



EARTHCHECK

BENCHMARKING ASSESSMENT REPORT

ACCOMMODATION - VACATION HOTEL BENCHMARKING

HOTEL EL TUKAN & BEACH CLUB
PLAYA DEL CARMEN, MEXICO



REPORT DATE: 22 August 2011

Benchmarking Data Collection Period: 1 May 2010 – 30 April 2011

The planet deserves more than half measures

OVERVIEW

This annual assessment of **Hotel El Tukan & Beach Club** 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)
		Greenhouse Gas Emissions (Scope 1 and Scope 2) (kg CO ₂ -e / Guest Night)
		Green Power (%) ³
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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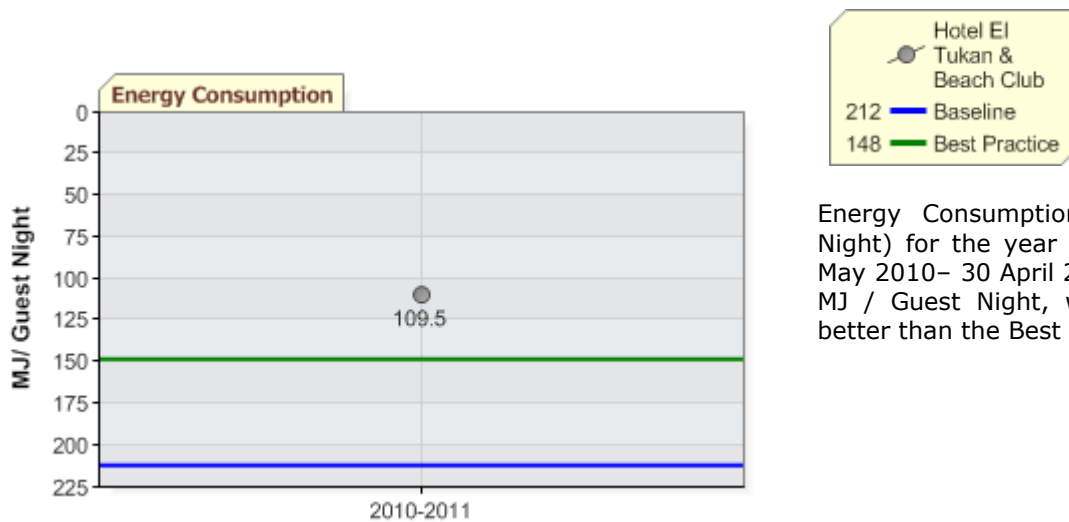
ACCOMMODATION - VACATION HOTEL PERFORMANCE BENCHMARKS

Current performance: Below Baseline * At or above Baseline ✓ At or above Best Practice ★

