



PUBLIC DISCLOSURE STATEMENT

MOLONGLO GROUP (AUSTRALIA) PTY LTD

**ORGANISATION CERTIFICATION
FY2020-21**

Australian Government

Climate Active Public Disclosure Statement

MOLONGLO



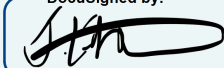
An Australian Government Initiative



NAME OF CERTIFIED ENTITY: Molonglo Group (Australia) Pty Ltd

REPORTING PERIOD: 1st July 2020 to 30th June 2021

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.

Signature	DocuSigned by:  4849B61AFEAF41C...	Date	18 January 2022
Name of Signatory			
Johnathan Yianni Efkarpidis			
Position of Signatory			
Director			



Australian Government
**Department of Industry, Science,
Energy and Resources**

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Version number February 2021

1. CARBON NEUTRAL INFORMATION

Description of certification

The inventory has been prepared for the financial year from 1 July 2020 to 30 June 2021 and covers the business operations of Molonglo Group (Australia) Pty Ltd (ABN 16 109 342 547), and affiliated companies MGCP Pty Ltd (ABN 26 605 913 924) and Meraki Properties IKE (hereafter referred to as Molonglo) and incorporates staff and engaged consultants located in Australia, Greece and the United Kingdom. This certification does not include GHG emissions from the property development and investment entities serviced by Molonglo.

Molonglo Canberra, Ngunnawal Country
Building 7, 1 Dairy Road,
Fyshwick, ACT 2609, Australia

Molonglo Melbourne, Wurundjeri Woi-Wurrung Country
45 Keele Street,
Collingwood, Vic 3066, Australia

Molonglo Athens
Syrou 11 & Eptanisou
11361 Athens Greece

Organisation description

Molonglo operates within the field of property development theory and practice.

Since 1964, our projects have spanned property investment and development; hotel, hospitality and retail businesses; and research, publishing and public programs. We have seen, and continue to see, the topic of urban development as a truly expansive subject. Molonglo's process is often collaborative and cross-disciplinary, which allows for enormous fluidity and flexibility. We operate under a model of long-term stewardship, not short-term wealth extraction. We exist to build places that matter and foster healthy, cohesive and tolerant societies. Molonglo has offices in Canberra, Melbourne and Athens.

Molonglo works on an urban level and has extensive experience in the development of sustainable, diverse, layered and meaningful buildings and neighbourhoods that are embraced by their communities. Our outputs push the boundaries of what a property developer is, and can be.

The certification boundary applied for our greenhouse gas (GHG) emissions reporting under Climate Active comprises Molonglo's operations and activities in our Australian and international locations. The boundary accounts for the GHG emissions from our offices, day-to-day business activities and events and publications. This certification does not include GHG emissions from the property development and investment entities.

The hard work in addressing the GHG emissions from the property development and investment entities serviced by Molonglo is being treated separately, as part of *From Here to There: Our Projects* (as outlined in the emissions reduction strategy in Section 3, below) and is an ongoing process.

2. EMISSION BOUNDARY

Diagram of the certification boundary

The reporting boundary of Molonglo’s business operations has been developed in accordance with the Climate Active Organisation Standard. The following steps were undertaken to develop this reporting boundary and ensure it aligns with the Standard and stakeholder expectations.

- Identifying a long list of potential emission sources based on Molonglo’s assets, operations and activities
- Conducting relevance testing across each of the identified emission sources in line with the requirements of the Climate Active Carbon Neutral Standard for Organisations

Figure 1 summarises the relevant emission sources (quantified and non-quantified) that are included in Molonglo’s Climate Active certification boundary, and those emissions that are excluded.

