



PUBLIC DISCLOSURE STATEMENT

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

**ORGANISATION CERTIFICATION
CY2023**

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 2023 – 31 December 2023
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 19-08-2024</p>



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

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Version August 2023.



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	100 tCO ₂ -e
CARBON OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	89.34%
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	Next technical assessment due: CY2025 report

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2. CERTIFICATION INFORMATION

Description of organisation certification

This inventory has been prepared for the calendar year 2023, starting from 1st January 2023 to 31st of December 2023, 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

Accommodation and facilities
Cleaning and chemicals
Climate Active carbon neutral products and services
Construction materials and services
Electricity
Food
ICT services and equipment
Machinery and vehicles
Postage, courier and freight
Products
Professional services
Refrigerants
Stationary energy (liquid fuels)
Transport (air)
Transport (land and sea)
Waste
Water
Working from home
Office equipment and supplies

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 2024 (available [here](#)), which includes a ten-year climate action and emission reduction plan.

Emissions Reduction Strategy

Ecoliv Buildings is committed to continually improving processes to minimise 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:

- Ecoliv has purchased its first Electric Vehicle and is currently working with the Green Building Institute to be involved in trialling an EV Ute. Transition to an electric car and Ute will 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 with a gas forklift in 2023. A review of electric forklift option will be conducted in mid-2024.

Scope 2:

- Ecoliv will be transitioning to 100% GreenPower and carbon neutral electricity, which will reduce our scope 2 emissions to 0.
- Ecoliv will also install a solar farm by the end of 2024.

Scope 3:

By 2026 Ecoliv aims to implement a 20% reduction in Scope 3 by:

- Installation of electric car charging point at the construction facility to encourage transition to uptake of electric vehicles in calendar year 2024.
- When upgrading company vehicles opt for highly fuel efficient, hybrid or electric models.
- 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.
- Reduce total emissions related to ICT services and equipment, Office equipment & supplies to 5% by 2024 compared to the base year (CY2021).
- Reducing our emissions from air and transportation by attending meetings via video conferencing rather than travelling. If air travel is unavoidable offsetting flights at point of purchase.
- Engage with key stakeholders and material suppliers to identify supply chain emissions and set reduction targets.
- Reduce Scope 3 emissions by working with suppliers to change their practices or switching sustainable suppliers if possible.

Emissions reduction actions

During the CY2023, Ecoliv undertook the following actions toward emissions reduction:

- Purchase of first EV and install and commissioning of an EV charging station.
- Installation of an AA Worm farm waste system for off grid wastewater treatment at the EcoHub construction facility.
- Transparency of waste generated, segregation and identification of uses for all waste types undertaken during the construction of our EcoGeneration carbon positive home as a test case. Results and reduction strategy to be reported in 2024.
- ESG survey of all key suppliers on their ESG risks and practices including modern slavery, WHS and environment.
- Engaged with major suppliers to investigate timber materials and products that can be sourced more locally to reduce transport emissions from delivery.
- Purchased GreenPower and renewable electricity in the reporting year.

5. EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Base year:	CY2021	583.34	N/A
Year 1:	CY2022	148.85	N/A
Year 2:	CY2023	99.78	N/A

Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO ₂ -e)	Current year emissions (t CO ₂ -e)	Reason for change
Diesel oil post-2004 (GJ)	46.95	14.96	Activity increased last year due to the increase in production and completed homes, along with travel extending further into NSW. Additionally, some activities were overreported in CY2022, where costs were directly related to construction and material services.
Diesel: Large Car	23.57	12.25	Activity increased last year due to the increase in production and completed homes, along with travel extending further into NSW. Additionally, some activities were overreported in CY2022, where costs were directly related to construction and material services.
Petrol: Medium Car	6.65	19.35	Increased travel in petrol car

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

Certified brand name	Product/Service/Building/Precinct used
Powershop	Electricity
ICT Services	Telstra telecommunications
Professional Services	Sustainability services – Pangolin Associates
Advertising Services	Young Folks Digital Agency

Emissions summary

The electricity summary is available in the Appendix B. Electricity emissions were calculated using a market-based approach.

