PUBLIC DISCLOSURE STATEMENT

DYMOND COWAN PTY LTD (TRADING AS THE KNIGHT)

ORGANISATION CERTIFICATION

FY2023–24

Australian Government

Climate Active
Public Disclosure Statement

NAME OF CERTIFIED ENTITY	Dymond Cowan Pty Ltd (Trading as The Knight)
REPORTING PERIOD	1 July 2023 – 30 June 2024 Arrears report
DECLARATION	*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.*  Name of signatory Gregory Evans Position of signatory Director Date 13/11/25

Australian Government
Department of Climate Change, Energy, the Environment and Water

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	267 tCO_2-e
CARBON OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	N/A (using the location-based method)
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	Date: 5/2/2025 Pangolin Associates Next technical assessment due: FY2027

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2. CERTIFICATION INFORMATION

Description of organisation certification

This organisation certification is for the business operations of Dymond Cowan Pty Ltd (Trading as The Knight), ABN 20 007 112 816.

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:

- 1308-1309/401 Docklands Drive, Docklands 3008 VIC
- Level 1, 204 Balaclava Rd, Caulfield North 3161 VIC

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

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

Organisation description

The Knight has a solid twenty-nine-year reputation as Victoria's leading Owners Corporation Management Company.

Our experience managing Owners Corporations associated with high-rise residential properties dates from 1995 when The Knight was appointed the Manager for 'The Domain' Apartments located at 1 Albert Road, Melbourne, which we still manage to this day.

Dymond Cowan Pty. Ltd., ABN: 20 007 112 816, trading as The Knight Alliance 'The Knight' is a private Company, 100% owned by Melbournians Robert & Joyce Evans.

Robert Evans is Executive Director of The Knight. Their son, Gregor Evans, is The Knight's Managing Director.

The Knight's governance framework includes an Advisory Board that oversees the management of the Company.

3.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 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

Quantified

Accommodation and facilities
Cleaning and chemicals
Climate Active carbon neutral products and services
Construction materials and services
Electricity
Food
Horticulture and agriculture
ICT services and equipment
Machinery and vehicles
Office equipment and supplies
Postage, courier and freight
Products
Professional services
Refrigerants
Roads and landscape
Stationary energy (gaseous fuels)
Transport (air)
Transport (land and sea)
Waste
Water
Working from home

Non-quantified

Stationary energy (liquid and solid fuels)

Base building synthetic gas at Docklands facility

Base building waste generated at Docklands facility

Outside emission boundary

Excluded

N/A

4.EMISSIONS REDUCTIONS

Emissions reduction strategy

The Knight commits to reducing emissions by 20% by 2032 based on the FY2020-21 base year. Over the next 5 years we intend to continue and/or implement the below to further reduce our emissions:

Area of emissions	Emission reduction measure heading	Description of measure	Timeframe
Electricity	Installation of solar panels on rooftop of Caulfield office building.	To obtain approval from the owner of the building to install solar panels on the rooftop. Install solar panels.	To be achieved by end of FY25.
General	Sustainability committee	To continue operating a sustainability committee consisting of staff members to discuss sustainability measures with a focus on how the business can continue to reduce carbon emissions.	Implemented and to continue.
Waste	Waste management	To continue to improve management of waste in Caulfield and Docklands offices. - Continue with container recycling in both offices. - Continue with e-waste recycling at Caulfield office & implement e-waste recycling in Docklands office. - Implement food waste recycling in both offices.	Implemented and to continue.
Transport (land & sea)	Business vehicle	To replace internal combustion work vehicle with electric vehicle.	To be achieved by end of FY27.
Professional services	Implement policy regarding engagement of third party professional services	Implementation of a policy regarding the engagement of third party professional services to ensure that the business is prioritising companies that can demonstrate that they are actively reducing their carbon footprint. Encourage third party professional services suppliers to sign up to Climate Active.	To be achieved by end of FY25
Transport (air)	Business flights	To minimise business flights as much as possible but when flights are required, to ensure that carbon offsets are being purchased with flights.	Implemented and to continue.
Transport (land & sea)	Encourage staff members to adopt 'green' modes of transport to travel to/from work	Continue to encourage staff at regular all-staff meetings regarding their mode of transport choice to and from work.	Implemented and to continue.
Electricity/working from home	Encourage staff to sign up for green power for their place of residence.	To reduce the carbon emissions associated with staff working from home, look to implement an incentive scheme for staff to sign up with a green power supplier.	Implement incentive scheme by end of FY25.
ICT Services & Equipment	Investigate the main cause of emissions and look to reduce/remove	Undertake an analysis of the emissions associated with 'ICT Services & Equipment' and look to reduce/remove main cause of emissions.	To be achieved by end of FY25.

