emissions.

Ecoliv is still in a growth phase (number of clients and employees), hence we decided to set an intensity-based overall emission reductions target, which we will review year-on-year. Ecoliv commits to reduce its intensity-based operational emissions (tCO₂-e/Full Time Equivalent Employee) by 20% by 2026 from a CY2022 baseline.

This will be achieved with the following activities across scope 1, 2 and 3:

Scope 1:

- By the end of 2023, Ecoliv will review its car fleet to plan the transition to electric car to reduce diesel and petrol consumption to 0. A time-bound target to reach 100% electric vehicles will be defined in 2024 after this review.
- Ecoliv replaced the petrol forklift by a gas forklift in 2023. A review of electric forklift option will be conducted in mid-2024.

Scope 2:

- Ecoliv is already purchasing 100% GreenPower and carbon neutral electricity, which has reduced our scope 2 emissions to 0.
- Ecoliv will also install a solar farm by the end of 2024.

Scope 3:

- Installation of Electric car charging point at the construction facility to encourage transition to uptake of electric vehicles by 2024.
- Review our Environmental Stewardship policy to prioritise sustainable and resource efficient purchases and where possible purchase certified Carbon Neutral products and services. We have developed procurement policy to ensure that this is followed across the entire organisation.
- Reduce the number of documents that are printed and continue purchasing certified Carbon Neutral paper when available. We are also investing in a construction software, which will reduce our paper consumption moving forward.
- Staff training regarding operational sources of emissions and development of strategies to minimise these emissions.

Ecoliv has also planned actions to reduce the embodied emissions of the houses built for its clients. More details are available in our Sustainability Report (available [here](#)).

Emissions reduction actions

During the CY2022, Ecoliv undertook the following actions toward emissions reduction:

- merging business operations onto one site in order to save on multiple emissions of running two sites
- created a standard purchasing policy to ensure sundry consumables are in line with our sustainability practices
- created online tools for clients instead of providing printed brochures
- prepared a sustainability report for publishing including a ten-year climate actions and emission reduction plan
- restructured the organisation chart to appoint a Sustainability Manager and future Sustainability Coordinator
- appointed consultants to undertake a Life Cycle Assessment of a future product range
- researched alternate product components for future product ranges based on performance and sustainability criteria

5. EMISSIONS SUMMARY

Emissions over time

| | | Emissions since base year | |
|-------------------|--------|--|---|
| | | Total tCO ₂ -e (without uplift) | Total tCO ₂ -e (with uplift) |
| Base year/Year 1: | CY2021 | 583.34 | N/A |
| Year 2: | CY2022 | 148.85 | N/A |

Significant changes in emissions

The exclusion of service emissions have caused a significant reduction in total emissions. Ecoliv has no direct control over service emissions and has no potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier. The clients are responsible for all costs associated with service activities.

| Emission source name | Previous year emissions (kg CO ₂ -e) | Current year emissions (kg CO ₂ -e) | Detailed reason for change |
|---------------------------|---|--|---|
| Diesel : Large Car | 2,3574 | 3,395.7 | Increased in employee Commute |
| Diesel oil post-2004 (GJ) | 18,875.3 | 46,950.4 | Due to the significant increase in sales, production, and completed homes, as well as the frequent site visits. |

Use of Climate Active carbon neutral products, services, buildings or precincts

| Certified brand name | Product/Service/Building/Precinct used |
|-----------------------|--|
| Powershop | Electricity |
| Reflex | Paper |
| ICT Services | Telstra telecommunications |
| Postage | Australian Post (Express post) |
| Professional Services | Sustainability services – Pangolin Associates, Pathzero, |

