


# Ascott Makati

by [EDGE Buildings](#) / 2019-06-12 17:36:26 / International / 4538 / EN



**Renovation**

**Primary energy need :**  
kWhpe/m<sup>2</sup>.year  
(Calculation method : )

**ENERGY CONSUMPTION**

Consumption Range (kWhpe/m <sup>2</sup> .year)	Grade	Category
< 50	A	Economical building
51 à 90	B	
91 à 150	C	
151 à 230	D	
231 à 330	E	
331 à 450	F	
> 450	G	Energy-intensive building

**Building Type :** Hotel, boarding house  
**Construction Year :** 1999  
**Delivery year :** 2019  
**Address 1 - street :** 1224 East St, Makati 1000 METRO MANILA, Other countries  
**Climate zone :** [Aw] Tropical Wet & Dry with dry winter.

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**Net Floor Area :** 55 225 m<sup>2</sup> Other

**Certifications :**



**Proposed by :**



## General information

Surrounded by steel-clad skyscrapers, Ascott Makati stands out from the busy city of Manila. The hotel offers guests a tranquil escape, while also providing easy access to the shopping hub of Ayala and nearby corporate offices such as the Philippine Stock Exchange. The 20-floor hotel consists of 362 serviced apartments ranging from studios to three-bedrooms that are designed to feel like a home away from home. Each suite contains a fully equipped kitchen and elegant furnishings, while downstairs guests can enjoy the outdoor swimming pool, tennis court or gym.

The developers of Ascott Makati, The Ascott Limited, chose to retrofit the existing hotel to improve resource efficiency and to appeal to guests who are committed to a sustainable lifestyle. The redesign of the hotel included installing energy-efficient air conditioning and heat pumps for hot water to save energy. Other features like low-flow showerheads and dual flush water closets conserve water. Ascott also reused existing material from the floor slabs, roof, walls and window frames, which will reduce embodied energy in materials by 84%. The building is expected to reduce operational costs by more than one fourth.

Based in Singapore, Ascott has a global portfolio of over 660 properties in 170 cities across more than 30 countries. The international lodging owner-operator has more than 30 years of experience delivering quality projects and has committed to building its properties green. From China to Ghana, Ascott contributes to a transformation of the hospitality industry that invests in sustainable construction methods. Ascott Makati has received final EDGE certification from the Philippine Green Building Initiative.

See more details about this project

<https://www.edgebuildings.com/projects/ascott-makati/>

## Photo credit

Photos Courtesy of The Ascott Limited

## Stakeholders

### Construction Manager

Name : The Ascott Limited

Contact : krishnalal.veettil[at]the-ascott.com

<https://www.the-ascott.com/>

### Stakeholders

Function : Site manager

Ayala Land

iru[at]ayalaland.com.ph

<https://www.ayalaland.com.ph/>

Real estate company

Function : Designer

Architecture International

info[at]arch-intl.com

<http://arch-intl.com/>

Architect

## Energy

### Energy consumption

Breakdown for energy consumption : 16 kWhfe/m<sup>2</sup>.year : cooling energy

5 kWhfe/m<sup>2</sup>.year : fan energy

4 kWhfe/m<sup>2</sup>.year : pump energy

5 kWhfe/m<sup>2</sup>.year : other

12 kWhfe/m<sup>2</sup>.year : lighting

2 kWhfe/m<sup>2</sup>.year : water heating

21 kWhfe/m<sup>2</sup>.year : catering

Initial consumption : 89,00 kWhpe/m<sup>2</sup>.year

### Envelope performance

More information :

Roof U-value: 1.99 W/m<sup>2</sup>.K

Wall U-value: 1.86 W/m<sup>2</sup>.K

Glass U-value: 5.75 W/m<sup>2</sup>.K

### Real final energy consumption

Final Energy : 65,00 kWhfe/m<sup>2</sup>.year

## Renewables & systems

### Systems

#### Heating system :

- No heating system

#### Hot water system :

- Heat pump

#### Cooling system :

- Water chiller

#### Ventilation system :

- Natural ventilation

#### Renewable systems :

- No renewable energy systems

## Products

### Product

Reduced Window to Wall Ratio - WWR of 49%

Air Conditioning with Water Cooled Chiller - COP of 5.9

Variable Speed Drives on the Fans of Cooling Towers

Heat Pump for Hot Water - COP of 3.2

Energy-Saving Light Bulbs - Internal/External Spaces/Back of house

**Product category :** Finishing work / Plumbing - Sanitary equipment

-Low-Flow Showerheads - 7.89 L/min

-Low-Flow Faucets in Guest Rooms/Apartment Area - 4.61 L/min

-Dual Flush for Water Closets in Guest Rooms/Apartment Area - 5 L/first flush and 3.5 L/second flush

-Water-Efficient Urinals in All Bathrooms - 1.9 L/flush

-Single Flush/Flush Valve for Water Closets in all Other Bathrooms - 4.8 L/flush

-Water-Efficient Dishwashers - 5.3 L/Rack

-Water-Efficient Kitchen Faucets - 4.61 L/min

**Product category :** Finishing work / Partitions, insulation

-Floor Slabs: Re-Use of Existing Floorslab

-Roof Construction: Re-Use of Existing Roof

-External Walls: Re-Use of Existing Wall

-Internal Walls: Re-Use of Existing Wall

-Window Frames: Re-Use of Existing Window Frames

## Costs

### Energy bill

**Forecasted energy bill/year :** 50 394,00 €

**Real energy cost/m<sup>2</sup> :** 0.91

**Real energy cost/Bedroom :** 139.21

## Health and comfort

### Water management

**Consumption from water network :** 68 592,00 m<sup>3</sup>

**Water Consumption/m<sup>2</sup> :** 1.24

**Water Consumption/Bedroom :** 189.48

29 m<sup>3</sup>/ room/year : guest showers

7 m<sup>3</sup>/ room/year : guest faucets

8 m<sup>3</sup>/ room/year : Guest /WC

3 m<sup>3</sup>/ room/year : public area

16 m<sup>3</sup>/ room/year : kitchen

4 m<sup>3</sup>/ room/year : landscaping

## Comfort

**Health & comfort :** Ascott Makati offers our guests the comforts and little lavishes that makes for a memorable stay. Serviced apartments are spacious and elegantly furnished with contemporary furniture. Apartments come in various sizes, ranging from studios to three-bedroom apartments that come fitted with en-suite bathrooms, a fully equipped kitchen, washing machines and dryers.

Ascott guests have access to comprehensive facilities such as an on-site fitness centre, outdoor swimming pool, tennis courts, spa and massage centre and a list of services like dry cleaning, airport transfer, babysitting and daily housekeeping.

## Carbon

### GHG emissions

GHG in use : 38,00 KgCO<sub>2</sub>/m<sup>2</sup>/year

CO<sub>2</sub> Emissions from Electricity Generation: 591.7 g/kWh

## Contest

### Reasons for participating in the competition(s)

**Energy (26 % energy savings):** Air conditioning with water cooled chiller, heat pump for hot water and energy-saving lighting.

**Water (34% water savings):** Low-flow showerheads and faucets, dual flush water closets in guest rooms, water-efficient single flush water closets and water-efficient urinals in other bathrooms, and water-efficient dishwashers.

**Materials (84 % less energy embodied in materials):** Re-use of existing floor slabs, roof, internal and external walls and window frames.

### Building candidate in the category



Energy & Hot Climates



Users' Choice

