香港青年協會
the hongkong federation of youth groups

Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp

Environmental Monitoring and Audit Report for June 2012







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Issues and Revision Record

Issue	Date	Description
1	4 July 2012	Draft Issue
2	9 July 2012	Revised Draft
3	10 July 2012	Final Draft

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Executive Summary

This is the twelfth monthly Environmental and Audit (EM&A) Report for the project "Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp" (Further Environmental Permit No. FEP-01/410/2010).

This report contains the results and findings of impact monitoring for the activities undertaken during the period of 1 June to 30 June 2012.

The site activities in the reporting period mainly consisted of open excavation and pilecap construction at the canteen section and site handover and preparation at the dormitory section. Weekly site inspections and landscape and visual monitoring were performed.

Implementation status of environmental mitigation measures, event/action plan and environmental complaint handling procedures were inspected during weekly site environmental audit. The Contractor has proceed the waste management plans to handle solid and chemical wastes produced on site. In general, waste management was satisfactory during the reporting month. There was no complaint, notification of any summons and successful prosecutions against the project received during the reporting period.

The planned activities for July 2012 with regarding to construction consist of:

- Excavation
- Pilecap construction

The anticipated environmental issues associated with construction will include generation of C&D material.

1. BASIC PROJECT INFORMATION

1.1 Project Background

1.1.1 The project "Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp (hereinafter referred to as the "Project") is to redevelop the existing Jockey Club Sai Kung Outdoor Training Camp and increase the number of dormitories and canteen capacity in order to meet the increasing public demand. The Project Site is located at the southern extremity of Tai Mong Tsai, at the foothill of Cheung Shan and is accessed via Tai Mong Tsai Road. The Site Location Plan is shown in **Figure 1.1.**

1.1.2 The Project includes four major components: construct seven dormitory buildings comprising a total of 19 units on the lower portion of the slope southeast of the existing buildings; construct a new canteen block at the centre of the camp comprising a dining hall, a cafeteria, activity rooms and a drop off point for arrival of visitors; construct of two platform decks for outdoor activities; and construct a new wastewater treatment and reuse system. During the detailed design stage, the footprint of the new canteen block is slightly reduced, the total number of dormitory buildings is cut down to six, while only one platform deck (Deck A) will be constructed due to budgetary concerns. The Master Layout Plan is shown in **Figure 1.2**.

1.1.3 An Environmental Impact Assessment (EIA) study has been undertaken under the EIA Ordinance (Cap. 499) to provide information on the nature and extent of environmental impacts arising from the construction of the Project and was approved without conditions (AEIAR-157/2010) on 17 December 2010. An Environmental Permit (EP-410/2010) (EP) for the Project was granted to the Project Proponent, The Hong Kong Federations of Youth Groups on 10 January 2011. Under the requirements of Condition 4 of the EP, an Environmental Monitoring and Audit (EM&A) programme as set out in the EM&A Manual is required to be implemented. A Further Environmental Permit (FEP-01/410/2010) (FEP) for the Project was granted on 5 January 2012 to the foundation contractor, Konwall Construction & Engineering Co., Ltd., who would take up the responsibility of the foundation and site formation works of the Project.

1.2 Project Organisation and Management

1.2.1 The foundation contract for the Project was awarded to Konwall Construction and Engineering Co. Ltd. (Foundation Contractor) in June 2011 by the Project Proponent, The Hong Kong Federations of Youth Groups. The foundation works was anticipated to complete in 8 months followed by superstructure works under a separate contract. Due to technical issues, the foundation work at the Canteen Section will be extended to September 2012. Meanwhile, the superstructure contract for the Project was awarded to Fat Cheong Construction Co. Ltd. (Main Contractor) in June 2012. The Main Contractor will commence the work at the Dormitory Section first followed by Canteen Section after the hand-over of the site by the Foundation Contractor. The revised tentative Construction Programme is shown in **Appendix A**.

1.2.2 The Project Proponent has commissioned Ecosystems Ltd. as the Environmental Team (ET), which comprises the environmental team leader and the environmental technicians to undertake the environmental monitoring and

audit work for this Project.

1.2.3 The Project Proponent has also commissioned Allied Environmental Consultants Ltd. as the Independent Environmental Checker (IEC) for the Project.

1.2.4 The contact person and telephone number of key personnel for the Project are shown in **Appendix B**.

1.2.5 The project organisation for environmental management is shown in **Appendix C**.

1.3 Purpose of the Report

1.3.1 This is the twelfth monthly EM&A Report prepared for the Project, pursuant to Condition 4.4 of the EP and FEP and the EM&A Manual issued for the Project. The report presents a summary of the EM&A works and lists of activities in June 2012 (from 1 to 30 June 2012).

2. MONITORING AND AUDIT REQUIREMENT

2.1 Noise, Air and Water Quality

2.1.1 According to the EM&A Manual, no quantitative measurement of air, water or noise parameters are required. Upon commencement of construction, weekly site audits will be implemented to ensure that that appropriate environmental protection and pollution control mitigation measures are properly implemented (see Chapter 6 – Environmental Auditing).

2.2 Landscape and Visual

2.2.1 According to the EM&A Manual, monitoring and audit should be undertaken during the construction phase of the Project to ensure and check that the implementation and maintenance of landscape and visual mitigation measures are being properly carried out. Site inspections should be undertaken at least once every two weeks through the construction period to ensure the existing trees retained on-site are being well preserved, tree transplanting and felling operations are being undertaken in accordance with the requirements, procedures and specifications as stipulated in the contract and the approvals granted by concerned authorities, and all the newly planted vegetations are being maintained properly during the establishment period. In particular, the extent of the agreed works areas should be regularly checked during the construction phase. Any trespass by the Contractor outside the limit of the works, including any damage to existing trees, woodland and vegetation should be noted.

2.2.2 Contractor's submission and proposals on tree protection and transplanting should be reviewed, and the Contractor's landscape works should be monitored and audited.

2.2.3 Should non-compliance of the landscape and visual impacts occur, actions in accordance with the action plan stated in **Appendix D** should be carried out.

2.3 Ecology

2.3.1 According to the EM&A Manual, construction phase ecological monitoring includes the followings:

2.3.2 Inspect the transplanted individuals of *Aquilaria sinensis* the first three months after transplanting and quarterly thereafter for two years. Survival and growth should be observed and recorded with photo records.

2.3.3 Oversee the mangrove compensatory planting activities and monitor survival and growth of the mangroves quantitatively and monthly for the first three months and quarterly thereafter for one year. The mangrove seedlings planted at each stand will be sampled, and height and percentage survival measured.

2.3.4 Carry out site inspection for both on-site and off-site compensatory tree planting monthly for the first three month after planting and quarterly thereafter for two years. Survival and growth of representative species should be observed and recorded with photo records.

2.3.5 Weekly site inspections to ensure compliance of all construction activities with all appropriate environmental protection and pollution control measures which would in turn also safeguard the ecology of the Project Site.

2.3.6 Should non-compliance of the ecological impacts occur, actions in accordance with the action plan stated in **Appendix E** should be carried out.

2.4 Waste Management

2.4.1 According to the EM&A Manual, the weekly site inspections should include waste management issues to ensure compliance of all construction activities with all appropriate environmental protection and pollution control measures, including those set up in the Environmental Management Plan prepared by the main contractor. Waste management audit will also be carried out as part of the monthly audit by the IEC.

2.5 Site Inspections

2.5.1 According to the EM&A Manual, weekly site inspections should be conducted ensure that that appropriate environmental protection and pollution control mitigation measures are properly implemented. The Implementation Schedule of Mitigation Measures is attached in **Appendix F**.

2.5.2 The monitoring schedule for the reporting month and the weather conditions recorded during the monitoring period are shown in **Appendix G**.

3. SUMMARY OF WORK ACTIVITIES AND CONSTRUCTION STATUS

3.1 Works Undertaken during the Month

3.1.1 Works activities including open excavation and pilecap construction at the canteen section and site handover and preparation at the dormitory section have been commenced in the month of June 2012. A summary of works activities, locations, equipment/materials and dates of occurrence in June 2012 is provided by the Contractors, as shown in **Table 3.1**. Weekly site inspections were conducted on 5, 12, 19 and 26 June 2012.

