



# **PUBLIC DISCLOSURE STATEMENT**

**VERDECON PTY LTD**

**ORGANISATION CERTIFICATION  
FY2020–21**





Australian Government

# Climate Active Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Verdecon Pty Ltd	
REPORTING PERIOD	1 July 2020 – 30 June 2021 Arrears Report	
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> <div></div> <hr/> <div><div>Dean Ipaviz Owner/Director</div><div>Matt Baker Owner/Director</div><div></div></div>	



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

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Version September 2021. To be used for FY20/21 reporting onwards.

# 1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	123 tCO <sub>2</sub> -e
OFFSETS BOUGHT	100% VERs
RENEWABLE ELECTRICITY	97.02%
TECHNICAL ASSESSMENT	September 2021 Aleena Dewji Pathzero Next technical assessment due: N/A
THIRD PARTY VALIDATION	Type 1 9 November 2021 Benjamin Jenkins GPP Audit Pty Limited

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## 2. CARBON NEUTRAL INFORMATION

### Description of certification

This carbon inventory has been prepared for the financial year from 1 July 2020 to 30 June 2021.

The emissions boundary has been defined based on the operational control approach. The boundary comprises the Australian business operations of Verdecon Pty Ltd (ABN 66 609 474 928). All emissions under Verdecon's operational control have been included in the emissions inventory.

The greenhouse gases included in the inventory include all those that are reported under the Kyoto Protocol: carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF<sub>6</sub>). All emissions are reported in tonnes of carbon dioxide equivalent (t CO<sub>2</sub>e) and uses relative global warming potentials (GWPs).

### Organisation description

Verdecon is a responsible construction company based in Bondi and Byron Bay, NSW. Verdecon does not trade under any other names.

Verdecon is acutely aware that our industry is one of the heaviest polluters and biggest contributors to climate change worldwide, with this in mind we have taken the steps to quantify, calculate and offset our companies carbon emissions with gold standard VER's (verified emissions reductions) through Pathzero in an effort to minimise the impact our business is having on the planet.

Verdecon is B-Corp certified making us the benchmark for environmental and social governance within our industry, something we are extremely proud of. We take our environmental responsibility seriously and we will continue to challenge the status quo around material selection and best practice building techniques in an effort to reduce our waste, our impact and ultimately build better performing homes that keep their owners happy and healthy.

*“Verdecon recognizes the impact the built environment is having on our planet. As a result, we have taken the steps to start tracking and quantifying the emissions applicable to our day-to-day operations. As part of our longer-term environmental strategy, we believe it is imperative that we accept responsibility for these emissions, begin acknowledging their impact, and offset them to ensure a stable climate for future generations.”*

## 3.EMISSIONS BOUNDARY

This is a small organisation certification, which uses the standard Climate Active small organisation emissions boundary. Emission sources can be excluded if they do not occur.

### 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 or precinct'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		Outside emission boundary
<u>Quantified</u>	<u>Non-quantified</u>	<u>Excluded</u>
Accommodation & Facilities	Refrigerants	Construction materials & services
Air Travel	Wastewater	
Cleaning & Chemicals		
Company owned vehicles		
Electricity		
Food		
Freight		
ICT Services & Equipment		
Land transport		
Office equipment & supplies		
Professional Services		
Telecommunications		
Waste		
Working from Home		

## Data management plan for non-quantified sources

There are no non-quantified sources in the emission boundary that require a data management plan as both emission sources are immaterial.

## 4. EMISSIONS REDUCTIONS

### Emissions reduction strategy

Verdecon is committed to reducing its carbon footprint to Net Zero by 2030. We are contributing members of the B Corp Climate Collective and the Builders Declare movement and we are continually striving to be the industry leader when it comes to reducing our environmental impact.

We have committed to calculate and offset all business-related energy and waste generated on site. Our power is provided by Enova energy, a green energy provider for both our office locations in Byron & Rose Bay NSW. Our offices are paperless, and we utilize Method Recycling bins to sort our waste streams diverting the maximum amount of waste from landfill. Single use coffee cups are banned from our sites (except during Covid restrictions due to updated hospitality guidelines).

All staff and in house sub-contractors are employed under our Verdecon values employment document that has been formulated to ensure the policies and values that underpin our B Corp certification are entrenched in the fabric of our business. As we gain a deeper understanding of our Scope 3 emissions, we plan to implement further reduction and mitigation initiatives.

Specific initiatives that Verdecon has included in our emission reduction strategy are as follows.

