PUBLIC DISCLOSURE STATEMENT

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

ORGANISATION CERTIFICATION
FY2023–24

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 2023 – 30 June 2024 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 6 November 2024

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

Version 9.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	53 tCO_2-e
CARBON OFFSETS USED	100% ACCUs
RENEWABLE ELECTRICITY	18.72%
CARBON ACCOUNT	Prepared by: Cool Planet
TECHNICAL ASSESSMENT	Next technical assessment due: FY 24/25 report

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2. CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for 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.

This Public Disclosure Statement includes information for FY2023-24 reporting period.

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

• 64 Hesse Street, Queenscliff VIC 3225

The following subsidiaries are also included within this certification:

Legal entity name	ABN	ACN
N/A		

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

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.

Our goals:

Reducing total carbon emissions by at least 10% based on Full Time Employees (6 in base year) by 2027 based on a 2022 base year. Our baseline emissions intensity figure was 6.83, this year with 7 FTEs our intensity figure is 7.57 an 11% increase on our base year but a 22% decrease from last year.

Our 2027 target will be achieved by:

- Minimum 25% reduction of waste to landfill.
- Reduce printing and paper use by 25% by transitioning to digital workspace.
- Reduce professional services emissions by 25% through prioritising sustainable partners.
- Improved energy efficiency measures including turning computers and lights off at night and reduced AC use to reduce electricity use by 15%.

Emissions reduction actions

Increased energy efficiency measures reduced electricity emissions by 21%

Gas disconnected to reduce 44kg (100%) in emissions.

Reduction in purchased electronic equipment reduced emissions by 243kg (100%).

Professional services emissions reduced by 59% through internalising of services.

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
Year 2:	2023-24	50.461	52.984

Significant changes in emissions

Emission source	Previous year emissions (t CO_2-e)	Current year emissions (t CO_2-e)	Reason for change
Electricity (market-based method, scope 2)	10.69	8.51	increased energy efficiency measures.
Diesel oil post-2004	19.73	15.57	previous multiple staff commuting data sections now rolled into this one section
Petrol: Small Car	0.00	8.50	different staff commuting section moved to this one for greater accuracy.

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

N/A.

Emissions summary

The electricity summary is available in 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	0.00	0.00
Cleaning and chemicals	0.00	0.00	0.21	0.21
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	8.51	1.05	9.56
Food	0.00	0.00	0.29	0.29
Horticulture and agriculture	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	2.15	2.15
Machinery and vehicles	0.00	0.00	0.00	0.00
Office equipment and supplies	0.00	0.00	1.25	1.25
Postage, courier and freight	0.00	0.00	0.17	0.17
Products	0.00	0.00	0.00	0.00
Professional services	0.00	0.00	1.63	1.63
Refrigerants	0.39	0.00	0.00	0.39
Roads and landscape	0.00	0.00	0.00	0.00
Stationary energy (gaseous fuels)	0.00	0.00	0.00	0.00
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)	16.11	0.00	16.83	32.94
Waste	0.00	0.00	1.34	1.34
Water	0.00	0.00	0.53	0.53
Working from home	0.00	0.00	0.00	0.00
Grand Total	**16.50**	**8.51**	**25.45**	**50.46**

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	2.523
Total of all uplift factors (tCO_2-e)	2.523
Total emissions footprint to offset (tCO_2-e) *(total emissions from summary table + total of all uplift factors)*	**52.984**

6. CARBON OFFSETS

Eligible offsets retirement summary

Offsets retired for Climate Active certification

Type of offset unit	Quantity used for this reporting period	Percentage of total units used
Australian Carbon Credit Units (ACCUs)	53	100%

Project name	Type of offset unit	Registry	Date retired	Serial number	Vintage	Total quantity retired	Quantity used in previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period	Percentage of total used this reporting period
Biodiverse Carbon Conservation	ACCU	ANREU	6/11/2024	8,336,094,910 - 8,336,094,962	2021-22	53	0	0	53	100.00%

Co-benefits

Located in in south-western Australia, this reforestation project is an initiative aimed at planting 3.8 million native trees on 2500 hectares of former farmland. The farmland was purchased and regenerated by Greening Australia and Bush Heritage Australia, two organisations dedicated to environmental conservation and restoration.