1. Policy ★

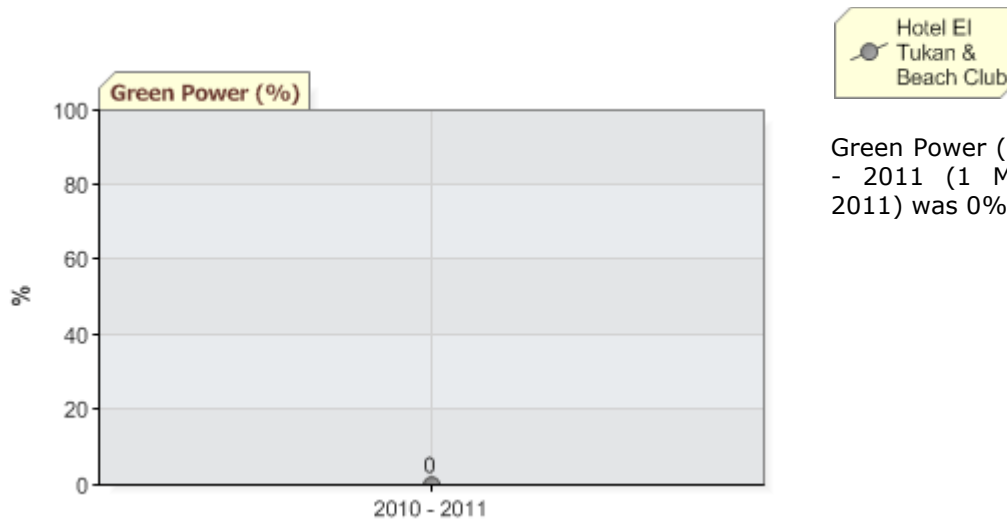
2. Energy

Energy Consumption (MJ / Guest Night) ★



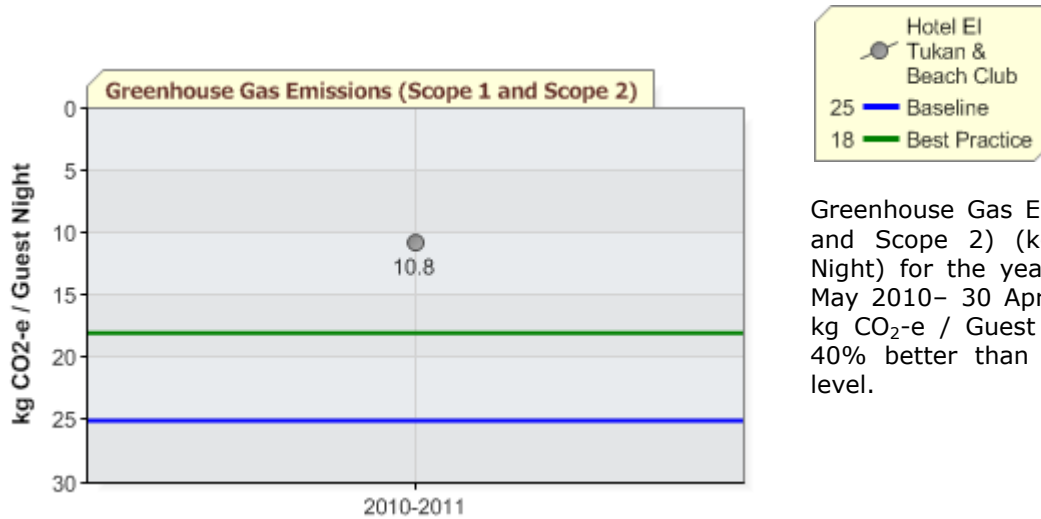
Energy Consumption (MJ / Guest Night) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 109.5 MJ / Guest Night, which was 26% better than the Best Practice level.

Green Power (%)



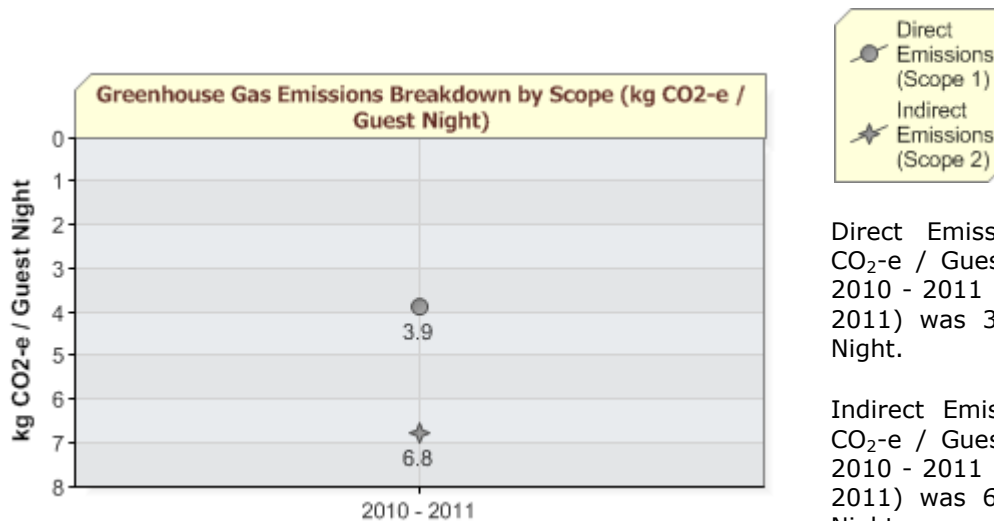
Green Power (%) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 0%.

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 May 2010– 30 April 2011) was 10.8 kg CO₂-e / Guest Night, which was 40% better than the Best Practice level.

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



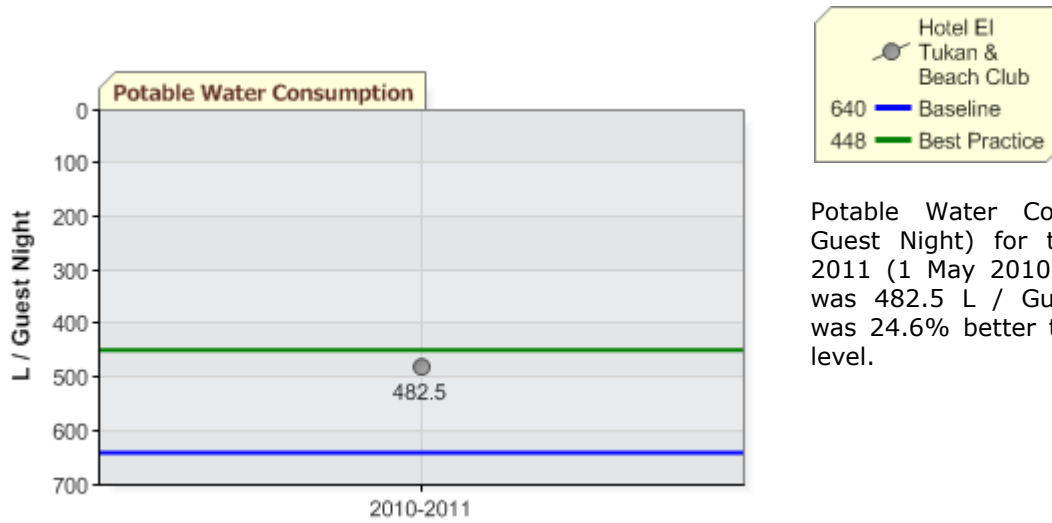
Direct Emissions (Scope 1) (kg CO₂-e / Guest Night) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 3.9 kg CO₂-e / Guest Night.

