



EARTHCHECK

BENCHMARKING ASSESSMENT REPORT

ACCOMMODATION - BUSINESS HOTEL BENCHMARKING

ALTO HOTEL ON BOURKE
MELBOURNE, AUSTRALIA



REPORT DATE: 29 June 2011

Benchmarking Data Collection Period: 1 June 2010 – 31 May 2011

The planet deserves more than half measures

OVERVIEW

This annual assessment of **Alto Hotel on Bourke** was undertaken against EarthCheck benchmarking indicators and checklists developed for EarthCheck and listed below.¹ They have been carefully selected to track performance in key areas of environmental and social performance impact. Their outcomes which are presented in this report are used by EarthCheck to evaluate whether the operation has reached the standards necessary to pass the benchmarking requirements, as stated in the EarthCheck Benchmarking Policy.²

Indicator Measure (Benchmark)		
1	Policy	Policy is produced and in place
2	Energy	Energy Consumption (MJ / Guest Night)
		Green Power (%) ³
		Greenhouse Gas Emissions (Scope 1 and Scope 2) (kg CO ₂ -e / Guest Night)
3	Water	Potable Water Consumption (L / Guest Night)
		Water Savings Rating (Points)
		Recycled / Captured Water (%) ³
4	Waste	Waste Sent to Landfill (L / Guest Night)
		Waste Recycling Rating (Points)
		Recycled / Reused / Composted Waste (%) ³
5	Community	Community Commitment (%)
		Community Contributions Rating (Points)
6	Paper	Paper Products Rating (Points)
7	Cleaning	Cleaning Products Rating (Points)
8	Pesticides	Pesticide Products Rating (Points)

¹ Refer to the EarthCheck Sector Benchmarking Indicator (SBI) document for more information. For frequently asked questions (FAQs) about benchmarking or specific help, please log on to 'My EarthCheck' and visit your EarthCheck Benchmarking software.

² To meet the requirements stipulated in the EarthCheck Company Standard, the benchmarks for all the submitted EarthCheck indicators need to be at, or better than, the Baseline level. Baseline and Best Practice performance levels are set with reference to the type of activity (registered sector/s) and appropriate national and international data which take into account social, geographical and climatic impacts.

First-time benchmarking operations that fail to meet the minimum requirements (Baseline performance or better) for up to two submitted EarthCheck indicators (with a third indicator within 10% of the Baseline level), will be permitted to pass benchmarking. The operation is however, given a maximum of 12 months to improve performance in at least one of the indicators to Baseline performance or better. If on the next submission this is not achieved without substantiated evidence that the situation was beyond the control of the operation (e.g., occurrence of a natural disaster), then the right to use the appropriate EarthCheck logo will be withdrawn.

As a standard policy, all EarthCheck indicators are continuously reviewed, along with the performance levels which operators have to achieve in order to meet the requirements of the Company Standard. This review takes into account "business-as-usual" changes in practices and equipment, and is used to update where appropriate Baseline and Best Practice levels.

³ These indicators are for guidance only and do not affect the overall benchmarking evaluation.

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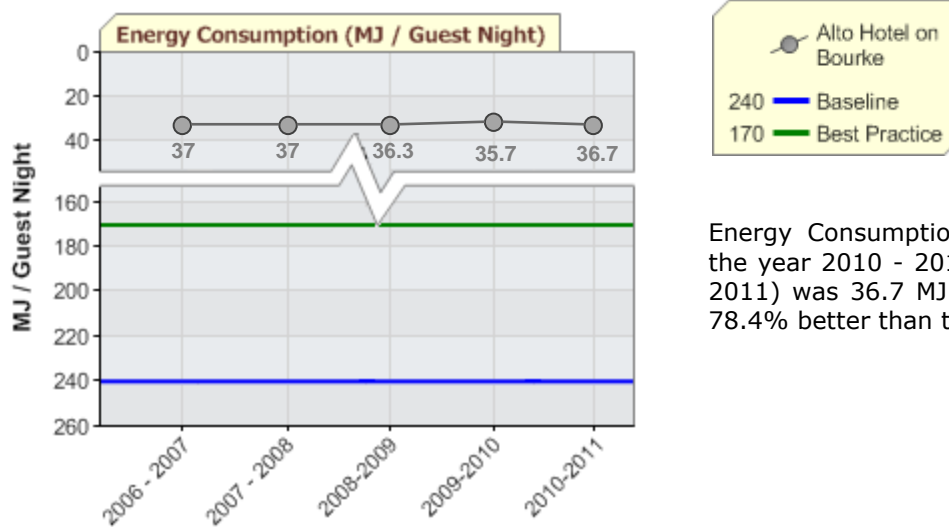
ACCOMMODATION - BUSINESS HOTEL PERFORMANCE BENCHMARKS

Current performance: Below Baseline ✖ At or above Baseline ✔ At or above Best Practice ★

