



PUBLIC DISCLOSURE STATEMENT

LOCAL

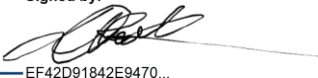
ORGANISATION CERTIFICATION
CY2023

Australian Government
Climate Active
Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Local: Residential Pty Ltd
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>Signed by:  EF42D91842E9470...</p>
	Danielle Pacella Impact Manager 23 rd August 2024



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

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Version August 2023.



1. CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	234 tCO ₂ -e
CARBON OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	Total renewables 100%
CARBON ACCOUNT	Prepared by: Wrap Engineering
TECHNICAL ASSESSMENT	N/A – small organisation pathway
THIRD PARTY VALIDATION	N/A – not Initial report

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2. CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for the business operations of **Local: Residential Pty Ltd, ABN 24 653 710 331**. Local: Residential Pty Ltd's business function is corporate operations and investment management.

Local's built to rent residential assets have separate ownership and will be certified carbon neutral through the NABERS Climate Active pathway, which will measure the asset operational emissions, including common area water consumption, energy, and waste.

Local operates solely as an advisory and management capacity only to deliver residential assets.

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. Local's buildings are also located in well-connected locations in great neighbourhoods, where 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. 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.

This carbon account is for the Local office, which was based in the Hub offices in Richmond, VIC 3121 for the entirety of the CY2023 period.

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.

The following entities are excluded from this certification:

Legal entity name	ABN	ACN
Local: Management Pty Ltd	36 660 539 122	663 539 122

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 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
- Food
- ICT services and equipment
- Land and sea transport
- Office equipment and supplies
- Postage, courier, and freight
- 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
- Cleaning and chemicals
- Professional 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 and water
- Construction materials and services
- Construction waste

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

- Local: Residential Pty Ltd commits to:
 - Reducing scope 3 emissions by 25% by 2030 from a 2022 base year.
 - Implementing energy-efficient measures in our new office space by August 2024.
 - Using Green Power/Renewable Energy only in our office operations.
 - Optimise our waste management practices to achieve a 20% reduction.
 - Implement real-time monitoring systems to track energy usage, water consumption, and waste generation across all office spaces.
 - Conduct regular audits to measure progress towards emission reduction targets and identify areas for improvement.
 - Publicly disclose our emissions reduction targets, progress, and strategies on our website by 2030, including relevant reports and data to demonstrate the viability and effectiveness of our commitments.

Despite potential business growth, any increase in emissions will be justified, with plans in place to mitigate such increases through efficiency measures or offsets.

Emissions reduction actions

During this reporting period, Local took the following actions to reduce emissions:

- Development and implementation of climate change and adaptation plan for Local's new office location.
- Encouraging all employees to use public transport or green modes of transport rather than driving vehicles.
- 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.
- Reducing corporate travel in favour of video conferencing.
- Implementation of a new travel system, which includes an approval mechanism for all travel to allow managers to review proposed travel and its necessity before approval is given.
- Implementation of Local's waste reduction strategy across all Local operated workspaces.

5. EMISSIONS SUMMARY

Emissions over time

		Emissions since base year	
		Total tCO ₂ -e (without uplift)	Total tCO ₂ -e (with uplift)
Base year:	CY2022	63.01	66.1605
Year 1:	CY2023	222.50	233.63

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
Long business class flights (>3,700km)	5.99	122.44	The business experienced significant organic business growth from CY2022- CY2023 which saw an increased need for business travel during this growth.
Short economy class flights (>400km, ≤3,700km)	32.68	46.05	The business experienced significant organic business growth from CY2022- CY2023 which saw an increased need for business travel during this growth.

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

Certified brand name	Product/Service/Building/Precinct used
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. Electricity emissions were calculated using a market-based approach.

