



PUBLIC DISCLOSURE STATEMENT


**HIGHRISE STRATA SERVICES PTY LTD
(TRADING AS HIGHRISE STRATA
MANAGEMENT)**

**ORGANISATION CERTIFICATION
FY2021–22**

Australian Government

Climate Active Public Disclosure Statement



NAME OF CERTIFIED ENTITY	HIGHRISE STRATA SERVICES PTY LTD (trading as Highrise Strata Management)
REPORTING PERIOD	1 July 2021 – 30 June 2022 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>Name of signatory: Johannes Francois Botha Position of signatory: Director Date: 15 August 2023</p>



Australian Government

Department of Climate Change, Energy,
the Environment and Water

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Version March 2022.



1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	110 tCO ₂ -e
OFFSETS BOUGHT	100% REDD+ VCU Credit
RENEWABLE ELECTRICITY	N/A
TECHNICAL ASSESSMENT	N/A (small organisation)
THIRD PARTY VALIDATION	Type 1 Date: 01/08/23 Name: Benjamin Jenkins Organisation: GPP Audit

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2. CARBON NEUTRAL INFORMATION

Description of certification

This carbon neutral certification has been prepared for the calendar year from 1 July 2021 to 30 June 2022 and is for the business operations of Highrise Strata Services Pty Ltd, trading as Highrise Strata Management, ABN: 50 649 654 491.

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 facilities:

- Suite 6, 752 Blackburn Road, Clayton VIC 3168
- Suite 4, 752 Blackburn Road, Clayton VIC 3168

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

“Highrise Strata Management aspires to be one of the most sustainable strata management companies in Australia. Obtaining a Climate Active certification is a key step in that journey.”

Organisation description

Highrise Strata Services Pty Ltd, trading as Highrise Strata Management, ABN: 50 649 654 491 is a specialist Owners Corporation (Strata) Management Firm based in Victoria Australia focusing solely on providing management services to large (>100 lots) Owners Corporations.

Through extensive management experience in the industry, the team came to realise that the Owners Corporation Management needs of larger, prestigious sites across Melbourne were not being attended to with the care, dedication and elevated levels of customer service and relationship management they deserve.

We understand that Larger Owners Corporations face different challenges to run of the mill Strata Schemes. We provide guidance and assistance to the Owners Corporation so that all matters are dealt with professionally. Our team takes pride in being easily accessible, responsive, and proactive in delivering a service experience second to none.

Highrise Strata Management is based out of Suite 4, 752 Blackburn Road, Clayton VIC 3168, located within a business park precinct opposite Monash University Clayton Campus.

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	N/A	N/A
Cleaning and Chemicals		
Climate Active Carbon Neutral Products and Services		
Electricity		
ICT services and equipment		
Office equipment & supplies		
Postage, courier and freight		
Products		
Professional Services		
Refrigerants		
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

Highrise Strata commits to reducing its emissions by 20% by 2027 based on their FY21-22 base year. Over the next 5 years we intend to implement the following strategies to reduce our emissions.

- Controlled Electricity
 - Reduce consumption: In year 2 Highrise is committed to creating an office policy to encourage employees to reduce electricity consumption in the office.
 - Making the switch: In year 2 Highrise will consider what green alternative they can switch to for their controlled electricity. Highrise plan to make the switch by year 3.
- Base Building Electricity
 - Data Collection: Improving on data collection in year 2, to be able to have more accurate emissions associated with base building electricity.
 - Collaboration: In year 3 Highrise will discuss with the base building manager to see how electricity can be reduced in the building.
- Work related transport
 - Reduction: In year 2 Highrise will consider what policies can be put into place to reduce need for work related transport.
 - Enhancement: When it is time to consider replacing company cars, more sustainable alternatives will be considered.

5.EMISSIONS SUMMARY

Use of Climate Active carbon neutral products and services

Certified brand name	Product or Service used
Pangolin Associates	Service
Telstra	Service

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 (t CO ₂ -e)
Accommodation and facilities	0	0.0	0.0	0.00
Cleaning and Chemicals	0	0.0	0.2	0.20
Climate Active Carbon Neutral Products and Services	0	0.0	0.0	0.00
Electricity	0	61.7	0.0	61.72
ICT services and equipment	0	0.0	4.3	4.29
Office equipment & supplies	0	0.0	0.7	0.74
Postage, courier and freight	0	0.0	0.8	0.76
Products	0	0.0	0.5	0.47
Professional Services	0	0.0	7.0	6.98
Refrigerants	0.0000002	0.0	0.0	0.00
Transport (Land and Sea)	14.9	0.0	11.5	26.36
Waste	0	0.0	0.0	0.03
Water	0	0.0	0.6	0.60
Working from home	0	0.0	2.3	2.34
Total	14.9	61.7	27.9	104.50

