Melbourne’s boutique eco friendly apartment hotel

Gary Stickland – General Manager
A carbon neutral hotel.... Leading the way

• 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

Leave a smaller footprint......put your head down at Alto Hotel
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 delivers ‘stable internal temperature’
• Stable temperature saves on use of air-conditioning, which saves on electricity.

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
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

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
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.

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
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

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
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

OVER COMING CHALLENGES

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

Leave a smaller footprint.....put your head down......at Alto Hotel
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

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

- Participation in Varroa Mite Surveillance Project

- Leave a smaller footprint... put your head down at Alto Hotel

### Energy Consumption

per guest per night in megajules (mj)

Earth Check benchmark report 2010 - 2011

- Baseline (average of hotels worldwide): 240
- Best practice: 170
- Earth Check: 36.7

78% better than best practice
Waste - Landfill
per guest per night in litres (L)
Earth Check benchmark report 2010 - 2011

Baseline (average of hotels worldwide):
14

Best practice (Earth Check):
9.8

Alto Hotel:
3.8

61% better than best practice

Water Consumption
per guest per night in litres (L)
Earth Check benchmark report 2010 - 2011

Baseline (average of hotels worldwide):
500

Best practice (Earth Check):
350

Alto Hotel:
125.3

64% better than best practice
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; $8,000 approximate savings on water, 35% on normal cost for water & water drainage for normal 50 unit hotel

• Toiletries; $9,000 estimated savings on toiletries, 80% when compared with purchasing miniature toiletry bottles

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


Join us on the journey

Leave a smaller footprint..........
Be a leader