#### Energy Use:

Reduce Office / Site Energy Use by 50% by 2030

- Install solar panels and battery storage with electric Car charger outlet on Byron office
- Formulate cost effective deal with our landlords in other offices to adopt solar as our major power source during daytime office hours
- Implement solar powered battery charging stations to our sites in lieu of grid connection for all battery tools

Increase solar installation to 90% on all our builds and renovations by 2030

- Create policy to remove builders' margin from all installs to encourage its uptake
- Create a relationship with subcontractors to achieve best technology and warranty
- Continue to research, test, and offer the best technology to homeowners allowing them to future proof their homes
- Thoughtfully steer our clients towards electrified builds and renovations powered by renewable sources (solar, batteries, hydrogen, air source heat pumps, electric boosted solar hot water, LED lighting etc.)

#### Material selection

- Partnering with Holcim and implementing the use of Eco Pact Zero on all our sites
- Encouraging clients to adopt wood fibre insulation due to its positive environmental footprint in lieu of standard insulations
- Adopt passive house principles for airtightness and the general building envelope to ensure our homes are more efficient
- Prioritize materials with a higher recycled content in lieu of virgin materials
- Select and use material that can be recycled at their end of life in lieu of synthetic single use alternatives

#### Fuel Consumption

50% Reduction in Fuel Consumption 2030 by:

- Acquiring electric or hybrid vehicles for our company fleet
- Procuring a fleet of electric bikes for commuting to meetings and jobs for shorter journeys
- Restore and upcycle vintage work Utes in lieu of new combustion engine purchases
- Incentivize carpooling and ridesharing opportunities
- Incentivize staff to ride to work

**Value Chain Emissions**

- Offer client offsetting option for complete builds or renovations
- Work with Pathzero to calculate offsetting option for clients wanting to offset total emissions on their Projects
- Open the conversation with architects and engineers to select more sustainable materials and products for construction and builds.

**Supply Chain**

- Increase partnerships with B Corp and carbon neutral companies by 50% by 2030
- Increase carbon offset/neutral material selection by 50% by 2030

**Staff Involvement**

- Add KPI's for staff involvement in environmental policies, compliance by 2025
- Add one annual paid leave day for environmental volunteering opportunity by 2025



## 5.EMISSIONS SUMMARY

### Use of Climate Active carbon neutral products and services

Verdecon does not use any Climate Active carbon neutral products or services.

### Organisation 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 (tCO <sub>2</sub> -e)	Sum of Scope 2 (tCO <sub>2</sub> -e)	Sum of Scope 3 (tCO <sub>2</sub> -e)	Sum of total emissions (tCO <sub>2</sub> -e)
Accommodation and facilities	0	0	4.16	4.16
Car Travel (litres)	0	0	49.93	47.93
Cleaning and chemicals	0	0	0.41	0.41
Electricity	0	0.159	0	0.159
Food	0	0	4.05	4.05
ICT services and equipment	0	0	6.42	6.42
Office equipment & supplies	0	0	3.80	3.80
Postage, courier and freight	0	0	13.38	13.38
Professional services	0	0	16.04	16.04
Taxis & Rideshare	0	0	2.33	2.33
Telecommunications	0	0	1.19	1.19
Waste	0	0	16.77	16.77
Working from home	0	0	0.34	0.34
<b>Total</b>	<b>0</b>	<b>19.169</b>	<b>97.81</b>	<b>116.96</b>

### Uplift factors

An uplift factor is an upwards adjustment to the total carbon inventory to account for relevant emissions, which can't be reasonably quantified or estimated. This conservative accounting approach helps ensure the integrity of the carbon neutral claim.

Reason for uplift factor	tCO <sub>2</sub> -e
Compulsory additional 5% of the total to be added for small organisations	5.85
<i>Total footprint to offset (uplift factors + net emissions)</i>	123

## 6. CARBON OFFSETS

### Offsets strategy

Offset purchasing strategy: In arrears	
1. Total offsets previously forward purchased and banked for this report	0 t CO <sub>2</sub> e
2. Total emissions liability to offset for this report	123 t CO <sub>2</sub> e
3. Net offset balance for this reporting period	123 t CO <sub>2</sub> e
4. Total offsets to be forward purchased to offset the next reporting period	0 t CO <sub>2</sub> e
5. Total offsets required for this report	123 t CO <sub>2</sub> e

### Co-benefits

EcoAustralia is a stapled product that blends carbon credits with biodiversity protection. Each EcoAustralia credits consists of one Australian Biodiversity unit, equal to 1.5m<sup>2</sup> of government accredited, permanently protected Australia vegetation, and 1 t CO<sub>2</sub>e of avoided emissions from a Gold Standard certified project.



