PUBLIC DISCLOSURE STATEMENT

J.T KERLEYS PTY LTD
(T/A KERLEYS COASTAL REAL ESTATE)

ORGANISATION CERTIFICATION
FY2022–23

Australian Government

Climate Active
Public Disclosure Statement

An Australian Government Initiative

NAME OF CERTIFIED ENTITY	J.T. Kerley Pty Ltd (trading as Kerleys Coastal Real Estate)
REPORTING PERIOD	1 July 2022 – 30 June 2023 Arrears report
DECLARATION	*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.*
	Damian Cayzer Managing Director 18 October 2023

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

Version August 2023.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	69 tCO_2-e
OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	N/A
CARBON ACCOUNT	Prepared by: Cool Planet
TECHNICAL ASSESSMENT	18/10/2023 Cool Planet Next technical assessment due: FY 2024/25

Contents

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 used an operational control approach when determining the emissions boundary for their Climate Active reporting.

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

3.EMISSIONS BOUNDARY

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

Inside the emissions boundary

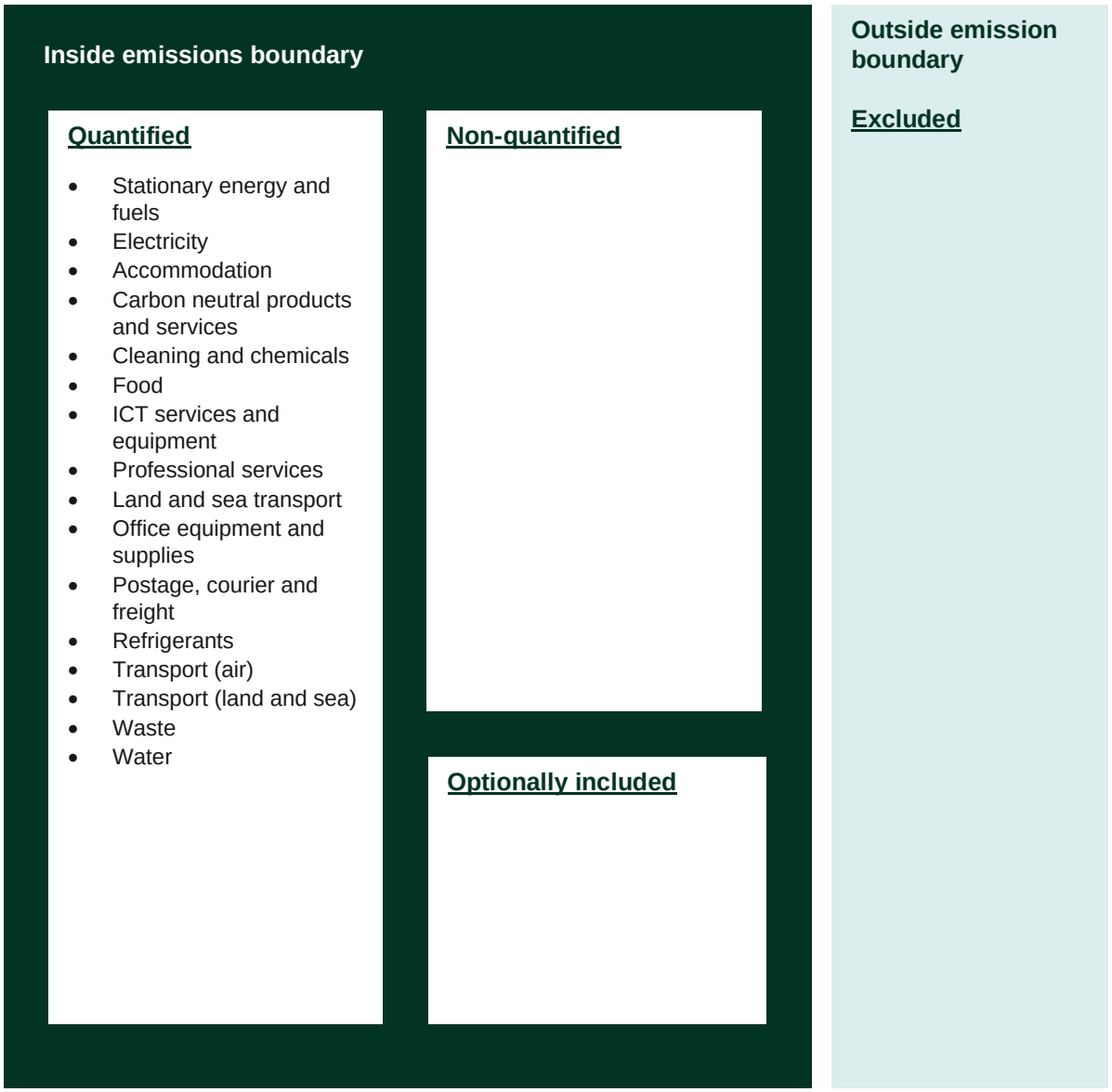
All emission sources listed in the emissions boundary are part of the carbon neutral claim.