1. Policy ★

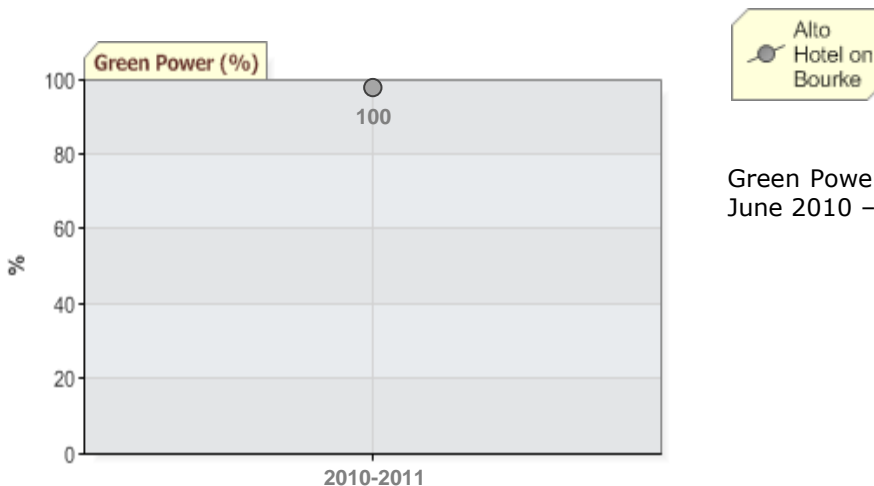
2. Energy

Energy Consumption (MJ / Guest Night) ★



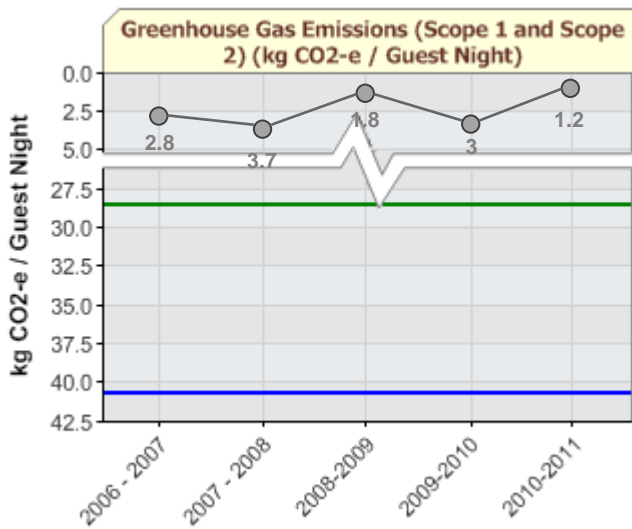
Energy Consumption (MJ / Guest Night) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 36.7 MJ / Guest Night, which was 78.4% better than the Best Practice level.

Green Power (%)



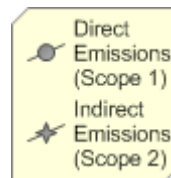
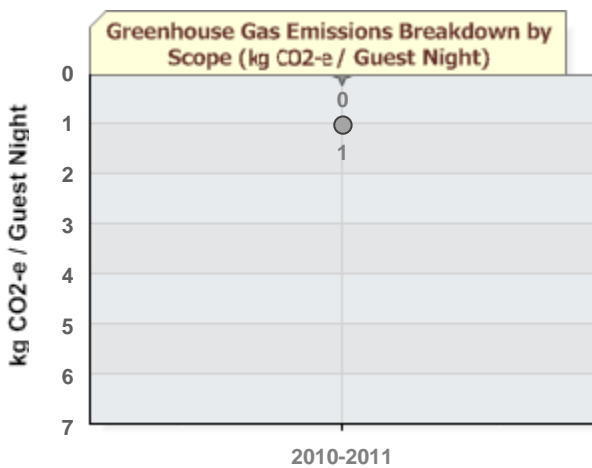
Green Power (%) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 100%.

Greenhouse Gas Emissions (Scope 1 and Scope 2) (kg CO₂-e / Guest Night) ★



Greenhouse Gas Emissions (Scope 1 and Scope 2) (kg CO₂-e / Guest Night) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 1.2 kg CO₂-e / Guest Night, which was 95.8% better than the Best Practice level.

Greenhouse Gas Emissions Breakdown by Scope (kg CO₂-e / Guest Night)



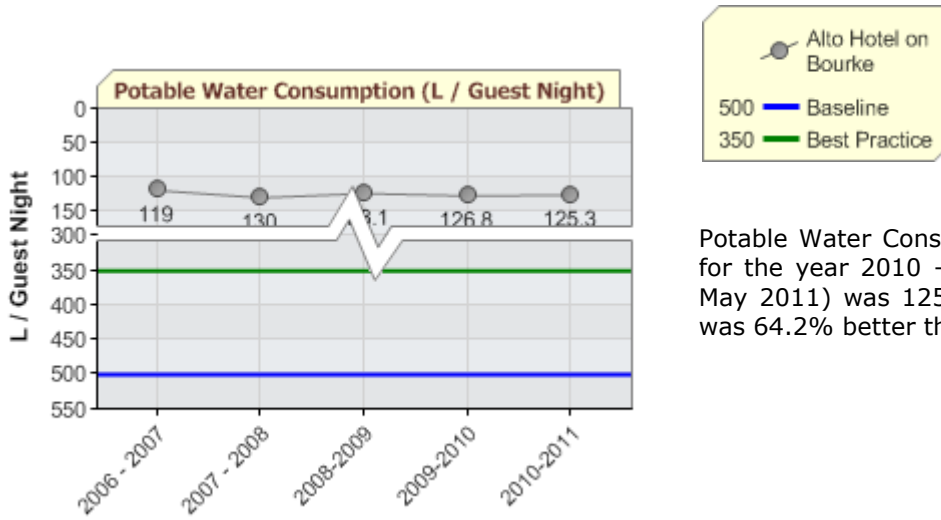
Direct Emissions (Scope 1) (kg CO₂-e / Guest Night) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 1 kg CO₂-e / Guest Night.

Indirect Emissions (Scope 2) (kg CO₂-e / Guest Night) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 0 kg CO₂-e / Guest Night.

Direct Emissions (Scope 1)								
Stationary Fuel Combustion								
Type	Quantity	Unit	Energy Consumption (MJ)	CO ₂ Emission Estimate (t CO ₂ -e)	CH ₄ Emission Estimate (t CO ₂ -e)	N ₂ O Emission Estimate (t CO ₂ -e)	Total Emission Estimate (t CO ₂ -e)	
Natural gas	628220	MJ	628220.0	37.6	0.06	0.8	38.5	
subtotal			628220.0	37.6	0.06	0.8	38.5	
Mobile Fuel Combustion (road)								
Diesel	350	litres (L)	13510.0	0.9	0.003	0.007	0.9	
subtotal			13510.0	0.9	0.003	0.007	0.9	
TOTAL			641730.0	38.6	0.07	0.8	39.4	
Indirect Emissions (Scope 2)								
Purchased Electricity								
Quantity	Unit	% Green Power	Provider	Energy Consumption (MJ)	CO ₂ Emission Estimate (t CO ₂ -e)	CH ₄ Emission Estimate (t CO ₂ -e)	N ₂ O Emission Estimate (t CO ₂ -e)	Total Emission Estimate (t CO ₂ -e)
153295	Kilowatt hour (kWh)	100	Australia, VIC	551862.0	0.0	0.0	0.0	0.0
subtotal				551862.0	0.0	0.0	0.0	0.0
TOTAL				551862.0	0.0	0.0	0.0	0.0
Greenhouse Gas Emissions (Scope 1 and Scope 2)								
GRAND TOTAL				1193592.0	38.6	0.07	0.8	39.4