Emission category	Sum of Scope 1 (t CO ₂ -e)	Sum of Scope 2 (t CO ₂ -e)	Sum of Scope 3 (t CO ₂ -e)	Sum of Total Emissions (t CO ₂ -e)
Accommodation and facilities	0.00	0.00	1.82	1.82
Cleaning and chemicals	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00
Food	0.00	0.00	8.90	8.90
ICT services and equipment	0.00	0.00	5.24	5.24
Office equipment and supplies	0.00	0.00	6.59	6.59
Postage, courier and freight	0.00	0.00	0.00	0.00
Products	0.00	0.00	0.00	0.00
Professional services	0.00	0.00	0.00	0.00
Refrigerants	0.00	0.00	0.00	0.00
Stationary Energy	0.00	0.00	0.00	0.00
Transport (air)	0.00	0.00	186.84	186.84
Transport (land and sea)	0.00	0.00	12.24	12.24
Waste	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00
Working from home	0.00	0.00	0.87	0.87
Total	0.00	0.00	222.50	222.50

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	11.13
Total of all uplift factors (tCO ₂ -e)	11.13
Total emissions footprint to offset (tCO₂-e) <i>(total emissions from summary table + total of all uplift factors)</i>	233.63

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
Australian Carbon Credit Units (ACCUs)	234	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 (%)
Hiltaba - South Australian Conservation Alliance - Site #2	ACCU	ANREU	29 Apr 2024	8,995,486,251 - 8,995,486,317 ERF:139932	2023-24	-	67	0	0	67	29%
Western Australia Conservation Initiative - Site 2 - Talisker	ACCU	ANREU	23 Aug 2024	9,007,116,786 - 9,007,116,952	2023-24	-	167	0	0	167	71%
Total eligible offsets retired and used for this report										234	
Total eligible offsets retired this report and banked for use in future reports									0		

Co-benefits

The Hiltaba project is a three-way partnership between GreenCollar, Gawler Ranges Aboriginal Corporation and Nature Foundation and aims to regenerate 23,000ha of native forest in an area of high cultural and environmental significance. Income from the carbon project will help fund important biodiversity and conservation initiatives, while ensuring active management of the land and supporting Nature Foundation's Kids on country program. Learn more about the impact and benefits of this project from this video and the attached case study: [South Australian Conservation Alliance Site #2 - GreenCollar](#)

The Western Australia Conservation Initiative Site 2 is a human induced regeneration project and in addition to sequestering carbon offers the following co-benefits:

- Supporting large-scale infrastructure improvement to increase productivity.
- Improved feral animal and livestock management.
- Improved land condition.
- Future business sustainability.
- Investment in the local community.
- Creation of job opportunities on the land.

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

N/A

APPENDIX A: ADDITIONAL INFORMATION

ACCU carbon offset retirement confirmations via GreenCollar

nationalregistry.cleanenergyregulator.gov.au/transaction/show/145809



All

Logged in as: Charbel Daher / Industry User

- ANREU Home
- Account Holders
- Accounts
- Unit Position Summary
- Projects
- Transaction Log
- CER Notifications
- Public Reports
- My Profile

Transaction Details

Transaction details appear below.

Transaction ID	AU35583
Current Status	Completed (4)
Status Date	23/08/2024 17:09:59 (AEST) 23/08/2024 07:09:59 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Allen, Jessica Amanda
Transaction Approver	Daher, Charbel
Comment	These units are cancelled by GreenCollar on behalf of Local Residential Pty Ltd to support its Climate Active carbon neutral Certification.

Transferring Account

Account Number	AU-1117
Account Name	Terra Carbon Pty Ltd
Account Holder	Terra Carbon Pty Limited

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF123913					2023-24		9,007,116,786 - 9,007,116,952	167

Transaction Status History

Status Date	Status Code
23/08/2024 17:09:59 (AEST) 23/08/2024 07:09:59 (GMT)	Completed (4)
23/08/2024 17:09:59 (AEST) 23/08/2024 07:09:59 (GMT)	Proposed (1)
23/08/2024 17:09:59 (AEST) 23/08/2024 07:09:59 (GMT)	Account Holder Approved (97)
23/08/2024 17:04:52 (AEST) 23/08/2024 07:04:52 (GMT)	Awaiting Account Holder Approval (95)

Transaction Details

Transaction details appear below.

