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Serco Guardian JV

EcoPark Operation EM&A

Quarterly Report

May to July 2010






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1 EXECUTIVE SUMMARY

- 1.1.1 EcoPark is a key element in the Government's waste management policy that aims at promoting the local recycling industry and jump-start a circular economy to provide a sustainable solution to our waste problems. EcoPark is being developed in two phases at a site in Tuen Mun Area 38 (see **Figure 1-1**). In November 2006, the seven-year contract for the operation of EcoPark – EP/SP/53/06 Provision of Management Services for EcoPark in Tuen Mun Area 38 – was awarded to Serco Guardian JV (SGJV) by the Environmental Protection Department (EPD). SGJV, the “Operator” of EcoPark, have engaged Hyder Consulting Limited as their Environmental Team (ET) to carry out the Environmental Monitoring and Audit (EM&A) works required in the EM&A Manual in accordance with the conditions of the Environmental Permit. This is the thirteenth (13th) quarterly EM&A report prepared for the operation phase of EcoPark and covers the period from May to July 2010.
- 1.1.2 In terms of auditing, the tenants' recycling activities are to be audited on a monthly basis, and the results are to be summarised in this report. At present, whilst most of the eight tenants (Hong Kong Hung Wai Wooden Board Company, Li Tong Group, Hong Kong Telford Envirotech Group Limited, Shiu Wing Steel Limited, Cosmos Star Holdings Co., Limited, Champway Technology Limited, St. James Settlement and Yan Oi Tong Limited) have already signed their tenancy agreements, four of them (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have commenced recycling process.
- 1.1.3 The ET has conducted monthly site inspections and some general observations have been made. The approved checklist has been used in the monthly site inspections for Champway, Yan Oi Tong and Shiu Wing since October 2009, April 2010 and June 2010 respectively. From August 2010 onwards, the approved checklist will also be used in the monthly site inspections for Hung Wai.

Throughput of Materials / Waste Generated

- 1.1.4 As of end July 2010, Yan Oi Tong, Shiu Wing, Champway and Hung Wai have commenced recycling process within their lots.
- 1.1.5 In this reporting quarter, 156,584 kg and 80,034 kg of waste plastics was received and processed respectively in Yan Oi Tong's lot, generating 23,133 kg of general refuse from mixed waste plastics. For Shiu Wing, 1,396,000 kg of waste metal was delivered to and processed at the tenant lot, producing the same amount of sheared heavy ferrous scrap on site. For Champway, 342,281 kg of cooking oil and 368,410 kg of grease trap waste were delivered to the site, producing 660,943 kg of treated cooking oil, 676,010 kg of biodiesel and 86,232 kg of glycerine in the lot. Additionally, Champway also disposed of a total of 49,373 kg of waste including 35,535 kg of organic waste and 13,838 kg of water waste (semi-solid and slurry inclusive) in the reporting quarter. For Hung Wai, 2,848,000 kg of waste wood was delivered to and processed at the site, resulting in the same amount of wooden chips as product output. On the other hand, 20,900 kg of waste plastics was delivered to Telford's lot in the reporting quarter.

Exceedances of any Measured Action / Limit Levels

- 1.1.6 In terms of monitoring, only quarterly monitoring of landfill gas (LFG) is required during operation phase EM&A and “following construction”. As the construction of Phase I of EcoPark has been completed, operation phase LFG monitoring for Phase I has been carried out since October 2009. The LFG monitoring of this reporting quarter was undertaken on 26 July 2010, and no exceedance of action / limit level was recorded. LFG monitoring for Phase II of EcoPark continues to be carried out by the works contractor.

Summary of Complaints, Summons and Prosecutions

- 1.1.7 As of today, there have been no complaints received. There were also no notifications of summons and no successful prosecutions.

Reporting changes

- 1.1.8 No reporting change has occurred during the reporting months.

Future Key Issues

- 1.1.9 By end of this reporting quarter, four tenants have commenced preparatory works within their lots, and four tenants (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have started to conduct recycling process. In the next reporting quarter, the operation of Li Tong and St James should be ready to commence.
- 1.1.10 In the coming quarter, the operation phase LFG monitoring for Phase I shall continue. The Process Review Checklist (PRC) for Telford will be revised and further reviewed pending receipt of further information from tenant.