3. Water

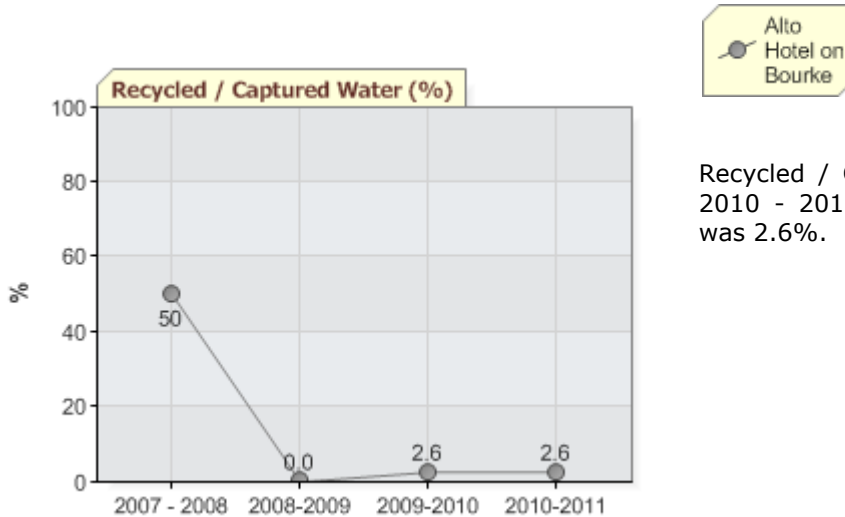
Potable Water Consumption (L / Guest Night) ★



Potable Water Consumption (L / Guest Night) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 125.3 L / Guest Night, which was 64.2% better than the Best Practice level.

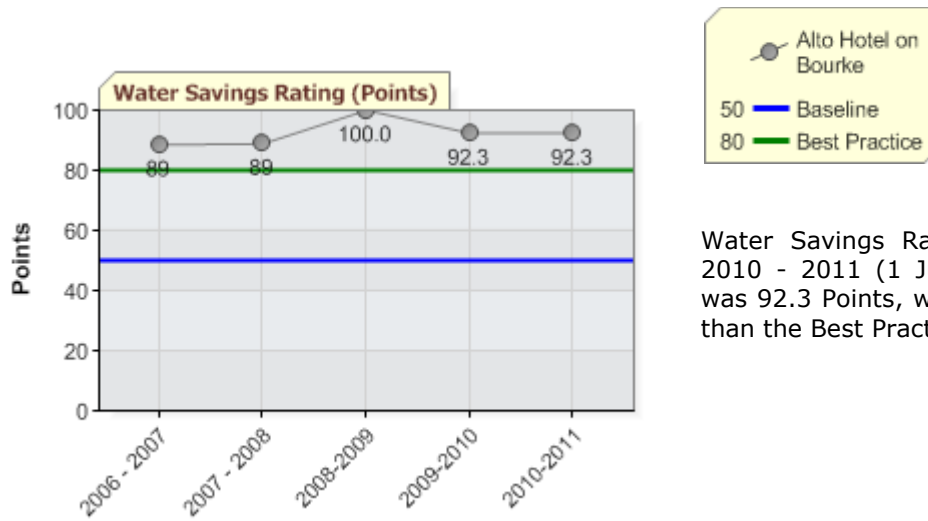
Quantity	Unit	Potable Water Consumption (kL)
4077	kilolitres (kL)	4077.0 kL
	Totals:	4077.0 kL

Recycled / Captured Water (%)



Recycled / Captured Water (%) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 2.6%.

Water Savings Rating (Points) ★

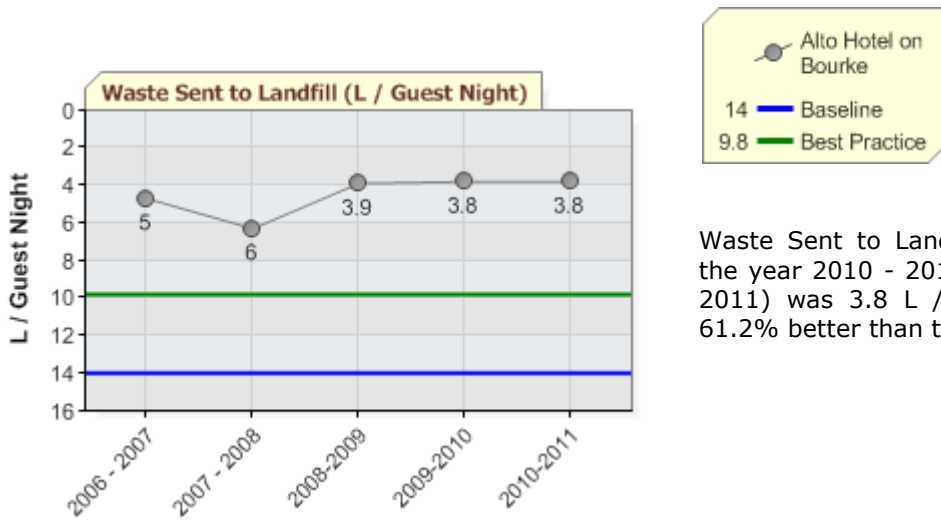


Water Savings Rating (Points) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 92.3 Points, which was 12.3 Points better than the Best Practice level.

Water Savings Measures	Frequency / Percentage Rating	Water Savings Rating (Points)
Check for leaks	Every week	100.0 Points
Low/dual flush toilets	100%	100.0 Points
Low flow tap fittings	100%	100.0 Points
Low flow shower fittings	100%	100.0 Points
Water sprinklers used after dark	Not Relevant / Not Available	-
Minimal irrigation landscaping	100%	100.0 Points
Use of recycle/grey/rain water	1-19%	54.0 Points
	Overall Rating:	92.3 Points

4. Waste

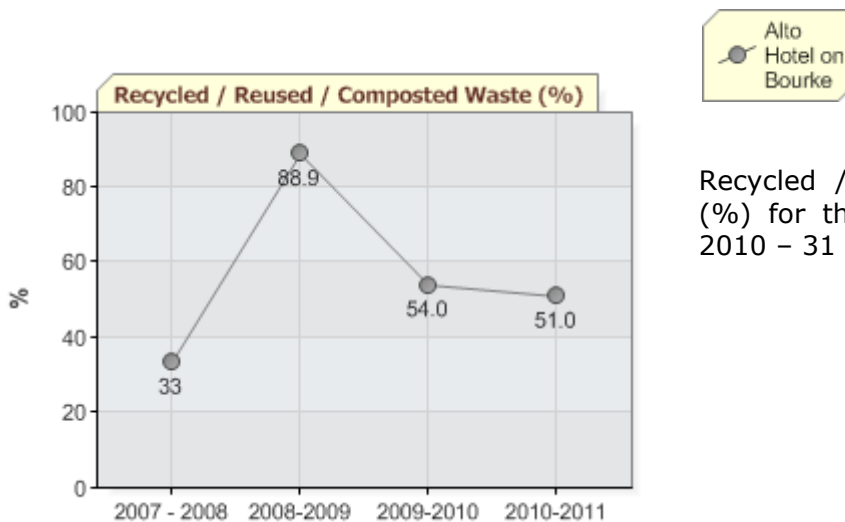
Waste Sent to Landfill (L / Guest Night) ★



Waste Sent to Landfill (L / Guest Night) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 3.8 L / Guest Night, which was 61.2% better than the Best Practice level.