Indirect Emissions (Scope 2) (kg CO₂-e / Guest Night) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 6.8 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)	
LPG	237236	litres (L)	5820469.0	367.3	0.6	0.2	368.1	
subtotal			5820469.0	367.3	0.6	0.2	368.1	
Mobile Fuel Combustion (road)								
Diesel	3600	litres (L)	130960.8	9.7	0.01	0.2	9.9	
subtotal			130960.8	9.7	0.01	0.2	9.9	
TOTAL			5951429.8	377.0	0.6	0.3	377.9	
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)
1275203	Kilowatt hour (kWh)	0	Mexico	4590730.8	657.1	0.4	0.9	658.4
subtotal				4590730.8	657.1	0.4	0.9	658.4
TOTAL				4590730.8	657.1	0.4	0.9	658.4
Greenhouse Gas Emissions (Scope 1 and Scope 2)								
GRAND TOTAL				10542160.6	1034.1	1.1	1.2	1036.4

3. Water

Potable Water Consumption (L / Guest Night) ✓

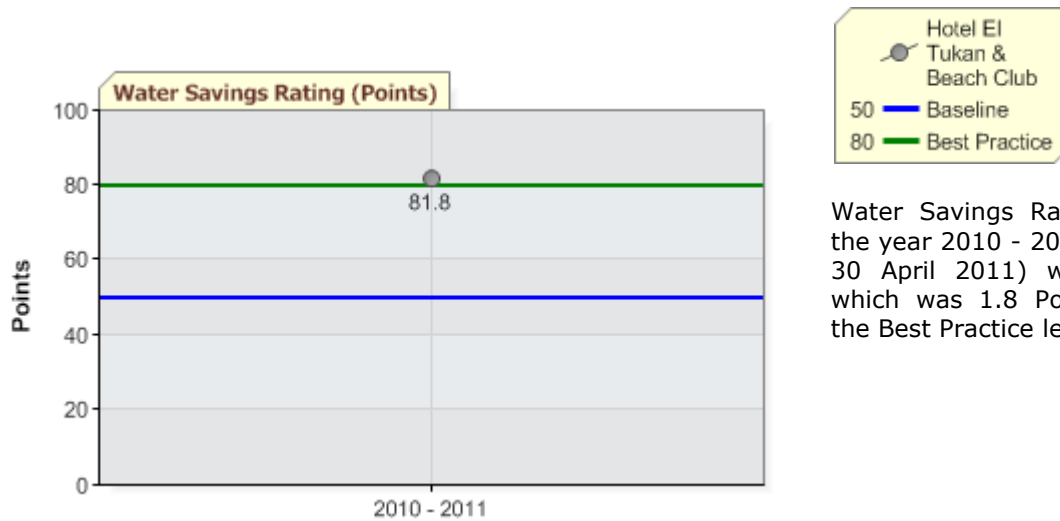


Quantity	Unit	Potable Water Consumption (kL)
46461	cubic metres	46461.0 kL
	Totals:	46461.0 kL

Recycled / Captured Water (%)

