NABERS assessments are performed by third-party consultants to calculate and rate the performance of real estate assets on a particular environmental indicator at a certain point in time based on 12 months of retrospective consumption using a 6-Star rating scale, with 3-stars being indicative of industry average and 6-stars demonstrating market leading performance. Through continuous efforts to enhance the asset’s efficiency, the hotel reduced its carbon footprint by nearly 64 tonnes of CO2-e in 12 months. Over the 12-month period, the GHG emissions reduction for scopes 1, 2 and 3 declined by 6% meanwhile GHG emissions for scope 1, 2 and 3 per room experienced a 7% reduction year-on-year. The energy intensity during the 12 months fell by 4%, as electricity usage declined by 1%. Markedly, through Measurabl Sustainability Software analytics, over 10% in electricity expense savings were recorded when comparing the 2017 to 2018 rating periods, which in monetary terms translated to a decline of over A$23,000.

Further, water consumption during the period reduced by 9%, while water consumption per room too underwent a 9% reduction.

Important information: This case study has been prepared by the Asian Association for Investors in Non-listed Real Estate Vehicles Limited (ANREV), to provide you with general information only. It is not intended to take the place of professional advice. In preparing this case study, the authors did not take into account the investment objectives, financial situation or particular needs of any particular person. Before acting on the information provided in this case study you should consider whether the information is appropriate to your individual needs, objectives and circumstances. No representation is given, warranty made or responsibility taken as to the accuracy, timeliness or completeness of the information contained in this case study. ANREV will not be liable to the reader for any loss or damage as a result of the reader relying on this information.
Measurabl analytics demonstrate a usage reduction total of nearly 22%, translating to a water expense savings of over 10% which equates to approximately A$5,000.

The Sydney-based hotel currently holds the highest NABERS rating for hotel assets in Australia. Despite only three hotels (including that of Sydney Macquarie Park) currently holding NABERS Energy ratings in Australia, Pro-invest Group acknowledges the benefits of the NABERS rating system and as such continue to design its hotel portfolio to achieve a minimum 4.5-star NABERS Energy rating. Pro-invest Group strives to push the boundaries with respect to what the portfolio could achieve, with for example, collaborating with environmentally-focused investors such as the Clean Energy Finance Corporation for a A$39 million term debt finance facility to assist with the uplift of 0.5-stars to its Holiday Inn Express Melbourne Southbank hotel to achieve a NABER Energy rating of 5-stars upon completion.

The hotel was able to achieve the carbon reduction through Pro-invest Group engaging CIM Enviro to assist in advancing the asset’s energy consumption via their building tuning software, which streams live performance data to operators while utilising machine learning and real-time data processing.

With the analytics of CIM’s ACE Platform, the Sydney-based hotel was able to identify a range of opportunities to boost performance, such as identifying anomalies in the Fan Coil Unit’s supply air temperature, with CIM Enviro providing recommendations to address the inefficiencies (often without the requirement for any capital investment). A Fan Coil Unit is a device consisting of a heating and / or cooling heat exchanger. Should a Fan Coil Unit not operate efficiently in accordance with a hotel’s operational characteristics, impacts to the hotel include that of poor thermal comfort to guests and employees, along with unnecessary expenses reaching well into the thousands while drawing on a greater energy load than necessary.

Further, the Sydney-based hotel has been designed, and continues to operate, with considerations derived from Green Engage. Aligned to ISO Standards and LEED, Green Engage is a sustainable platform developed exclusively for InterContinental Hotels Group (IHG)-branded hotels. Fundamentally, the platform functions as a sustainability guide, offering c. 200 initiatives to implement throughout development, refurbishment and operation phases, and as an Energy Management System and Data Management System.

To track utility consumption on both an asset and portfolio-basis, in January 2019, Pro-invest Group adopted Measurabl – the world’s most widely adopted sustainability software for commercial real estate. Measurabl enables Pro-invest Group to track utility consumption on both a portfolio and asset level via the platform’s auto utility sync capabilities. The platform is utilised in parallel to IHG’s Green Engage platform. Providing investment grade data, Measurabl eases the burden of data collection – freeing up Pro-invest Group resources to focus on other ESG matters, improve consumption monitoring and management, along with simplifying reporting on a company level to the Global Real Estate Sustainability Benchmark’s annual Real Estate Assessment.

Further, testament to its sustainable design is the fitout of 100% yarn recycled carpeting, covering over 45% of the asset. The carpet is of a modular structure, meaning less waste is generated during the installation and renovation phases.

The hotel is additionally designed with a smart Energy Management System for all guest rooms. This system determines if a room is occupied or vacant through a series of motion sensors. If the room is deemed vacant, and the guest forgets to manually turn off lights and Air-conditioning, the system automatically shut these down.
Soap Aid is an Australian based charity whose main mission is to save children’s lives through improvement of hygiene while positively impacting the environment. The not for profit organisation collects, sorts, cleans and reprocesses discarded hotel soaps and produces fresh, hygienic soap bars contributed by the Sydney-based hotel and recycles every bar of soap to then distribute to communities and children across the globe facing major hygiene challenges. Since the implementation of the initiative in November 2018, over 53kg of soap have been collected by the hotel, which Soap Aid have turned into 530 bars of soap. Holiday Inn Express Sydney Macquarie Park has additionally partnered with Planet Ark to collect used printer toner cartridges, which will be diverted away from landfill.

Further, under the guidance of IHG and management of Pro-invest Group, as at mid-2018, the Sydney Macquarie Park hotel commenced phasing out the usage of plastic. It is estimated that the hotel will save approximately 3,000-4,000 plastic straws from entering landfill per annum. The hotel has also commenced the removal of plastic water bottles form the hotel offering, providing glass water bottles which can be purchased and refilled with cold water using the hotel’s energy and water efficient Zip Taps.

During late 2018, the Sydney-based asset commenced participating in Soap Aid’s Hotel to Hands Program which enables waste soap to be diverted away from landfill to a charity with a good cause.

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