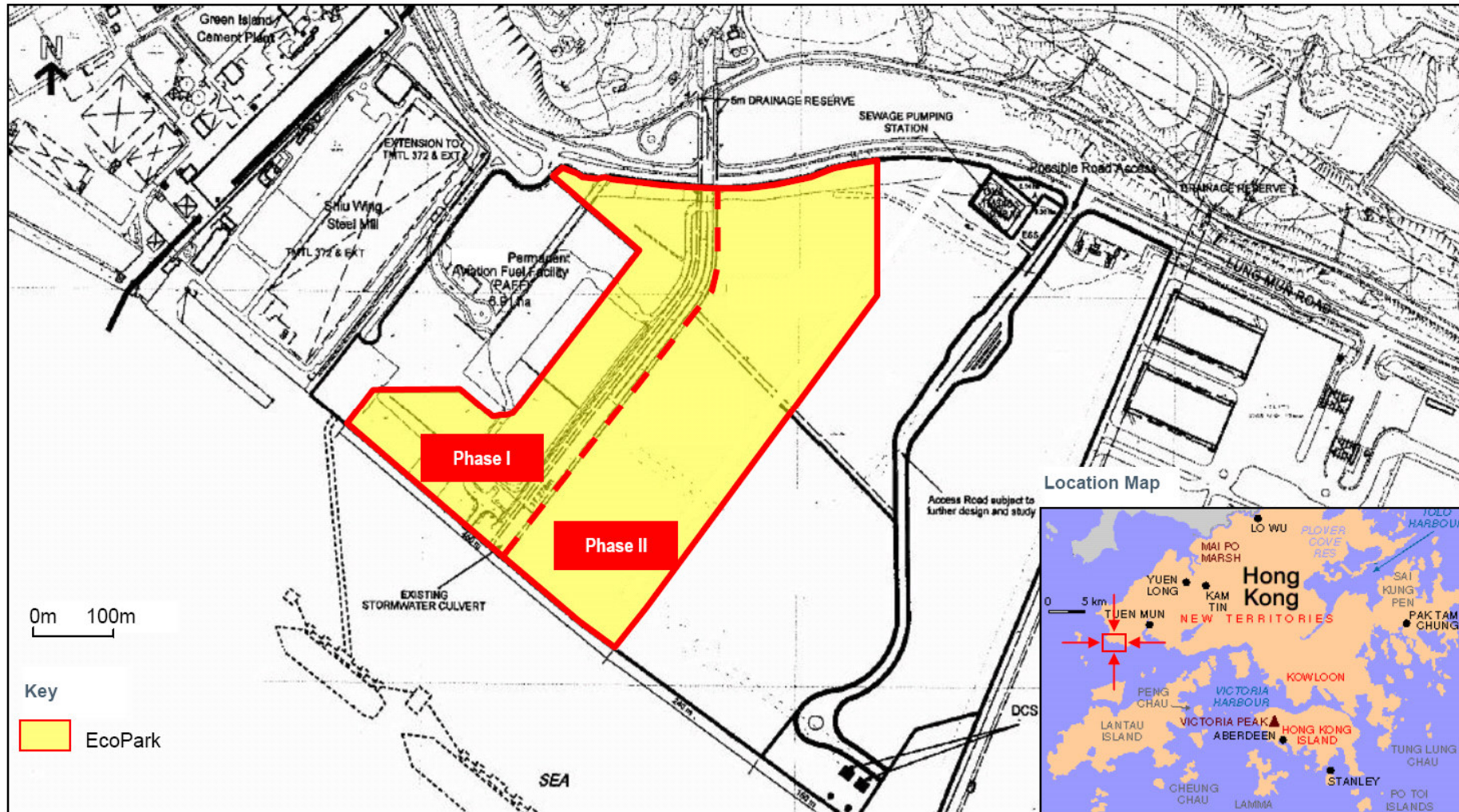


Figure 1-1 Location of EcoPark in Tuen Mun Area 38

2 BASIC PROJECT INFORMATION

2.1 Overview

- 2.1.1 In the document "A Policy Framework for the Management of Municipal Solid Waste (2005-2014)", the Government set out a comprehensive policy to support the recycling industry. This included allocating suitable land, encouraging research and development, introducing environmental legislation and providing effective support measures. To this end, EcoPark is a key element that aims at promoting the local recycling industry and jump-start a circular economy to provide a sustainable solution to our waste problems. By encouraging and promoting reuse, recovery and recycling of waste resources and returning them to the consumption loop, EcoPark will help to realize the full potential of the local recycling industry and alleviate the heavy reliance on the export of recyclable materials recovered from Hong Kong.
- 2.1.2 EcoPark is to be developed in two phases at a site in Tuen Mun Area 38 (see **Figure 1-1**). The construction contract for EcoPark – EP/SP/52/06 Development of EcoPark in Tuen Mun Area 38 – was awarded to Kaden Construction in June 2006 by EPD. This contract covers development of Phase I (completed) and extends to Phase II (ongoing).
- 2.1.3 In November 2006, the seven-year contract for the operation of EcoPark – EP/SP/53/06 Provision of Management Services for EcoPark in Tuen Mun Area 38 – was awarded to SGJV by EPD. SGJV, the “Operator” of EcoPark, has engaged Hyder Consulting Limited as their ET to carry out the EM&A works required in the EM&A Manual in accordance with the conditions of the Environmental Permit.

2.2 SGJV Organisation

- 2.2.1 Organisation of SGJV is shown in **Figure 2-1** below.

2.3 Operation Programme

- 2.3.1 By end of July 2010, four tenants (Li Tong Group, Hong Kong Telford Envirotech Group Limited, Cosmos Star Holdings Co., Limited and St. James Settlement) have commenced preparatory works within their lots, and four tenants (Yan Oi Tong Limited, Champway Technology Limited, Shiu Wing Steel Limited and Hong Kong Hung Wai Wooden Board Company) have started to conduct recycling process within their lots.
- 2.3.2 Environmental deficiencies noted during the monthly site inspections were detailed in **Section 8**. In this reporting quarter, Yan Oi Tong has separated general refuse from the mixed plastics, and the key environmental concerns are turbid water and refuse in stormwater drains. On the other hand, Shiu Wing has sheared waste metal into heavy ferrous scrap, although the misting system and industrial dust collector are not yet in place. Since July 2010, Champway has temporary stockpiled biodiesel instead of treated cooking oil in the reserved area for wastewater treatment plant (WWTP) of EcoPark (Plot R1 in **Figure 4-1**), and about 100 tonnes of biodiesel

was stored there by end of July 2010. Preventive measures such as placing canvas underneath the storage tanks and clearing the stagnant water on canvas after raining were suggested to Champway during the site inspections on 25 May and 21 June 2010, yet oil stain and stagnant water could still be found on ground during the site inspection on 26 July 2010. For Hung Wai, dusty operation was observed during the site inspection on 25 May 2010, yet the effectiveness of the shelter and dust suppression unit could not be assessed since the machines were not in operation during the site inspections on 25 May and 21 June 2010. Remedial actions were recommended to tenants, and the remedial status shall be followed up in the next monthly site inspection.

2.4 EM&A Organisation

2.4.1 The EM&A is carried out by the ET, but SGJV and the Independent Environmental Checker (IEC) are also involved. The key personnel contact names and telephone number are summarised in **Table 2-1**, and the current EM&A organisation is illustrated in **Figure 2-2**.

Party	Position	Name	Contact Number
Project Proponent – EPD	Principal EPO	Lawrence WONG	2872 1700
Operator – SGJV	Project Manager	Noel AU	2496 7633
	Park Manager	TC HON	6323 0298
ET – Hyder	ET Leader	Antony WONG	2911 2744
	ET Site Inspector	Carman CHUNG	2911 2730
IEC – Scott Wilson	IEC	Harold INSLEY	2410 3858

