



PUBLIC DISCLOSURE STATEMENT

**DYMOND COWAN PTY LTD (TRADING AS
THE KNIGHT)**

**ORGANISATION CERTIFICATION
FY2024–25**

Australian Government

Climate Active Public Disclosure Statement



NAME OF CERTIFIED ENTITY	Dymond Cowan Pty Ltd (Trading as The Knight)
REPORTING PERIOD	1 July 2024 – 30 June 2025 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. <i>Callum Evans</i> Callum Evans Chief Executive Officer 05/02/2026



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

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Version 10.

1.CERTIFICATION SUMMARY

TOTAL EMISSIONS OFFSET	356 tCO ₂ -e
CARBON OFFSETS USED	100% VCUs
RENEWABLE ELECTRICITY	N/A
CARBON ACCOUNT	Prepared by: Pangolin Associates
TECHNICAL ASSESSMENT	Date: 4/5/2025 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 approach, 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 FY2024-25 reporting period.

Organisation description

The Knight has a solid thirty-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 sons, Callum Evans and Gregor Evans, are The Knight's CEO and Director of Client Services respectively.

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
Electricity
ICT services and equipment
Office equipment and supplies
Postage, courier and freight
Products
Professional services
Refrigerants
Stationary energy (gaseous fuels)
Transport (air)
Transport (land and sea)
Waste
Water
Working from home

Non-quantified

Stationary energy (liquid & solid fuels)

Docklands base building utilities:

- Synthetic GHGs
- Natural gas

Outside emission boundary

Excluded

N/A

4.EMISSIONS REDUCTIONS

Emissions reduction strategy

The annual review of The Knight's emissions trajectory has identified that positive business growth has significantly influenced the organisation's ability to achieve previously stated targets. As approximately 90% of total emissions are Scope 3 and largely outside of The Knight's immediate control, the overarching target has been updated to focus on these value-chain emissions.

The Knight will adopt an overarching target to reduce Scope 3 emissions by 5% by 2050, supported by dedicated Scope 1 and Scope 2 reduction actions.

This reduction will be achieved through the following scope-specific targets:

- **Scope 1 target:** Replace internal combustion vehicle with an electric vehicle when current vehicle reaches end of useful life or by end of FY30, whichever occurs first.
- **Scope 2 target:** Achieve 100% GreenPower or renewable electricity in our Caulfield office by 2027.
- **Scope 3 target:** Reduce emissions from Employees by 5% by 2030 based on the FY2024-25 base year

Area of emissions	Emission reduction measure heading	Description of measure	Timeframe
Electricity	Installation of solar panels on rooftop of Caulfield office building	Install solar panels.	To be achieved by end of FY27.
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 in both offices - Continue with Worm Farm to reduce food waste going to landfill in Caulfield office - Explore food waste options for Docklands office to reduce organics going to landfill	Implemented and to continue.
Transport (land & sea)	Business vehicle	To replace internal combustion work vehicle with electric vehicle	When current vehicle reaches end of useful life or by end of FY30, whichever occurs first.
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: - Walk/ride - Public Transport - Carpool	Implemented and to continue.
Electricity/working from home	Encourage staff to sign up for green power for their place of residence.	Provide education to staff on the benefits of green power to improve confidence and uptake of green power plans Relaunch Green Power Incentive Scheme to reward staff who switch to green power plans	To implement over the course of FY26

Emissions reduction actions

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
	Park Clean Up	Hosted x1 clean up lunches of our local park to collect rubbish and raise awareness about the importance of correct waste disposal	Unable to estimate
Waste	Container Deposit Scheme	Continued participation in Container Deposit Scheme recycling in Caulfield office	Ensured the streamlined recycling of approximately 1100 bottles and cans
	Worm Farm	Established a Worm Farm in Caulfield office to divert food waste from landfill	Diverted approximately 110kg of food waste from landfill
	Waste management	Reduced number of under desk waste bins to: - encourage proper separation of waste by requiring staff to get up and go to appropriate waste stream bin - reduce the number of (mostly empty) bins being emptied by our cleaners	Prevented x6 bins from being emptied twice weekly saving at least 624 soft plastic bin liners and increasing utilization of dedicated bins
	Reusable Coffee Cups	Continued to provide & encourage use of reusable coffee cups to reduce number of single-use cups going to landfill	Unable to estimate
Electricity	Green Power incentive	Implemented Green Power incentive to encourage & reward staff for using green/renewable at home. Celebrated & highlighted those with solar, batteries and Green Power to raise awareness of renewable energy	Unable to estimate
	Solar Panels	Received approval for installation of solar panels on Caulfield office Begun the process of exploring installation of solar panels. Note: budgetary constraints have delayed this initiative from its intended end of FY25 goal, but it remains a focus for FY26	N/A
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	Encouraged carbon offsets be 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 / Year 1:	2020–21	126.37	N/A
Year 2:	2021–22	155.24	N/A
Year 3:	2022–23	287.24	N/A
Year 4:	2023–24	266.52	N/A
Year 5:	2024–25	355.19	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
Computer and technical services	35.54	43.32	Increase in expenses.
Technical services	62.62	51.91	Decrease in software expenses.
Consulting services	19.72	92.02	Offshore workers (hired by agency) added to the scope.