Nestled between the Coorong National Park and Lake Albert in South Australia, Mount Sandy protects one of the largest pockets of bush and wetlands in the region. The project brings together non-Indigenous and Indigenous Australians by promoting land conservation using methods that have been employed by Traditional Custodians, the Ngarrindjeri people, for millennia.

The 200-hectare project site features a unique mix of coastal shrublands and saline swamplands that provide strategic habitat for iconic native wildlife, such as short-beaked echidna, purple-gaped honeyeater and elegant parrot. Over thousands of years, the Ngarrindjeri people have cared for Coorong country, developing an intimate connection to the land that sustains them. Project management itself is made possible through close collaboration with location Ngarrindjeri Elders, Clyde and Rose Rigney, who oversee the ongoing management and conservation of vegetation at the Mount Sandy site.

The Mount Sandy project ensures permanent protection for a regionally and culturally important pocket of biodiversity-rich land in partnership with its Traditional Owners. Local birds, animals and plants flourish undisturbed, while native plants for revegetation will be supplied by the local nursery at Raukkan Aboriginal Community, a self-governed Indigenous community 30 kilometers northwest of the project site. Raukkan community members are also employed for onsite works including vegetation monitoring and mapping, fencing, and pest and weed control.



## Offsets summary

### Proof of cancellation of offset units

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 <sub>2</sub> -e)	Quantity used for previous reporting periods	Quantity banked for future reporting periods	Quantity used for this reporting period claim	Percentage of total (%)
EcoAustralia Mount Sandy Conservation	Australian Biodiversity Offset	N/A	N/A	N/A	N/A	-	-	-	-	-
Stapled to Taichung Wind Project	VERs	Gold Standard	N/A	Not provided by supplier, see certificates in Appendix E	N/A	123	-	-	123	100%
<b>Total offsets retired this report and used in this report</b>									123	
<b>Total offsets retired this report and banked for future reports</b>								0		
Type of offset units			Quantity (used for this reporting period claim)				Percentage of total			
Verified Emissions Reductions (VERs)			123				100%			

## 7. 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)*	0
2. Other RECs	0

\* 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.

## APPENDIX A: ADDITIONAL INFORMATION

N/A

## APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using a market-based approach

### 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.

#### Market-based approach summary

Market-based approach	Activity data (kWh)	Emissions (kgCO <sub>2</sub> -e)	Renewable % of total
Behind the meter consumption of electricity generated	0	0	0%
<b>Total non-grid electricity</b>	<b>0</b>	<b>0</b>	<b>0%</b>
GreenPower	3,890	0	78%
Large Scale Renewable Energy Target (applied to grid electricity only)	943	0	19%
Residual electricity	-148	159	0%
<b>Total grid electricity</b>	<b>4,981</b>	<b>159</b>	<b>97%</b>
<b>Total electricity consumed (grid + non grid)</b>	<b>4,981</b>	<b>-790</b>	<b>97%</b>
Electricity renewables	4,833	0	
Residual electricity	148	159	
<b>Exported on-site generated electricity</b>	<b>0</b>	<b>0</b>	
Emission footprint (kgCO <sub>2</sub> -e)		0	

<b>Total renewables (grid and non-grid)</b>	<b>97.02%</b>
<b>Mandatory</b>	<b>18.93%</b>
<b>Voluntary</b>	<b>78.10%</b>
<b>Behind the meter</b>	<b>0%</b>
<b>Residual electricity emission footprint (tCO<sub>2</sub>-e)</b>	<b>0.159</b>

*Figures may not sum due to rounding. Renewable percentage can be above 100%*

#### Location-based approach summary

Location-based approach	Activity data (kWh)	Emissions (kgCO <sub>2</sub> -e)
NSW	4,981	4,483
<b>Grid electricity (scope 2 and 3)</b>		

NSW	4,981	4,483
Non-grid electricity (behind the meter)	0	0
Total electricity consumed	4,981	4,482.95
Emission footprint (tCO <sub>2</sub> -e)	4.48	

## APPENDIX C: INSIDE EMISSIONS BOUNDARY

### Non-quantified emission sources

The following emission sources have been assessed as relevant and are captured within the emissions boundary, but are not 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	(1) Immaterial	(2) Cost effective (but uplift applied)	(3) Data unavailable (but uplift applied & data plan in place)	(4) Maintenance
Wastewater	Yes	No	No	No
Refrigerants	Yes	No	No	No



## APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

### Excluded emission sources

The below emission sources have been assessed as not relevant to Verdecon'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.

Emissions from Construction & Material Services have been excluded from the boundary as it has been assessed as not relevant according to the relevance test.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
Construction & Material Services	Yes	No	No	No	No	No



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