No Data

Water Savings Rating (Points) ★

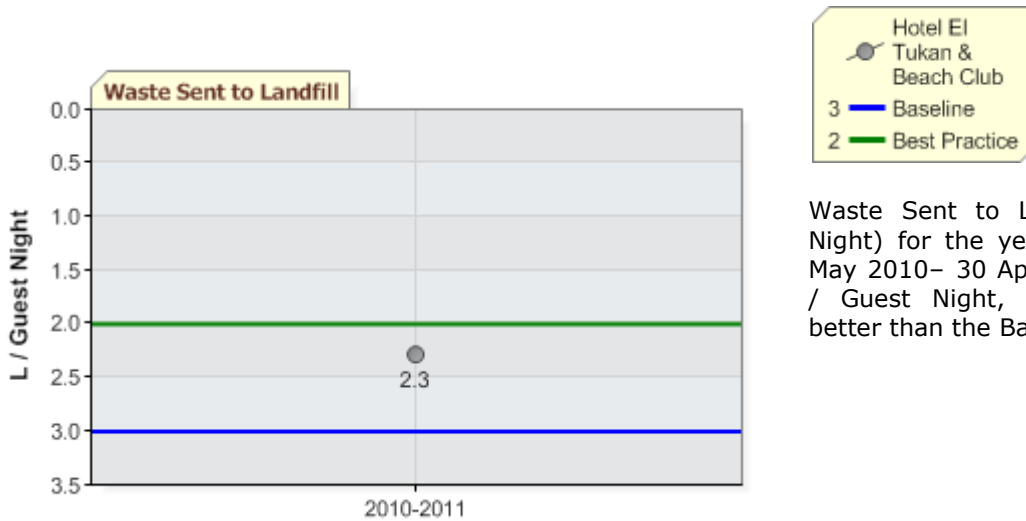


Water Savings Rating (Points) for the year 2010 - 2011 (1 May 2010–30 April 2011) was 81.8 Points, which was 1.8 Points better than the Best Practice level.

Water Savings Measures	Frequency / Percentage Rating	Water Savings Rating (Points)
Check for leaks	Every week	100.0 Points
Low/dual flush toilets	80-99%	88.9 Points
Low flow tap fittings	40-59%	65.1 Points
Low flow shower fittings	60-79%	73.9 Points
Water sprinklers used after dark	60-79%	73.9 Points
Minimal irrigation landscaping	80-99%	88.9 Points
Use of recycle/grey/rain water	Not Relevant / Not Available	-
	Overall Rating:	81.8 Points

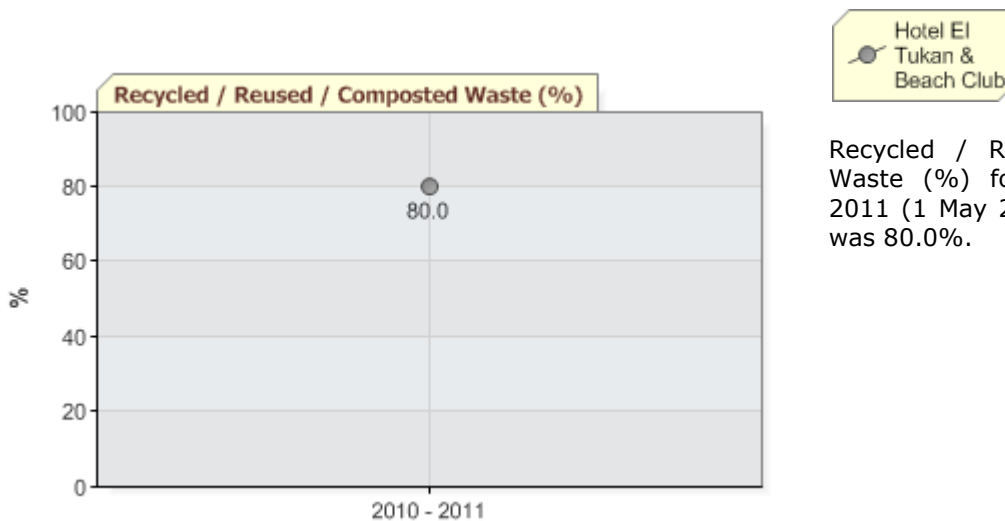
4. Waste

Waste Sent to Landfill (L / Guest Night) ✓

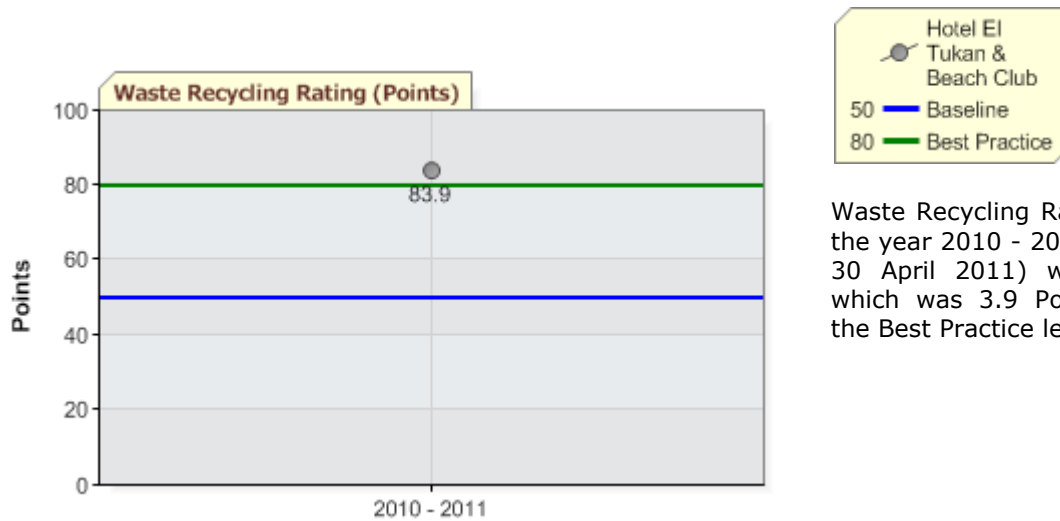


Quantity	Unit	Waste Sent to Landfill (m ³)
66000	kilograms (uncompacted)	220.0 m ³
	Totals:	220.0 m³

