

## TABLE OF CONTENT

<b>COVER PAGE</b>	<b>i</b>
<b>LETTER OF APPROVAL</b>	<b>ii</b>
<b>STATEMENT</b>	<b>iii</b>
<i>NASKAH SOAL TUGAS AKHIR</i>	<b>iv</b>
<b>ACKNOWLEDGEMENTS</b>	<b>v</b>
<b>PREFACE</b>	<b>vi</b>
<b>TABLE OF CONTENTS</b>	<b>viii</b>
<b>LIST OF FIGURES</b>	<b>xi</b>
<b>LIST OF TABLES</b>	<b>xiii</b>
<b>LIST OF APPENDICES</b>	<b>xiv</b>
<b>LIST OF NOTATIONS AND ABBREVIATIONS</b>	<b>xv</b>
<b>ABSTRACT</b>	<b>xvi</b>
<b>INTISARI</b>	<b>xvii</b>
<b>CHAPTER I INTRODUCTION</b>	<b>1</b>
1.1 Background	1
1.2 Problem Statement	3
1.3 Assumptions and Limitations	3
1.4 Research Objectives	3
1.5 Research Benefits	4
<b>CHAPTER II LITERATURE REVIEW</b>	<b>5</b>
<b>CHAPTER III THEORETICAL BACKGROUND</b>	<b>8</b>
3.1 Hotel	8
3.1.1 The Definition of Hotel	8
3.1.2 Sustainable Hospitality Operation	9
3.2 Energy Management	9
3.2.1 Definition of Energy	9
3.2.2 The Principles of Energy Management	10
3.2.3 Electrical Energy	11

3.2.4	Liquid Petroleum Gas Energy	11
3.2.5	Diesel Fuel Energy	12
3.3	Water Management	12
3.4	Material and Waste Management	13
3.5	Resource Efficient and Cleaner Production	13
3.5.1	The Definition of Resource Efficient and Cleaner Production (RECP)	13
3.5.2	The Indicators of RECP	14
3.5.3	Methodology for Development and Implementation of RECP Innovation	16
3.6	Investment Feasibility Analysis	19
3.6.1	Net Present Value (NPV)	19
3.6.2	Internal Rate of Return (IRR)	19
<b>CHAPTER IV RESEARCH METHOD</b>		<b>21</b>
4.1	Study Design	21
4.1.1	Research Object and Location	21
4.1.2	Data Collection	21
4.2	Research Tools and Materials	22
4.3	Research Stages	22
<b>CHAPTER V RESULTS AND DISCUSSIONS</b>		<b>25</b>
5.1	Baseline Situation	25
5.1.1	Baseline Situation: Atrium Premiere	25
5.1.2	Baseline Situation: Grand Tjokro Yogyakarta	26
5.2	Main Activities Boundary	28
5.2.1	Main Activities Boundary: Atrium Premiere	29
5.2.2	Main Activities Boundary: Grand Tjokro Yogyakarta	30
5.3	Benchmark Practices	31
5.4	Priorities and Actions Establishment	33
5.5	Options Development	34
5.5.1	Options Development: Atrium Premiere Hotel	34
5.5.2	Options Development: Grand Tjokro Yogyakarta	38

5.6	Feasibility Analysis	45
5.6.1	Feasibility Analysis: Atrium Premiere Hotel	45
5.6.2	Feasibility Analysis: Grand Tjokro Yogyakarta	50
5.7	Achieving Continuous Improvement	56
5.7.1	Implement and Monitor Feasible RECP Solutions	56
5.7.2	Manage for Continuous Improvement	57
<b>CHAPTER VI CONCLUSION AND RECOMMENDATIONS</b>		<b>59</b>
6.1	Conclusion	59
6.2	Recommendations	60
<b>REFERENCES</b>		<b>61</b>
<b>APPENDICES</b>		<b>64</b>