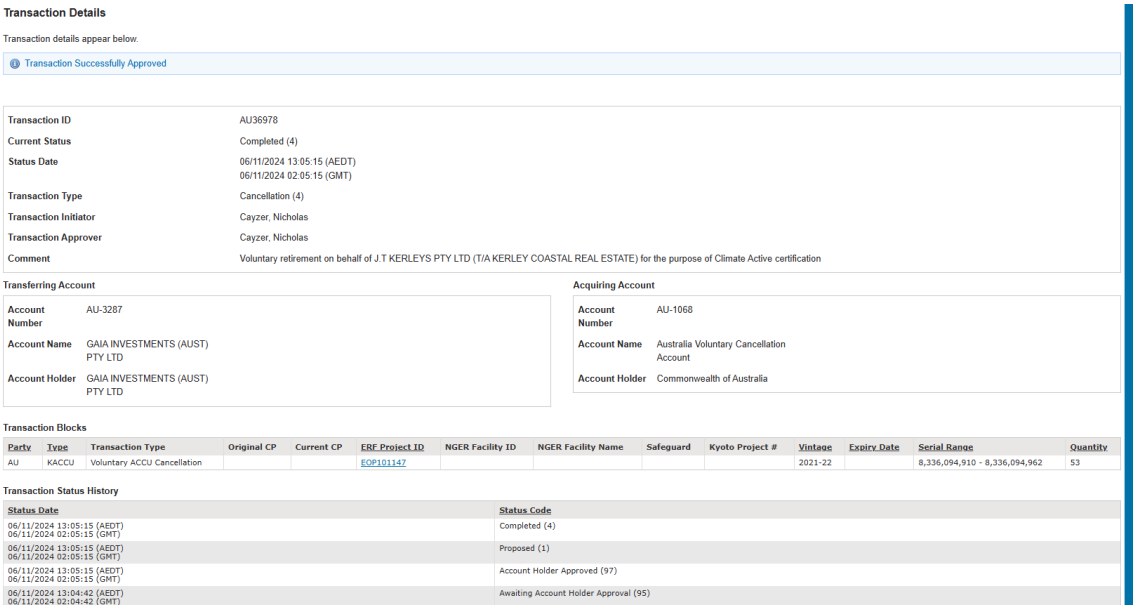
The main objective of the project is to remove carbon from the atmosphere, mitigate the impacts of climate change and reduce drought impacts on the area. It also aims to regenerate local biodiversity by establishing a habitat for a variety of native species, including emus, echidnas, and wallabies. In addition to its environmental benefits, the replanting areas also improves a vital wildlife link between two national parks, helping to connect these protected areas and promote the movement and dispersal of native species.

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A.

APPENDIX A: ADDITIONAL INFORMATION



Transaction Details

Transaction details appear below.

Transaction Successfully Approved

Transaction ID	AU36978
Current Status	Completed (4)
Status Date	06/11/2024 13:05:15 (AEDT) 06/11/2024 02:05:15 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Cayzer, Nicholas
Transaction Approver	Cayzer, Nicholas
Comment	Voluntary retirement on behalf of J.T KERLEYS PTY LTD (T/A KERLEY COASTAL REAL ESTATE) for the purpose of Climate Active certification

Transferring Account

Account Number	AU-3287
Account Name	GAIA INVESTMENTS (AUST) PTY LTD
Account Holder	GAIA INVESTMENTS (AUST) PTY LTD

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			EOP101147					2021-22		8,336,094,910 - 8,336,094,962	53

Transaction Status History

Status Date	Status Code
06/11/2024 13:05:15 (AEDT) 06/11/2024 02:05:15 (GMT)	Completed (4)
06/11/2024 13:05:15 (AEDT) 06/11/2024 02:05:15 (GMT)	Proposed (1)
06/11/2024 13:05:15 (AEDT) 06/11/2024 02:05:15 (GMT)	Account Holder Approved (97)
06/11/2024 13:04:42 (AEDT) 06/11/2024 02:04:42 (GMT)	Awaiting Account Holder Approval (95)

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 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)	0	0	0%
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)	2,419	0	19%
Residual electricity	10,505	9,559	0%
Total renewable electricity (grid + non grid)	**2,419**	**0**	**19%**
Total grid electricity	**12,924**	**9,559**	**19%**
Total electricity (grid + non grid)	**12,924**	**9,559**	**19%**
Percentage of residual electricity consumption under operational control	100%		
Residual electricity consumption under operational control	**10,505**	**9,559**	
Scope 2	9,351	8,509	
Scope 3 (includes T&D emissions from consumption under operational control)	1,154	1,050	
Residual electricity consumption not under operational control	**0**	**0**	
Scope 3	0	0	

Total renewables (grid and non-grid)	**18.72%**
Mandatory	**18.72%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**8.51**
Residual scope 3 emissions (t CO_2-e)	**1.05**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**8.51**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**1.05**
Total emissions liability (t CO_2-e)	**9.56**

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)**
VIC	12,924	12,924	10,210	905	0	0
Grid electricity (scope 2 and 3)	**12,924**	**12,924**	**10,210**	**905**	**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)	**12,924**					

Residual scope 2 emissions (t CO_2-e)	**10.21**
Residual scope 3 emissions (t CO_2-e)	**0.90**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**10.21**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**0.90**
Total emissions liability	**11.11**

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**

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 electricity 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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