Table 2-1 Personnel Contact Names and Contact Number for the Project

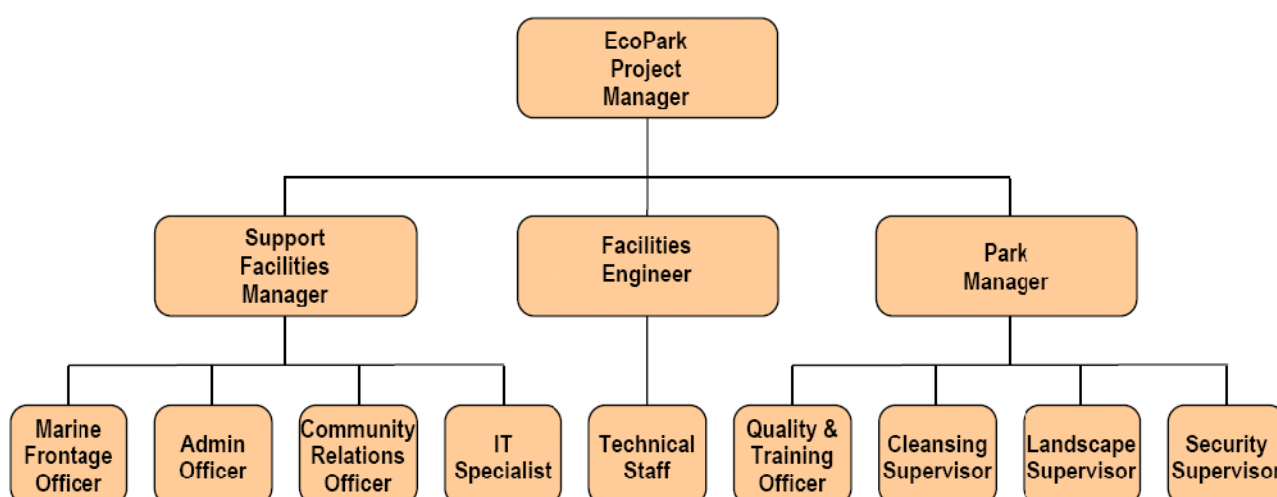


Figure 2-1 SGJV Organisation

3 SUMMARY OF EM&A REQUIREMENTS

3.1 Monitoring Parameters

- 3.1.1 The only parameter to be monitored as part of the operation phase EM&A programme is LFG.
- 3.1.2 Following completion of Phase I construction, routine monitoring is required at service voids and utility boxes. Since construction of Phase I of EcoPark was completed, quarterly LFG monitoring has been carried out by the ET since October 2009.
- 3.1.3 The location for monitoring was not specified in the EM&A Manual since the final design of EcoPark had not been completed when the EM&A Manual was approved. Therefore, during the joint site inspection on 27 July 2009, three monitoring locations were identified and agreed as suitable monitoring locations by the ET, IEC and SGJV. These three monitoring locations are listed in **Table 3-1** and shown in **Figure 3-1**.

Monitoring Station ID	Type of Monitoring Station	Locations
EP1-1	LFG vent pipe with cap	Inside the landscaping area of Administration Building
EP1-2	Service void	PCCW below-ground chamber outside Lot EP08-01
EP1-3	Service void	HGC Broadband below-ground chamber outside Lot EP08-03

Table 3-1 Operation Phase LFG Monitoring Locations in EcoPark Phase I

- 3.1.4 **Figure 3-2** is a replacement page for the EM&A Manual, in accordance with footnote to **Figure 6.1** in the approved EM&A Manual, and shall be deemed to be included in the EM&A Manual.
- 3.1.5 Routine monitoring shall be carried out on a quarterly basis, however, should EPD alert the Operator that high LFG levels had been detected during monthly monitoring under the Siu Lang Shui Landfill restoration contract, then the Operator may be required to increase LFG monitoring to monthly until such time as EPD informs the Operator that quarterly monitoring can be resumed.
- 3.1.6 Since operation phase LFG monitoring is required “following construction” and construction has not yet been completed for Phase II, construction phase LFG monitoring for Phase II is ongoing and is reported in the Monthly EM&A Reports prepared by the construction contractor’s ET. These reports can be downloaded from:

http://www.epd.gov.hk/eia/english/register/index8/vep2212006_content.html

3.2 Environmental Quality Performance Limits and EAP

3.2.1 The Action / Limit Levels and Event Action Plan (EAP) for LFG are shown in **Table 3-2**. These refer to LFG detected in excavations, utilities and any enclosed on-site areas. No other A/L Levels or EAPs are specified in the EM&A Manual for operation phase EM&A.

Parameter	Level	Action
Oxygen (O ₂)	Action Level <19% O ₂	Ventilate trench/void to restore O ₂ to > 19%
	Limit Level <18% O ₂	Stop works Evacuate personnel/prohibit entry Increase ventilation to restore O ₂ to > 19%
Methane (CH ₄)	Action Level >10% LEL	Post "No Smoking" signs Prohibit hot works Increase ventilation to restore CH ₄ to <10% LEL
	Limit Level >20% LEL	Stop works Evacuate personnel/prohibit entry Increase ventilation to restore CH ₄ to <10% LEL
Carbon Dioxide (CO ₂)	Action Level >0.5% CO ₂	Ventilate to restore CO ₂ to < 0.5%
	Limit Level >1.5% CO ₂	Stop works Evacuate personnel / prohibit entry Increase ventilation to restore CO ₂ to <0.5%

Table 3-2 Action Levels, Limit Levels and Event and Action Plan for LFG

3.3 Environmental Audit of Non-monitored Parameters

3.3.1 Site inspections provide a direct means to trigger and enforce the environmental protection and pollution control measures specified in the Environmental Impact Assessment (EIA) Report. To examine operational practice, site inspections are to be undertaken regularly by the ET once per month, and joint site inspections are to be carried out by the ET and IEC once per quarter. Ad hoc site inspections are also carried out if significant environmental problems are identified. In addition, inspections may be required subsequent to receipt of an environmental complaint, or as part of the investigation work, as specified in the EAP. The following parameters are required to be audited as part of the operation phase EM&A programme:

- Air Quality
- Water Quality
- Waste Management
- Land Contamination

3.4 Environmental Mitigation Measures

3.4.1 Environmental mitigation measures applicable to the operation phase EM&A as stated in the Implementation Schedule are summarised in **Appendix 1**.