Table 3.1 Works Activities in June 2012

Item	Work Activities & Location	Date of Occurrence
1	Excavation, Pilecap Construction - Canteen	1 June – 30 June 2012
2	Site Handvoer and Preparation	18 June – 30 June 2012

Machineries		
	Equipment/Plant	Quantity
1	Excavator	4
2	Grab Lorry	0
3	Crane Lorry	1
4	Dump Truck	1
5	Generator	2
6	Welding Machine	4
7	Drilling Rig	0
8	Mobile Crane	0
9	Piling Rig	0
10	Air Compressor	0

3.2 Construction Activities for the coming month

3.2.1 The Contractors have provided an updated construction programme in **Table 3.2** to show the planned activities for the coming month. The anticipated environmental issues are summarised as follows:

Table 3.2 Anticipated Construction Programme in July 2012 and Potential Environmental Issues

Item	Works	Potential Environmental Issues
1	Open Excavation	Generation of C&D material
2	Pilecap Construction	Generation of C&D material

Machineries		
	Equipment/Plant	Quantity
1	Excavator	4
2	Grab Lorry	0
3	Crane Lorry	1
4	Dump Truck	2
5	Generator	2
6	Welding Machine	7
7	Mobile Crane	0
8	Piling Rig	0
9	Air Compressor	0

4. LANDSCAPE AND VISUAL

4.1 Tree Protection and Transplanting

4.1.1 The Tree Protection and Transplantation Plan has been submitted to EPD on 14 March 2011, pursuant to Condition 3.3 of the EP and FEP.

4.1.2 All trees at the Dormitory and the Canteen Site were labelled according to the approved tree removal applications with blue (retained), red (fell) and yellow (transplanted) ribbons. These included the 3 nos. of Incense Trees to be retained and 5 nos. of Incense Tree to be transplanted[1]. Tree felling at Canteen Block area has been commenced.

4.1.3 Tree protection measures including construction of chain link fence at the Canteen Block area were completed in August 2011. Hoarding and tree protection work in the Dormitory area were completed in March 2011. During site inspection, the contractor was also reminded of proper tree protection measures such as not encroaching tree protecting zones, repairing damaged fences, and carrying out remedial measures on retained trees with poor conditions. Inspection of the tree protection measures will continue.

4.1.4 Transplantation of the 5 trees was completed on 12 March 2012. Tree protection fence for the transplanted trees was installed after. The locations of the transplanted trees were fine-tuned in according to the site conditions and are shown in **Figure 4.1**. Photo records were attached in **Figure 4.2**.

4.1.5 No trespass by the Contractor outside the limit of the works, including any damage to existing trees, woodland and vegetation, was noted.

[1] The label of the Incense tree TR776 reported dead during the baseline report was found to be swapped with another tree TR775 nearby. The tree label was therefore rectified and total number of transplanted Incense Tree remained to be five (i.e. TR775, TR 766, TR 643, TR 639 and TR 644). After the transplantation exercise, TR643 was identified as Cochin-china Homalium during the site inspection in April 2012. Therefore the transplantation record is further rectified to include 4 no. of Incense Tree (TR775, TR 766, TR639 and TR644) and one no. of Cochin-china Homalium (TR 643).

5. ECOLOGY

5.1 Monitoring of Transplanted Incense Trees

5.1.1 Transplantation of the Incense Trees *Aquilaria sinensis* was completed on 12 March 2012. Transplanted tree monitoring was conducted monthly for the first three months from March to May 2012 and then will be conducted quarterly. Monitoring will continue in August 2012.

5.2 Mangrove Monitoring

5.2.1 The Mangrove Planting Plan was submitted to EPD in 11 March 2011, pursuant to Condition 3.3 of the EP and FEP. The Planting Plan was approved on 23 March 2011.

5.2.2 Planting was commenced and completed on 29 April 2011. About 1243 droppers of *Kandelia obovata* were planted on about 0.01 ha of sandflat following the protocol in the mangrove planting plan under the supervision of the ET. The planting area was further fine-tuned to avoid rocky/shallow substrate to enhance the survival (**Figure 5.1)**.

5.2.3 Mangrove monitoring was conducted monthly for the first three months from June to August 2011 and then quarterly since November 2011. Monitoring results of compensatory mangrove planting in February 2012 show that survival and growth of mangrove seedlings was low. Since no mangrove loss caused by the Project is anticipated due to deletion of Platform Deck B in the revised Master Layout Plan, replanting of mangrove is not considered necessary. Mangrove planting however was carried out as part of the nature conservation education programme on 25 April 2012. About 1130 droppers were planted.

5.2.4 Monitoring was conducted on May 2012 and will continue in August 2012.

5.3 Off-Site Woodland Compensatory Planting

5.3.1 The Tree Whip Planting Plan for Off-Site Woodland Compensatory Planting at Lui Ta Shek was submitted to EPD on 14 March and 27 April 2011, pursuant to Condition 3.3 of the EP and FEP. **Figure 5.2** shows the approved plan and planting specification.

5.3.2 Planting was commenced and was reported to be completed by the landscape contractor on 13 June 2011. Monitoring was conducted on monthly from July to September 2011. Due to poor condition of the plantings, and according to the Event and Action Plan for Ecological Impact (**Appendix E**), actions due to non-compliance were taken in accordance with the action plan. Monitoring was increased to monthly in October and November 2011. IEC was informed. The landscape contractor was informed regarding the situation and reminded of the required remedial and maintenance work. It was reported with photo records by the landscape contractor that firming up for the seedlings was conducted in November 2011. A remedial action proposal including replacement planting in April 2012 was submitted to the Project Proponent. Due to issues of sourcing, the planting exercise would tentatively be scheduled in June/July 2012.

5.3.3 Monitoring frequency was resumed to quarterly and was conducted in May

2012 and will continue in August 2012. Monitoring will continue to audit the replacement planting to be conducted in this year and check the growing conditions of the plants.

6. ENVIRONMENTAL AUDITING

6.1 Site Inspections

6.1.1 The site inspections were conducted on 5, 12, 19 and 26 June 2012. The monthly Site Safety and Environmental Management Committee (SSEMC) site meeting and inspection audit with the Contractor, Project Proponent, Project Architect and IEC was carried out on 26 June 2012. A detailed checklist of each site inspection together with comments, relevant photos and maps have been filed and kept. The findings and results of site inspections are summarized in **Appendix H**.

Water Quality

6.1.2 During this reporting period, It was observed that waste water run-off generated from the wheel washing facility flowed downward and was accumulated near the sedimentation tank at canteen section on 5 June 2012. It was rectified during inspection on 26 June 2012 as sandbag barriers was provided by contractor for diversion of wastewater run-off from wheel washing bay and the accumulated water was removed.

Waste Management

6.1.3 Accumulation of construction wastes recorded at the dormitory section was removed 5 June 2012. The contractor was reminded that all collected general waste and construction waste materials should be segregated and stored temporarily and properly on-site and disposed in an appropriate manner.

6.1.4 It is the contractor's responsibility to ensure that all wastes produced during the construction phase for the Project are handled, stored and disposed of in accordance with good waste management practices and EPD's regulation and requirement. Waste materials generated during construction activities, such as construction and demolition (C&D) material and general refuse were inspected during weekly site audit by ET to ensure that proper storage, transportation and disposal practices are being implemented.

6.1.5 The waste generation and disposal in reporting month is summarized in Table 6.1. The contractor was reminded to dispose the observed waste generated and accumulated on site on a timely manner.

Table 6.1 Summary of Waste Disposal in the Reporting Month

Type of Waste	Disposal Site	Disposed Quantity	Remark
Inert C&D Waste	TKO Area 137 Fill Bank	207.5 tonnes	Including mixed rock and soil
Non-Inert C&D waste	SENT Landfill	13.32 tonnes	C&D Waste

Landscape and Visual Environment

6.1.6 Generally, the Contractor had provided proper landscape and visual mitigation measures during inspection. Contractor was reminded to repair or replace broken tree protection fencing at both the canteen and dormitory sites.