Figure 1: Molonglo's Climate Active certification boundary

<u>Quantified</u>	<u>Non-quantified</u>	<u>Excluded</u>
Electricity (Australia and international)	n/a	Business services
Stationary energy		ICT services (telephone and internet, software and subscriptions)
ICT services (data centres)		Storage services
Office equipment and supplies (paper, printing)		IT equipment
Water		
Waste		
Air transport		
Cleaning services		
Taxi and uber		
Accommodation and facilities		
Land and sea transport (km)		
Land and sea transport (fuel)		
Working from home		
Food and catering		
Postal services		

Non-quantified sources

N/A

Data management plan

N/A.

Excluded sources (outside of certification boundary)

Molonglo undertook a detailed relevance assessment for the FY20 reporting year to determine the emissions reporting boundary for this certification, in accordance with the relevance tests outlined in Section 2.3.1 of the Climate Active Organisation Standard. The following sources were excluded based on the relevance assessment:

- Business services
- ICT services (telephone and internet, and software and subscriptions)
- Storage services
- IT equipment (hardware)

Appendix 1 provides the outcomes of the relevancy testing for these excluded sources.

3. EMISSIONS SUMMARY

Emissions reduction strategy

Molonglo's emissions reduction strategy is part of our commitment to greater environmental responsibility. In FY21 we launched *From Here to There*, a publicly accessible online manual of action-based strategies, guides and tools for delivering environmentally responsible, healthy and inclusive places.

From Here to There covers three areas:

- Our projects – environmentally responsible, healthy and inclusive development projects.
- Our company – environmentally responsible business operations.
- Our circle – encouraging our employees, contractors and the inhabitants of our places (tenants and residents) to engage in environmentally responsible practices.

A key goal identified by *From Here to There* in FY21 is to reduce and offset our company carbon emissions. The following actions are planned to be rolled out progressively over several years:

Energy

For building locations serviced by Molonglo:

- Install solar panels
- Upgrade to more efficient lighting
- Improve energy efficiency of other electrical appliances, such as heating, ventilation and air conditioning (HVAC) and computer equipment.
- Purchase of Greenpower or certified carbon neutral electricity where possible.
- Upgrade of BMS systems to incorporate energy efficiencies.

Transport

- Develop and implement a company policy to encourage staff to use active transportation to commute to work.
- Only lease properties that have suitable end-of-trip facilities to encourage staff to use active transportation to commute to work.
- Incentivise active transportation for commuting to work through a fitness campaign or offering to subsidise the equipment.
- Molonglo staff having the flexibility to work from home when it is suitable for their role.
- Contacting all suppliers to change mail to be sent electronically only.
- Mail set up only to be delivered once per week.
- Identify opportunities to reduce distance travelled for work-related trips (e.g., encourage online meetings via videoconferencing).
- Reduce flights where possible and promote or replace in-person meetings with videoconferencing.
- Implement a travel policy that outlines a stricter approval process for flights with a view to reducing the total number of flights.
- Purchase flights from certified carbon neutral airlines (e.g., Qantas and Virgin Australia).

Office operations

- Undertake a waste audit at the office locations to help build a better understanding of staff behaviour and waste composition. The findings of the waste audit will inform waste diversion and reduction strategies.
- Create signage around waste receptacles to increase awareness about what can and cannot be recycled and/or diverted from landfill.
- Only lease properties that have sensorised sink faucets to decrease water consumption.

- Create signage around water consumption to encourage staff to use water efficiently.
- Only purchase certified carbon neutral paper and where possible, stationery products.
- Ensure that Molonglo leases offices or facilities with high National Australian Built Environment Rating System (NABERS) ratings.
- Implement programs in the office enlisting staff to monitor their own energy consumption i.e. turning off monitors, printer, jamboard on weekends, closing blinds during summer, not using supplementary air conditioning.

Over the last 12 months our strategy has evolved to include implementing further programs within the office enlisting staff to monitor their own energy consumption, contacting all suppliers to change mail to be sent electronically, and arranging mail to be only delivered once per week. Programs that have been fully implemented include:

- Incentivise active transportation for commuting to work through a fitness campaign or offering to subsidise the equipment.
- Reducing flights where possible and promoting or replacing in-person meetings with videoconferencing.
- Only leasing properties that have sensorised sink faucets installed to decrease water consumption.