Emission category	Scope 1 emissions (tCO ₂ -e)	Scope 2 emissions (tCO ₂ -e)	Scope 3 emissions (tCO ₂ -e)	Total emissions (t CO ₂ -e)
Accommodation and facilities	0.00	0.00	0.93	0.93
Cleaning and chemicals	0.00	0.00	1.17	1.17
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction materials and services	0.00	0.00	0.07	0.07
Electricity	0.00	0.98	0.12	1.10
Food	0.00	0.00	1.23	1.23
ICT services and equipment	0.00	0.00	4.57	4.57
Machinery and vehicles	0.00	0.00	0.49	0.49
Postage, courier and freight	0.00	0.00	0.09	0.09
Products	0.00	0.00	0.99	0.99
Professional services	0.00	0.00	19.99	19.99
Refrigerants	0.29	0.00	0.00	0.29
Stationary energy (liquid fuels)	1.60	0.00	0.53	2.14
Transport (air)	0.00	0.00	0.00	0.00
Transport (land and sea)	12.01	0.00	51.56	63.58
Waste	0.00	0.00	0.68	0.68
Water	0.00	0.00	0.44	0.44
Working from home	0.00	0.00	0.17	0.17
Office equipment and supplies	0.00	0.00	1.86	1.86
Total emissions (tCO₂-e)	13.90	0.98	84.89	99.78

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
N/A	
Total of all uplift factors (tCO ₂ -e)	0
Total emissions footprint to offset (tCO₂-e) <i>(total emissions from summary table + total of all uplift factors)</i>	99.78

6. CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset units	Eligible quantity (used for this reporting period)	Percentage of total
Verified Carbon Units (VCUs)	100	100%

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 (%)
Floresta Verde REDD+ Project	VCU	Verra	24/05/2024	9166-72250290-72250339-VCS-VCU-1531-VER-BR-14-1953-01012017-31122017-1	2017	-	50	0	0	50	50%
Bundled Solar Power Project by Solararise India Projects PVT. LTD.	VCU	Verra	24/05/2024	10730-245116646-245116695-VCS-VCU-997-VER-IN-1-1762-26042018-31122018-0	2018	-	50	0	0	50	50%
Total eligible offsets retired and used for this report										100	
Total eligible offsets retired this report and banked for use in future reports									0		

Co-benefits

FLORESTA VERDE REDD+ PROJECT

The project preserves 53,528 hectares in a critical region of the eastern amazon biome. A region where there is high deforestation risk. The project has quantifiable CCB benefits, as it provides full time employment, training and access for the families that live in and around the project area, to be self-empowered in a region where there are few job opportunities. The project also provides cookstoves with chimneys to help mitigate lung cancer and more efficiently burn fuel for cooking.

Bundled Solar Power Project by Solararise India Projects PVT. LTD.

The main purpose of this project activity is to generate clean form of electricity through renewable solar energy source. Over the 10 years of first crediting period, the project will replace anthropogenic emissions of greenhouse gases (GHG's) estimated to be approximately 213,089 tCO₂e per year, thereon displacing 220,752 MWh/year amount of electricity from the generation-mix of power plants connected to the Indian grid, which is mainly dominated by thermal/fossil fuel based power plant.

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

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	6,434	0	43%
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)	1,044	0	7%
Electricity products jurisdictional renewables (LGCs surrendered)	4,082	0	27%
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)	1,789	0	12%
Residual Electricity	1,593	1,450	0%
Total renewable electricity (grid + non grid)	13,350	0	89%
Total grid electricity	14,943	1,450	89%
Total electricity (grid + non grid)	14,943	1,450	89%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	1,593	1,450	
Scope 2	1,418	1,290	
Scope 3 (includes T&D emissions from consumption under operational control)	175	159	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	89.34%
Mandatory	18.96%
Voluntary	70.38%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	1.29
Residual scope 3 emissions (t CO₂-e)	0.16
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.98
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.12
Total emissions liability (t CO₂-e)	1.10

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	14,943	14,943	11,805	1,046	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)	14,943	14,943	11,805	1,046	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)	14,943					

Residual scope 2 emissions (t CO₂-e)	11.80
Residual scope 3 emissions (t CO₂-e)	1.05
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	7.45
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	0.66
Total emissions liability	8.11

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 electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO ₂ -e)
Powershop	5,507	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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