7. SUMMARY OF ENVIRONMENTAL PERMIT AND LICENSES

7.1.1 ET has checked with the Project Proponent for the status of all environmental permits and licenses for this project as of June 2012, which is summarized in **Table 7.1** below. ET will keep track of the application process of the outstanding permits/licenses to be applied by the Contractor(s) for the Project.

Table 7.1 Summary of Status of Environmental Permits/Licenses

Description	License/Permit/ Acc. No. #/Letter Ref. No.	License/ Permit Holder*	Date of Issue	Date of Expiry	Status/ Remarks
Environmental Permit	Permit No. EP-410/2010	HKFYG	10 Jan 2011	-	Issued
AFCD Letter for Works Partly Within Sai Kung Country Park	(3) AF GR CPDA SKW/33/2005	HKFYG	7 Feb 2011	Jan 2013	Issued
Tree Removal Applications	(18) in LM(3) to DLO/SK SX 1557(Pt. 5)	HKFYG	3 May 2011	-	Approved
Billing Account for Disposal of Construction Waste	7013108	KCE	30 Jun 2011	-	Issued
Registration of Chemical Waste Producer	WPN No. 5113-811-K2905-05	KCE	7 Jul 2011	-	Completed
WPCO Effluent Discharge License	WT00009985-2011	KCE	26 Oct 2011	31 Oct 2016	Issued
Further Environmental Permit	FEP-01/410/2010	KCE	5 Jan 2012	-	Issued
Billing Account for Disposal of Construction Waste	7015485	FC	-	-	Processing
Registration of Chemical Waste Producer	-	FC	-	-	Processing
WPCO Effluent Discharge License	-	FC	-	-	Processing
Further Environmental Permit	-	FC	-	-	Processing

*HKFYG = The Hong Kong Federation of Youth Groups;
KCE = Konwall Construction and Engineering Co. Ltd.
FC = Fat Cheong (Hong Kong) Construction Co. Ltd.

8. CUMULATIVE LOG OF COMPLAINTS AND REMEDIAL ACTION

8.1.1 There was no complaint received in association with installation activities in the month. The cumulative log of complaints is referred in **Appendix I**.

9. CUMULATIVE LOG OF NOTIFICATION OF SUMMONS AND PROSECUTIONS

9.1.1 No notification of summons or prosecutions were received or made against the Project in the month. The cumulative log of summons and prosecutions is referred in **Appendix I**.

10. FUTURE KEY ISSUES

10.1 Key Issues for Coming Month

10.1.1 Key issues to be considered in the coming month include:

- generation of C&D material

10.2 EM&A Schedule for the Coming Month

10.2.1 The tentative schedule for environmental monitoring and audit for the next month is provided in **Appendix J**.

11. CONCLUSIONS AND RECOMMENDATIONS

11.1.1 Tree protection measures were implemented and some rectified. Transplantation of the Incense Trees was completed on March 2012. Monitoring results in May 2012 showed that the transplanted trees were in fair conditions. Monitoring will continue in August 2012 as scheduled.

11.1.2 Monitoring results of compensatory mangrove planting in May 2012 showed that both growth and survival was stabilised. Monitoring will continue in August 2012 as scheduled.

11.1.3 Monitoring results of off-site woodland compensatory planting in May 2012 at Lui Ta Shek ranged from fair to poor. According to the Event and Action Plan for Ecological Impact, actions due to non-compliance were taken in accordance with the action plan. IEC has been informed. A remedial action proposal including replacement planting, which is tentatively scheduled in July 2012, was submitted to the Project Proponent. Monitoring will continue to monitor remedial actions until rectification has been completed.

11.1.4 Generally, air, water quality and noise level during the reporting period were satisfactory, no non-compliance event recorded during the last monitoring session of the month. ET had reminded the contractor to provide environmental pollution control measures wherever necessary; and to keep a good environmental management at site practice.

11.1.5 There were no notifications of summons recorded during the reporting period. Furthermore, there were not any formal prosecution and complaints recorded.

11.1.6 The ET will continue to implement the environmental monitoring & audit programme in accordance with the EM&A Manual and Environmental Permit requirement.

FIGURES

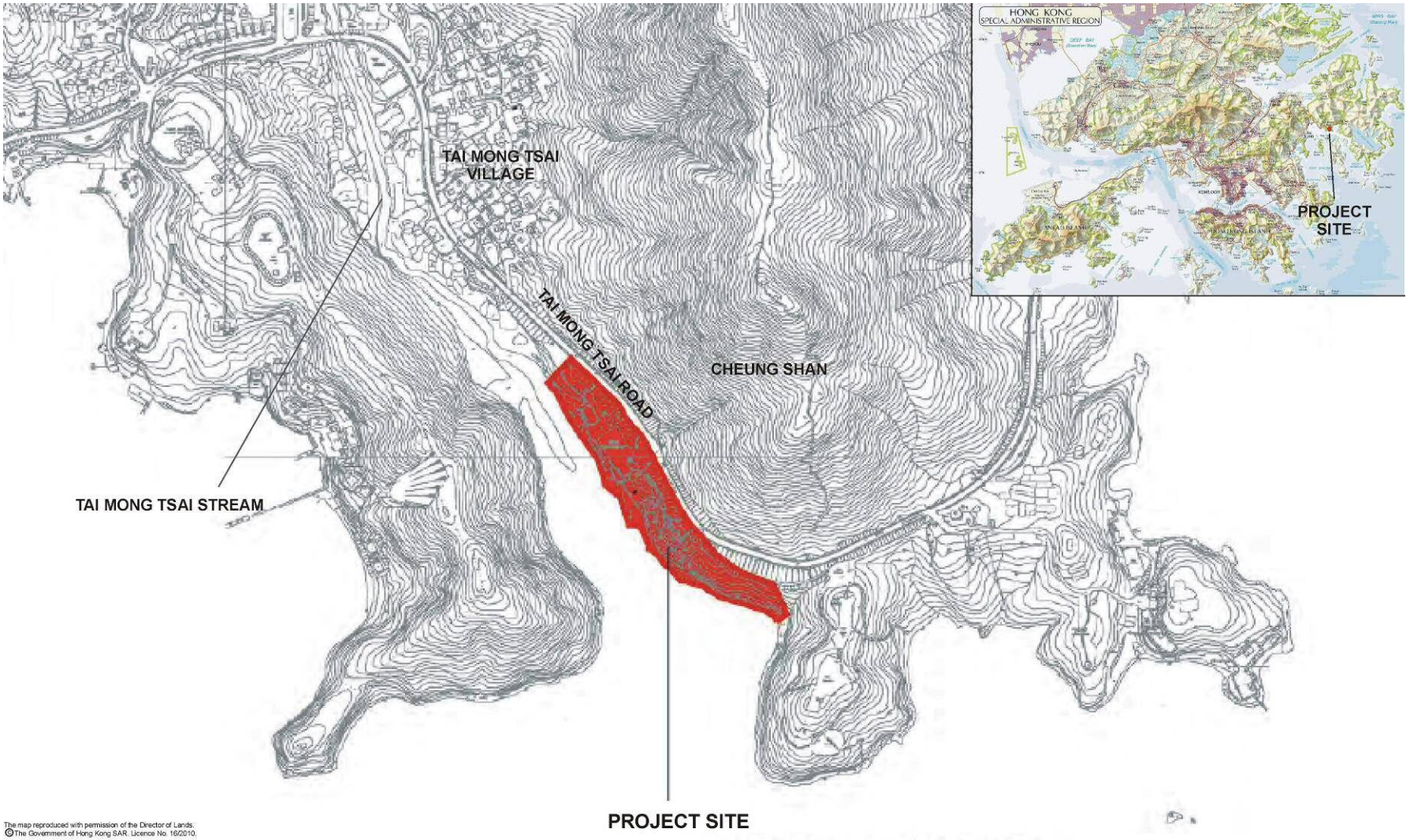
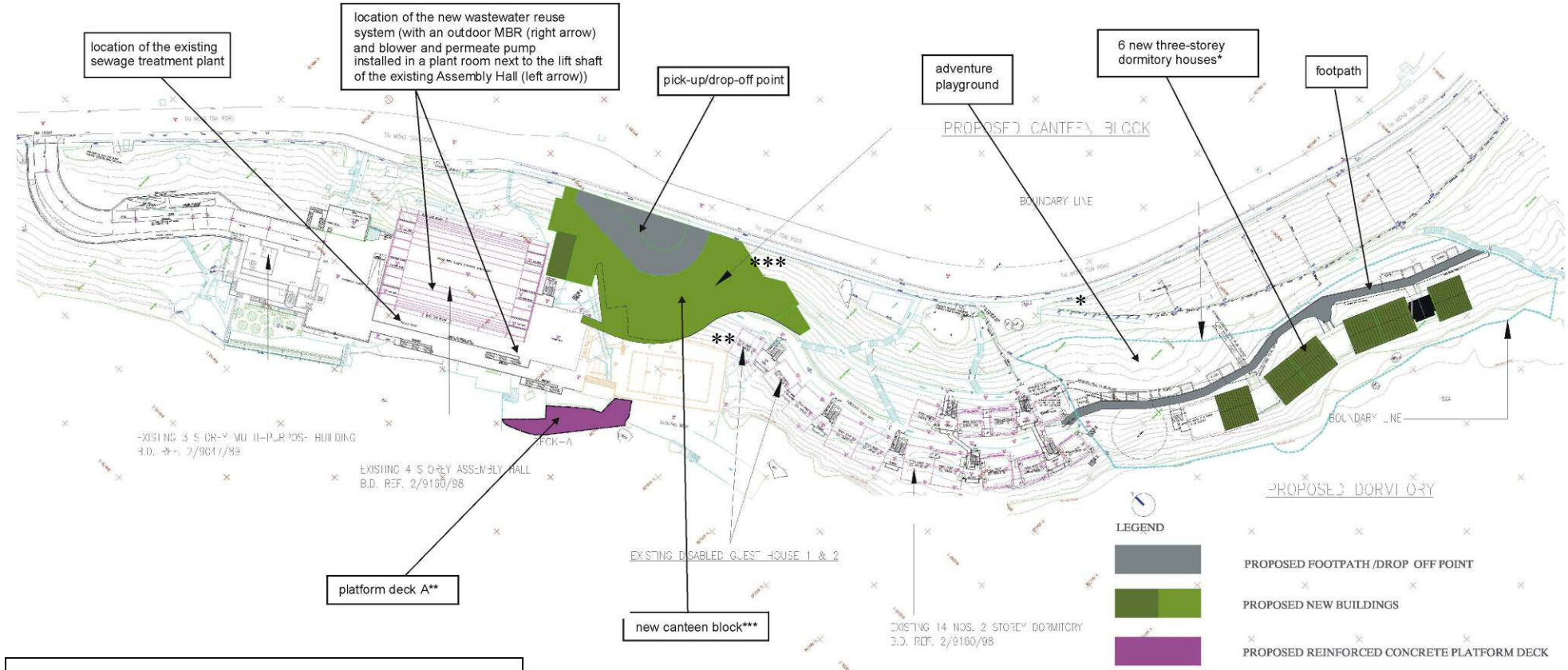


