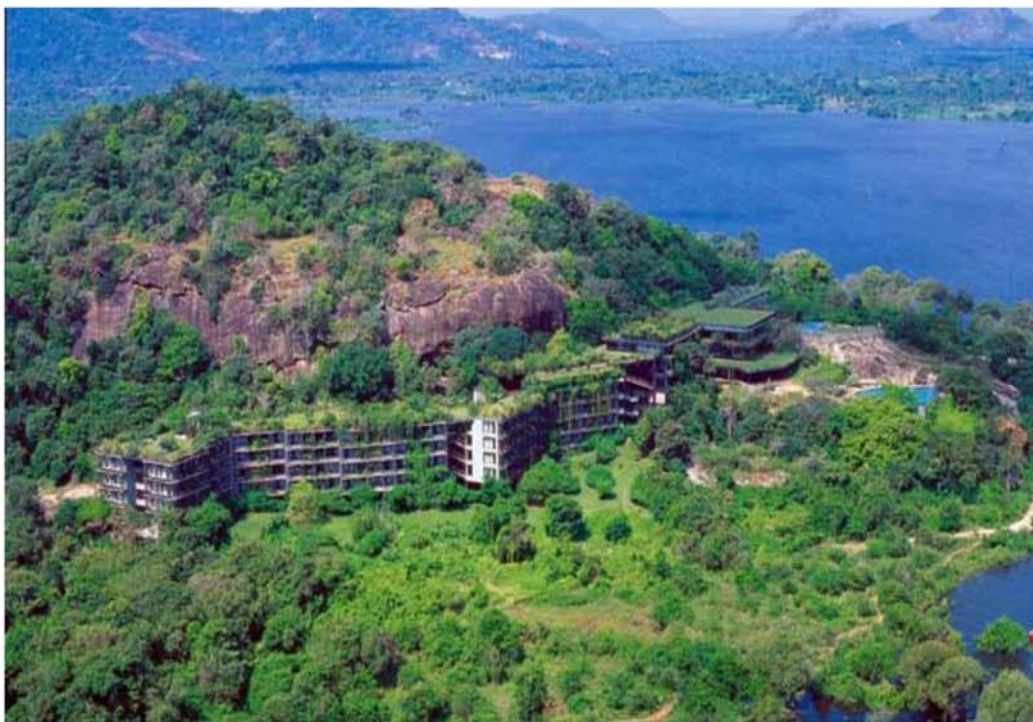


# Communication on Progress



HERITANCE  
Kandalama

## Heritage Kandalama, known as “Kandalama Hotel” before re branding *Pioneering the concept of eco friendly tourism*

### FACTS AND FIGURES

Owner of the Hotel:	Aitken Spence Hotel Holdings Limited
Year of Commencement:	1995
Architect:	Geoffrey Bawa
Location:	Dambulla, Sri Lanka The hotel is located at the crossroads of different ecological zones harboring a spectrum of wildlife in the heart of the Cultural Triangle.
Land Size:	50 Acres
Occupancy:	162 Rooms

### BACKGROUND

The Heritage Kandalama was the first environmental hotel project in Sri Lanka when it was conceived with significant consultation with the local community in 1992. Initially, the development was met with much public debate as many people living in the relatively pristine and undeveloped region were opposed to any tourism development, as the area is one of the most significant regions of the country for wildlife.

However, Aitken Spence took the concerns of the community to heart and instead of fighting them, decided to embrace them, which led to the design and construction of one of the most environmentally friendly hotels on the planet.

The eco-friendly Heritage Kandalama is designed in a way that complements and enhances the natural environment, while providing the guests with an unprecedented view of the surrounding environment.

### Heritage Kandalama and Global Compact Principle 7 **Business should support a precautionary approach to environmental challenges.**

### DESIGN

Hotel designed into and around the surrounding rock outcrops (including pools, patios).



Passive solar cooling design utilizing building shading through overhangs, sod roof (retrofit of existing design in progress).

Day lighting design throughout

Open concept design to minimize cooling loads.

Insulated and sealed doors and guestrooms to reduce cooling loads

Mobility impaired access (elevators, Corridors, toilets).



## MATERIALS

- ❖ Reclaimed wood products used in construction.
- ❖ Minimal use of wall paints.
- ❖ Design includes many materials with natural texture.
- ❖ Local materials purchased to the optimum.

## WATER

Rainwater collection tanks have been introduced at Kandalama with a view to installing more in the future.

Low flush toilets and fixtures

Wastewater generated by the hotel is treated and recycled within a modern and well-maintained on-site wastewater treatment. This is then recycled for all irrigation purposes.

Grey water from filters and softeners in the water treatment plant is collected and used to spray the gravel to reduce the distribution of dust.

The hot water system of 80 guestrooms using electric heaters has been modified to use steam from the boiler as the heating medium saving 86,500 kWh per year.

Electrically heated hot water systems were replaced with solar water heaters saving 80,300 kW



### Heritage Kandalama and Global Compact Principle 8 **Undertake initiatives to promote greater environmental responsibility**



A total of 26 local species of plants are grown around the hotel site and to a network of regional schools which plant them during school planting days.

Collaborative partnerships are in development with the Department of Forest Conservation and the Government to declare the forest around the hotel as a Conservation forest.

The in-house nursery continues to produce indigenous plants for the reforestation program that operates on the 50-acre hotel property and areas outside.

Kandalama has been central to the rehabilitation of approximately 230 ha of tropical forest.

Heritage Kandalama and Global Compact Principle 9  
**Encourage the development and diffusion of environmentally friendly technologies.**

Within the next two years, hotel management expects to meet 40% of its energy requirements through solar energy.

Lamps that are used for more than four hours per day have been replaced with energy efficient fluorescent lamps.

The replacement of incandescent lamps in all public areas with compact fluorescent lamps has saved 75,000 kWh per year.

Key tag activated master switches have been introduced to guestrooms to save energy.

Drivers and guides are instructed to have the engines of the vehicles switched off when the vehicle is parked and awaiting the arrival of guests.

An Eco park has been established to demonstrate environmental best practices such as waste sorting out, sewage treatment, nursery, compost pits and library. Furthermore, Eco Park is open for public viewing.

Bicycles are encouraged as a method of transport and a bus provides a service to travel to town and back which contributes to the reduction of private vehicles and thereby reducing emissions into the atmosphere.

## INDUSTRY RECOGNITION

ISO 22000

ISO 14001

Winner of Green Globe 21 standard - 1<sup>st</sup> hotel in Asia

LEED Pilot Project Bronze medal 2000 (Green Technologies Inc. Canada)

2000 PATA Gold Award for the concept of the Eco Park



2000 Gold medal for environmental commitment from Thomson - the largest tour operator in UK

World Travel Market Environmental Company Award 1997

Sri Lanka Association the advance for science 1997

SAGA Award for best Food & Services in the South East rn region



**HERITANCE**  
Hotels & Resorts