Emissions over time

Changes in emissions have been characterised by the Covid-19 pandemic, with a shift towards hybrid working and reduced interstate and international travel. There have been no significant changes to number of leased spaces or FTE.

Table 1

Emissions since base year		
		Total tCO ₂ -e
Base year:	FY2019-20	408.4
Year 2:	FY2020-21	318.7

Significant changes in emissions

Emission sources that contribute to more than 5% of the total inventory and that have changed more than +/-5% from the previous year are summarised below.

Table 2

Emission source name	Current year (tCO ₂ -e)	Previous year (tCO ₂ -e)	Detailed reason for change
Long business class flights	110.5	0	In FY20 these flights were categorized under first-class flights, in FY21 there were no first-class flights taken.
Total net electricity emissions (location-based)	66.3	55.9	Increase in total footprint of office space.
Medium car: unknown fuel (<i>staff commuting</i>)	44.9	176.8	Change in working from home.

Emissions reduction actions

Overall emissions decreased from FY20 to FY21 predominantly driven by travel impacts and office closures from Covid-19. Emissions associated with flights decreased 40% and accommodation 72%, along with catering (64%), cleaning (85%) and printing stationery (80%).

Two areas of our operations increased, emissions associated with employee commuting (including working from home) and stationary energy (gas).

Previously, gas consumption was minimal and only used for hot water heating. The new space at Building 7 Dairy Road has base building gas.

In FY21 gas consumption increased 726%, this is largely due to the move from 15 Edinburgh Ave to Dairy Road with an increased footprint. In FY22, base building gas consumption will likely reduce with a planned upgrade of the building BMS system, and the implementation of a behaviour change in minimising the use of supplementary air conditioning.

To support our new hybrid ways of working, we will continue to encourage staff to carpool, or take active transport to work, this will be achieved through promoting the subsidisation of the purchase of a bicycle for their personal use and commute to work, encouraging the use of electric bicycles (arriving at Dairy Road soon), as well as implementing a 'reduce your personal carbon footprint program/competition' with staff and providing access to up to \$500 annually for sustainable initiatives at home.

As international and domestic borders open, we are conscious of projected increase in business travel in FY22, resulting increases in flights and accommodation. To mitigate this impact, we will be implementing a new *Travel Policy* that focuses on reducing the number of flights taken and increasing the duration of stay. This will also be coupled with videoconferencing technology and hybrid ways of working.

Emissions summary (inventory)

Table 3

Emission source category	Carbon (tonnes CO ₂ -e)
Electricity (Australia – location based)	66.3
Electricity (International – location based)	4.6
Stationary energy	13.0
ICT services (data centres)	10.0
Office equipment and supplies (paper)	1.0
Office equipment and supplies (printing and stationery)	2.5
Water	1.0
Waste	10.4
Air transport	128.6
Cleaning services	0.6
Taxi and uber	0.7
Accommodation and facilities	4.3
Land and sea transport (km)	52.6
Land and sea transport (fuel)	1
Working from home	9
Food and catering	9.9
Postal services	3.2
<i>Total Net Emissions</i>	318.7

Uplift factors

Table 4

Reason for uplift factor	tonnes CO ₂ -e
n/a	0
<i>Total footprint to offset (uplift factors + net emissions)</i>	0

Carbon neutral products

N/A

Electricity summary

Total emissions from electricity presented in the emissions summary (Table 1), were calculated using the

Location-based approach as market-based methods are not yet able to be applied to Molonglo's international-based countries of operation as residual mix factors are not currently available