3.5 Environmental Requirements in Tenancy Agreements

3.5.1 Environmental requirements specified in tenancy agreements are summarised in **Appendix 2**.

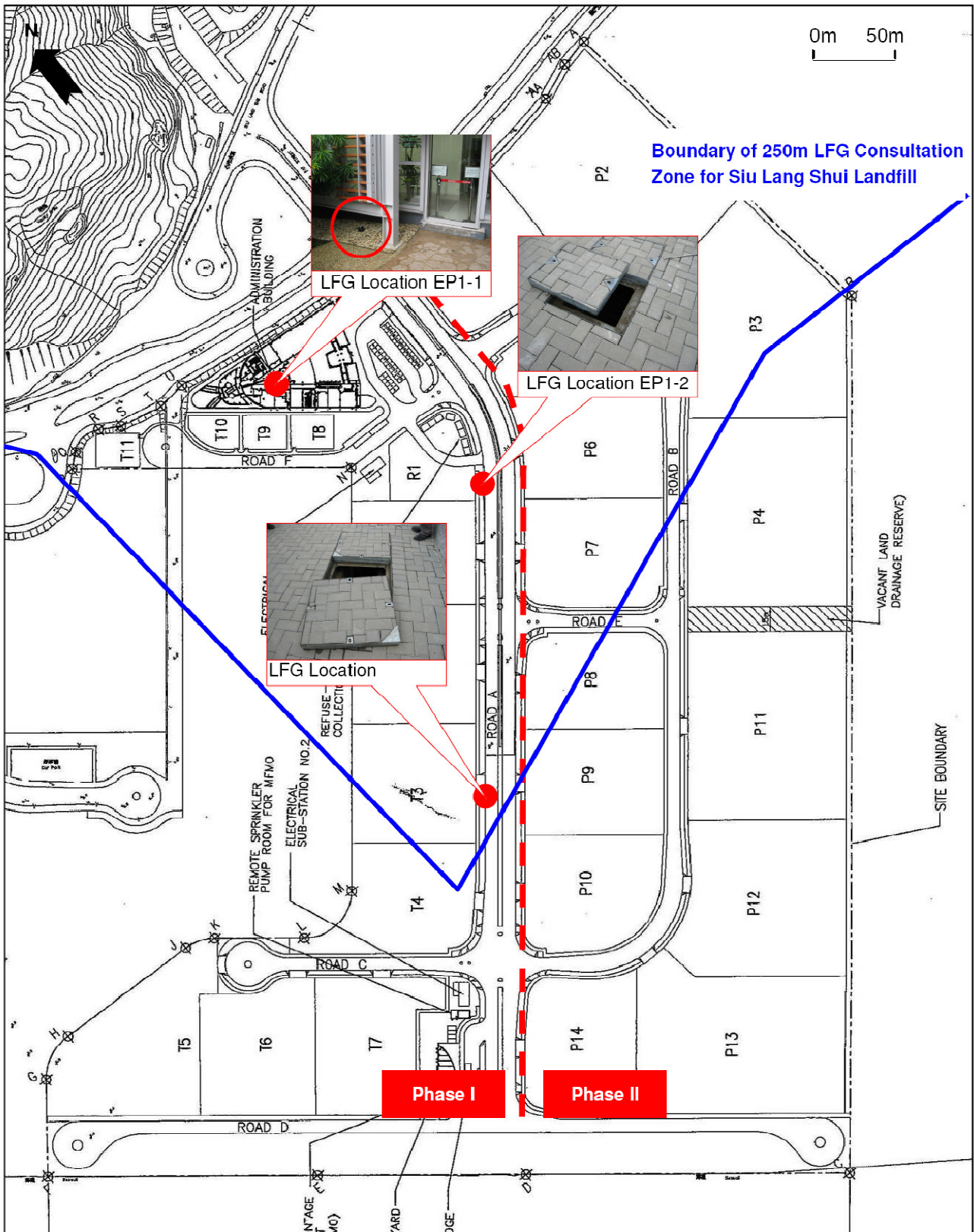


Figure 3-1 LFG Monitoring Locations within EcoPark Phase

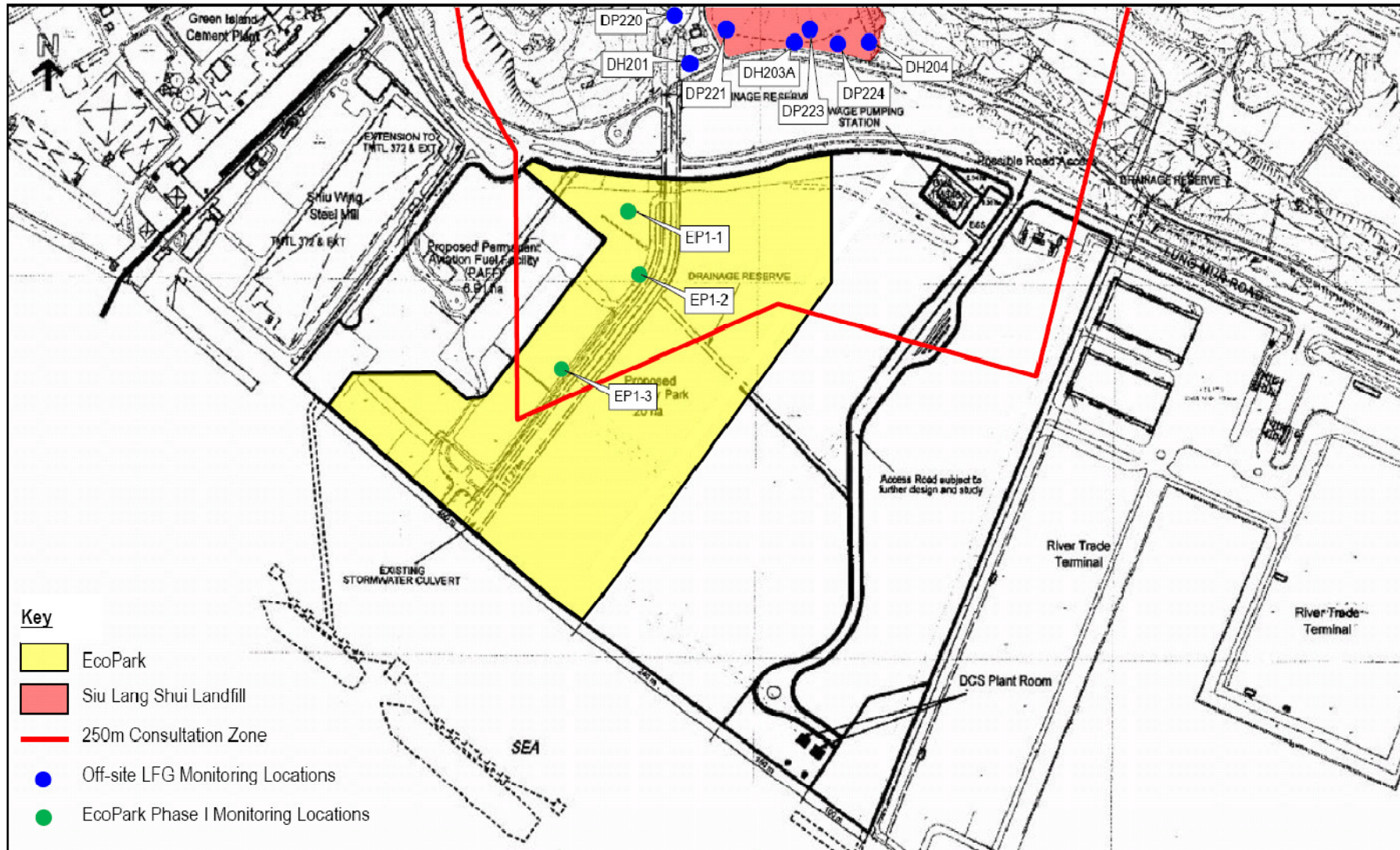


Figure 3-2 Replacement Figure for EM&A Manual Figure 6.1

4 OPERATION STATUS

4.0.1 **Figure 4-1** shows the location of lots within EcoPark, the tenancy numbers and tenant names.

4.1 Tenants and Processes

Tenancy EP06-034

- **Tenant:** Hong Kong Hung Wai Wooden Board Company
- **Lot Size:** Approx. 5,000m²
- **Activity:** Recycling of waste wood
- **Recycling Process:** Shred waste wood into wooden chips for further processing in Mainland China. Ferrous metals will be separated by magnets.

4.1.1 Further to the installation of machines in April 2010, trial run and operation of the lot took place in May and June 2010. Recycling process has been commenced since July 2010. In this reporting quarter, large amount of wooden chips (product output) has been stockpiled for further processing in China. Details of waste throughout are provided in **Section 4.2**.

Tenancy EP07-02

- **Tenant:** Li Tong Group
- **Lot Size:** Approx. 6,500m²
- **Activity:** Recycling of waste electrical and electronic equipment (WEEE)
- **Recycling Process:** Manually dismantle WEEE, particularly CRT glass and LCD panel into metals (ferrous materials, aluminium, etc.) and non-metals (fibres, plastics, etc.).

4.1.2 Recycling process has not yet been commenced. Phase I construction works was completed in June 2010, and phase II construction works is yet to be started. As of end July 2010, the application of Occupation Permit is still pending. Phase I operation is expected in the next reporting quarter.

Tenancy EP07-03

- **Tenant:** Champway Technology Limited
- **Lot Size:** Approx. 6,000m² (excluding EcoPark's reserved area for WWTP (Plot R1 in **Figure 4-1**), which is temporarily used for storing biodiesel)
- **Activity:** Recycling of organic waste (waste cooking oil)
- **Recycling Process:** Turn waste cooking oil into biodiesel by extraction, neutralisation, separation and distillation

4.1.3 Following trial run and operation of the lot in May and June 2010, phase I recycling process has been commenced since July 2010.

- 4.1.4 In this reporting quarter, significant amount of treated cooking oil and biodiesel have been processed and produced respectively. Since July 2010, Champway has temporary stockpiled biodiesel instead of treated cooking oil in the reserved area for wastewater treatment plant (WWTP) of EcoPark (Plot R1 in **Figure 4-1**), and about 100 tonnes of biodiesel was stored there by end of July 2010. Details of waste throughout are provided in **Section 4.2**.

Tenancy EP08-01

- **Tenant:** Hong Kong Telford Envirotech Group Limited
- **Lot Size:** Approx. 5,000m²
- **Activity:** Recycling of waste plastics
- **Recycling Process:** Sorting, shredding and extrusion of waste plastics

