

INTERCONTINENTAL MELBOURNE THE RIALTO

www.intercontinental.com/melbourne

Water Management

The refurbishment ensured that all the latest water saving efficiencies were introduced with all fittings coming up to latest Australian Standards:

- Tempering valves in all guest rooms control water flow in all bathrooms
- Installation of new cooling towers with soft start Variable Speed Drives (VSDs) which improve water efficiency and use less chemicals
- Hydro pneumatic distribution system with booster pumps ensures uniform water pressure throughout the hotel meaning less water is run off before use
- Continued employee training, awareness and participation ensure current and future initiatives are successful
- Public area toilets installed with automatic sensors
- New kitchen hot water boiler installed with 5 star rating
- All new kitchen appliances installed are low water use
- InterContinental Melbourne's refurbishment and policies have had a noticeable effect, with water use plunging from almost 0.65 cubic metres per guest night to 0.20 cubic metres per guest night.

Waste Management

Shortly after the hotel re-opened, a waste audit was conducted, which led to the formation of a Waste Management strategy

Waste related activities underway since the audit include:

- Additional Visy paper recycling bins provided and removal now occurs regularly. Visy provides data on amount of cardboard, paper and co-mingled waste removed from the Hotel
- Loading dock waste area tidied and repainted
- Recycling of additional plastic and other waste streams being investigated
- Plan to seek collaboration from suppliers to reduce packaging waste
- Propose to introduce in-room recycling arrangements along similar lines to Crowne Plaza Melbourne and Holiday Inn on Flinders – awaiting guidance following completion of six month trial period at these hotels.

Energy Management

Energy efficiency post-commissioning in late 2008 has improved markedly during 2009, particularly in relation to electricity. The average levels of gas and electricity usage pre-refurbishment indicate significant efficiency gains in electricity.

- Installation of new chillers, increased energy efficiency from programmable load management and soft start VSDs
- Additional improvements in running efficiency anticipated – waiting for more operational data and warranty completion (end of 12 months)
- Building Management Systems (BMS) installed, which allows more control over the equipment across the building; BMS tracks boiler and chiller temperature loads, etc., for operational review, especially beneficial for air conditioning of the Hotel's large public areas

- Lighting improvements - all new lights have improved energy efficiency
- In-room guest air conditioning card activation system means greater energy efficiency.

The energy savings from new technology used have been a major factor in contributing to the Hotel achieving Green Globe certification.

Programs currently participating in

- Green Globe
- Green Engage (IHG environmental program)
- IHG Corporate Responsibility Program.

Strategies Implemented

InterContinental Melbourne The Rialto has developed a comprehensive environmental policy to ensure the hotel's continued long-term environmental improvement and best practice. The Hotel's rooftop herb garden is unique in Melbourne and provides a real green space for a CBD hotel, as well as providing herbs for the kitchen. The restaurant also operates a 200km concept menu to highlight local produce, supporting regional food and drink producers, therein reducing 'food miles'.

Accolades Received

- Australian Hotel Association (AHA) Environmental Best Practice Hotel of the Year 2009 (National Finalist)
- Australian Hotel Association (AHA) Environmental Best Practice Hotel of the Year 2009 (Victorian State Winner)

Other

A major refurbishment was commenced in late 2007 following closure of the Hotel, previously operating as Le Meridian. The previous major capital works on the building were undertaken in 1984 when additional floors were added to the Winfield wing and the creation of the atrium linking both Rialto and Winfield buildings.

The high standards achieved by the refurbishment process and outcomes were acknowledge by EC3 / Green Globe with the property being the world's first hotel to achieve certification under the Building Planning & Design Standard (Retrofit), awarded in March 2009 following an independent audit. The report stated "this hotel provides the international benchmark for retrofit hotels in terms of environmental, economic and social sustainability".

The assessor stated in the certification report that if an assessment had been undertaken using the Australian Green Building Council's Green Star system, the hotel would have achieved a 5 star rating.

Every stage of the refurbishment – design, planning, redevelopment and subsequent hotel operations - achieved the highest possible ratings in energy, water and resource management and conservation, waste and pollution reduction and management, social responsibility and lower operating costs. Respect for and restoration of the site's historic features was also a factor.