Recycled / Reused / Composted Waste (%)



Waste Recycling Rating (Points) ★

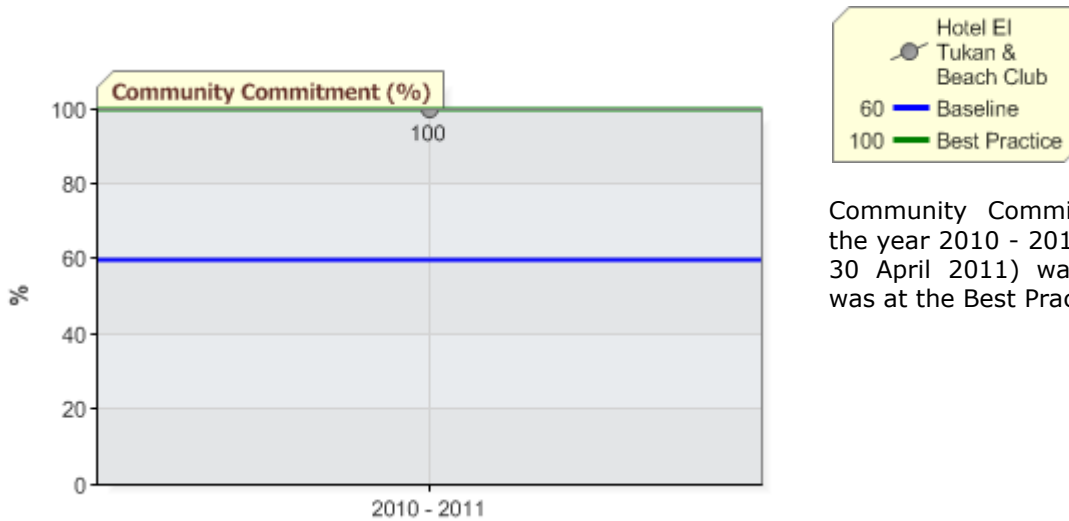


Waste Recycling Rating (Points) for the year 2010 - 2011 (1 May 2010–30 April 2011) was 83.9 Points, which was 3.9 Points better than the Best Practice level.

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)	60-79%	73.9 Points
Plastics	80-99%	88.9 Points
Rubber	Not Relevant / Not Available	
Green waste	60-79%	73.9 Points
	Overall Rating:	83.9 Points

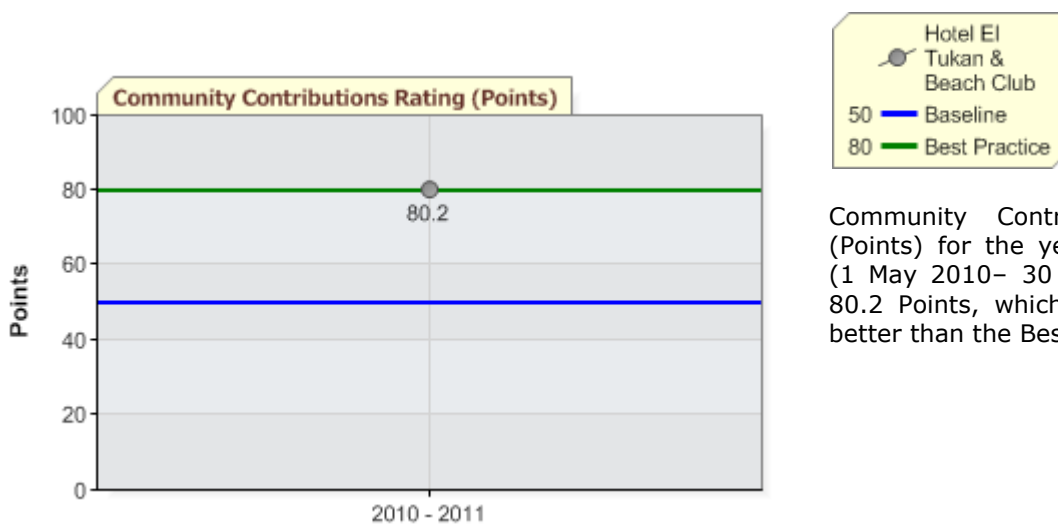
5. Community

Community Commitment (%) ★



Community Commitment (%) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 100%, which was at the Best Practice level.