Figure 1.1 Site Location Plan



*	removal of 1 dorm building
**	removal of platform Deck B
***	reduction of size of canteen block

Figure 1.2 Master Layout Plan



Figure 4.1 Location Plan for the Transplanted *Aquilaria sinensis*

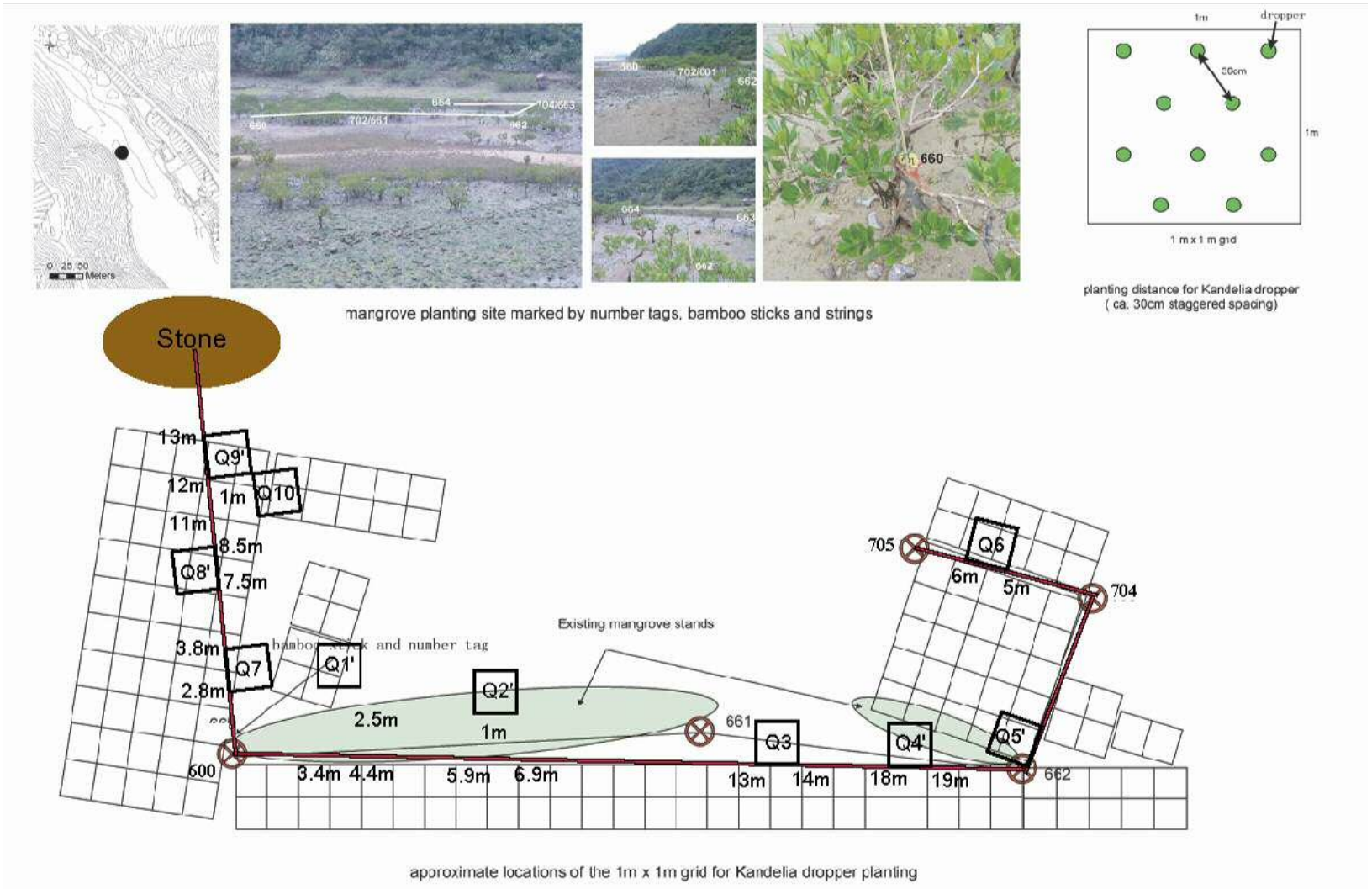