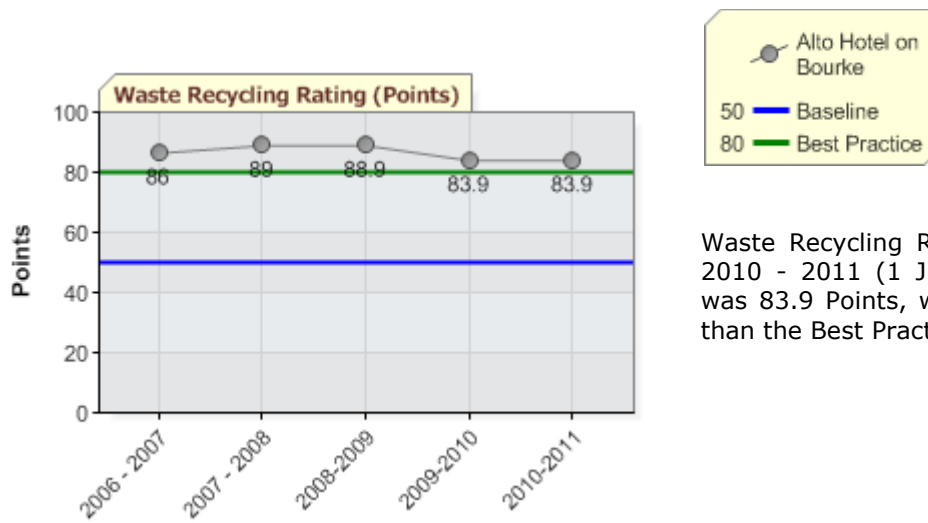
Quantity	Unit	Waste Sent to Landfill (m ³)
122364	litres	122.4 m ³
	Totals:	122.4 m³

Recycled / Reused / Composted Waste (%)



Recycled / Reused / Composted Waste (%) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 51.0%.

Waste Recycling Rating (Points) ★

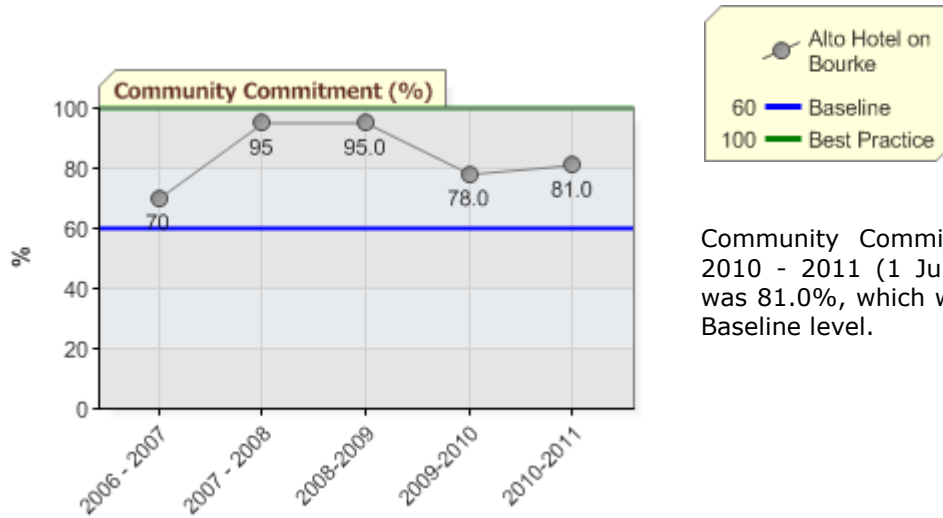


Waste Recycling Rating (Points) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 83.9 Points, which was 3.9 Points better than the Best Practice level.

Waste Recycling Measures	Frequency / Percentage Rating	Waste Recycling Rating (Points)
Glass	80-99%	88.9 Points
Paper/card	80-99%	88.9 Points
Iron & steel (ferrous metals)	80-99%	88.9 Points
Other metals (non-ferrous)	80-99%	88.9 Points
Plastics	80-99%	88.9 Points
Rubber	1-19%	54.0 Points
Green waste	80-99%	88.9 Points
	Overall Rating:	83.9 Points

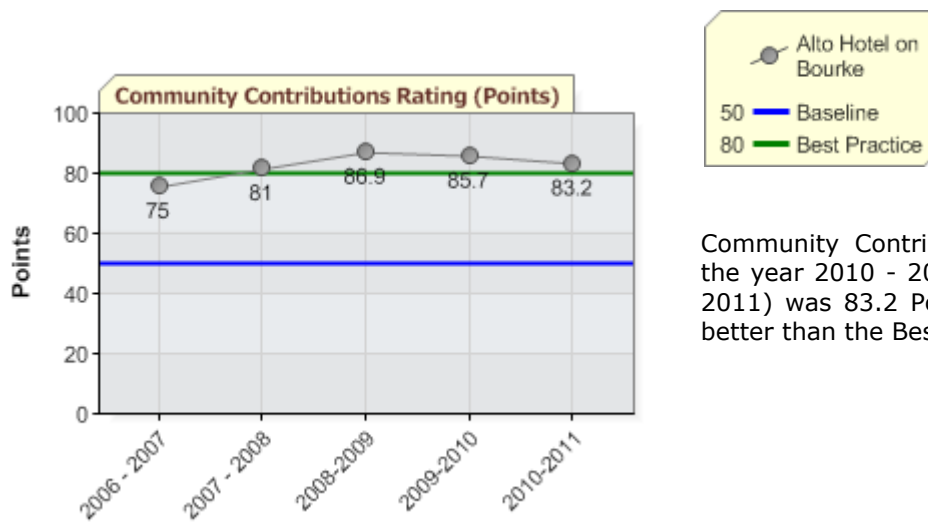
5. Community

Community Commitment (%) ✓



Community Commitment (%) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 81.0%, which was 21.0% better than the Baseline level.