Community Contributions Rating (Points) ★

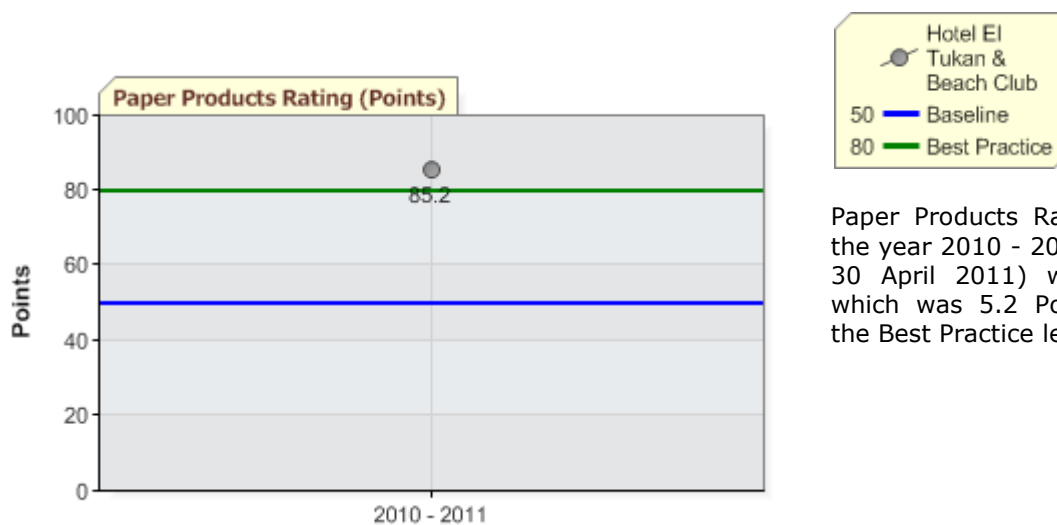


Community Contributions Rating (Points) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 80.2 Points, which was 0.2 Points better than the Best Practice level.

Community Contributions Measures	Frequency / Percentage Rating	Community Contributions Rating (Points)
Net income spent on sustainability programs	0.1% - 1.9%	54.0 Points
Perishable purchased goods that are of local origin	80-99%	88.9 Points
Service contracts given to local contractors	80-99%	88.9 Points
Staff received training on sustainability issues	80-99%	88.9 Points
	Overall Rating:	80.2 Points

6. Paper

Paper Products Rating (Points) ★

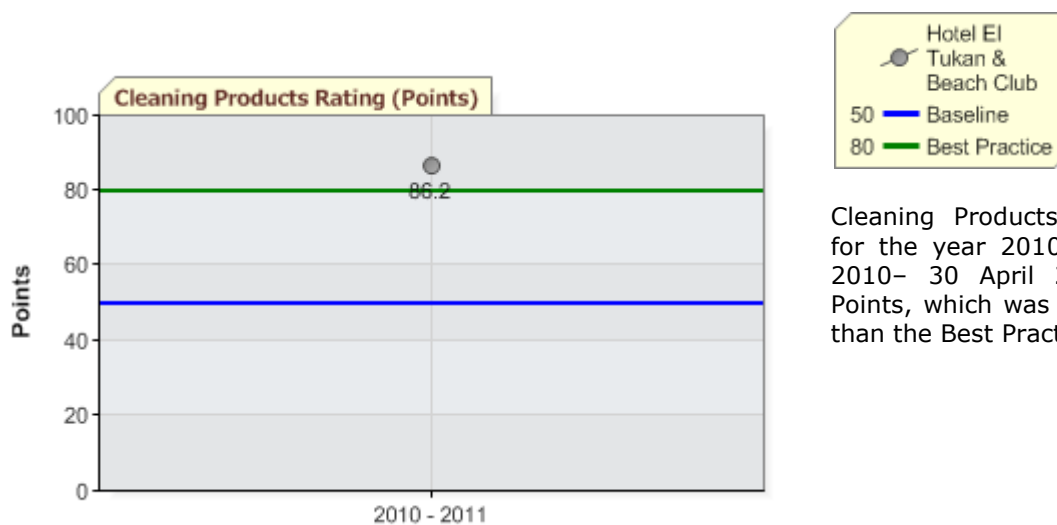


Paper Products Rating (Points) for the year 2010 - 2011 (1 May 2010–30 April 2011) was 85.2 Points, which was 5.2 Points better than the Best Practice level.

Paper Products Measures	Frequency / Percentage Rating	Paper Products Rating (Points)
Office paper	80-99%	88.9 Points
Serviettes	60-79%	73.9 Points
Tissues	Not Relevant / Available	-
Toilet tissue	80-99%	88.9 Points
Paper towels	80-99%	88.9 Points
	Overall Rating:	85.2 Points