Emissions reduction actions

Area of emissions	Emission reduction measure heading	Description of measure	Estimate of emissions avoided due to measure
General	Sustainability committee	Continued operating a sustainability committee consisting of staff members who discussed sustainability measures with a focus on how the business can reduce carbon emissions.	Unable to estimate
Waste	Waste management	Implemented container recycling in both offices. Implemented e-waste recycling in Caulfield office.	Unable to estimate
Transport (land & sea)	Encourage staff members to adopt 'green' modes of transport to travel to/from work	Continued to encourage staff to opt for 'green' modes of transport when travelling to and from work.	Unable to estimate
Transport (air)	Business flights	Ensured carbon offsets were purchased along with flights.	Unable to estimate

5.EMISSIONS SUMMARY

Emissions over time

Emissions since base year			
		Total tCO_2-e (without uplift)	**Total tCO_2-e** (with uplift)
Base year:	2020–21	126.37	N/A
Year 1:	2021–22	155.24	N/A
Year 2:	2022–23	287.24	N/A
Year 3:	2023-24	266.52	N/A

Significant changes in emissions

Significant changes in emissions			
Emission source	**Previous year emissions** (t CO_2-e)	**Current year emissions** (t CO_2-e)	**Reason for change**
Electricity (location-based method, scope 2)	15.54	35.73	Greenpower was purchased in FY2023, but none was purchased in FY2024.
Computer and technical services	23.16	35.54	Increased business operations and greater expenditure on 'Precision IT's services in FY2024 than in the previous year.

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

Certified brand name	Product/Service/Building/Precinct used
Pangolin Associates	Consulting

Emissions summary

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

Emission category	Scope 1 emissions (tCO_2-e)	Scope 2 emissions (tCO_2-e)	Scope 3 emissions (tCO_2-e)	Total emissions (t CO_2-e)
Accommodation and facilities	0.00	0.00	0.93	0.93
Cleaning and Chemicals	0.00	0.00	1.74	1.74
Climate Active carbon neutral products and services	0.00	0.00	0.00	0.00
Construction Materials and Services	0.00	0.00	0.00	0.00
Electricity	0.00	35.73	13.25	48.98
Food	0.00	0.00	0.00	0.00
Horticulture and Agriculture	0.00	0.00	0.00	0.00
ICT services and equipment	0.00	0.00	42.24	42.24
Machinery and vehicles	0.00	0.00	0.00	0.00
Office equipment & supplies	0.00	0.00	1.92	1.92
Postage, courier and freight	0.00	0.00	2.31	2.31
Products	0.00	0.00	0.00	0.00
Professional Services	0.00	0.00	108.29	108.29
Refrigerants	0.49	0.00	0.00	0.49
Roads and landscape	0.00	0.00	0.00	0.00
Stationary Energy (gaseous fuels)	2.92	0.00	0.23	3.15
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	1.43	1.43
Transport (Land and Sea)	1.21	0.00	32.24	33.45
Waste	0.00	0.00	0.22	0.22
Water	0.00	0.00	0.31	0.31
Working from home	0.00	0.00	21.06	21.06
Total emissions (tCO_2-e)	**4.62**	**35.73**	**226.17**	**266.52**

Uplift factors

N/A

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)	267	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
NIHT Topaiyo REDD +	VCU	VERRA	14/02/2025	9629-113021615-113021881-VCS-VCU-466-VER-PG-14-2293-01062017-31122019-0	2019	267	0	0	267	100%