Figure 5.1 Mangrove Compensatory Planting Site and Sampling Locations

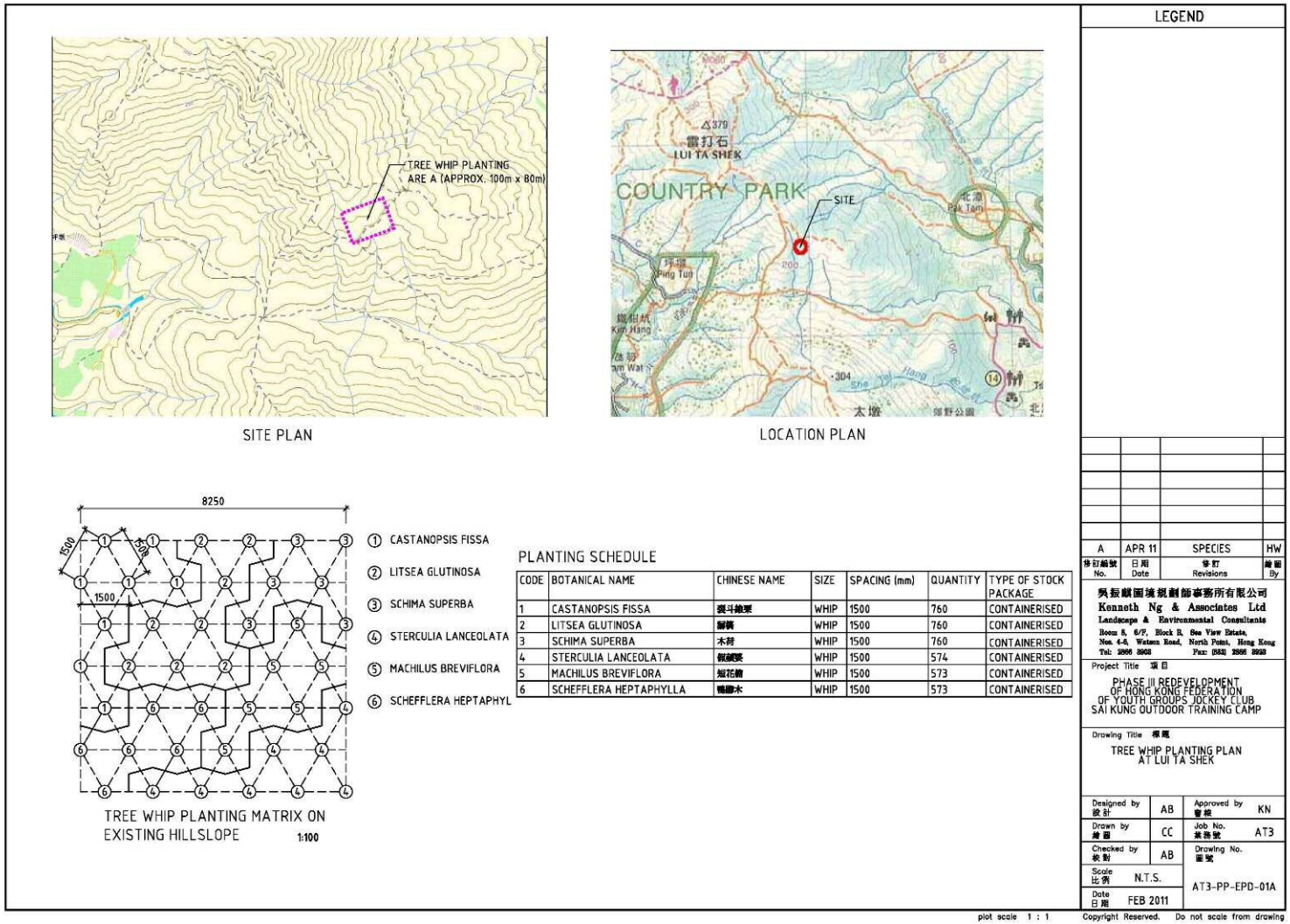
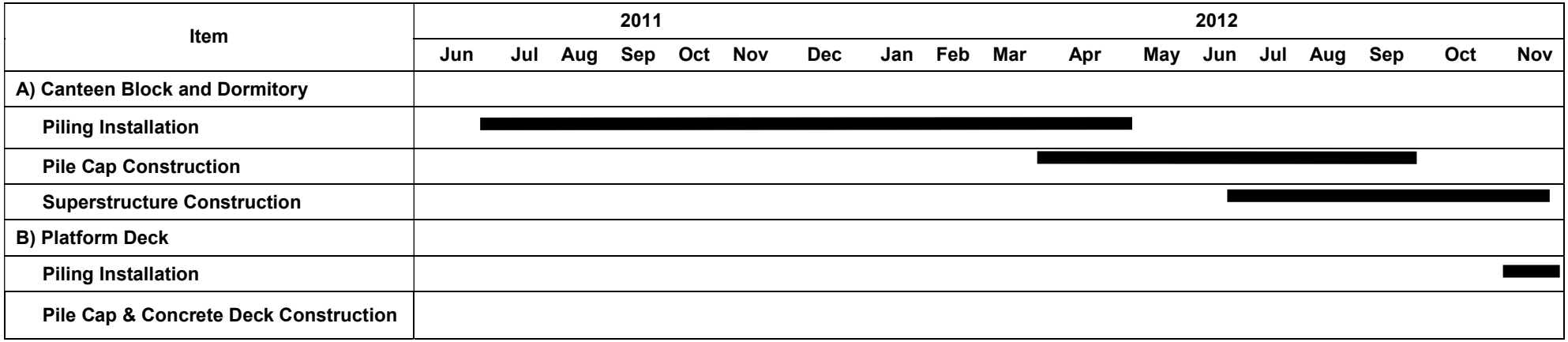
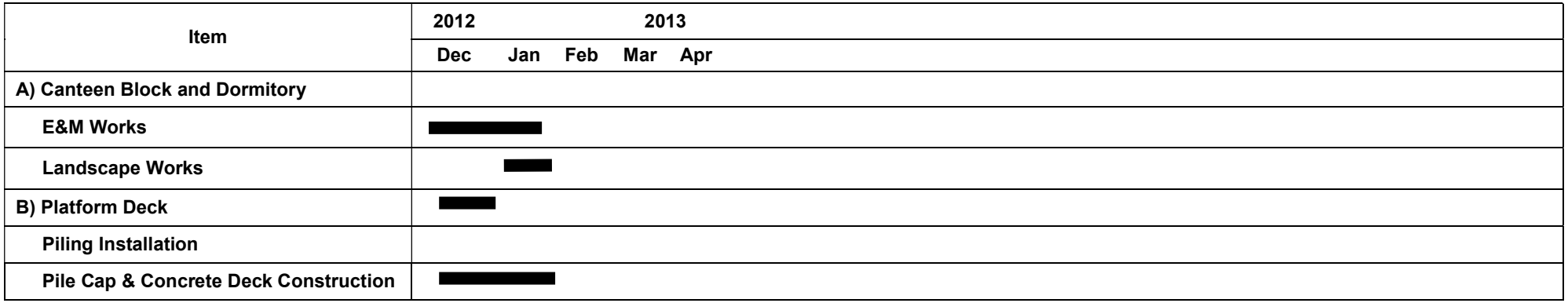


Figure 5.2 Tree Whip Planting Plan for Off-Site Woodland Compensatory Planting at Lui Ta Shek

