


ALTO

hotel on bourke

Melbourne's boutique eco friendly apartment hotel



Gary Stickland – General Manager

A carbon neutral hotel.... Leading the way

Melbourne's boutique eco friendly apartment hotel - carbon neutral

- 4 star AAA Tourism Rating
- 50 Accommodation Rooms
Hotel - Studio
1, 2 & 3 bedroom apartments
- Restaurant & bar
- 2650 sqm of floor space
- Build 2005 – opened 2006



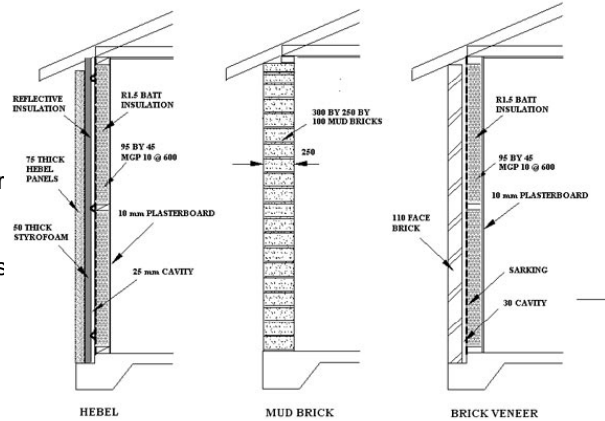
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BUILDING DESIGN

Outer Wall Construction

KEY POINTS

- Built with Hebel bricks for extra thermal insulation
- Hebel bricks also help with reduction of sound transfer
- Hebel Brick construction deliver 'stable internal temperature'
- Stable temperature saves on us of air-conditioning, which saves on electricity.



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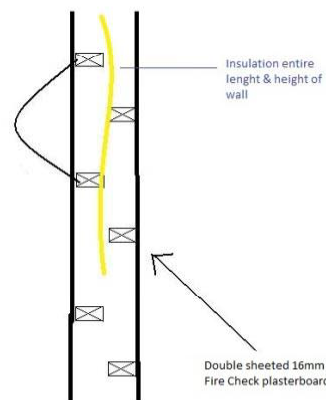
BUILDING DESIGN

Inner Wall Construction

KEY POINTS

- Staggered Stud Wall system, allows for through going thermal bats
- 4 layers of 16mm fire check plaster
- 2 layers of 50mm recycled thermal bats
- Floors covered with 5mm layer of REGUPOL – recycled car tires

Wall top view



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BUILDING DESIGN

Windows

KEY POINTS

- 10.36mm thick, including a heat reflecting lamination
- Additional internal double glazing
- Heat reflecting membrane and double glazing reduces temperature variations
- Stable room temperature reduces use of air-conditioning, which saves on electricity



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BUILDING DESIGN

Water

KEY POINTS

- Taps reduced to 6 liters per minute
- Showers reduced to 8 liters per minute
- Hand-basins, conical shape uses less water – push down plug reduces running time
- AAA toilet cisterns with 3 liter ½ flush and 6 liter full flush
- Rain-water tank to flush public toilets & gardening



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BUILDING DESIGN

Energy – Electricity

KEY POINTS

- 9 watt fluorescent energy efficient globes are used in 90% of all light fittings
- 20 watts down light globes are used for mood lighting in the restaurant
- 30% of restaurant lights 7 watt LED
- 90% of all bedside lighting uses 5W. LED globes, these replaced 40W globes.



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BUILDING DESIGN

Air Conditioning

KEY POINTS

- Our Air Conditioning plant uses 'inverter technology' delivering 6 Star energy consumption
- Rooms are fitted with energy saving key-tags which switch off lighting when leaving the room
- Units run on the new, R410A refrigerant gas, significantly reducing harm to the ozone layer



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BUILDING DESIGN

Energy – Gas

KEY POINTS

- Gas on-demand hot water system
- ‘Rinnai Demand Duo 2’
- 630 liters of hot water in reserve for 60 bathrooms, 44 kitchens 1 commercial kitchen
- Average household keeps 200 liters in reserve
- Gas bill for hot water powering 1 commercial kitchen, 60 bathrooms and 44 apartment kitchens is less than 50% of usual usage saving \$6000 per annum



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OPERATIONAL

Waste

KEY POINTS

- Organic vegetable waste does not go to landfill, it is treated in house using an Aerobin
- Cardboard, paper, plastics and glass are recycled
- Plastic waste is further reduced by not using individual toiletry bottles
- Dual-chamber waste bin in all units
- We use biodegradable waste bin-liners



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OPERATIONAL

Plastic

KEY POINTS

- We have eliminated all use of individual shampoo, conditioner, soap & moisturizer toiletries for guest in favor of push-button dispensers, this eliminates the small plastic bottles – approximately 16 billion of these are used around the world every year



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OVER COMING CHALLENGES

Engaging our staff

ENGAGE – establish a Green Team;

Activities include visitations to other environmental businesses & community activities

