

# Sustainability Case Studies



## The Sebel & Citigate King George Square, Brisbane

[www.mirvac.com/sustainability](http://www.mirvac.com/sustainability)

The Sebel & Citigate King George Square is the hotel of choice when staying in Brisbane for business or pleasure. Ideally located in the heart of Brisbane's CBD, the hotel is just a short stroll to the financial district and major retail precinct of Queen Street Mall. As part of the 'Mirvac Group', the Sebel & Citigate has worked hard over a number of years to make its operations more sustainable, with significant success in reducing energy and water use.

### 1. Getting started

Mirvac has established six sustainability priority areas across the organisation to focus their attention where they can have the greatest impact: Governance, Mirvac People, Stakeholders, Health Safety Environment, Resource Use and Sustainable Developments, and Climate Change.

Beneath these priority areas, Mirvac has established goals and activities to be implemented at specific locations, or across business units.

### 2. Major initiatives

In support of its commitment to sustainability, the Sebel & Citigate King George Square has undertaken the following initiatives:

#### **Cooling Towers**

A new cooling tower chemical controller was installed in September 2007 to reduce water and chemical use.

#### **Showers**

In early 2008, to meet impending Level 6 water restrictions imposed by the South East Queensland Water Commission, 438 new shower roses (Water Efficiency Labelling and Standards Scheme - WELS 3 star - 9 L/min) were installed throughout the hotel.

#### **Taps/Basins**

In early 2008, to meet impending Level 6 water restrictions imposed by the South East Queensland Water Commission, almost 700 new flow restrictors (WELS 3 star - 9 L/min) were installed in taps throughout the hotel guest rooms and back of house areas. This also includes 4 new trigger spray units (7.7 L/min) in the hotel kitchen areas.

#### **Toilets**

All 528 toilets in the hotel are WELS 3 star rated at 6/3 litres per full/half flush.

### **Light-globes**

All non-dimmable incandescent light-globes in the hotel have been changed over to Compact Fluorescents. Dimmable fittings have been budgeted for changeover in late 2010.

### **Desk lamps**

Citigate tower guest room desk lamps have been changed to low energy Compact Fluorescent Lamps (CFL).

### **Floor lamps**

Citigate tower guest room floor lamps have been changed from a 100W Halogen Lamp to CFL.

### **In room collateral/initiatives**

- Opt-in towel laundering introduced July 2004.
- Opt-in bed-linen laundering introduced June 2007.
- Education materials on sustainability included in guest room compendium.
- In-room signage (shower rose, bathroom & bedroom) on Sebel & Citigate King George Square's sustainability initiatives was introduced.

### **Recycling**

The Sebel & Citigate King George Square engages in the following recycling programs:

- Planet Ark cartridge/printer component recycling.
- Glass recycling.
- Aluminium & PET recycling.
- Cardboard & paper recycling.
- Waxed cardboard recycling (Back of house).
- Liquid waste (grease trap) & cooking oil recycling.

### **Staff and guest education**

Sebel & Citigate King George Square staff undergoes regular education on sustainable practices through dedicated noticeboards, toolbox talks and Associate Meetings. The hotel has also undertaken an educational program with guests on water saving strategies.

### **Earth Hour**

The Sebel & Citigate King George Square has participated in 'Earth Hour' since its inception, both in the hotel & in the restaurant with special themed 'candle-lit' dinners offered to the restaurant guests.

## **3. Key outcomes**

Some of the key outcomes to these initiatives have been:

### **Total hotel water use**

05/06	70,928 kL	A saving of 1,411 kL or 2%
06/07	65,940 kL	A saving of 4,988 kL or 7%
07/08	56,661 kL	A saving of 9,279 kL or 14%
08/09	55,598 kL	A saving of 1,063 kL or 2%

The overall savings in the last 5 years is 16,741 kL or just over 23%.

Cooling tower water use was reduced from 11,064kL/year prior to installation, to 9,360kL in the first year post installation, a saving of 1,434 kL or around 13%.

Water use was further reduced to 8,654kL in the second year after installation, saving an additional 976 kL or 10%. In the two years since installation, The Sebel & Citigate King George Square Brisbane has saved 2,410 kL of water, or around 21.8% compared to the baseline.

By meeting Level 6 water restrictions, the hotel was able to save on estimate around 6,900 kL per year just by implementing new shower roses.

The hotel has also received certification by NABERS (National Australian Built Environment Rating System), which uses a number of rating tools to rate a hotel based on its impact on the environment, and how this impact is controlled compared to other similar buildings. These certifications include:

- Achieved a 3 star NABERS Energy rating using 17.2tonnes CO2/room/year greenhouse emissions
- Achieved a 4 star NABERS Water rating using 126kL/room/year water consumption