Appendices

Appendix A Tentative Construction Programme

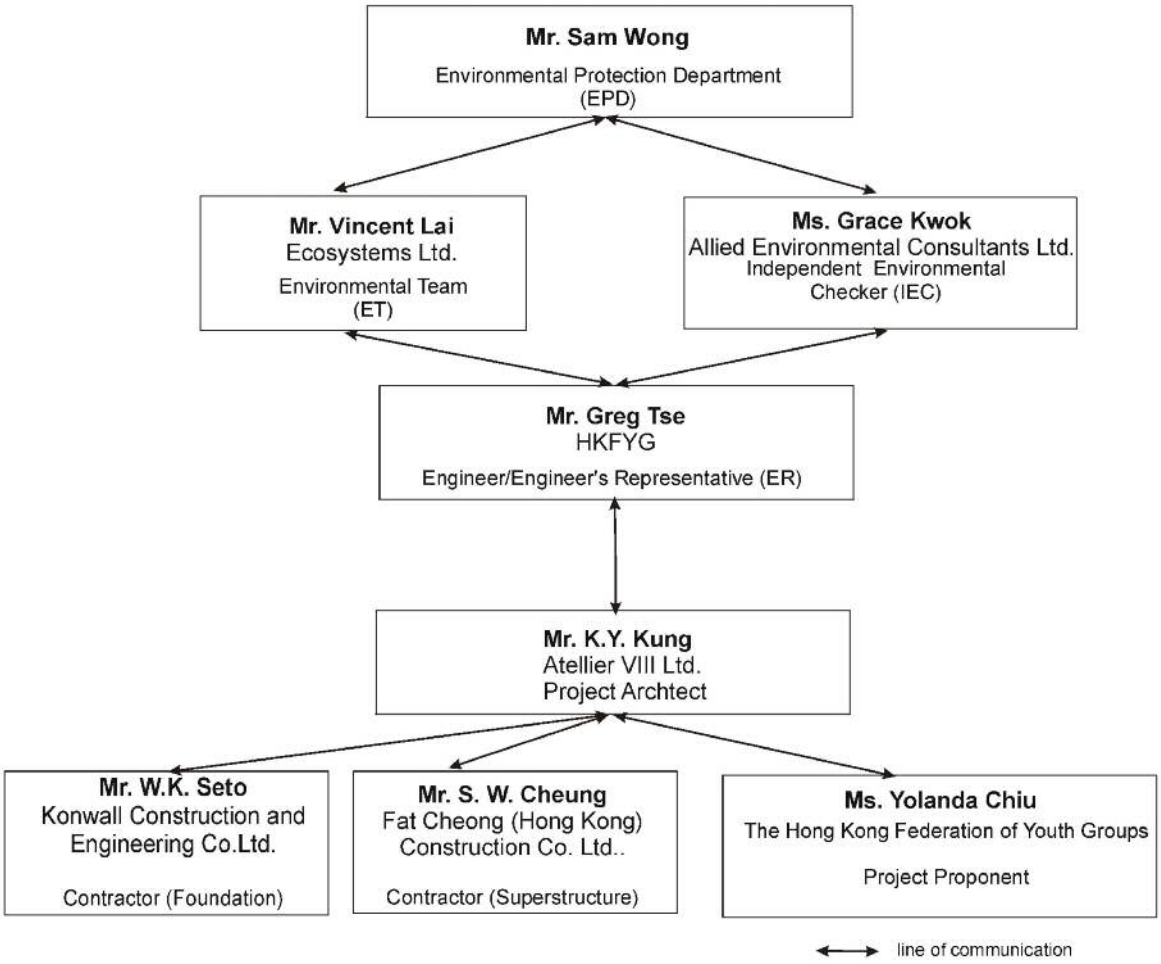




Appendix B The Key Contact Persons, Phone Numbers and Key Personnel

Party	Name	Telephone No.
Project Proponent		
The Hong Kong Federation of Youth Groups		
Deputy Executive Director	Ms. Yolanda CHIU	37557134
Engineer Representative	Mr. Greg TSE	97811411
Architect		
Atelier VIII Ltd.		
Project Architect	Mr. K.Y. KUNG	28914296
Project Architect	Ms. Stella LUK	28914296
Project Officer	Mr. Dennis LEUNG	28914296
Clerk of Works	Mr. Jovi Ha	28914296
Contractor (Foundation)		
Konwall Construction and Engineering Co. Ltd.		
Project Director	Mr. Eric KWOK	25631233
Project Manager	Mr. W. K. SETO	62020195
Site Agent	Mr. H.Y. Cheung	96348220
Environmental Officer	Mr. Joe LAM	63306705
Contractor (Superstructure)		
Project Director	Mr. S.W. Cheung	25272721
Site Agent	Mr. S.T. Kwok	91987112
Project Coordinator	Mr. Simon Lee	62747287
Environmental Officer	Mr. Marcus Ip	27912312
Independent Environmental Checker		
Allied Environmental Consultants Ltd.		
IEC Team Leader	Ms. Grace KWOK	28157028
IEC Team	Mr. Ronan CHAN	28157028
Environmental Team		
Ecosystems Ltd.		
ET Leader	Mr. Vincent LAI	25530468
Deputy/Monitoring Team Leader	Ms. M. L. YAU	25530468
Environmental Pioneers and Solutions Ltd.		
Environmental Technician	Ms. Natalie Lai	25587699
Environmental Technician	Mr. Allen Chan	25587699
Environmental Technician	Mr. Lai Chi Hang	25587142

Appendix C Project Organisation



Appendix D
Event and Action Plan for Landscape and Visual Impact – Construction Phase

Action Level	Environmental Team (ET) Leader	Independent Environmental Checker (IEC)	Engineer's Representative (ER)	Contractor
Non-conformity on one occasion	1. Identify source 2. Inform the IEC and the ER 3. Discuss remedial actions with the IEC, the ER and the Contractor 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Check the Contractor's working method 3. Discuss with the ER and the Contractor on possible remedial measures 4. Advise the ER on effectiveness of proposed remedial measures	1. Notify the Contractor 2. Ensure remedial measures are properly implemented	1. Amend working methods 2. Rectify damage and undertake remedial measures or any necessary replacement
Repeated Non-conformity	1. Identify source 2. Inform the IEC, the ER and EPD 3. Increase monitoring (site audit) frequency 4. Discuss remedial actions with the IEC, the ER and the Contractor 5. Monitor remedial actions until rectification has been completed 6. If exceedance stops, cease additional monitoring (site audit)	1. Check report 2. Check the Contractor's working method 3. Discuss with the ER and the Contractor on possible remedial measures 4. Advise the ER on effectiveness of proposed remedial measures 5. Supervise implementation of remedial measures	1. Notify the Contractor 2. Ensure remedial measures are properly implemented	1. Amend working methods 2. Rectify damage and undertake remedial measures or any necessary replacement

Appendix E
Event and Action Plan for Ecological Impact – Construction Phase

Action Level	Environmental Team (ET) Leader	Independent Environmental Checker (IEC)	Camp operator/ Landscape Contractor
Poor survival or health of mangrove planting	1. Identify source 2. Inform the IEC 3. Discuss remedial actions with the IEC and Camp operator 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Discuss with the Camp operator on possible remedial measures 4. Advise the Camp operator on effectiveness of proposed remedial measures	1. Amend planting programme and replant as necessary
Poor survival or health of woodland planting	1. Identify source 2. Inform the IEC 3. Discuss remedial actions with the IEC and Landscape Contractor 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Discuss with the Landscape Contractor on possible remedial measures 4. Advise the Landscape Contractor on effectiveness of proposed remedial measures	1. Amend maintenance programme and replant as necessary
Poor survival of transplanted trees	1. Identify source 2. Inform the IEC 3. Discuss remedial actions with the IEC and Landscape Contractor 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Discuss with the Landscape Contractor on possible remedial measures 4. Advise the Landscape Contractor on effectiveness of proposed remedial measures	1. Amend maintenance programme and replant as necessary

Appendix F Implementation Schedules for Mitigation Measures

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
Noise								
3.6.1	2.3.1	• Contractor shall comply with and observe the Noise Control Ordinance (NCO) and its current subsidiary regulations; • Before the commencement of any work, the Contractor shall submit to the Engineer for approval the method of working, equipment and sound-reducing measures intended to be used at the Project Site; • Contractor shall devise and execute working methods that will minimise the noise impact on the surrounding environment, and shall provide experienced personnel with suitable training to ensure that these methods are implemented; • Only well-maintained plant and equipment should be operated on-site; • Plant/equipment should be serviced regularly during the construction programme; • Machines that may be in intermittent use should be shut down or throttled down to a minimum between work periods; • Silencers and/or mufflers on construction equipment should be utilised and should be properly maintained during the construction programme; • Noisy activities should be scheduled to minimise exposure of nearby NSRs to	Y Y Y Y Y Y Y Y	Good site practices to minimise construction Noise Impact	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; NCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		high levels of construction noise. For example, noisy activities should be scheduled for midday or at times coinciding with periods of high background noise (such as during peak traffic hours); • Noisy equipment such as emergency generators shall always be sited as far away as possible from noise sensitive receivers; • Mobile plant/equipment should be sited as far away from NSRs as possible; and • Material stockpiles and other structures should be effectively utilised as noise barriers, where practicable.	Y Y N/A					
Water								
4.7.2	3.3.1	• High loading of suspended solids (SS) in construction site runoff shall be prevented through proper site management by the contractor; • The boundary of critical work areas shall be surrounded by sandbags, ditches, or embankments. Accidental release of soil or refuse onto the adjoining land should be prevented by the provision of site hoarding or earth bunds at the site boundary. These facilities should be constructed in advance of site formation works and roadworks; • Consideration should be given to plan construction activities to allow the use of natural topography of the Project Site as a barrier to minimise uncontrolled non-point source discharge of construction	Y Y Y	Good site practices to minimise construction water quality Impact due to potential site runoff and chemical leakage	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; WPCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		site runoff; • Temporary ditches or earthen bunds should be provided to facilitate directed and controlled discharge of runoff into storm drains via sand/ silt removal facilities such as sand traps, silt traps and sediment retention basin. Oil and grease removal facilities should also be provided where appropriate, for example, in area near plant workshop/ maintenance areas; • Sand and silt removal facilities, channels and manholes should be maintained and the deposited silt and grit should be removed regularly by the contractor, and at the onset of and after each rainstorm to ensure that these facilities area functioning properly; • Slope exposure should be minimised where practicable especially during the wet season. Exposed soil surfaces should be protected from rainfall through covering temporarily exposed slope surfaces or stockpiles with tarpaulin or the like; • Haul roads should be hard paved by laying crushed rock, gravel or other granular materials to minimise discharge of contaminated runoff; • Plant workshop/ maintenance areas, if any, should be bunded and constructed on a hard standing. Sediment traps and oil interceptors should be provided at appropriate locations; • Manholes (including newly constructed ones), if any, should be adequately	Y Y Y Y Y N					