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
Stationary energy and fuels
Electricity
Accommodation
Carbon neutral products and services
Cleaning and chemicals
Food
ICT services and equipment
Professional services
Land and sea transport
Office equipment and supplies
Postage, courier and freight
Refrigerants
Transport (air)
Transport (land and sea)
Waste
Water
Non-quantified
Optionally included
Outside emission boundary
Excluded

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 (6 in base year) 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.

Emissions reduction actions

This reporting period Kerleys introduced some new emissions reduction actions.

Office Equipment – Getting staff to share computers and the minimising of capital purchases resulted in a 82% reduction.

Postal services – reducing courier services and mail outs resulted in a 60% reduction in postal emissions.

5.EMISSIONS SUMMARY

Emissions over time

		Emissions since base year	
		Total tCO_2-e (without uplift)	Total tCO_2-e (with uplift)
Base year:	2021-22	39.075	41.029
Year 1:	2022-23	64.879	68.123

Significant changes in emissions

This year's FTE emissions intensity is 9.85, compared to last year's 7, a 41% increase in FTE weighted carbon emissions.

The increase is primarily from staff commuting and company car usage, coupled by large increases in printing and telecommunications.

The increase is due to growth in the business, extra resources put into marketing and new telecommunication services.

Waste and electricity emission reduction measures are yet to be fully implemented.

Emission source name	Previous year emissions (t CO_2-e)	Current year emissions (t CO_2-e)	Detailed reason for change
Printing and stationery	2.551	11.837	Significantly more printing occurred due to new marketing strategy and growth in business.
Diesel oil post-2004	8.324	19.728	Extra staff member and increased hours for other staff due to business growth resulted in more travel to houses and clients.
Petrol / Gasoline post-2004	8.224	12.631	Extra staff member and increased hours for other staff due to business growth resulted in more travel to houses and clients.

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

N/A

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 (t CO2-e)	Sum of Scope 2 (t CO2-e)	Sum of Scope 3 (t CO2-e)	Sum of Total Emissions (t CO2-e)
Accommodation and facilities	0.00	0.00	0.00	0.00
Bespoke	0.00	0.00	0.00	0.00
Cleaning and chemicals	0.00	0.00	0.18	0.18
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction materials and services	0.00	0.00	0.00	0.00
Electricity	0.00	10.69	1.42	12.11
Food	0.00	0.00	0.00	0.00
Horticulture and agriculture	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	3.45	3.45
Machinery and vehicles	0.00	0.00	0.00	0.00
Postage, courier and freight	0.00	0.00	0.03	0.03
Products	0.00	0.00	0.00	0.00
Professional services	0.00	0.00	3.11	3.11
Refrigerants	0.54	0.00	0.00	0.54
Roads and landscape	0.00	0.00	0.00	0.00
Stationary energy (gaseous fuels)	0.04	0.00	0.00	0.04
Stationary energy (liquid fuels)	0.00	0.00	0.00	0.00
Stationary energy (solid fuels)	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	0.00	0.00
Transport (land and sea)	25.91	0.00	6.45	32.36
use for duplicates	0.00	0.00	0.00	0.00
Waste	0.00	0.00	0.26	0.26
Water	0.00	0.00	0.47	0.47
Working from home	0.00	0.00	0.00	0.00
Office equipment and supplies	0.00	0.00	12.33	12.33
Total	**26.49**	**10.69**	**27.70**	**64.88**

Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions that cannot 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	3.244
Total of all uplift factors	3.244
Total emissions footprint to offset *(total emissions from summary table + total of all uplift factors)*	**68.123**

6. CARBON OFFSETS

Offsets retirement approach

This certification has taken an in-arrears offsetting approach. The total emission to offset is 69 t CO_2-e. The total number of eligible offsets used in this report is 69. Of the total eligible offsets used, 0 were previously banked and 69 were newly purchased and retired. 0 are remaining and have been banked for future use.