- 4.1.5 As of end July 2010, the tenant has commenced preparatory works but has not yet commenced recycling activities. Plastic bags have been stockpiled in the tenant lot since July 2009, and other plastic waste and some recycling equipments could also be found. The PRC will be reviewed and revised pending receipt of further information from the tenant.

Tenancy EP08-03

- **Tenant:** Shiu Wing Steel Limited
- **Lot Size:** Approx. 9,500 m²
- **Activity:** Recycling of waste metals
- **Recycling Process:** Turn waste metals into light ferrous scrap and heavy ferrous scrap by sorting , baling and shearing

- 4.1.6 Further to the installation of machines in the last reporting quarter, trial run and operation of the lot were carried out in May and June 2010. Recycling process has been commenced since July 2010. In this reporting quarter, large amount of waste metal / steel scrap has been processed. Details of waste throughout are provided in **Section 4.2**.

Tenancy EP08-04

- **Tenant:** Cosmos Star Holdings Co., Limited
- **Lot Size:** Approx. 4,000 m²
- **Activity:** Recycling of waste batteries
- **Recycling Process:** Separate waste lead-acid and lithium batteries by mechanical / physical means. The battery acid will be drained and treated by the on-site wastewater treatment system

- 4.1.7 Building contractors were invited to submit tenders in April 2010, yet no construction has been carried out by the end of this reporting quarter. According to the latest information from the operator, the construction works will commence in mid August 2010. The PRC as detailed in **Appendix 3** was finalised on 30 July 2010 and approved on 3 August 2010.

Tenancy P7

- **Tenant:** Yan Oi Tong Limited
- **Lot Size:** Approx. 5,000 m²
- **Activity:** Recycling of waste plastics
- **Recycling Process:** Turn mixed waste plastics into pellets / flakes / baled materials by pre-washing, sorting, flaking, secondary washing, drying, extrusion and chip-forming

4.1.8 Trial run and operation of the lot were conducted in the last reporting quarter, and recycling process has been commenced since May 2010. In this reporting quarter, large amount of waste plastics has been sorted. Details of waste throughout are provided in **Section 4.2**.

Tenancy P5

- **Tenant:** St. James Settlement
- **Lot Size:** Approx. 4,070 m²
- **Activity:** Recycling of WEEE
- **Recycling Process:** WEEE will be sorted on site first. The WEEEs suitable for reuse will be repaired and refurbished, whilst those irreparable / not suitable for repair will be manually dismantled to recover the reusable parts and recyclable materials

4.1.9 Preliminary works and construction works have been carried out at the tenant lot since February 2010. By end of this reporting quarter, the workshop is still under construction. The PRC as detailed in **Appendix 4** was finalised on 27 July 2010 and approved on 28 July 2010. As soon as the construction completes in the next reporting quarter, the lot will commence operation.