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		covered or temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage system; • Construction works should be programmed to minimise soil excavation works where practicable during rainy conditions; • Chemical stores should be contained (bunded) to prevent any spills from contact with water bodies. All fuel tanks and/ or storage areas should provided with locks and be sited on hard surface; • Chemical waste arising from the construction of the Project Site should be properly stored, handled, treated and disposed of in compliance with the requirements stipulated under the Waste Disposal (Chemical Waste) (General) Regulation; • Drainage facilities must be adequate for the controlled release of storm flows.	Y Y Y Y					
4.7.2	3.3.1	• Sewage generated from the construction workforce should be contained in chemical toilets until connection to public foul sewer can be provided. Chemical toilets should be provided at a minimum rate of about 1 per 50 workers. The facility should be serviced and cleaned by a specialist contractor at regular intervals; • Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. deposited onto the vehicle wheels or body can be washed off before the vehicles leave the Project	Y Y	Good site practices to control the wastewater generated from the construction site	The Contractor	Construction Site	Construction Phase	

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		site; • The section of the road between the wheel washing bay and the public road should be hard paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains.	Y					
4.7.3	3.3.1	• Spillage of fuel oils or other polluting fluids should be prevented at source. It is recommended that all stocks should be stored inside proper containers and sited on sealed areas, preferably surrounded by bunds	Y	Good site practices to minimise construction water quality Impact due to avoid spillage of chemical				
4.7.6	3.3.2	• Apart from the online monitoring and control system for the wastewater quality, regular sampling programme will be devised to further safeguard and ensure that the quality of the treated effluent is suitable for reuse. Should the treated effluent not meet the required standards for irrigation and flushing or in case of breakdown of the wastewater system, a contingency plan would be triggered. The wastewater reuse system will be shut down. The canteen wastewater from Phase III will be held in the new holding tank for the MBR. The new holding tank has a capacity of $15m^3$ and a minimum storage time of half day capacity. The canteen wastewater will then be diverted to the existing sewage treatment plant via the coarse screen chamber, and it will be held in the equalisation holding tank, with a	N/A	Contingency plan to further safeguard the water quality of the surrounding environment and ensure that the quality of the treated effluent is suitable for reuse	Proponent	Project Area	During design, construction and operation	EIAO and Environmental Permit; WPCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		capacity of $96m^3$, for screening and treatment. The existing sewage treatment plant (with maximum treatment capacity of $152.7m^3/d$) for Phase I & II has a daily flow of $35m^3$ per day, so it has a spare capacity of more than 50%, which is adequate to treat the canteen wastewater. The treated effluent for direct discharge will not undergo any chlorination process. During this period, both irrigation system and flushing system will use the fresh water from city main as water source. The water reuse system would be fully inspected for problem fixing before re-operation.						
Air Quality								
5.7.2	4.3.1	• The designated haul road should be hard paved; • The site should be water sprayed four times a day during site formation work of the residential portion of the Project Site; • Dump truck beds for material transport should be totally enclosed using impervious sheeting; • any excavated dusty materials or stockpile of dusty materials should be covered entirely by impervious sheeting or sprayed with water so as to maintain the entire surface wet, and recovered or backfilled or reinstated within 24 hours of the excavation or unloading; • The stockpiled malodorous materials, if	Y Y Y Y N/A	Good site practice to minimise construction fugitive dust impact	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; APCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		any, should be placed as far as possible from any ASRs and removed from Project Site as soon as possible, and they should be covered entirely by plastic tarpaulin sheets;						
		• Dusty materials remaining after a stockpile is removed should be wetted with water;	Y					
		• The vehicle washing area and the section of the road between the washing facilities and the exit point should be paved with e.g. concrete, bituminous materials or hardcore or similar;	Y					
		• Stockpile of dusty materials to be either covered entirely by impervious sheeting, placed in an area sheltered on the top and the 3 sides; or sprayed with water so as to maintain the entire surface wet;	Y					
		• All dusty materials to be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty material wet;	Y					
		• Vehicle speed to be limited to 10 kph except on completed access roads;	Y					
		• The portion of road leading only to a construction site that is within 30 m of a designated vehicle entrance or exit should be kept clear of dusty materials;	Y					
		• Every vehicle should be washed to remove any dusty materials from its body and wheels before leaving the construction sites;	Y					
		• The load of dusty materials carried by vehicles leaving a construction site should be covered entirely by clean impervious sheeting to ensure that the	Y					

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		dusty materials do not leak from the vehicle; • The working area of excavation should be sprayed with water immediately before, during and immediately after (as necessary) the operations so as to maintain the entire surface wet.	Y					
Ecology								
6.9.3	5.2.2	Preserve three no. and transplant five no. of *Aquilaria sinensis*	In progress	Minimise construction ecological impacts on species on protected species	Contractor	On Project Site	Construction Phase	ETWB(W) 3/2006: Tree Preservation. Agree on the maintenance requirement and programme
6.9.7	5.2.3	Compensatory mangrove planting (0.01 ha)	Y	Mitigate loss of 0.01 ha of mangrove	Proponent	Sandflat near Project Site	Construction Phase	Agree on the maintenance requirement and programme
6.9.8	5.2.4	Compensatory woodland planting (0.03 ha within Project Site and 0.8 ha in Sai Kung West Country Park)	N (within Project Site) Y (in Sai Kung West Country Park)	Mitigate loss of 0.31 ha of woodland	Contractor	On Project Site and Lui Ta Shek inside Sai Kung West Country Park	Construction Phase	Agree on the maintenance requirement and programme
6.9.4	5.2.6	Good site practices	Y	To minimise environmental impacts and therefore potential ecological impacts within and near the construction site	Contractor	Entire construction site	Construction Phase	N/A
Landscape and Visual								

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
Table 7.12	Table 6.2	LMM1 – Minimizing construction area and contractor's temporary works area to avoid unnecessary impacts to landscape resources and minimize visual intrusion.	Y	Preservation of landscape resources and minimize visual intrusion	Contractor	Project area	During design and construction	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM2 – Sensitively designed site hoarding in both color and form to screen view to the construction works.	Y	Visual enhancement	Contractor	Project area	During design and construction	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM3 – Preservation of existing tree to be retained on area not affected by the proposed development.	Y	Conservation of existing trees; Visual screen	Contractor	Project area	During construction	EIAO-TM Annex 10, 18 LAO PN No. 7/2007
Table 7.12	Table 6.2	LMM4 – Demarcation of the tree protection zone for retain trees.	Y	Preservation of existing trees	Contractor	Project area	During construction	EIAO-TM Annex 10, 18 Demarcation of temporary protective fencing shall be agreed and erected before other works commence
Table 7.12	Table 6.2	LMM5 – Operational time restrictions to limit after dark welding and lighting.	Y	Limit night time glare	Contractor	Project area	During construction	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM6 – Selection of fast growing native trees and shrubs mix in compensation for the removal / disturbance area.	Y	Visual screen; Landscape compensation	Contractor for planting HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18 Selection and agree on the specified plant species
Table 7.12	Table 6.2	LMM7 – Landscape treatment such as green roof, vertical greening and screen planting including climber plants to screen and soften surface of built structures and mitigate the landscape and visual impact.	Y	Visual enhancement	Contractor during construction HKFYG for management	Project area	During design, construction and operation	EIAO-TM Annex 10, 18 Selection and agree on the specified plant

