



PUBLIC DISCLOSURE STATEMENT

**METRO DEVELOPMENT VICTORIA PTY LTD
ORGANISATION CERTIFICATION
CY2021**

Australian Government

Climate Active Public Disclosure Statement

METRO



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	Metro Development Victoria Pty Ltd						
REPORTING PERIOD	1 January 2021 – 31 December 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> <p><i>Signature here</i></p> 						
	<table><tr><td>Name of signatory</td><td>David Steele</td></tr><tr><td>Position of signatory</td><td>General Manager</td></tr><tr><td>Date</td><td>08/09/2023</td></tr></table>	Name of signatory	David Steele	Position of signatory	General Manager	Date	08/09/2023
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Position of signatory	General Manager						
Date	08/09/2023						



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

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Version March 2022. To be used for FY20/21/CY2021 reporting onwards.



1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	17.52 tCO ₂ -e
OFFSETS BOUGHT	100% VCU's
RENEWABLE ELECTRICITY	N/A
TECHNICAL ASSESSMENT	N/A
THIRD PARTY VALIDATION	Type 1 Date: 30/04/2023 Wali Aziz Walker Wayland NSW

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2. CARBON NEUTRAL INFORMATION

Description of certification

This inventory has been prepared for the calendar year from 1 January 2021 to 31 December 2021 and covers the Australian business operations of Metro Development Victoria, ABN: 55 655 946 151. 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:

- Level 12, 484 St Kilda Road, Melbourne Vic 3004

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

"Climate Active is important to Metro as the development industry is a significant contributor of emissions so it is important that every business also contributes to the solution."

Organisation description

Delivering high quality homes that emphasise liveability, connection and value to owners and residents, Metro Development Victoria Pty Ltd, ABN 55 655 946 151 is a development management consulting firm in the property industry, located at Level 12, 448 St Kilda Road, Melbourne 3004. Metro Development Victoria Pty Ltd is also known by its trading names Metro or Metro Property Development. Metro comprises of 3 FTE and has no child companies.

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 and facilities	Refrigerants	N/A
Carbon Neutral Products and Services		
Cleaning and chemicals		
Electricity		
Food		
ICT services and equipment		
Office equipment & supplies		
Postage, courier and freight		
Professional Services		
Stationary Energy (gaseous fuels)		
Transport (Air)		
Transport (Land and Sea)		
Waste		
Water		
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.

4. EMISSIONS REDUCTIONS

Emissions reduction strategy

Metro commit to targeting a reduction in their absolute emissions of 35% by 2027, from a 2021 baseline. Metro will work towards this target by taking the following actions.

To reduce scope 2 emissions, Metro will liaise with landlords to organize 100% GreenPower to their sub-tenancy by no later than the end of 2024, and to their base-building by 2025. In time, this will reduce the 19.6% of our emissions arising from electricity to zero.

To target scope 3 emissions, Metro will focus primarily on emissions from business travel. This will include employee car travel, responsible for 49% of our emissions, as well as flights, responsible for 6.1% of our emissions. This will involve actions such as a review of travel policy by 2025 to encourage and incentivize public transport and car-pooling whenever possible and developing a policy by 2024 to ensure carbon neutral flights are prioritized and offsets organized at the point of purchase.

A secondary focus for reducing scope 3 emissions will be encourage and incentivize employees who work from home to procure 100% GreenPower by 2025.

A final focus for reducing scope 3 emissions will be to prioritise procurement of Climate Active Carbon Neutral Products and Services wherever possible, by 2027, beginning with food and beverage services.

5.EMISSIONS SUMMARY

Use of Climate Active carbon neutral products and services

N/A

Organisation emissions summary

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

Emission category	Sum of Scope 1 (tCO ₂ -e)	Sum of Scope 2 (tCO ₂ -e)	Sum of Scope 3 (tCO ₂ -e)	Sum of total emissions (tCO ₂ -e)
Accommodation and facilities	0.000	0.000	0.177	0.177
Carbon Neutral Products and Services	0.000	0.000	0.000	0.000
Cleaning and chemicals	0.000	0.000	0.000	0.000
Electricity	0.000	3.431	0.000	3.431
Food	0.000	0.000	0.652	0.652
ICT services and equipment	0.000	0.000	0.608	0.608
Office equipment & supplies	0.000	0.000	0.062	0.062
Postage, courier and freight	0.000	0.000	0.058	0.058
Stationary Energy (gaseous fuels)	0.135	0.000	0.011	0.146
Transport (Air)	0.000	0.000	1.064	1.064
Transport (Land and Sea)	0.000	0.000	8.815	8.815
Waste	0.000	0.000	0.071	0.071
Water	0.000	0.000	0.009	0.009
Working from home	0.000	0.000	1.596	1.596
Total	0.135	3.431	13.121	16.688