4.2 Throughput Statistics

4.2.1 In this reporting quarter, 156,584 kg and 80,034 kg of waste plastics was received and processed respectively in Yan Oi Tong's lot, generating 23,133 kg of general refuse from mixed waste plastics. For Shiu Wing, 1,396,000 kg of waste metal was delivered to and processed at the tenant lot, producing the same amount of sheared heavy ferrous scrap on site. For Champway, 342,281 kg of cooking oil and 368,410 kg of grease trap waste were delivered to the site, producing 660,943 kg of treated cooking oil, 676,010 kg of biodiesel and 86,232 kg of glycerine in the lot. Additionally, Champway also disposed of a total of 49,373 kg of waste including 35,535 kg of organic waste and 13,838 kg of water waste (semi-solid and slurry inclusive) in the reporting quarter. For Hung Wai, 2,848,000 kg of waste wood was delivered to and processed at the site, resulting in the same amount of wooden chips as product output. On the other hand, 20,900 kg of waste plastics was delivered to Telford's lot in the reporting quarter.

4.2.2 As of end July 2010, four tenants (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have commenced recycling process within their lots. The throughput details are shown in **Appendix 5**.

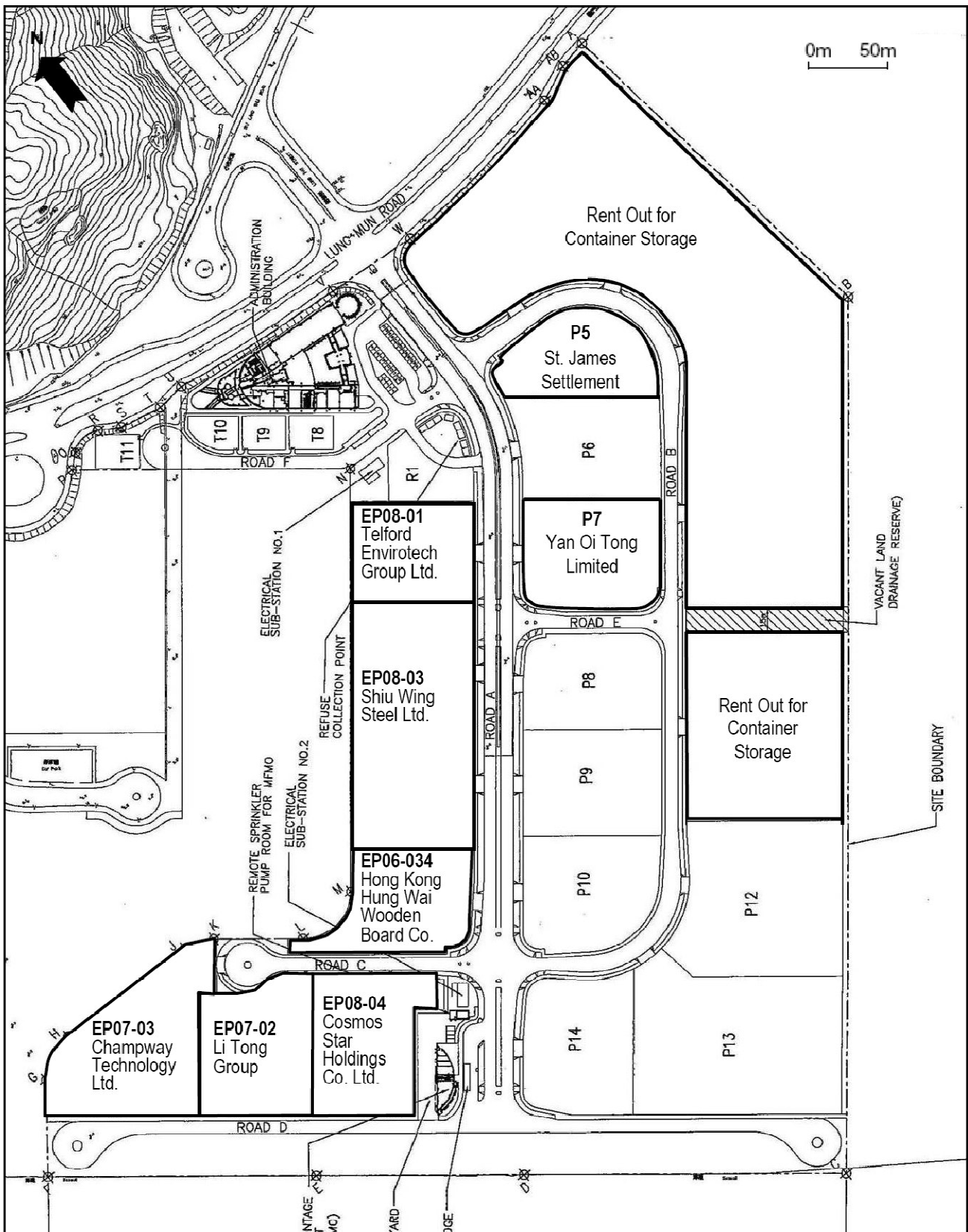


Figure 4-1 Current Lot Usage Within EcoPark

5 IMPLEMENTATION STATUS OF ENVIRONMENTAL PROTECTION MEASURES

- 5.1.1 Environmental mitigation measures applicable to the operation phase EM&A as stated in the Implementation Schedule are summarised in **Appendix 1**. Environmental requirements specified in Tenancy Agreements are summarised in **Appendix 2**.
- 5.1.2 As of end July 2010, four tenants (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have commenced recycling process within their lots. Appropriate environmental protection measures are in place.

6 MONITORING RESULTS

6.1 Monitoring Date, Time, Frequency and Duration

6.1.1 A set of LFG measurement was conducted on quarterly basis. In this reporting quarter, the measurement was undertaken during the joint IEC site inspection on 26 July 2010. When the LFG monitoring is underway, monitoring data, time, duration for monitoring and the weather condition, are recorded and listed in **Table 6-1**.

Station ID	Date	Time	Duration	Weather Condition
EP1-1	26-Jul-10	10:41 – 10:46	5 minutes	Fine
EP1-2	26-Jul-10	10:28 – 10:33	5 minutes	Fine
EP1-3	26-Jul-10	10:12 – 10:17	5 minutes	Fine

Table 6-1 Sampling Schedule of LFG Monitoring

6.2 Monitoring Methodology, Parameters and Equipments

6.2.1 The LFG monitoring requirement and methodology are stipulated in Section 6 of the EM&A Manual. The LFG monitoring parameters and their measurement ranges are detailed in **Table 6-2**.