Community Contributions Rating (Points) ★

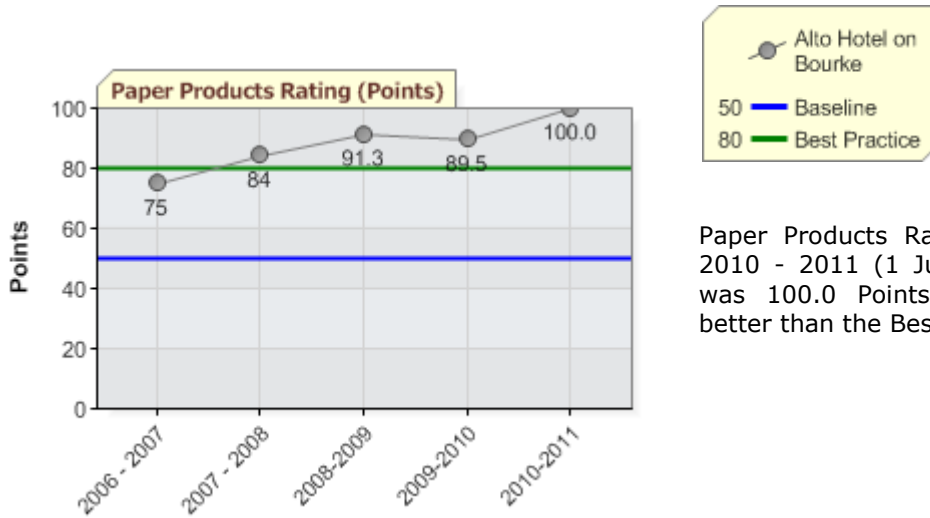


Community Contributions Rating (Points) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 83.2 Points, which was 3.2 Points better than the Best Practice level.

Community Contributions Measures	Frequency / Percentage Rating	Community Contributions Rating (Points)
Net income spent on sustainability programs	2.0% - 3.9%	58.8 Points
Perishable purchased goods that are of local origin	60-79%	73.9 Points
Service contracts given to local contractors	100%	100.0 Points
Staff received training on sustainability issues	100%	100.0 Points
	Overall Rating:	83.2 Points

6. Paper

Paper Products Rating (Points) ★

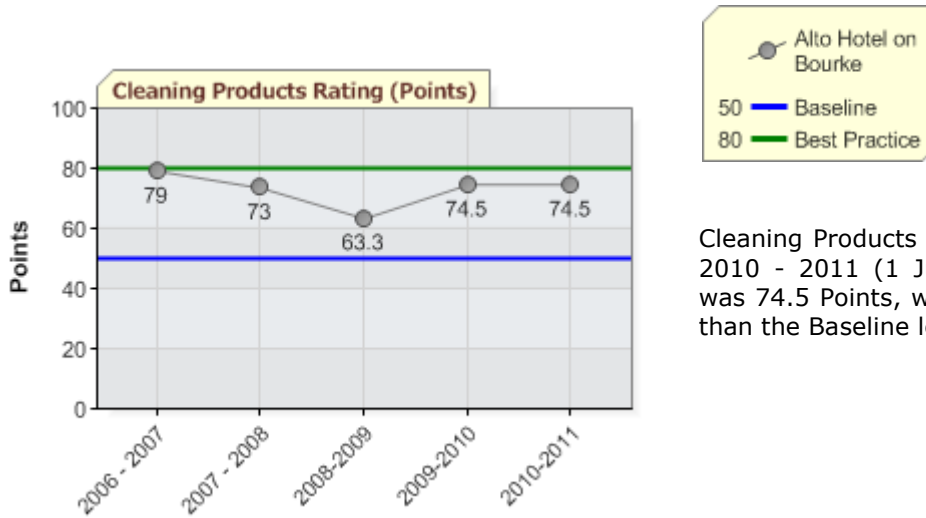


Paper Products Rating (Points) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 100.0 Points, which was 20.0 Points better than the Best Practice level.

Paper Products Measures	Frequency / Percentage Rating	Paper Products Rating (Points)
Office paper	100%	100.0 Points
Serviettes	100%	100.0 Points
Tissues	100%	100.0 Points
Toilet tissue	100%	100.0 Points
Paper towels	100%	100.0 Points
	Overall Rating:	100.0 Points

7. Cleaning

Cleaning Products Rating (Points) ✓

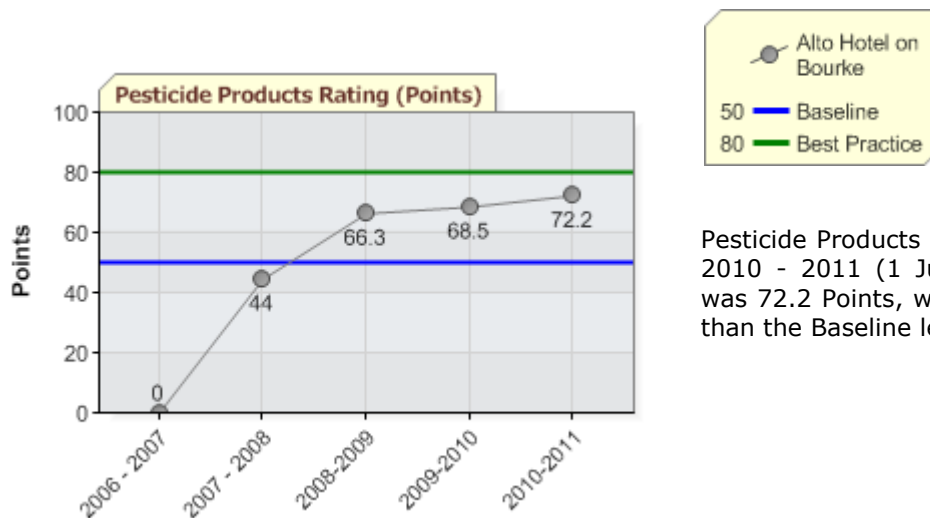


Cleaning Products Rating (Points) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 74.5 Points, which was 24.5 Points better than the Baseline level.

Cleaning Products Measures	Frequency / Percentage Rating	Cleaning Products Rating (Points)
Hard floor cleaners	60-79%	73.9 Points
Carpet cleaners	Not Relevant / Not Available	100.0 Points
Interior surface cleaners	60-79%	73.9 Points
External surface cleaners	Not Relevant / Not Available	100.0 Points
Glass cleaners	0%	0.0 Points
Detergents	60-79%	73.9 Points
Personal hygiene	100%	100.0 Points
	Overall Rating:	74.5 Points

8. Pesticides

Pesticide Products Rating (Points) ✓



Pesticide Products Rating (Points) for the year 2010 - 2011 (1 June 2010 - 31 May 2011) was 72.2 Points, which was 22.2 Points better than the Baseline level.