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	5.2
Total of all uplift factors	5.2
Total footprint to offset (total net emissions from summary table + total uplifts)	109.7

6. CARBON OFFSETS

Offsets retirement approach

In arrears		
1.	Total emissions footprint to offset for this report	110
2.	Total eligible offsets purchased and retired for this report	110
3.	Total eligible offsets banked to use toward next year's report	0

Co-benefits

The Southern Cardamom REDD+ Project (SCRP) is an initiative designed to promote climate change mitigation and adaptation, maintain biodiversity and create alternative livelihoods under the United Nations scheme of Reducing Emissions from Deforestation and forest Degradation (REDD+). The 445,339 ha SCRPP encompasses parts of Southern Cardamom National Park and Tatai Wildlife Sanctuary and will protect a critical part of the Cardamom Mountains Rainforest Ecoregion – one of the 200 most important locations for biodiversity conservation on the planet. The SCRPP is part of the Indo-Burma Hotspot, one of the worlds' 34 biodiversity hotspots, and is a critical watershed for the Gulf of Thailand, with a mosaic of habitats from dense evergreen and pine forests on its ridge tops to lowland melaleuca wetlands, flooded grasslands, lakes and coastal mangroves in its lowlands . This mosaic of habitat supports at least 52 species of IUCN Threatened birds, mammals, and reptiles including Siamese crocodile and one of Cambodia's two viable populations of Asian elephant. The landscape has also been identified by the Royal Government of Cambodia as an opportunity for tiger reintroduction.

In response to the threats to the Southern Cardamom landscape, Wildlife Alliance with the Ministry of Environment (MOE), decided to create the SCRPP. The protection of the SCRPP will be achieved by continuing and intensifying patrolling of the Project Area, as well as by providing additional project activities to the communities that are designed to mitigate the drivers of deforestation. Two important project activities are agricultural intensification and community-based ecotourism. These will help create greater financial security in the communities, and therefore less need to perform unsustainable resource extraction from the Project Area. A fund will also be provided to support scholarships for children from project communities in order to directly address one of the critical drivers of deforestation identified during stakeholder workshops (i.e. low education rates and limited opportunities for post-primary school education). This fund will be available for community members from an additional 8 villages in four communes in addition to those directly benefiting from the project. These project activities, in addition to mitigating the drivers of deforestation, will provide significant local contributions to 15 of the 17 United Nations Sustainable Development Goals (SDGs) and help provide long-lasting benefits to the communities and natural biodiversity in the project zone.

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 (%)
Southern Cardamom REDD+ VCU Credit, Cambodia	VCU	Verra	15/08/23	6830-350973996-350974105-VCU-006-MER-KH-14-1748-01012016-31122016-1	2016		110	0	0	110	100%
Total offsets retired this report and used in this report										110	
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)		110					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)	11,360	0	19%
Residual Electricity	49,746	49,495	0%
Total grid electricity	61,105	49,495	19%
Total Electricity Consumed (grid + non grid)	61,105	49,495	19%
Electricity renewables	11,360	0	
Residual Electricity	49,746	49,495	
Exported on-site generated electricity	0	0	
Emissions (kgCO ₂ e)		49,495	
Total renewables (grid and non-grid)	18.59%		
Mandatory	18.59%		
Voluntary	0.00%		
Behind the meter	0.00%		
Residual Electricity Emission Footprint (TCO₂e)	49		

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 (kgCO2e)	Scope 3 Emissions (kgCO2e)
ACT	0	0	0
NSW	0	0	0
SA	0	0	0
Vic	61,105	55,606	6,111
Qld	0	0	0
NT	0	0	0
WA	0	0	0
Tas	0	0	0
Grid electricity (scope 2 and 3)	61,105	55,606	6,111
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	61,105	55,606	6,111
Emission Footprint (TCO2e)	62		
<i>Scope 2 Emissions (TCO2e)</i>	56		
<i>Scope 3 Emissions (TCO2e)</i>	6		

Climate Active Carbon Neutral Electricity summary

Carbon Neutral electricity offset by Climate Active Product	Activity Data (kWh)	Emissions (kgCO2e)
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. 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
N/A				

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						



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