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

Certified brand name	Product/Service/Building/Precinct used
N/A	N/A

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	0.91	0.91
Cleaning and Chemicals	0.00	0.00	1.94	1.94
Construction Materials and Services	0.00	0.00	0.00	0.00
Electricity	0.00	32.85	10.58	43.43
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	48.95	48.95
Machinery and vehicles	0.00	0.00	0.00	0.00
Office equipment & supplies	0.00	0.00	1.04	1.04
Postage, courier and freight	0.00	0.00	1.04	1.04
Products	0.00	0.00	0.02	0.02
Professional Services	0.00	0.00	175.88	175.88
Refrigerants	0.42	0.00	0.21	0.62
Roads and landscape	0.00	0.00	0.00	0.00
Stationary Energy (gaseous fuels)	0.00	0.00	3.07	3.07
Transport (Air)	0.00	0.00	2.58	2.58
Transport (Land and Sea)	0.23	0.00	37.36	37.59
Waste	0.00	0.00	2.61	2.61
Water	0.00	0.00	0.23	0.23
Working from home	0.00	0.00	35.27	35.27
Total emissions (tCO₂-e)	0.65	32.85	321.69	355.19
<i>Figures may not sum to total due to rounding.</i>				

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)	356	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
Ghani Solar Renewable Power Project by Greenko Group	VCU	Verra	5/2/2026	8558-30746713-30746801-VCS-VCU-997-VER-IN-1-1792-01012019-30092019-0	2019	89	0	0	89	25.00%
Ghani Solar Renewable Power Project by Greenko Group	VCU	Verra	5/2/2026	8558-30749489-30749735-VCS-VCU-997-VER-IN-1-1792-01012019-30092019-0	2019	247	0	0	247	69.38%
Ghani Solar Renewable Power Project by Greenko Group	VCU	Verra	6/2/2026	8558-30749736-30749755-VCS-VCU-997-VER-IN-1-1792-01012019-30092019-0	2019	20	0	0	20	5.62%
Offset Totals:						356	0	0	356	100.00%

Co-benefits

N/A

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 renewable electricity generated	0	0	0%
Total non-grid renewable 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)	9,188	0	18%
Residual Electricity	41,310	38,005	0%
Total renewable electricity (grid + non grid)	9,188	0	18%
Total grid electricity	50,498	38,005	18%
Total electricity (grid + non grid)	50,498	38,005	18%
Percentage of residual electricity consumption under operational control	84%		
Residual electricity consumption under operational control	34,901	32,109	
Scope 2	30,728	28,270	
Scope 3 (includes T&D emissions from consumption under operational control)	4,173	3,839	
Residual electricity consumption not under operational control	6,409	5,897	
Scope 3	6,409	5,897	

Total renewables (grid and non-grid)	18.20%
Mandatory	18.20%
Voluntary	0.00%
Behind the meter	0.00%
Residual scope 2 emissions (t CO₂-e)	28.27
Residual scope 3 emissions (t CO₂-e)	9.74
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	28.27
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	9.74
Total emissions liability (t CO₂-e)	38.01

Figures may not sum to total 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	84%	(kWh)	Scope 2 Emissions (kgCO ₂ -e)	Scope 3 Emissions (kgCO ₂ -e)	(kWh)	Scope 3 Emissions (kgCO ₂ -e)
ACT	0	0	0	0	0	0
NSW	0	0	0	0	0	0
SA	0	0	0	0	0	0
VIC	50,498	42,663	32,851	3,840	7,835	6,738
QLD	0	0	0	0	0	0
NT	0	0	0	0	0	0
WA	0	0	0	0	0	0
TAS	0	0	0	0	0	0
Grid electricity (scope 2 and 3)	50,498	42,663	32,851	3,840	7,835	6,738
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)	50,498					

Residual scope 2 emissions (t CO₂-e)	32.85
Residual scope 3 emissions (t CO₂-e)	10.58
Scope 2 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	32.85
Scope 3 emissions liability (adjusted for already offset carbon neutral electricity) (t CO₂-e)	10.58
Total emissions liability	43.43

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 & solid fuels)	Immaterial
Docklands base building utilities: •Synthetic GHGs •Natural gas	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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