Alto Green Team is behind all our best initiatives;

- 'Aerobin' to compost kitchen waste
- Frying oil to bio fuel,
- Fluorescent to LED globes
- Double chamber waste-bins, etc.
- Melbourne Rooftop Honey hives



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Engaging Our Guests

Guest involvement initiatives include;

- Our guests help by separating waste into recyclable and general waste
- Our guests choose not to have their towels & linen changed daily
- Our guests use dispensed toiletries rather than individual products

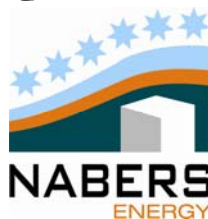


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Benchmarking & Reporting

- Local – 1200 Buildings – MCC managed program,
- Statewide – Carbon Down - EPA funded, VECCI managed business mentoring program [product and advice]
- National – NABERS, 6 star energy rating & AAA Tourism
- International - EarthCheck– Federal government backed accreditation & benchmarking system



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BIO DIVERSITY


Local Environment

DPI in conjunction with **Melbourne Rooftop Honey** have installed 2 Beehives on Alto Hotels roof.







- Participation in Varroa Mite Surveillance Project

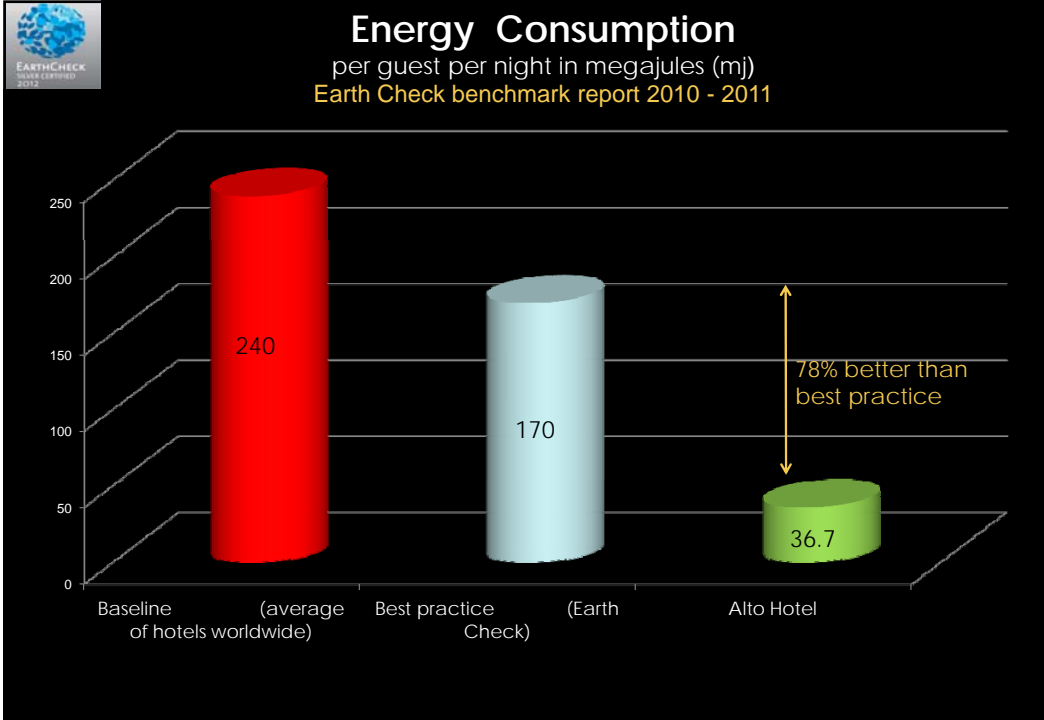


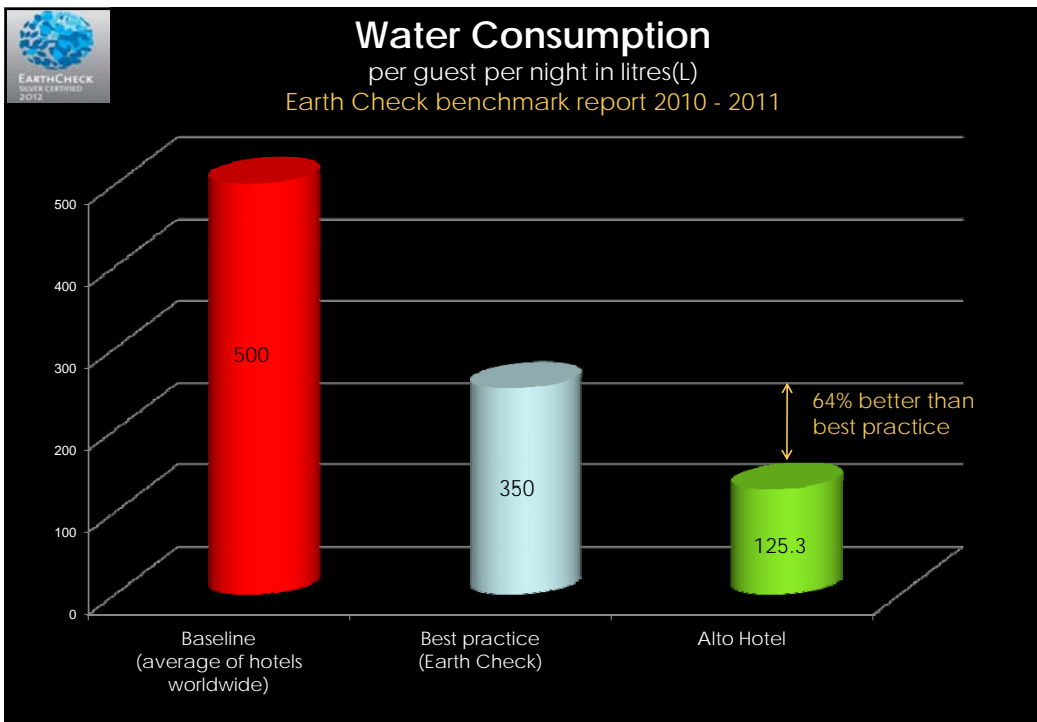
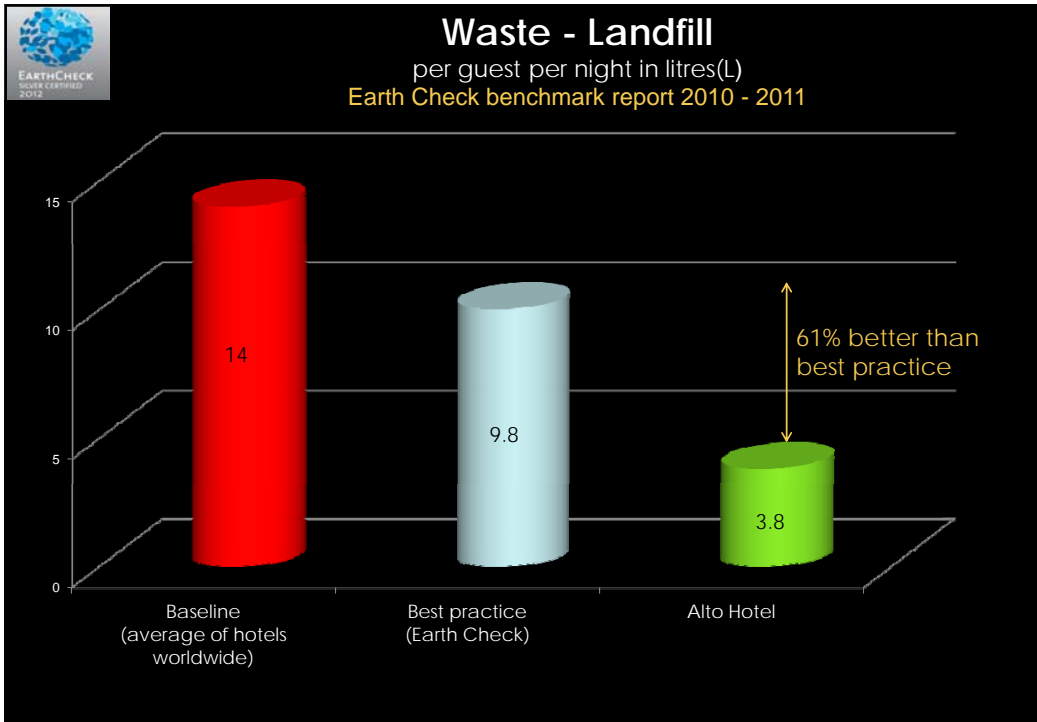


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PAYBACK

Cost Savings

KEY POINTS

- Electricity; \$24.000 approximate savings in electricity, 45% on normal cost for 50 unit hotel
- Gas; \$7.000 approximate savings in gas, 45% savings on normal cost of hot-water heating for 60 bathrooms and 45 kitchens & 1 commercial kitchen
- Water; \$8000 approximate savings on water, 35% on normal cost for water & water drainage for normal 50 unit hotel
- Toiletries; \$9000 estimated savings on toiletries, 80% when compared with purchasing miniature toiletry bottles



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AWARDS

& Recognition

- Hall of Fame & Winner 2011, 2010, 2009 – Excellence in Sustainable Tourism, Victorian Tourism Awards
- Winner 2010 - Conde Nast Traveler World Savers – Environmental Preservation
- Finalist 2009 & Merit 2008 – Deluxe Accommodation, Victorian Tourism Award
- Finalist 2009 & 2008 – Premier's Sustainability Award
- Winner 2009, 2008 & 2007 – Serviced Accommodation, HMAA Awards for Excellence
- Winner 2009, 2008 & commendation 2007– Sustainable Tourism, HMAA Awards for Excellence



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Join us on the journey



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Be a leader

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