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
					and maintenance			species
Table 7.12	Table 6.2	LMM8 – Staggered built form with building height corresponding to the natural sloping landform to enhance visual quality.	Y	To provide an interesting view on the visual receiver and to lower the overwhelming effect as may be created by the proposed building blocks	Contractor during construction HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM9 – Sensitive treatment and design to external finishes of the built structure to ensure element with colour, texture and tonal quality being compatible to the existing landscape context.	Y	Visual enhancement	Contractor during construction HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM10 – Maintenance of planting works upon completion.	In progress	Landscape compensation	Contractor for planting and maintenance during establishment HKFYG for management and maintenance	Project area	During operation	EIAO-TM Annex 10, 18 Agree on the maintenance requirement and programme
Waste Management								
8.4.6	7.2.5	• Storage of different waste types – different types of waste should be segregated and stored in different	Y	Waste management measures for	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit;

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		containers, skips or stockpiles to enhance reuse or recycling of materials and their proper disposal. An on-site temporary storage area equipped with required control measures (e.g. dust) should be provided; • Trip-ticket system – in order to monitor the proper disposal of non-inert C&D waste to landfills and to control fly-tipping, a trip-ticket system should be included as one of the contractual requirements and audited by the Environmental Team; • Records of Wastes – a recording system for the amount of wastes generated, recycled and disposed (including the disposal sites) should be proposed; • Training – The contractor should provide his workers with proper training of appropriate waste management procedure to achieve waste reduction as far as practicable and cost-effective through recovery, reuse and recycling and avoid contamination of reusable C&D materials; • Incorporate the "Recommended Pollution Control Clauses for Construction Contracts" in respect to removal of waste material from the construction site into the contract of the contractor.	Y Y Y Y	construction phase				Various guidelines stated in paragraph 8.2 of the EIA report

*Y = implemented, N = not yet implemented, N/A = not applicable

Appendix G Monitoring Schedule for June 2012 and Weather Conditions during the Monitoring Period

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1/6	2/6
3/6	4/6	5/6	6/6	7/6	8/6	9/6
		Site inspection				
10/6	11/6	12/6	13/6	14/6	15/6	16/6
		Site inspection				
17/6	18/6	19/6	20/6	21/6	22/6	23/6
		Site inspection				
24/6	25/6	26/6	27/6	28/6	29/6	30/6
		Site inspection and SSEMC				

Survey Date	Weather Condition
5/6/2012	fine
12/6/2012	fine
19/2/2012	rainy
26/6/2012	overcast

Monthly Mean Air temperature	28.1 C
Monthly Total Rainfall	261.5 mm

Appendix H Summary of Site Inspection, Outstanding Issues and Deficiencies

Row No.	Date	Findings	Advice from ET	Action taken	Closing date
1	2, 8, 15, 22 & 29 May 12 5 June 12	Chemical containers were observed without secondary containment near the WETSEP at dorm section.	Contractor was advised to provide drip tray for storage of chemical to prevent the land contamination as if leakage.	The chemical containers at dorm section were removed by contractor.	12 June 12
2	15, 22 & 29 May 12 5 June 12	The hole between toe wall and ground, which may cause leaking of untreated site water, was still observed at the dorm section.	Contractor was reminded to fill-up the hole to avoid leakage of untreated site water.	The hole between toe wall and ground was not observed at the dorm section.	12 June 12
3	15 & 22 May 12	Stagnant water inside container was observed near the WETSEP tank at the dorm section.	Contractor was reminded to remove stagnant water to prevent mosquito breeding	Stagnant water inside container near the WETSEP tank at the dorm section was removed by contractor.	5 June 12
4	15, 22 & 29 May 12	General waste was observed at the dorm section.	Contractor was reminded to remove waste as soon as possible.	General waste at dorm section was removed by contractor.	5 June 12
5	15, 22 & 29 May 12	Exposed area was observed at dorm section	Contractor was reminded to cover the area with tarpaulin.	Some portion of exposed area at dorm section was covered with tarpaulin during the inspection on 29 May 12 The remaining portion of exposed area at dorm section was covered with tarpaulin during the inspection on 5 June 12.	5 June 12
6	15, 22 & 29 May 12. 5 & 12 June 12	Damaged hoarding was still observed near the area of tree no. TR788 at dorm section	Contractor was reminded to repair or replace the hoarding.	As reported by contractor, damaged hoarding near the area of tree no.TR788 at dorm section was replaced.	26 June 12
7	29 May 12 12 & 19 June 12	It was observed that some earth material was close to the public drainage at canteen section	Contractor was recommended to provide sandbags for the drainage channels on the edge of both sides to avoid the soil or muddy surface runoff entering into the public drainage.	Sandbags were provided and placed on the edge of the drainage channels.	26 June 12

Row No.	Date	Findings	Advice from ET	Action taken	Closing date
8	29 May 12	Deposition of soil by construction vehicles was observed on the public road, Tai Mong Tsai Road, adjoining to the pick up/ drop off point.	Contactor was reminded to clean up the dust on the road to minimize the environmental nuisance to the public. Contractor was also reminded that every construction vehicle must be properly washed before leaving the site to prevent deposition of soil and dust on the public road.	Deposition of soil on the Tai Mong Tsai Road was removed by contractor.	5 June 12
9	29 May 12 & 5 June 2012	Construction waste was observed outside the site hoarding at the dorm section.	Contractor was reminded to remove the waste immediately and implement good housekeeping practices. All collected general waste and construction waste materials should be segregated and temporarily stored properly on-site and disposed in an appropriate manner.	Construction waste outside the site hoarding at the dorm section was removed by the contractor.	12 June 12
10	5, 12 & 19 June 12	It was observed that waste water run-off generated from the wheel washing facility flowed downward and was accumulated near sedimentation tank at canteen section.	Contractor was advised to remove the accumulated waste water to prevent mosquito breeding. Contractor was also reminded to provide sandbag barriers or construct an earth bund on the edge of the wheel washing bay and incorporate temporary drainage system with de-silting facility to control the waste water run-off.	Sandbag barriers was observed on 19 June 12 for diversion of wastewater run-off from wheel washing bay. Accumulated of wastewater near WETSEP tank at canteen section was removed by contractor on 26 June 12.	26 June 12
11	12, 19 and 26 June 12	Stagnant water was observed inside the drip tray near the wheel washing bay at the dorm section.	Contactor was advised to remove the stagnant water to prevent mosquito breeding.	To be followed during the next reporting period.	Ongoing
12	26 June 12	Damaged tree protection fence and drain were observed at site entrance and catneen section respectively.	Contractor was reminded to repair or reinstate the fence and drain as soon as possible, with precautionary measures and good site practice to prevent water pollution.	To be followed during the next reporting period.	Ongoing
13	26 June 12	It was observed that soil	Contractor was	To be followed	Ongoing

Row No.	Date	Findings	Advice from ET	Action taken	Closing date
		surface was partially exposed without proper erosion protection at the dorm section.	reminded to provide tarpaulin coverings for the entire surface to prevent soil erosion.	during the next reporting period.	

Appendix I Cumulative Log of Complaints and Summons/Prosecutions

Reporting Month	No. of complaints in Reporting Month	No. of Summons/Prosecutions in Reporting Month
July 2011	0	0
August 2011	0	0
September 2011	0	0
October 2011	0	0
November 2011	0	0
December 2011	0	0
January 2012	0	0
February 2012	0	0
March 2012	0	0
April 2012	0	0
May 2012	0	0
June 2012	0	0
Overall Total	0	0

Appendix J Tentative Monitoring Schedule for July 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1/7	2/7	3/7	4/7	5/7	6/7	7/7
		Site inspection				
8/7	9/7	10/7	11/7	12/7	13/7	14/7
		Site inspection				
15/7	16/7	17/7	18/7	19/7	20/7	21/7
		Site inspection				
22/7	23/7	24/7	25/7	26/7	27/7	28/7
		Site inspection				
29/7	30/7	31/7	1/8	2/8	3/8	4/8
		Site inspection and SSEMC				