7. Cleaning

Cleaning Products Rating (Points) ★

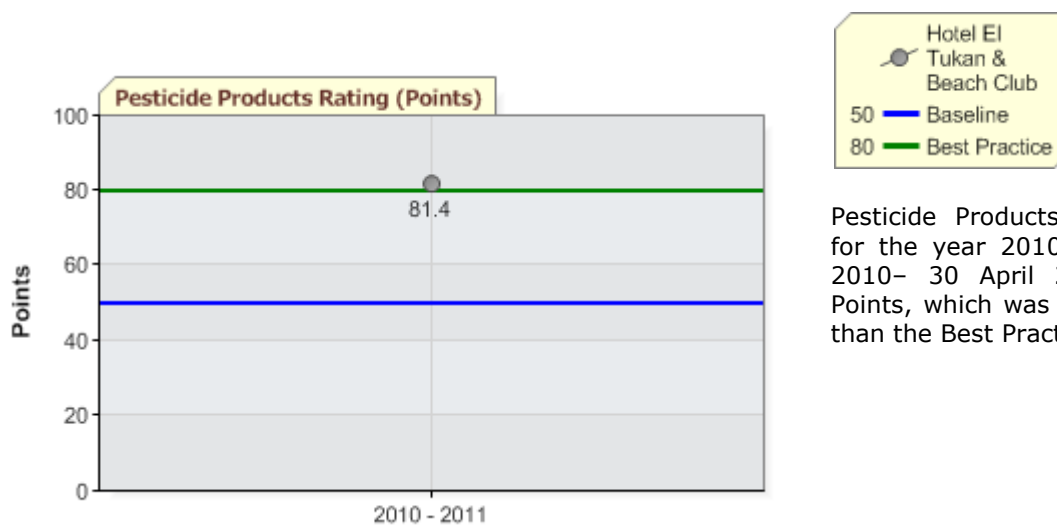


Cleaning Products Rating (Points) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 86.2 Points, which was 6.2 Points better than the Best Practice level.

Cleaning Products Measures	Frequency / Percentage Rating	Cleaning Products Rating (Points)
Hard floor cleaners	80-99%	88.9 Points
Carpet cleaners	Not Relevant / Available	100.0 Points
Interior surface cleaners	80-99%	88.9 Points
External surface cleaners	80-99%	88.9 Points
Glass cleaners	60-79%	73.9 Points
Detergents	80-99%	88.9 Points
Personal hygiene	60-79%	73.9 Points
	Overall Rating:	86.2 Points

8. Pesticides

Pesticide Products Rating (Points) ★



Pesticide Products Rating (Points) for the year 2010 - 2011 (1 May 2010– 30 April 2011) was 81.4 Points, which was 1.4 Points better than the Best Practice level.

Pesticide Products Measures	Frequency / Percentage Rating	Pesticide Products Rating (Points)
Weed killers	60-79%	73.9 Points
Fungal killers	80-99%	88.9 Points
Rodent killers	80-99%	88.9 Points
Insect killers	60-79%	73.9 Points
	Overall Rating:	81.4 Points

OPTIONAL BENCHMARKING INDICATORS

Hotel El Tukan & Beach Club has also nominated optional an Operation Selected Indicator that they consider relevant to their specific operation and locality. The Operation Selected Indicator does not form part of the formal annual benchmarking exercise.

1. Selected Indicators

Selected Indicators are from a supplied list of EarthCheck indicators.

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



*The supplied data has been compiled by **Hotel El Tukan & Beach Club** in the prescribed manner, authorised by a senior executive of the company and submitted for an annual assessment.*

CONCLUSION AND RECOMMENDATIONS

Congratulations, **Hotel El Tukan & Beach Club** has passed the requirements to be recognised as an EarthCheck Benchmarked Accommodation - Vacation 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, nine indicators, *Energy Consumption, Greenhouse Gas Emissions, Potable Water Consumption, Water Savings Rating, Waste Sent to Landfill, Waste Recycling Rating, Community Commitment, Community Contributions Rating, Paper Products Rating, Cleaning Products Rating* and *Pesticide Products Rating*, are at or above the Best Practice level, which is an achievement to be 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 **Hotel El Tukan & Beach Club** has demonstrated to the environment, the assessors are confident that they can maintain or improve performance, where appropriate and practical, in all indicators. In particular over the next 12 months, the **Hotel El Tukan & Beach Club** is encouraged to ensure that indicators are at Baseline performance or better. In line with EarthCheck Policy this would enable the **Hotel El Tukan & Beach Club** to continue to meet the benchmarking requirements of the EarthCheck program.

APPENDIX

BENCHMARKING POLICY

A member benchmarking for the 1st time is permitted to fall below Baseline in two (2) EarthCheck™ indicators (excluding supplementary EarthCheck™ indicators), with a 3rd EarthCheck™ indicator permitted to be within 10% of the Baseline level. **A member benchmarking for the 2nd time is permitted to fall below Baseline in one (1) EarthCheck™ indicator (excluding supplementary EarthCheck™ indicators) with a 2nd EarthCheck™ indicator permitted to be within 10% of the Baseline level.**

SUBMISSION COMMENTS

The following comments were provided at the time of submission:

"Benchmarking program and staff training since 2010. All benchmarking data available. Technical sheets for products as cleaning or paper available. Recycle program and signs agreement with authorized recycle company in place. Action planes for each department in place, also program (green board for employees and monthly activities with employees and community as beach cleaning, information and visiting adopted school from playa Del Carmen, in place."

