



# **PUBLIC DISCLOSURE STATEMENT**

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**THE TRUSTEE FOR HAMTON GROUP TRUST  
(TRADING AS HAMTON PROPERTY GROUP)**

**ORGANISATION CERTIFICATION  
FY2023-24**




Australian Government

# Climate Active Public Disclosure Statement



An Australian Government Initiative



NAME OF CERTIFIED ENTITY	The Trustee for Hamton Group Trust (trading as Hamton Property Group)
REPORTING PERIOD	1 July 2023 – 30 June 2024 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>Paul Hameister OAM Executive Chairman 03/12/2024</p>



Australian Government

Department of Climate Change, Energy,  
the Environment and Water

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Version 9.

# 1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	36 tCO <sub>2</sub> -e
CARBON OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	18.72 %
CARBON ACCOUNT	Prepared by: Ark Resources
TECHNICAL ASSESSMENT	N/A

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## 2.CERTIFICATION INFORMATION

### Description of organisation certification

This organisation certification is for the business operations of The Trustee for Hamton Group Trust (trading as Hamton Property Group), ABN: 95 819 900 240, including the subsidiaries listed in the table below.

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

### Organisation description

Hamton Property Group ABN 95819900240 is a highly acclaimed privately-owned property developer focussed on Melbourne's inner and middle ring suburbs, specialising in residential apartment and ancillary retail sectors.

This certification uses the operational control approach to define the organisation boundary.

Our offices are located at Suite 8, 107-111 High St Prahran, Victoria.

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 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

- Accommodation
- Carbon neutral products and services
- Cleaning and chemicals
- Electricity
- Food
- ICT services and equipment
- Office equipment and supplies
- Postage, courier and freight
- Professional services
- Refrigerants
- Stationary energy and fuels
- Transport (air)
- Transport (land and sea)
- Waste
- Water

### Non-quantified

N/A

## Outside emission boundary

### Excluded

Staff commuting

## 4.EMISSIONS REDUCTIONS

### Emissions reduction strategy

Hamton Property Group commits to reduce total emissions from our office operations by 40% by 2030, from a 2020-21 Base Year. We also commit to purchasing 100% Green Power for our office, which will reduce our Scope 2 and Scope 3 emissions for electricity by 80%.

We are currently exploring the below emissions reduction strategies with a view to implementing within the next 6-12 months, with a view to continuation on an ongoing basis:

- Encourage our landlord to purchase 100% GreenPower for common area electricity.
- We will ensure that staff switch off air-conditioning, lights & computers when leaving the office.
- As and when replacement appliances are required, we will prioritise more energy efficient models.
- We have implemented a policy of purchasing Climate Active certified carbon neutral office paper, and where available we will prioritise the purchase of other certified carbon neutral office supplies.
- We will continue to explore cost reduction measures related to ICT services and equipment.
- We will continue to preference conducting meetings remotely rather than face-to-face.
- Whilst there are no plans for staff to travel interstate for business in the immediate future, we will offset flights at point of purchase.
- Follow the principles of 'Reduce Reuse Recycle' and improve waste separation.
- Utilise recyclable/reusable products and avoid single use plastics.

### Emissions reduction actions

We replaced an older air conditioner unit with a more efficient unit; this has reduced our electricity usage, resulting in a reduction of our Scope 2 emissions from electricity by 1.8 tCO<sub>2</sub>-e.

Our overall emissions increased from 30.06 tCO<sub>2</sub>-e in FY 2022-23 to 33.38 t-CO<sub>2</sub>-e before uplifts, for this reporting period. This is mostly due to emissions from a one-off office renovation with associated emissions of 8.13 t-CO<sub>2</sub>-e.



## 5.EMISSIONS SUMMARY

### Emissions over time

Emissions since base year			
		Total tCO <sub>2</sub> -e (without uplift)	Total tCO <sub>2</sub> -e (with uplift)
Base Year /Year 1:	2020–21	32.03	33.63
Year 2:	2021–22	25.32	26.59
Year 3:	2022–23	30.06	31.56
Year 4	2023-24	33.38	35.05

### Significant changes in emissions

Significant changes in emissions			
Emission source	Previous year emissions (t CO <sub>2</sub> -e)	Current year emissions (t CO <sub>2</sub> -e)	Reason for change
Electricity (market-based method, scope 2)	11.08	9.50	Air conditioner upgrade to more efficient model
Non-residential building construction and interior finishing	0.00	8.13	Office renovation

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

Certified brand name	Product/Service/Building/Precinct used
Qantas	Opt-in fly carbon neutral service