Pesticide Products Measures	Frequency / Percentage Rating	Pesticide Products Rating (Points)
Weed killers	Not Relevant / Not Available	100.0 Points
Fungal killers	Not Relevant / Not Available	100.0 Points
Rodent killers	0%	0.0 Points
Insect killers	80-99%	88.9 Points
	Overall Rating:	72.2 Points

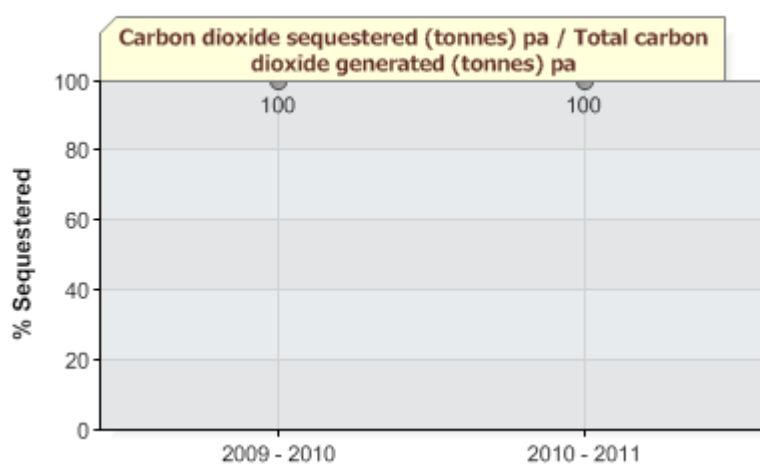
OPTIONAL BENCHMARKING INDICATORS

Alto Hotel on Bourke has also nominated optional Operation Selected Indicators that they consider relevant to their specific operation and locality. The Operation Selected Indicators do not form part of the formal annual benchmarking exercise.

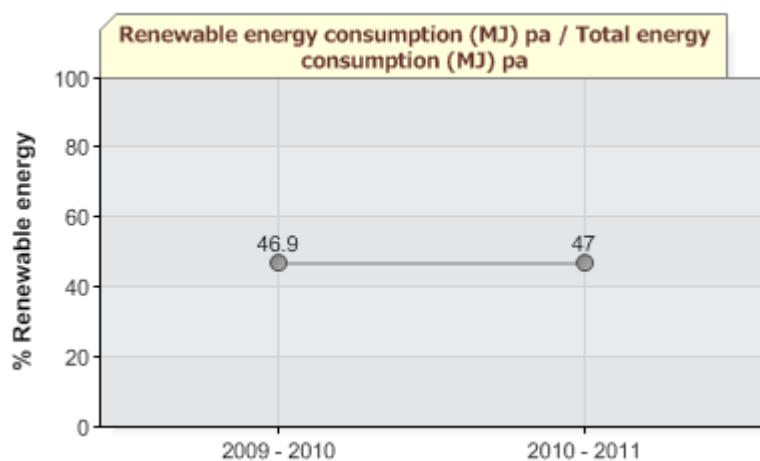
1. Selected Indicators

Selected Indicators are from a supplied list of EarthCheck indicators.

Carbon dioxide sequestered (tonnes) pa / Total carbon dioxide generated (tonnes) pa



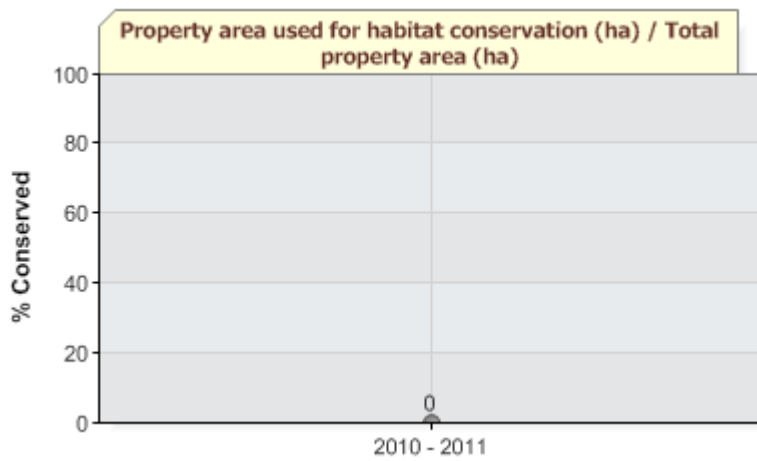
Renewable energy consumption (MJ) pa / Total energy consumption (MJ) pa



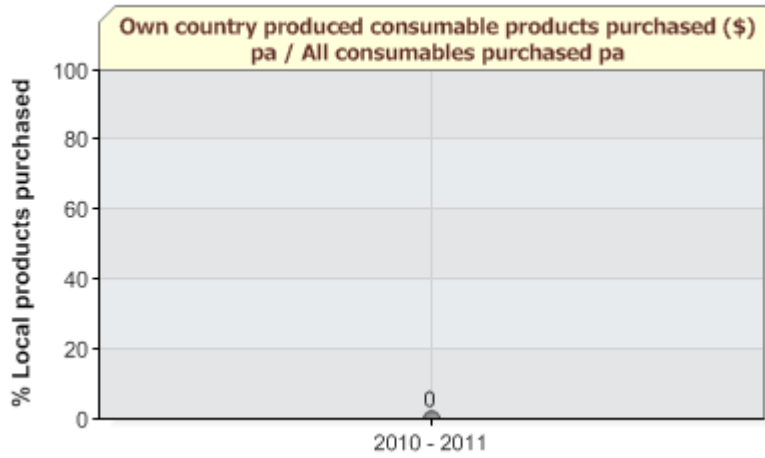
Environmentally accredited operators & suppliers dealt with pa / Total dealt with pa



