



Since 2006, The Alto Hotel on Bourke has been using EarthCheck to benchmark its performance. All aspects of the hotel's design and operations reflect a genuine, strong commitment to energy efficiency. Major achievements include:

\$8,000 savings in energy through air-conditioning with inverter and movement sensor technology

Renewable energy sources accounting for **100%** of total energy consumption.

Total savings the hotel has made (inclusive of savings in water and waste) equates to **\$50,000**

THE ALTO HOTEL ON BOURKE, AUSTRALIA

The Alto Hotel on Bourke, in the heart of Melbourne, Australia was built in 2004-05 and is the first hotel in Melbourne's central business district to become fully certified using EarthCheck science.

The boutique 4-star hotel offers 50 hotel rooms including 1, 2 and 3 bedroom apartments, a restaurant and bar, relaxation room, book exchange & library, car parking and free access to a nearby gym.

The Alto Hotel's philosophy is to look after the environment by carefully monitoring the impacts of its energy consumption, while identifying ways to be more efficient and resource smart.

Management strongly encourages the participation of all staff in finding innovative solutions.

THE VISION

Alto Hotel on Bourke aspires to be the undisputed leader in energy efficient management in Victoria. The ideals held at Alto Hotel stem from the Director's long-term involvement with the tourism industry and its little concern for energy efficiency previously.

Alto Hotel on Bourke is now pushing the boundaries of best practice, using only 35.7 MJ per guest night, which is 76% better than best practice.



CHALLENGES

Heritage Building:

Heritage buildings are notoriously energy inefficient. The air-conditioning is usually primitive and with high ceilings and large rooms areas are difficult to heat and cool.

Understanding:

The biggest challenge was generating understanding of the energy reduction initiatives among the sub-contractors during construction, in 2002-2004. However, the owners believe that times have changed with the building industry, councils and governments significantly popularizing these initiatives.

Justification:

At times, Alto Hotel has been challenged to justify many of its initiatives as they may not show an immediate 'Return On Investment'. However there are returns in other forms such as customer and peer recognition and professional pride.



Energy Efficient Fittings:

Other initiatives to optimise space heating and cooling, increase lighting efficiency and reduce energy wastage have been implemented in the Alto Hotel. All these innovations help to save on energy.

INITIATIVES:

Installing 6 star energy efficient air conditioning systems. The systems rely on 'inverter' technology, 'R-410 A' refrigerant gas and 'sensor technology', which turns the units off when there is no one in the room.

98% of all lighting in hotel rooms is fluoro or LED, and the owners are gradually replacing the fluoro lamps with LED.

Use of 100% renewable energy.

Guests' rooms are fitted with energy saving key-tags that switch off lighting on leaving the rooms.

Hot water is heated on-demand.

ENERGY EFFICIENT ACHIEVEMENTS

Energy Efficient Design:

Alto Hotel has been built with energy efficiency in mind using only **35.7 MJ per guest night**. The design and choice of energy efficient materials ensure the hotel achieves optimal efficiency from space heating and cooling, with minimal heat or cold ingress into the building.

INITIATIVES:

Using a 'staggered stud' wall system which allows for through-going thermal bats.

Using several layers of floor covering to improve insulation, including a 5mm layer of REGUPOL (recycled car tyres) and 'yellow tongue' compressed chipboard.

Using heat reflecting 13mm thick glass and double glazing on all windows.

These windows are able to be opened to allow natural cooling.

ENERGY ACHIEVEMENTS IN TRANSPORT

INITIATIVES:

Airport transfers in a hybrid limousine is available.

Installation of an electric car recharging station in the undercover car park.

Encourage guests to walk to most major attractions which are within a 2-10 minute walk from the hotel.

Encourage guests and staff to use public transport to go further afield.

Select locally grown or produced items to reduce 'food miles'.

PROMOTING ENERGY EFFICIENCY

The Alto Hotel is proud of their achievements in energy efficiency and uses various avenues to promote their values to guests, suppliers and local businesses.

INITIATIVES:

Electric or hybrid vehicles park for free with free use of the recharging station.

Alto uses suppliers with energy efficient policies.

Encourage guests involvement in energy saving initiatives.

Encouraging walking and public transport to guests and staff ahead of taxis with 80% of the hotel's employees using public transport to travel to work.

Partnership with local businesses to select locally grown or produced items.

THE FUTURE

The Alto Hotel on Bourke continuously strives to improve their energy efficiency and is aiming to separate the commercial kitchen's hot water from gas fired to a solar system.

"We are getting an increasing number of encouraging comments from guests who appreciate our efforts – and not only from leisure travelers. The corporate sector and government departments are also developing a preference for hotels with green accreditation."

-Ricardo Krauskopf owner of Alto Hotel on Bourke

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