## 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 <sub>2</sub> -e)	Scope 2 emissions (tCO <sub>2</sub> -e)	Scope 3 emissions (tCO <sub>2</sub> -e)	Total emissions (t CO <sub>2</sub> -e)
Accommodation and facilities	0.00	0.00	0.00	0.00
Cleaning and Chemicals	0.00	0.00	0.89	0.89
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction Materials and Services	0.00	0.00	8.13	8.13
Electricity	0.00	9.50	1.17	10.67
Food	0.00	0.00	0.25	0.25
Horticulture and Agriculture	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	3.40	3.40
Machinery and vehicles	0.00	0.00	0.00	0.00
Office equipment & supplies	0.00	0.00	3.78	3.78
Postage, courier and freight	0.00	0.00	0.00	0.00
Products	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	0.00	0.00
Refrigerants	0.40	0.00	0.00	0.40
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)	0.00	0.00	0.09	0.09
Waste	0.00	0.00	2.99	2.99
Water	0.00	0.00	0.18	0.18
Working from home	0.00	0.00	2.59	2.59
<b>Total emissions (tCO<sub>2</sub>-e)</b>	<b>0.40</b>	<b>9.50</b>	<b>23.48</b>	<b>33.38</b>

## 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 <sub>2</sub> -e
Mandatory 5% uplift for small organisations	1.67
Total of all uplift factors (tCO <sub>2</sub> -e)	1.67
<b>Total emissions footprint to offset (tCO<sub>2</sub>-e)</b> <i>(total emissions from summary table + total of all uplift factors)</i>	<b>35.05</b>

## 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
Verified Carbon Units (VCUs)	36	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
86 MW Hydro Project in Himachal Pradesh	VCU	Verra Registry	02/12/2024	6117-280150264-280150299-VCU-030-MER-IN-1-93-01012013-31122013-0	2013	36	0	0	36	100%

## 7. RENEWABLE ENERGY CERTIFICATE (REC) SUMMARY

### Renewable Energy Certificate (REC) summary

N/A



## APPENDIX A: ADDITIONAL INFORMATION

N/A

## 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 <sub>2</sub> -e)	Renewable percentage 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>
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)	2,700	0	19%
Residual electricity	11,725	10,670	0%
<b>Total renewable electricity (grid + non grid)</b>	<b>2,700</b>	<b>0</b>	<b>19%</b>
<b>Total grid electricity</b>	<b>14,426</b>	<b>10,670</b>	<b>19%</b>
<b>Total electricity (grid + non grid)</b>	<b>14,426</b>	<b>10,670</b>	<b>19%</b>
Percentage of residual electricity consumption under operational control	100%		
<b>Residual electricity consumption under operational control</b>	<b>11,725</b>	<b>10,670</b>	
Scope 2	10,437	9,497	
Scope 3 (includes T&D emissions from consumption under operational control)	1,288	1,173	
<b>Residual electricity consumption not under operational control</b>	<b>0</b>	<b>0</b>	
Scope 3	0	0	

<b>Total renewables (grid and non-grid)</b>	<b>18.72%</b>
<b>Mandatory</b>	<b>18.72%</b>
<b>Voluntary</b>	<b>0.00%</b>
<b>Behind the meter</b>	<b>0.00%</b>
<b>Residual scope 2 emissions (t CO<sub>2</sub>-e)</b>	<b>9.50</b>
<b>Residual scope 3 emissions (t CO<sub>2</sub>-e)</b>	<b>1.17</b>
<b>Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>9.50</b>
<b>Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO<sub>2</sub>-e)</b>	<b>1.17</b>
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>10.67</b>

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 <sub>2</sub> -e)	Scope 3 Emissions (kgCO <sub>2</sub> -e)	(kWh)	Scope 3 Emissions (kgCO <sub>2</sub> -e)
VIC	14,426	14,426	11,396	1,010	0	0
Grid electricity (scope 2 and 3)	14,426	14,426	11,396	1,010	0	0
VIC	0	0	0	0		
Non-grid electricity (behind the meter)	0	0	0	0		
<b>Total electricity (grid + non grid)</b>	<b>14,426</b>					

Residual scope 2 emissions (t CO <sub>2</sub> -e)	11.40
Residual scope 3 emissions (t CO <sub>2</sub> -e)	1.01
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	11.40
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO <sub>2</sub> -e)	1.01
<b>Total emissions liability (t CO<sub>2</sub>-e)</b>	<b>12.41</b>

#### 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 <sub>2</sub> -e)
N/A	0	0
<i>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.</i>		

#### Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO <sub>2</sub> -e)
N/A	0	0
<i>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.</i>		



## 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	Justification				
	Size	Influence	Risk	Stakeholders	Outsourcing
Staff commute	N	N	N	N	N
<p><b>Size:</b> The emissions source is likely to be between 1 and 2 t-CO<sub>2</sub>-e, which is not large compared to the total emissions from electricity, stationary energy and fuel emissions (12.55 t-CO<sub>2</sub>-e).</p> <p><b>Influence:</b> We do not have the potential to influence the emissions from this source</p> <p><b>Risk:</b> There are no relevant laws or regulations that apply to limit emissions specifically from this source, the source does not create supply chain risks, and it is unlikely to be of significant public interest.</p> <p><b>Stakeholders:</b> Key stakeholders, including the public, are unlikely to consider this a relevant source of emissions for our business.</p> <p><b>Outsourcing:</b> We have not previously undertaken this activity within our emissions boundary and comparable organisations do not typically undertake this activity within their boundary.</p>					





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