Parameters	Measurement Ranges
Methane (CH ₄)	0-100% LEL & 0-100% v/v
Oxygen (O ₂)	0-25% v/v
Carbon Dioxide (CO ₂)	0-100% v/v
Barometric Pressure	mBar (absolute)

Table 6-2 Parameters and Measurement Ranges of LFG Monitoring

6.2.2 LFG monitoring shall be carried out using intrinsically-safe, portable multi-gas monitoring instruments. The gas monitoring equipment shall:

- Where possible, comply with BS6020 and be approved by BASEEFA as intrinsically safe, suitable for use in a Zone 2 are to BS5345.
- Be capable of continuous monitoring of methane, oxygen and carbon dioxide.
- Be capable of continuous barometric pressure and gas pressure measurements.
- Normally operate in diffusion mode unless required for spot sampling, when it should be capable of operating by means of an aspirator or pump.
- Have low battery, fault and over range indication incorporated.

- Store monitoring data, and shall be capable of being down-loaded directly to a PC.
- Measure in the following ranges:
 - Methane 0-100% LEL & 0-100% v/v
 - Oxygen 0-25% v/v
 - Carbon dioxide 0-100% v/v
 - Barometric pressure mBar (absolute)

6.2.3 The monitoring equipment shall alarm (both audibly and visually) in the event that the concentrations of the following are exceeded:

- Methane – rise to 10% LEL.
- Oxygen – fall to 18% by volume.
- Carbon monoxide – maximum short term (1-hour) exposure of 300ppm with long term average (8-hours) not to exceed 50ppm.

6.3 Types of Equipment Used and Calibration Details

6.3.1 Infra Red Gas Analyser as detailed in **Table 6-3** was used. The gas analyser is calibrated every 18 months. **Appendix 6** presents the monitoring equipment calibration records.

Equipment	Model	Serial no.	Qty.
Infra Red Gas Analyser	GA94A	GA3385	1

Table 6-3 Equipment List of LFG Monitoring

6.4 Results and Graphical Plots of Monitoring Parameters

6.4.1 LFG monitoring results are summarised in **Table 6-4** and detailed in **Appendix 7**. Graphical plots of the monitoring results are also provided in **Appendix 7**. No action / limit level exceedance was recorded.

Station ID	Monitoring Results					Action / Limit Level		
	CH ₄ (% v/v)	CH ₄ (% LEL)	O ₂ (% v/v)	CO ₂ (% v/v)	Barometric Pressure (mBar)	CH ₄ (% LEL)	O ₂ (% v/v)	CO ₂ (% v/v)
EP1-1	0.0	0	19	0.2	1004			
EP1-2	0.0	0	20	0.0	1005	Above 10 / 20	Below 19 / 18	Above 0.5 / 1.5
EP1-3	0.2	4	21	0.0	1004			

Table 6-4 LFG Monitoring Results

7 WASTE GENERATION STATISTICS

- 7.1.1 As of end July 2010, four tenants (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have commenced recycling process within their lots. The details of waste generation are shown in **Appendix 5**.
- 7.1.2 In this reporting quarter, 23,133 kg of general refuse was sorted from the mixed waste plastics at Yan Oi Tong's lot, and subsequently disposed of at WENT Landfill.
- 7.1.3 Shiu Wing has not generated any non-ferrous scrap / general refuse from the waste metal / steel scrap in this reporting quarter. Should non-ferrous scrap / general refuse be generated on site, the sorted non-metal waste would be stored and delivered to other recyclers, whereas the general refuse would be disposed of at WENT Landfill.
- 7.1.4 Since July 2010, Champway has commenced recycling process in the lot. In this reporting quarter, such process has generated a total of 49,373 kg of waste, including 35,535 kg of organic waste and 13,838 kg of water waste (semi-solid and slurry inclusive). These organic waste and water waste were collected by licence collectors, transported to and disposed of at WENT Landfill as general refuse.
- 7.1.5 Hung Wai has not produced any general refuse from the waste wood in this reporting quarter. The general refuse will be disposed of at WENT Landfill if there is on site generation.

8 SUMMARY OF ENVIRONMENTAL AUDIT

8.1 May 2010

- 8.1.1 The environmental audit was carried out by the ET on 25 May 2010. Construction of EcoPark Phase I was completed and one tenant (Yan Oi Tong) has commenced recycling process within EcoPark.
- 8.1.2 The audit at Yan Oi Tong's lot was conducted based on the verified site inspection checklist. Since no environmental deficiency was found during last month's site inspection, no follow-up action was required. On the other hand, one observation about not diverting wastewater to the wastewater treatment facility was recorded during the site inspection, and the approved checklist is shown in **Appendix 8**.
- 8.1.3 The audit at Champway's lot was carried out based on the verified site inspection checklist. Similar to previous months, the observation about oil stain and uncovered waste cooking oil bucket remained outstanding. In addition, one environmental deficiency about stagnant water with oil floating on top was found during the site inspection, and the approved checklist is shown in **Appendix 9**. For the temporary storage of treated waste cooking oil at the reserved area for WWTP, Champway was again reminded to place canvas underneath the storage tanks and clear the stagnant water on canvas after raining.
- 8.1.4 Following the site inspection in April 2010, observations at the lot of Li Tong, Shiu Wing and P9 were rectified, whereas another observation at Li Tong's lot and the observation at Telford's lot still remained outstanding. During this month's site inspection, one environmental deficiency about dusty operation was found at Hung Wai's lot. The details of observation, together with the advice provided to tenants, are attached in **Appendix 10**. The remedial status shall be followed up in the next monthly site inspection.