Co-benefits

NIHT Topaiyo REDD +

NIHT Inc. has partnered with the traditional landowners of New Ireland and East New Britain to put an end to deforestation initiated by industrial logging in the region. The preservation of these rainforests is essential to not only the carbon and biodiversity benefits inherent with projects of this nature, but also for the wellbeing and prosperity of the people of New Ireland and East New Britain. The project is located in the forested areas of New Ireland and East New Britain in Papua New Guinea. The project has evolved based on the input and needs expressed by persons living in the region. What began as a traditional timber operation has been recognised as an opportunity with enormous carbon sequestering potential and has evolved into a forest protection project that will provide substantial economic benefits to the people of Papua New Guinea. Through the avoidance of carrying out exploitative industrial commercial timber harvesting in the project area, the project expects to generate nearly 60 million tonnes of CO2 emissions reductions across the 30 year project lifetime, depending on the number and size of Project Activity Instances (PAIs) added to the project.

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 **location-based approach.**

Market-based approach summary

Market-based approach	Activity Data (kWh)	Emissions (kg CO_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)	0	0	0%
GreenPower	0	0	0%
Climate Active precinct/building (voluntary renewables)	0	0	0%
Precinct/Building (LRET)	0	0	0%
Precinct/Building jurisdictional renewables (LGCS surrendered)	0	0	0%
Electricity products (voluntary renewables)	0	0	0%
Electricity products (LRET)	0	0	0%
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)	10,663	0	19%
Residual Electricity	46,296	42,130	0%
Total renewable electricity (grid + non grid)	**10,663**	**0**	**19%**
Total grid electricity	**56,959**	**42,130**	**19%**
Total electricity (grid + non grid)	**56,959**	**42,130**	**19%**
Percentage of residual electricity consumption under operational control	79%		
Residual electricity consumption under operational control	**36,738**	**33,431**	
Scope 2	32,700	29,757	
Scope 3 (includes T&D emissions from consumption under operational control)	4,037	3,674	
Residual electricity consumption not under operational control	**9,559**	**8,698**	
Scope 3	9,559	8,698	

Total renewables (grid and non-grid)	**18.72%**
Mandatory	**18.72%**
Voluntary	**0.00%**
Behind the meter	**0.00%**
Residual scope 2 emissions (t CO_2-e)	**29.76**
Residual scope 3 emissions (t CO_2-e)	**12.37**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**29.76**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**12.37**
Total emissions liability (t CO_2-e)	**42.13**

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	**79%**	**(kWh)**	**Scope 2 Emissions ($kgCO_2$-e)**	**Scope 3 Emissions ($kgCO_2$-e)**	**(kWh)**	**Scope 3 Emissions ($kgCO_2$-e)**
VIC	56,959	45,232	35,733	3,166	11,727	10,085
Grid electricity (scope 2 and 3)	**56,959**	**45,232**	**35,733**	**3,166**	**11,727**	**10,085**
ACT	0	0	0	0		
NSW	0	0	0	0		
SA	0	0	0	0		
VIC	0	0	0	0		
QLD	0	0	0	0		
NT	0	0	0	0		
WA	0	0	0	0		
TAS	0	0	0	0		
Non-grid electricity (behind the meter)	**0**	**0**	**0**	**0**		
Total electricity (grid + non grid)	**56,959**					

Residual scope 2 emissions (t CO_2-e)	**35.73**
Residual scope 3 emissions (t CO_2-e)	**13.25**
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**35.73**
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO_2-e)	**13.25**
Total emissions liability	**48.98**

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_2-e)
N/A	**0**	**0**

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.

Climate Active carbon neutral electricity products

Climate Active carbon neutral electricity product used	Electricity claimed from Climate Active electricity products (kWh)	Emissions (kg CO_2-e)
N/A	**0**	**0**

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.

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
Stationary energy (liquid and solid fuels)	Immaterial
Base building synthetic gas at Docklands facility	Immaterial
Base building waste generated at Docklands facility	Immaterial

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	Size	Influence	Risk	Stakeholders	Outsourcing	Justification
N/A	N/A	N/A	N/A	N/A	N/A	**N/A**

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