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 ₂ -e) | Sum of scope 2 (tCO ₂ -e) | Sum of scope 3 (tCO ₂ -e) | Sum of total emissions (t CO ₂ -e) |
|---|--------------------------------------|--------------------------------------|--------------------------------------|---|
| Accommodation and facilities | 0.00 | 0.00 | 5.03 | 5.03 |
| Cleaning and Chemicals | 0.00 | 0.00 | 0.66 | 0.66 |
| Climate Active Carbon Neutral Products and Services | 0.00 | 0.00 | 0.00 | 0.00 |
| Food | 0.00 | 0.00 | 2.11 | 2.11 |
| ICT services and equipment | 0.00 | 0.00 | 7.98 | 7.98 |
| Machinery and vehicles | 0.00 | 0.00 | 0.13 | 0.13 |
| Office equipment & supplies | 0.00 | 0.00 | 1.96 | 1.96 |
| Products | 0.00 | 0.00 | 0.72 | 0.72 |
| Professional Services | 0.00 | 0.00 | 26.87 | 26.87 |
| Refrigerants | 0.29 | 0.00 | 0.00 | 0.29 |
| Stationary Energy (liquid fuels) | 0.00 | 0.00 | 1.90 | 1.90 |
| Transport (Air) | 0.00 | 0.00 | 2.46 | 2.46 |
| Transport (Land and Sea) | 42.41 | 0.00 | 55.20 | 97.61 |
| Waste | 0.00 | 0.00 | 0.68 | 0.68 |
| Water | 0.00 | 0.00 | 0.46 | 0.46 |
| Total emissions | 42.70 | 0.00 | 106.16 | 148.85 |

Uplift factors

| Reason for uplift factor | tCO ₂ -e |
|---|---------------------|
| N/A. | |
| Total of all uplift factors | 0 |
| Total emissions footprint to offset <i>(total emissions from summary table + total of all uplift factors)</i> | 148.85 |

6. CARBON OFFSETS

Offsets retirement approach

This certification has taken in-arrears offsetting approach. The total emission to offset is 149 t CO₂-e. The total number of eligible offsets used in this report is 149. Of the total eligible offsets used, 0 were previously banked and 149 were newly purchased and retired. 0 are remaining and have been banked for future use.

Co-benefits

Midilli Hydroelectric Power Plant

As for social impacts, significant positive employment effects occurred especially during the construction and installation period. Management, operation, and maintenance of the HPP creates permanent jobs which require high qualification, contributing to capacity building and know-how dissemination in Turkey. Moreover, since it is a renewable energy project, it contributes to achieve nationally stated sustainable development priorities which were indicated like in the law on use of renewable energy resources for electricity generation. Introduction purpose of this Law; the use of renewable energy resources for electrical energy generation to spread these resources to the economy in a reliable, economical, and quality manner, decreasing greenhouse gas emissions, utilizing wastes, protecting the environment, and developing the manufacturing sector needed to achieve these objectives. Moreover, sustainable development goals outcomes and the actual results of the contributed sustainable development indicators by the project during the monitoring period such as Climate Action and Affordable and clean energy.

Eligible offsets retirement summary

| Offsets retired 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 retired (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 (%) |
| Midilli Hydroelectric Power Plant Stapled to: GreenFleet Biodiversity Credits | VCU | Verra | 03/06/2023 | 12432-410603598-410603746-VCS-VCU-290-VER-TR-1-1330-01012016-31122016-0 | 2016 | 149 | 149 | 0 | 0 | 149 | 100% |
| Total eligible offsets retired and used for this report | | | | | | | | | | 149 | |
| Total eligible offsets retired this report and banked for use in future reports | | | | | | | | | | 0 | |
| Type of offset units | | Eligible quantity (used for this reporting period) | | | | | Percentage of total | | | | |
| Verified Carbon Units (VCUs) | | 149 | | | | | 100% | | | | |

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

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

| | |
|---|-----|
| 1. Large-scale Generation certificates (LGCs)* | N/A |
|---|-----|

* 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 | Project location | Eligible unit type | Registry | Surrender date | Accreditation code | Certificate serial number | Generation year | Fuel source | Quantity (MWh) |
|---|------------------|--------------------|----------|----------------|--------------------|---------------------------|-----------------|-------------|----------------|
| Total LGCs surrendered this report and used in this report | | | | | | | | | N/A |

APPENDIX A: ADDITIONAL INFORMATION

Ecoliv has also purchased an additional 149 tonnes of biodiversity offsets through Greenfleet. Greenfleet is a leading Australian not-for-profit environmental organisation on a mission to protect our climate by restoring forests. Greenfleet forests address critical deforestation, restore habitat for wildlife including many endangered species, capture carbon emissions to protect our climate, reduce soil erosion, improve water quality, and economically support local and indigenous communities.



This is to certify

Ecoliv Buildings

offset 149.00 tonnes of CO₂-e with Greenfleet.

Your support will help us restore native forests and ecosystems, which provide crucial habitat for endangered wildlife, help counter the devastating impact of the bushfires, and reduce the impacts of climate change.

Greenfleet will plant enough biodiverse native trees on your behalf to offset these emissions.