Market-based approach summary

Table 5

Market-based approach	Activity Data (kWh)	Emissions (kgCO ₂ e)	Renewable %
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%
Jurisdictional renewables (LGCs retired)	50,248	0	70%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	11,729	0	16%
Large Scale Renewable Energy Target (applied to grid electricity only)	1,823	0	3%
Residual Electricity	7,812	8,383	0%
Total grid electricity	71,613	8,383	89%
Total Electricity Consumed (grid + non grid)	71,613	8,383	89%
Electricity renewables	63,801	0	
Residual Electricity	7,812	8,383	
Exported on-site generated electricity	0	0	
Emission Footprint (kgCO ₂ e)		8,383	

Table 6

Total renewables (grid and non-grid)	89.09%
Mandatory	89.09%
Voluntary	0.00%
Behind the meter	0.00%
Residual Electricity Emission Footprint (TCO₂e)	8
<i>Figures may not sum due to rounding. Renewable percentage can be above 100%</i>	
<i>Voluntary includes LGCs retired by the ACT (MWh)</i>	50

Location-based approach summary

Table 7

Location-based approach	Activity Data (kWh)	Emissions (kgCO ₂ e)
ACT	61,978	55,780
NSW	0	0
SA	0	0
Vic	9,635	10,503
Qld	0	0
NT	0	0
WA	0	0
Tas	0	0
Grid electricity (scope 2 and 3)	71,613	66,283
ACT	0	0
NSW	0	0
SA	0	0
Vic	0	0
Qld	0	0
NT	0	0
WA	0	0
Tas	0	0
Non-grid electricity (Behind the meter)	0	0
Total Electricity Consumed	71,613	66,283
Emission Footprint (TCO₂e)	66	

4. CARBON OFFSETS

Offsets strategy

Table 8

Offset purchasing strategy: In arrears	
1. Total offsets previously forward purchased and banked for this report	0
2. Total emissions liability to offset for this report	319
3. Net offset balance for this reporting period	319
4. Total offsets to be forward purchased to offset the next reporting period	0
5. Total offsets required for this report	319

Co-benefits

In addition to the carbon benefits associated with the offset project detailed in Section 4, Molonglo also purchased and retired an additional 319 biodiversity units that support local biodiversity projects in Australia which provide significant conservation of native flora and fauna. Molonglo purchased 100 Biodiverse Reforestation Carbon Offset units (BRCOs) from the Yarra Yarra Biodiversity Corridor Project and 219 Australian Biodiversity Units (ABUs) from the Watchbox Australian Biodiversity Project.

The **Yarra Yarra Biodiversity Corridor Project** is located in the northern wheatbelt region of Southwestern Australia and supports several of the UN's Sustainable Development Goals (SDGs):

- 3 Good health and well-being
- 4 Quality education
- 6 Clean water and sanitation
- 8 Decent work and economic growth
- 13 Climate action
- 15 Life on land
- 17 Partnerships for the goals

This large-scale reforestation project is restoring a landscape and preserving precious biodiversity by linking small patches of remaining vegetation and 12 nature reserves to create a green corridor to help restore ecosystems and preserve threatened and unique flora and fauna such as the Mallee Fowl and Carnaby's Black Cockatoo.

- Project name: [Yarra Yarra Biodiversity Corridor](#)
- Location: Western Australia
- Serial numbers: 12PWA238308B - 12PWA238407B
- Date retired: 29 October 2021

Figure 2: BRCO certificate for Molonglo



The **Watchbox Australian Biodiversity Project** is located in central Victoria, Australia and supports two of the UN's SDGs, 13 Climate Action and 15 Life on Land. This small-scale biodiversity project helps to protect several engaged species including the brush-tailed phascogale, which is protected under a 'Trust for Nature' covenant in perpetuity. The site is predominantly made up of grassy dry forest and healthy dry forest. This project produces ABUs that are registered and retired on the Native Vegetation Credit Register (and then subsequently moved to a voluntary register run by Vegetation Link – for voluntary purposes). Each ABU represents 1.5m² of high conservation value native habitat.