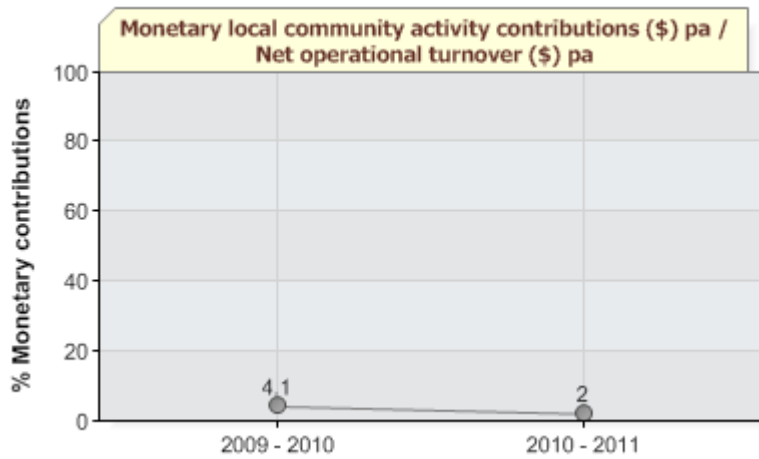
Property area used for habitat conservation (ha) / Total property area (ha)



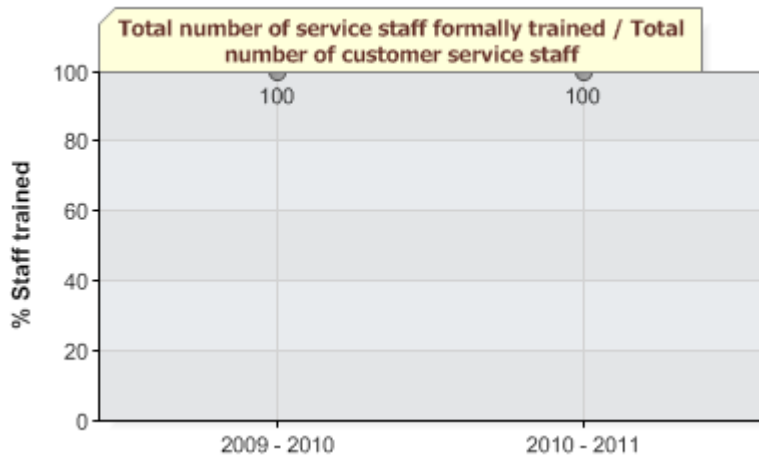
Own country produced consumable products purchased (\$) pa / All consumables purchased pa



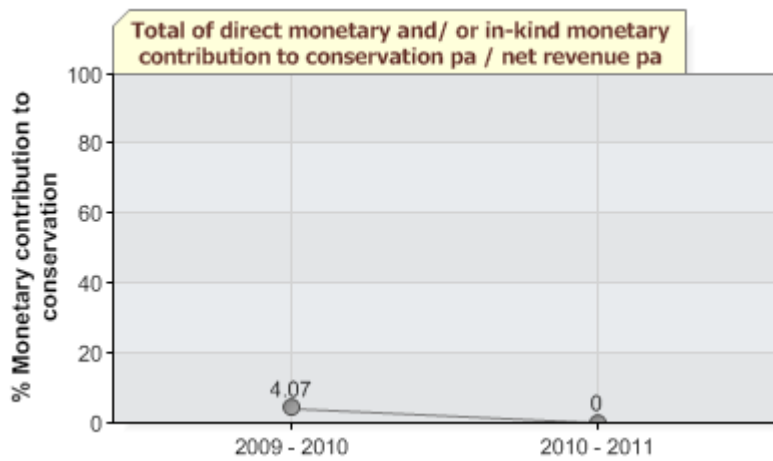
Monetary local community activity contributions (\$) pa / Net operational turnover (\$) pa



Total number of service staff formally trained / Total number of customer service staff



Total of direct monetary and/ or in-kind monetary contribution to conservation pa / net revenue pa

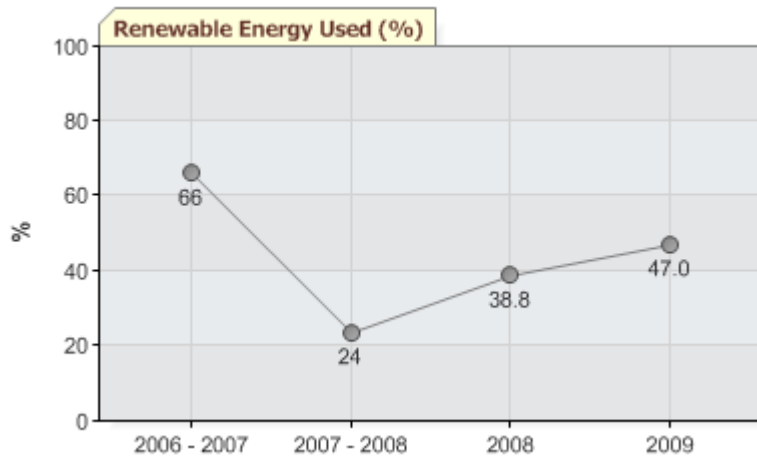


HISTORIC BENCHMARKING INDICATORS

1. Renewable Energy

Renewable Energy % is no longer a supplementary indicator; it is included here for historical reference.

Renewable Energy Used (%)



*The supplied data has been compiled by **Alto Hotel on Bourke** in the prescribed manner, authorised by a senior executive of the company and submitted for an annual assessment.*

CONCLUSION AND RECOMMENDATIONS

Congratulations, **Alto Hotel on Bourke** has passed the requirements to be recognised as an EarthCheck Benchmarked Accommodation - Business Hotel.

In addition to having a Sustainability Policy in place, eleven of the assessed EarthCheck indicators are at or above the Baseline level. From the benchmarking data provided, eight indicators, *Energy Consumption, Greenhouse Gas Emissions (Scope 1 and Scope 2), Potable Water Consumption, Water Savings Rating, Waste Sent to Landfill, Waste Recycling Rating, Community Contributions Rating* and *Paper Products Rating*, are at or above the Best Practice level, which is an excellent achievement to be very highly commended.

Improvements in all the EarthCheck indicators will not only help the environment, but can also help reduce operational costs. Due to the positive commitment that **Alto Hotel on Bourke** has demonstrated to the environment, the assessors are confident that they can maintain their very high standards and remain a leader in environmental performance. In line with EarthCheck Policy this would enable the **Alto Hotel on Bourke** to continue to meet the benchmarking requirements of the EarthCheck program.

APPENDIX

BENCHMARKING POLICY

A member benchmarking for the 5th time (and subsequent assessments) is not permitted to fail any EarthCheck™ indicators (excluding supplementary EarthCheck™ indicators).