Thank you for helping us grow our forests and grow climate hope.

A handwritten signature in black ink, appearing to read "Wayne Wescott".

Wayne Wescott | Greenfleet CEO

15/05/2023

Thank you

APPENDIX B: ELECTRICITY SUMMARY

There are two international best-practice methods for calculating electricity emissions – the location-based method and the market-based method. Reporting electricity emissions under both methods is called dual reporting.

Dual reporting of electricity emissions is useful, as it provides different perspectives of the emissions associated with a business's electricity usage.

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.

For this certification, electricity emissions have been set by using the **market-based approach**.

| 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) | 1,076 | 0 | 7% |
| Electricity products (LRET) | 2,769 | 0 | 19% |
| 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 | 11,011 | 10,515 | 0% |
| Total renewable electricity (grid + non grid) | 3,844 | 0 | 26% |
| Total grid electricity | 14,855 | 10,515 | 26% |
| Total electricity (grid + non grid) | 14,855 | 10,515 | 26% |
| Percentage of residual electricity consumption under operational control | 100% | | |
| Residual electricity consumption under operational control | 11,011 | 10,515 | |
| Scope 2 | 9,724 | 9,286 | |
| Scope 3 (includes T&D emissions from consumption under operational control) | 1,287 | 1,229 | |
| Residual electricity consumption not under operational control | 0 | 0 | |
| Scope 3 | 0 | 0 | |

| | |
|--|---------------|
| Total renewables (grid and non-grid) | 25.88% |
| Mandatory | 18.64% |
| Voluntary | 7.24% |
| Behind the meter | 0.00% |
| Residual scope 2 emissions (t CO₂-e) | 9.29 |
| Residual scope 3 emissions (t CO₂-e) | 1.23 |
| 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 | |
| Percentage of grid electricity consumption under operational control | 100% | (kWh) | Scope 2 Emissions (kgCO ₂ -e) | Scope 3 Emissions (kgCO ₂ -e) | (kWh) | Scope 3 Emissions (kgCO ₂ -e) |
| ACT | 0 | 0 | 0 | 0 | 0 | 0 |
| NSW | 0 | 0 | 0 | 0 | 0 | 0 |
| SA | 0 | 0 | 0 | 0 | 0 | 0 |
| VIC | 14,855 | 14,855 | 12,627 | 1,040 | 0 | 0 |
| QLD | 0 | 0 | 0 | 0 | 0 | 0 |
| NT | 0 | 0 | 0 | 0 | 0 | 0 |
| WA | 0 | 0 | 0 | 0 | 0 | 0 |
| TAS | 0 | 0 | 0 | 0 | 0 | 0 |
| Grid electricity (scope 2 and 3) | 14,855 | 14,855 | 12,627 | 1,040 | 0 | 0 |
| ACT | 0 | 0 | 0 | 0 | | |
| NSW | 0 | 0 | 0 | 0 | | |
| SA | 0 | 0 | 0 | 0 | | |
| VIC | 0 | 0 | 0 | 0 | | |
| QLD | 0 | 0 | 0 | 0 | | |
| NT | 0 | 0 | 0 | 0 | | |
| WA | 0 | 0 | 0 | 0 | | |
| TAS | 0 | 0 | 0 | 0 | | |
| Non-grid electricity (behind the meter) | 0 | 0 | 0 | 0 | | |
| Total electricity (grid + non grid) | 14,855 | | | | | |

| | |
|--|--------------|
| Residual scope 2 emissions (t CO₂-e) | 12.63 |
| Residual scope 3 emissions (t CO₂-e) | 1.04 |
| 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 | 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 |
| <p><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></p> | | |

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) |
|--|--|-----------------------------------|
| Powershop | 14,855 | 0 |
| <p><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></p> | | |

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.

| Relevant non-quantified emission sources | Justification reason |
|--|----------------------|
| N/A | N/A |

Data management plan for non-quantified sources

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

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to this organisation'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

Excluded emissions sources summary

| Emission sources tested for relevance | Size | Influence | Risk | Stakeholders | Outsourcing | Justification |
|--|------|-----------|------|--------------|-------------|--|
| Construction & material service | Y | N | N | N | N | Ecoliv has no direct control over service emissions, and the client is responsible for all costs associated with service activities. We do not have the potential to influence the emissions from this source, including by shifting to a different lower-emissions supplier for our business. |



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