And

"All staff is trained by staff trainer tukan. We have our own introduction program and green tukan program. Also for new employers we have introduction course files available."

RECYCLED / CAPTURED WATER (SUPPLEMENTARY)

The Benchmarking Assessors have noted that no data was submitted for the indicator *Recycled / Captured Water (Supplementary)*. **Hotel El Tukan & Beach Club** are encouraged to implement measure to collect data for this indicator and to submit data for all indicators in future assessments.

WATER SAVING RATING

It has been noted by the Benchmarking Assessors that 'recycled / grey / rain water' has been selected as 'Not Relevant / Not Available'. To minimise potable water consumption, it is recommended that recycled, grey or captured water is used for purposes where appropriate (for example; watering of gardens and / or landscapes and using non-hazardous rain water and/or grey water for washing exterior surfaces).

It is recommended that for future assessments, where possible, the **Hotel El Tukan & Beach Club** incorporate measures to collate this data.

WASTE SENT TO LANDFILL

The submitted value of 66 000 kg of waste (specified by the operator as uncompacted waste) has been converted into a volume by using the standard conversion of: 1 kg (uncompacted waste) = 0.00333333 m³ or 3.33333 L (i.e. 66 000 kg x 0.00333333 = 220 m³ or 219 999.8 L). (If the waste is compacted, then the standard conversion is: 1 kg = 0.00153846 m³ or 1.53846 L).

This equates to 2.3 L per Guest Night.

OPTIONAL INDICATORS

The Benchmarking Assessors have updated the *Optional Indicator*, 'Total number of service staff formally trained / Total number of customer service staff' to 100. **Hotel El Tukan & Beach Club** are advised to submit numerical figures for *Optional Indicators* in future assessments.



EARTHCHECK

Benchmarks Assessed by EarthCheck

SUMMARY OF SUPPLIED BENCHMARKING DATA

Activity Measures

Guest Nights	96295
Area Under Roof	8180

Supplied Benchmarking Data

Energy

Energy Consumption (MJ / Guest Night)

Supplied	10542160.6 MJ
Calculated	109.5 MJ / Guest Night
Baseline	212 MJ / Guest Night
Best Practice	148 MJ / Guest Night
Difference	26% better than the Best Practice level

Green Power (%)

Supplied	0%
Calculated	0%

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

Supplied	1036381.7 kg CO ₂ -e
Calculated	10.8 kg CO ₂ -e / Guest Night
Baseline	25 kg CO ₂ -e / Guest Night
Best Practice	18 kg CO ₂ -e / Guest Night
Difference	40% above the Best Practice level

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

Supplied	377936.4 kg CO ₂ -e
Calculated	3.9 kg CO ₂ -e / Guest Night

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

Supplied	658445.3 kg CO ₂ -e
Calculated	6.8 kg CO ₂ -e / Guest Night

Water

Potable Water Consumption (L / Guest Night)

Supplied	46461000.0 L
Calculated	482.5 L / Guest Night
Baseline	640 L / Guest Night
Best Practice	448 L / Guest Night
Difference	24.6% better than the Baseline level

Water Savings Rating (Points)

Supplied	81.8 Points
Calculated	81.8 Points
Baseline	50 Points
Best Practice	80 Points
Difference	1.8 Points better than the Best Practice level

Recycled / Captured Water (%)

Supplied	-
Calculated	-

Waste

Waste Sent to Landfill (L / Guest Night)

Supplied	219999.8 L
Calculated	2.3 L / Guest Night
Baseline	3 L / Guest Night
Best Practice	2 L / Guest Night
Difference	23.3% above the Baseline 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	80.0%
Calculated	80.0%

Community

Community Commitment (%)

Supplied	100%
Calculated	100%
Baseline	60 %
Best Practice	100 %
Difference	at the Best Practice level

Community Contributions Rating (Points)

Supplied	80.2 Points
Calculated	80.2 Points
Baseline	50 Points
Best Practice	80 Points
Difference	0.2 Points better than the Best Practice level

Paper

Paper Products Rating (Points)

Supplied	85.2 Points
Calculated	85.2 Points
Baseline	50 Points
Best Practice	80 Points
Difference	5.2 Points better than the Best Practice level

Cleaning

Cleaning Products Rating (Points)

Supplied	86.2 Points
Calculated	86.2 Points
Baseline	50 Points
Best Practice	80 Points
Difference	6.2 Points better than the Best Practice level

Pesticides

Pesticide Products Rating (Points)

Supplied	81.4 Points
Calculated	81.4 Points
Baseline	50 Points
Best Practice	80 Points
Difference	1.4 Points better than the Best Practice 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).