EARTHCHECK

Benchmarks Assessed by EarthCheck

SUMMARY OF SUPPLIED BENCHMARKING DATA

Activity Measures

Guest Nights	32548
Area Under Roof	485

Supplied Benchmarking Data

Energy

Energy Consumption (MJ / Guest Night)

Supplied	1193592.0 MJ
Calculated	36.7 MJ / Guest Night
Baseline	240 MJ / Guest Night
Best Practice	170 MJ / Guest Night
Difference	78.4% better than the Best Practice level

Green Power (%)

Supplied	100%
Calculated	100%

Greenhouse Gas Emissions (Scope 1 and Scope 2) (kg CO₂-e / Guest Night)

Supplied	39416.5 kg CO ₂ -e
Calculated	1.2 kg CO ₂ -e / Guest Night
Baseline	40.6 kg CO ₂ -e / Guest Night
Best Practice	28.4 kg CO ₂ -e / Guest Night
Difference	95.8% better than the Best Practice level

Direct Emissions (Scope 1) (kg CO₂-e / Guest Night)

Supplied	39400 kg CO ₂ -e
Calculated	1 kg CO ₂ -e / Guest Night

Indirect Emissions (Scope 2) (kg CO₂-e / Guest Night)

Supplied	0 kg CO ₂ -e
Calculated	0 kg CO ₂ -e / Guest Night

Water

Potable Water Consumption (L / Guest Night)

Supplied	4077000.0 L
Calculated	125.3 L / Guest Night
Baseline	500 L / Guest Night
Best Practice	350 L / Guest Night
Difference	64.2% better than the Best Practice level

Water Savings Rating (Points)

Supplied	92.3 Points
Calculated	92.3 Points
Baseline	50 Points
Best Practice	80 Points
Difference	12.3 Points better than the Best Practice level

Recycled / Captured Water (%)

Supplied	2.6%
Calculated	2.6%

Waste

Waste Sent to Landfill (L / Guest Night)

Supplied	122364.0 L
Calculated	3.8 L / Guest Night
Baseline	14 L / Guest Night
Best Practice	9.8 L / Guest Night
Difference	61.2% better than the Best Practice level

Waste Recycling Rating (Points)

Supplied	83.9 Points
Calculated	83.9 Points
Baseline	50 Points
Best Practice	80 Points
Difference	3.9 Points better than the Best Practice level

Recycled / Reused / Composted Waste (%)

Supplied	51.0%
Calculated	51.0%

Community

Community Commitment (%)

Supplied	81.0%
Calculated	81.0%
Baseline	60 %
Best Practice	100 %
Difference	21.0% better than the Baseline level

Community Contributions Rating (Points)

Supplied	83.2 Points
Calculated	83.2 Points
Baseline	50 Points
Best Practice	80 Points
Difference	3.2 Points better than the Best Practice level

Paper

Paper Products Rating (Points)

Supplied	100.0 Points
Calculated	100.0 Points
Baseline	50 Points
Best Practice	80 Points
Difference	20.0 Points better than the Best Practice level

Cleaning

Cleaning Products Rating (Points)

Supplied	74.5 Points
Calculated	74.5 Points
Baseline	50 Points
Best Practice	80 Points
Difference	24.5 Points better than the Baseline level

Pesticides

Pesticide Products Rating (Points)

Supplied	72.2 Points
Calculated	72.2 Points
Baseline	50 Points
Best Practice	80 Points
Difference	22.2 Points better than the Baseline level

DETERMINATION OF BASELINE AND BEST PRACTICE LEVELS

General

The values for the Baseline and Best Practice levels for each indicator are derived from extensive worldwide research into available and appropriate case studies, industry surveys, engineering design handbooks, energy, water and waste audits, and climatic and geographic conditions.

National and regional data for per capita energy use, greenhouse gas and other emissions, wastes to landfill and water consumption, where available provide background data for normalisation of the expected performance values for per customer or employee, and/or overall performance of an enterprise being benchmarked. They are used to gauge the regional or national situation and environmental performances that an enterprise is based in, and hence what are reasonable levels to expect the enterprise to achieve.

A benchmarking result at, or above, the Baseline level demonstrates to all stakeholders that the enterprise is achieving above average performance. A result below the Baseline level indicates that an enterprise can and should carry out actions that will make beneficial improvements in performance.

Consideration of Climate

A major determinant of energy consumption in some sectors, primarily those centred on buildings such as accommodation, visitor centres and administration offices will be the dominant climatic conditions in which the enterprise is located. In general, to maintain the same level of indoor comfort, enterprises operating in hot or cold climates will consume more energy than those in temperate climates.

Similarly, it is recognised that in certain sectors a major determinant of potable water consumption will be the climate in which an enterprise is located, in particular those with large grounds and/or significant water-based facilities or activities. That is, enterprises located in hot climates are more likely to consume more potable water than equivalent ones located in cooler climates. Factors that are likely to lead to a higher level of potable water consumption, for example in the accommodation sector, include increased evaporation rates of swimming pools, personal bathing and irrigation demands of grounds. In consideration of this factor, Baseline and Best Practice levels can vary in relation to country location.

Waste Sent to Landfill

The benchmark indicator used for Waste Sent to Landfill is given in litres as waste bins are usually calibrated by volume, and it has been found that the majority of operations do not have access to the weight of material disposed of. However, if a weight is supplied, standard factors are used to convert from weight (e.g., kilograms (kg)) to volume (e.g., cubic metres (m³) or litres (L)). These are: 1 kg (uncompacted waste) = 0.00333333 m³ or 3.33333 L and 1 kg (compacted waste) = 0.00153846 m³ or 1.53846 L.

Operations should make note of the level of compaction when submitting data for assessment by EarthCheck.

Review of Performance Levels

The Baseline and Best Practice performance levels for EarthCheck indicators are continuously reviewed and are likely to change over time. This review by a team of international experts, takes into account "business-as-usual" changes in practices, equipment and facilities, as well as regulations and general improvement trends in performance and procedures. This review is used to update the levels of Baseline and Best Practice, and provides useful feedback to the user of the indicators.

The list below summarises the basic generic rules used to determine Baseline and Best Practice levels for EarthCheck indicators.

- If relevant enterprise sector specific case studies are not available for a type of activity in a designated region, then national averages will be used to ascertain the Baseline level. In this case, the Best Practice level will be set at a minimum of 30% better performance than the Baseline.
- If case study or national data are not available for a specific indicator, then the first enterprise that benchmarks will have its results set as 15% better than Baseline (i.e., half way between Baseline and Best Practice).