Co-benefits

Moombidary Forest Regeneration Project

Kullilli Bulloo River and Budjiti Aboriginal Corporations are the Traditional Custodians of Moombidary Station, a 150,000 hectare property in Queensland which is owned and managed by fifth-generation farmer George Mack. The project involves reducing the impact of agricultural practices on regenerating trees, including by investing in new infrastructure and establishing rotational grazing practices. The Moombidary Forest Regeneration Project has already reduced 550,889 tonnes of greenhouse gas emissions since 2012 and will deliver a further one million tonnes in emission reductions over the next 10 years. The project has also helped the Traditional Custodians to regain access and connection to their traditional country and providing options to return to cultural management practices.

The project also provides local employment opportunities such as to assist in annual field work and monitoring of regenerating forest across the carbon project. Key co-benefits include:

• Carbon sequestration • Investment in the local community • Regeneration of the land, improved soil health, reduced erosion and increased ground cover • Preservation of native species habitat • Establishment of rotational grazing practices • Regeneration of traditional medicines and bush tucker • Revenue is used to invest in new infrastructure.

CALFA Savannah Burning

Savanna fire management projects reduce the size, intensity and frequency of savanna wildfires in northern Australia to decrease the amount of greenhouse gases released into the atmosphere. Undertaking controlled savanna burning has a range of other environmental, economic, social and cultural benefits which include:

Cultural benefits - Indigenous savanna projects use traditional knowledge and provide on-country economic opportunities for Indigenous communities.

Farm benefits - Controlled burns improve pastoral productivity by stimulating grass regrowth and inhibiting woody weeds. Property protection - Reduced wildfire intensity decreases threat to property, livestock and infrastructure.

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 (%)**
Moombidary Forest Regeneration Project	ACCU	ANREU	17 Oct 2023	8,343,059,398 – 8,343,059,462	2021-22	-	65	0	0	65	94%
Central Arnhem Land Fire Abatement (CALFA) Project	ACCU	ANREU	17 Oct 2023	3,785,079,504 – 3,785,079,507	2018-19	-	4	0	0	4	6%
									Total eligible offsets retired and used for this report	69	
									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
Australian Carbon Credit Units (ACCUs)	69	100%

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

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)	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)	2,935	0	19%
Residual Electricity	12,677	12,107	0%
Total renewable electricity (grid + non grid)	**2,935**	**0**	**19%**
Total grid electricity	**15,612**	**12,107**	**19%**
Total electricity (grid + non grid)	**15,612**	**12,107**	**19%**
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	**12,677**	**12,107**	
Scope 2	11,195	10,692	
Scope 3 (includes T&D emissions from consumption under operational control)	1,482	1,415	
Residual electricity consumption not under operational control	**0**	**0**	
Scope 3	0	0	

Total renewables (grid and non-grid)	**18.80%**
Mandatory	**18.80%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**10.69**
Residual scope 3 emissions (t CO_2-e)	**1.42**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**10.69**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**1.42**
Total emissions liability (t CO_2-e)	**12.11**

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 (kg CO2-e)**	**Scope 3 Emissions (kg CO2-e)**	**(kWh)**	**Scope 3 Emissions (kg CO2-e)**
ACT	0	0	0	0	0	0
NSW	0	0	0	0	0	0
SA	0	0	0	0	0	0
VIC	15,612	15,612	13,270	1,093	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)	**15,612**	**15,612**	**13,270**	**1,093**	**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)	**15,612**					

Residual scope 2 emissions (t CO_2-e)	**13.27**
Residual scope 3 emissions (t CO^2-e)	**1.09**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**13.27**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**1.09**
Total emissions liability	**14.36**

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**
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.		

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)
N/A	**0**	**0**
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.		

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	

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
N/A						**Size:** **Influence:** **Risk:** **Stakeholders:** **Outsourcing:**

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