## LIST OF FIGURES

Figure 3.1. Three Elements of the Basic Service Offering in a Hotel	8
Figure 3.2. Resource Efficient and Cleaner Production Concept (Source: Coca-Prados and Gutierrez-Cervello, 2011)	14
Figure 3.3. RECP Development and Implementation Algorithm (Source: Coca-Prados and Gutierrez-Cervello, 2011)	17
Figure 4.1. Research Stages Flowchart	24
Figure 5.1. Some Views of Atrium Premiere Hotel (Source: <a href="https://id.hotels.com">https://id.hotels.com</a> )	25
Figure 5.2. Distribution of Energy Cost for Atrium Premiere in Global in 2016	26
Figure 5.3. Some Views of Grand Tjokro Yogyakarta Hotel (Source: <a href="https://id.hotels.com/">https://id.hotels.com/</a> )	27
Figure 5.4. Distribution of Energy Cost for GTY in Global in 2016	27
Figure 5.5. Energy Distribution Use in Each of The Main Activities in Atrium Premiere Hotel	29
Figure 5.6. Energy Distribution Use in Each of The Main Activities in GTY Hotel	31
Figure 5.7. Energy Use Distribution RECP Priority Area: Guest Room; Atrium	35
Figure 5.8. Root Cause Diagnosis for Inefficiency of AC Use; Atrium Premiere	36
Figure 5.9. Root Cause Diagnosis for Inefficiency of Lamp Use; Atrium Premiere	36
Figure 5.10. Energy Use Distribution RECP Priority Area 1; GTY	39
Figure 5.11. Root Cause Diagnosis for Inefficiency of Water Use; GTY	40
Figure 5.12. Electricity Use Distribution in RECP Priority Area 2; GTY	42
Figure 5.13. Root Cause Diagnosis for Inefficiency of AC Use; GTY	43
Figure 5.14. Guest Rooms Floor Map of Atrium Premiere Hotel	48

Figure 5.15. Improvement Result in Atrium Premiere Hotel	50
Figure 5.16. Guest Rooms Floor Map of Grand Tjokro Yogyakarta Hotel	51
Figure 5.17. Water Piping System in GTY Hotel	54
Figure 5.18. Improvement Result in Grand Tjokro Yogyakarta Hotel	56

## LIST OF TABLES

Table 2.1.	Research Mapping	7
Table 3.1.	Energy Use Benchmark Unit (Source: Hotel Energy Solutions, 2011)	11
Table 3.2.	Typical Water Consumption (m <sup>3</sup> per person per year) (Source: IHEI, 1993 as cited in Kirk, 1998)	12
Table 5.1.	Baseline Performance	28
Table 5.2.	Benchmark Practices	31
Table 5.3.	Traffic Light System of Atrium Premiere Hotel	33
Table 5.4.	Traffic Light System of GTY Hotel	33
Table 5.5.	Options Generation of Atrium Premiere Hotel	37
Table 5.6.	Cost Classification of Atrium Premiere RECP Options	37
Table 5.7.	Option Generation (1) of GTY Hotel	40
Table 5.8.	Cost Classification of GTY RECP Options (1)	42
Table 5.9.	Option Generation (2) of GTY Hotel	43
Table 5.10.	Cost Classification of GTY RECP Options (2)	44
Table 5.11.	Lamps Replacement Evaluation in Atrium Premiere Hotel	46
Table 5.12.	Investment Analysis of Lamp Replacement in Atrium Premiere Hotel	47
Table 5.13.	Windows Dimension of Atrium Premiere Hotel	48
Table 5.14.	Windows Coating Evaluation in Atrium Premiere Hotel	49
Table 5.15.	Investment Analysis of Windows Coating in Atrium Premiere Hotel	50
Table 5.16.	Windows Dimension of GTY Hotel	51
Table 5.17.	Windows Coating Evaluation in GTY Hotel	52
Table 5.18.	Investment Analysis of Window Coating in GTY Hotel	53
Table 5.19.	Water Pressure Valve Installment Evaluation in GTY Hotel	55
Table 5.20.	Investment Analysis of Water Pressure Valve Installment in GTY	55

## LIST OF APPENDICES

Appendix 1. Global Baseline Performance	64
Appendix 2. Operation Inspection of Atrium Premiere Hotel	68
Appendix 3. Operation Inspection of Grand Tjokro Yogyakarta	93
Appendix 4. Investment Feasibility Analysis for Lamps Replacement in Atrium Premiere Hotel	114
Appendix 5. Window Coating Consideration in Atrium Premiere Hotel	115
Appendix 6. Investment Feasibility Analysis for Window Coating in Atrium Premiere Hotel	116
Appendix 7. Window Coating Consideration in Grand Tjokto Yogyakarta Hotel	117
Appendix 8. Investment Feasibility Analysis for Window Coating in Grand Tjokro Yogyakarta	118
Appendix 9. Water Pressure Valve Installment Consideration in Grand Tjokto Yogyakarta	119
Appendix 10. Investment Feasibility Analysis for Water Pressure Valve Installment in Grand Tjokro Yogyakarta	122