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 ₂ -e
Compulsory additional 5% of the total to be added for small organisations	0.834
Total of all uplift factors	0.834
Total footprint to offset <i>(total net emissions from summary table + total uplifts)</i>	17.522

6. CARBON OFFSETS

Offsets retirement approach

In arrears		
1.	Total emissions footprint to offset for this report	18
2.	Total eligible offsets purchased and retired for this report	18
3.	Total eligible offsets banked to use toward next year's report	0

Co-benefits

Rimba Raya is situated in Central Kalimantan in Indonesian Borneo. Covering land approximately the same size as Singapore, it is known as one of the largest Orangutan sanctuaries in the world. Offering a viable alternative to deforestation, a practice very common in the area, the project has a wealth of benefits to the biodiversity of the region and the surrounding communities. Rimba Raya is home to over 300 species of birds, 122 species of mammals and 180 species of trees and plants. The project has strong community based initiatives including increased employment for communities, greater access to medical and health services, and assistance with education.

Eligible offsets retirement summary

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	Stapled quantity	Eligible quantity (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 (%)
Rimba Raya Biodiversity Reserve Project	VCU	VERRA	03/04/2023	6979-362215991-362216004-VCU-016-MER-ID-14-674-01012014-30062014-1	2014	0	14	0	0	14	78%
Rimba Raya Biodiversity Reserve Project	VCU	VERRA	03/04/2023	6112-279853666-279853669-VCU-016-MER-ID-14-674-01012014-30062014-1	2014	0	4	0	0	4	22%
Total offsets retired this report and used in this report										18	
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)		18					100%				

7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

Renewable Energy Certificate (REC) summary

N/A

APPENDIX A: ADDITIONAL INFORMATION

N/A

APPENDIX B: ELECTRICITY SUMMARY

Electricity emissions are calculated using a location-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 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 & Precinct LGCs)	0	0	0%
GreenPower	0	0	0%
Jurisdictional renewables (LGCs retired)	0	0	0%
Jurisdictional renewables (LRET) (applied to ACT grid electricity)	0	0	0%
Large Scale Renewable Energy Target (applied to grid electricity only)	630	0	19%
Residual Electricity	2,767	2,752	0%
Total grid electricity	3,397	2,752	19%
Total Electricity Consumed (grid + non grid)	3,397	2,752	19%
Electricity renewables	630	0	
Residual Electricity	2,767	2,752	
Exported on-site generated electricity	0	0	
Emissions (kgCO ₂ e)		2,752	
Total renewables (grid and non-grid)	18.54%		
Mandatory	18.54%		
Voluntary	0.00%		
Behind the meter	0.00%		
Residual Electricity Emission Footprint (TCO₂e)	3		

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

Location Based Approach Summary

Location Based Approach	Activity Data (kWh)	Scope 2 Emissions (kgCO ₂ e)	Scope 3 Emissions (kgCO ₂ e)
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	3,397	3,092	340
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Grid electricity (scope 2 and 3)	3,397	3,092	340
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	0	0	0
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Non-grid electricity (Behind the meter)	0	0	0
Total Electricity Consumed	3,397	3,092	340
Emission Footprint (TCO₂e)	3		
Scope 2 Emissions (TCO ₂ e)	3		
Scope 3 Emissions (TCO ₂ e)	0		

Climate Active Carbon Neutral Electricity summary

Carbon Neutral electricity offset by Climate Active Product	Activity Data (kWh)	Emissions (kgCO ₂ e)
N/A	0	0

Climate Active carbon neutral electricity is not renewable electricity. The emissions have been offset by another Climate Active member through their Product certification.

APPENDIX C: INSIDE EMISSIONS BOUNDARY

Non-quantified emission sources

The following sources emissions have been assessed as relevant, are captured within the emissions boundary, but are not measured (quantified) in the carbon inventory. These emissions are accounted for through an uplift factor. 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
Refrigerants	Yes	No	No	No

APPENDIX D: OUTSIDE EMISSIONS BOUNDARY

Excluded emission sources

The below emission sources have been assessed as not relevant to an organisation's or precinct'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.

Emission sources tested for relevance	(1) Size	(2) Influence	(3) Risk	(4) Stakeholders	(5) Outsourcing	Included in boundary?
N/A	N/A	N/A	N/A	N/A	N/A	N/A



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