Transaction ID	AU33403
Current Status	Completed (4)
Status Date	29/04/2024 14:54:48 (AEST) 29/04/2024 04:54:48 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Wragg, Benjamin James
Transaction Approver	Allen, Jessica Amanda
Comment	These units are cancelled by GreenCollar on behalf of Local Residential Pty Ltd to support its Climate Active carbon neutral Certification.

Transferring Account

Account Number	AU-1117
Account Name	Terra Carbon Pty Ltd
Account Holder	Terra Carbon Pty Limited

Acquiring Account

Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF139932					2023-24		8,995,486,251 - 8,995,486,317	67

Transaction Status History

Status Date	Status Code
29/04/2024 14:54:48 (AEST) 29/04/2024 04:54:48 (GMT)	Completed (4)
29/04/2024 14:54:48 (AEST) 29/04/2024 04:54:48 (GMT)	Proposed (1)

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.

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 CO2-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 certified - Precinct/Building (voluntary renewables)	0	0	0%
Climate Active certified - Precinct/Building (LRET)	0	0	0%
Climate Active certified - Precinct/Building jurisdictional renewables (LGCs surrendered)	0	0	0%
Climate Active certified - Electricity products (voluntary renewables)	5,277	0	100%
Climate Active certified - Electricity products (LRET)	0	0	0%
Climate Active certified - 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	0	0	0%
Total renewable electricity (grid + non grid)	5,277	0	100%
Total grid electricity	5,277	0	100%
Total electricity (grid + non grid)	5,277	0	100%
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	0	0	
Scope 2	0	0	
Scope 3 (includes T&D emissions from consumption under operational control)	0	0	
Residual electricity consumption not under operational control	0	0	
Scope 3	0	0	

Total renewables (grid and non-grid)	100.00%
Mandatory	0.00%
Voluntary	100.00%
Behind the meter	0.00%
Residual scope 2 emissions (t CO2-e)	0.00
Residual scope 3 emissions (t CO2-e)	0.00
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%

Climate Active carbon neutral electricity products

Climate Active carbon neutral product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO2-e)
Electricity consumed in Hub offices in Richmond (Climate Active certified service)	5,277	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.		

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	5,277	5,277	4,169	369	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)	5,277	5,277	4,169	369	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)	5,277					

Residual scope 2 emissions (t CO2-e)	4.17
Residual scope 3 emissions (t CO2-e)	0.37
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

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 emissions 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 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
Embodied carbon of building (including construction materials and services)	Y	N	N	N	N	<p>Size: Embodied emissions are likely to be large compared to the total operational emissions from electricity, stationary energy and fuel emissions.</p> <p>Influence: Building is built so we do not have potential to influence emissions from this source.</p> <p>Risk: There are no relevant laws or regulations that apply to limit embodied carbon emissions, and it is unlikely to be of significant public interest.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: We have not previously undertaken this activity within our emissions boundary and comparable organisations do not typically undertake this activity within their boundary.</p>
Tenant utilities and water	Y	N	N	N	N	<p>Size: Emissions likely to be large compared to the total operational emissions from electricity, stationary energy and fuel emissions.</p> <p>Influence: Tenant purchasing decisions are outside of the operational and financial control of Local.</p> <p>Risk: There are no relevant laws or regulations that apply to including this emissions category, and it is unlikely to be of significant public interest.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: We have not previously undertaken this activity within our emissions boundary and comparable organisations do not typically undertake this activity within their boundary.</p>
Construction waste	Y	N	N	N	N	<p>Size: Emissions likely to be large compared to the total operational emissions from electricity, stationary energy and fuel emissions.</p> <p>Influence: Construction waste is managed by our construction partners and their sub-contractors and we therefore do not have the ability to influence how this is managed on construction sites.</p> <p>Risk: There are no relevant laws or regulations that apply to including this emissions category, and it is unlikely to be of significant public interest.</p> <p>Stakeholders: Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p>Outsourcing: We have not previously undertaken this activity within our emissions boundary and comparable organisations do not typically undertake this activity within their boundary.</p>



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