- Project name: Watchbox Conservation Project
- Location: Central Victoria, Australia
- Serial numbers: 17852-18070
- Date retired: 28 October 2021
- Protection: Trust for Nature covenant (perpetuity)
- Registry: Native Vegetation Credit Register (AU)
- NVCR allocation reference: C1854_VOL003

Figure 3: ABU certification for Watchbox Australian Biodiversity Project



Offsets summary

Proof of cancellation of offset units

Table 9

Offsets cancelled for Climate Active Carbon Neutral Certification										
Project description	Type of offset units	Registry	Date retired	Serial number (and hyperlink to registry transaction record)	Vintage	Eligible Quantity (TCO ₂ -e)	Quantity used for previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period claim	Percentage of total (%)
Chongqing Longshui 8MW Hydro Power Project stapled to the Yarra Yarra Biodiversity Corridor Project and the Watchbox Australian Biodiversity Project	VCU	Verra Registry	28-Oct-2021	9668-116268086-116268404-VCS-VCU-291-VER-CN-1-667-01012013-31122013-0	2013	319	0	0	319	100%
	Biodiverse Reforestation Carbon Offset units (BRCOs)	CarbonNeutral internal registry	29-Oct-2021	12PWA238308B - 12PWA238407B	n/a	0	0	0	100	31%
	Australian Biodiversity Units (ABUs)	Native Vegetation Credit Register (AU)	28-Oct-2021	17852-18070	n/a	0	0	0	219	69%
Total offsets retired this report and used in this report									319	
Total offsets retired this report and banked for future reports									0	

Type of offset units	Quantity (used for this reporting period claim)	Percentage of Total
Verified Carbon Units (VCUs)	319	100%

5. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

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

1. Large-scale Generation certificates (LGCs)*	n/a
2. Other RECs	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	Eligible units	Registry	Surrender date	Accreditation code (LGCs)	Certificate serial number	Generation year	Quantity (MWh)	Fuel source	Location
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total LGCs surrendered this report and used in this report							n/a	n/a	n/a

6. USE OF TRADE MARK

Description where trademark used	Logo type
Company websites	Certified organisation
Publications	Certified organisation
Email signatures	Certified organisation
Social media	Certified organisation
Signage	Certified organisation
Presentations	Certified organisation
Other marketing materials e.g., printed, newsletters, online communications	Certified organisation

7. ADDITIONAL INFORMATION

n/a

APPENDIX 1

Excluded emissions

To be deemed relevant an emission must meet two of the five relevance criteria. Excluded emissions are detailed below against each of the five criteria.

The Climate Active Standard states that any Scope 3 emissions sources that are deemed to be 'relevant' must be included in the emissions boundary. To be deemed 'relevant', an emissions source must meet **at least two of five relevance criteria**. The table below details all sources that have been deemed **not** relevant, and hence are excluded from Molonglo's Climate Active reporting boundary.

Table 11: Molonglo's relevance testing for excluded emission sources

Relevance test					
Excluded emission sources	<i>The emissions from a particular source are likely to be large relative to the organisation's electricity, stationary energy and fuel emissions</i>	<i>The emissions from a particular source contribute to the organisation's greenhouse gas risk exposure.</i>	<i>Key stakeholders deem the emissions from a particular source are relevant.</i>	<i>The responsible entity has the potential to influence the reduction of emissions from a particular source.</i>	<i>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.</i>
Business services	No	No	No	Yes	No
ICT services (telephone and internet)	No	No	Yes	No	No
ICT services (software and subscriptions)	No	No	Yes	No	No
Storage services	No	No	No	No	No
IT equipment	Yes	No	No	No	No

APPENDIX 2

Non-quantified emissions for organisations

The Climate Active Standard states that relevant emissions must be quantified unless justification can be provided to demonstrate that quantification would not be technically feasible, practicable or cost effective relative to its significance.

No non-quantified emissions.