8.2 June 2010

- 8.2.1 The environmental audit was carried out by the ET on 21 June 2010. Construction of EcoPark Phase I was completed and two tenants (Yan Oi Tong and Shiu Wing) have commenced recycling process within EcoPark.
- 8.2.2 The audit at Yan Oi Tong's lot was conducted based on the verified site inspection checklist. The environmental deficiency found during May's site inspection was rectified. Additionally, one observation about turbid water in drains was recorded during the site inspection, and the approved checklist is shown in **Appendix 8**.
- 8.2.3 The audit at Shiu Wing's lot was conducted based on the verified site inspection checklist. No observation was recorded, and the approved checklist is shown in **Appendix 11**.
- 8.2.4 The audit at Champway's lot was carried out based on the verified site inspection checklist. The observations about oil stain, uncovered waste cooking oil bucket and stagnant water remained outstanding. In addition, one environmental deficiency about oil stain inside the tenant lot was found during the site inspection, and the approved checklist is shown in **Appendix 9**. For the temporary storage of treated waste cooking oil at the reserved area for

WWTP, Champway was again reminded to place canvas underneath the storage tanks and clear the stagnant water on canvas after raining.

- 8.2.5 Following the site inspection in May 2010, observations at the lot of Li Tong, Telford and Hung Wai still remained outstanding. During this month's site inspection, two environmental deficiencies about oil stain on ground and water dripping from air-conditioners were found at Hung Wai's lot. The details of observation, together with the advice provided to tenants, are attached in **Appendix 10**. The remedial status shall be followed up in the next monthly site inspection.

8.3 July 2010

- 8.3.1 The environmental audit was carried out by the ET and IEC on 26 July 2010. Construction of EcoPark Phase I was completed and four tenants (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have commenced recycling process within EcoPark.
- 8.3.2 During the joint site inspection, LFG monitoring was undertaken at the three monitoring locations agreed by the ET, IEC and SGJV in July 2009. These three monitoring locations are listed in **Table 3-1** and shown in **Figure 3-1**. The monitoring results are presented in **Section 6.4**. No action / limit level exceedance was recorded.
- 8.3.3 The audit at Yan Oi Tong's lot was conducted based on the verified site inspection checklist. The environmental deficiency found during June's site inspection was rectified. Moreover, one observation about refuse around the lot and inside the stormwater drains was recorded during the site inspection, and the approved checklist is shown in **Appendix 8**.
- 8.3.4 The audit at Shiu Wing's lot was conducted based on the verified site inspection checklist. Since no environmental deficiency was found during last month's site inspection, no follow-up action was required. On the other hand, two observations about oil stain on ground and improper storage of chemicals were recorded during the site inspection, and the approved checklist is shown in **Appendix 11**.
- 8.3.5 The audit at Champway's lot was carried out based on the verified site inspection checklist. The observations about oil stain, uncovered waste cooking oil bucket and stagnant water remained outstanding. On the other hand, two environmental deficiencies about stagnant water as well as improper labelling and storage of chemicals were recorded during the site inspection, and the approved checklist is shown in **Appendix 9**. For the temporary storage of biodiesel instead of treated waste cooking oil at the reserved area for WWTP, Champway was again reminded to place canvas underneath the storage tanks and clear the stagnant water on canvas after raining.
- 8.3.6 Following the site inspection in June 2010, most observations at the lot of Li Tong, Telford and Hung Wai still remained outstanding. During this month's site inspection, seven environmental deficiencies were found at the tenant lots of Telford, Hung Wai and P10. The details of observation, together with the advice provided to operator / tenants, are attached in **Appendix 10**. The remedial status shall be followed up in the next monthly site inspection.

9 COMPLAINTS

- 9.1.1 As of end July 2010, four tenants (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have commenced recycling process within their lots. No complaint related to recycling activities has been received in this reporting quarter.

10 CONCLUSIONS

- 10.1.1 As of end July 2010, whilst most of the eight tenants (Hung Wai, Li Tong, Telford, Shiu Wing, Cosmos, Champway, St. James and Yan Oi Tong) have already signed their tenancy agreements, four of them (Yan Oi Tong, Shiu Wing, Champway and Hung Wai) have started to conduct recycling process within their lots.
- 10.1.2 As advised by the Operator, 156,584 kg and 80,034 kg of waste plastics was received and processed respectively in Yan Oi Tong's lot in this reporting quarter, generating 23,133 kg of general refuse from mixed waste plastics. For Shiu Wing, 1,396,000 kg of waste metal was delivered to and processed at the tenant lot, producing the same amount of sheared heavy ferrous scrap on site. For Champway, 342,281 kg of cooking oil and 368,410 kg of grease trap waste were delivered to the site, producing 660,943 kg of treated cooking oil, 676,010 kg of biodiesel and 86,232 kg of glycerine in the lot. Additionally, Champway also disposed of a total of 49,373 kg of waste including 35,535 kg of organic waste and 13,838 kg of water waste (semi-solid and slurry inclusive) in the reporting quarter. For Hung Wai, 2,848,000 kg of waste wood was delivered to and processed at the site, resulting in the same amount of wooden chips as product output. On the other hand, 20,900 kg of waste plastics was delivered to Telford's lot in the reporting quarter.
- 10.1.3 In terms of monitoring, only quarterly monitoring of LFG is required during operation phase EM&A and "following construction". As the construction of Phase I of EcoPark has been completed, operation phase LFG monitoring for Phase I has been carried out since October 2009. The LFG monitoring of this reporting quarter was undertaken on 26 July 2010, and no action / limit level exceedance was recorded. LFG monitoring for Phase II of EcoPark continues to be carried out by the works contractor.
- 10.1.4 The ET has conducted monthly site inspections based on the approved checklist. Since October 2009, April 2010 and June 2010, the checklist has been used in the monthly site inspections for Champway, Yan Oi Tong and Shiu Wing respectively. From August 2010 onwards, the approved checklist will also be used for Hung Wai. Environmental deficiencies and general observations noted during the monthly site inspections were detailed in **Section 8**. Remedial actions were recommended to tenants, and the remedial status shall be followed up in the next monthly site inspection.
- 10.1.5 In the coming quarter, the operation phase LFG monitoring for Phase I shall continue. The operation of Li Tong and St James will soon be ready to commence. On the other hand, the PRC for Telford will be revised and further reviewed pending receipt of further information from tenant.

Appendix 1

Environmental Mitigation Measures
(from the Implementation Schedule)

EIA Ref.	EM&A Ref.	Environmental Protection Measures Identified in the Implementation Schedule that are Applicable to the Operation Phase of EcoPark	Location / Duration of Measures / Timing of Completion of Measures	Implementation Agent	Relevant Legislation and Guidelines
General					
5.5.23 to 5.5.25, 10.2.24 & 10.2.37	4.2.5 to 4.2.8	The Operator shall develop and implement an Emergency Response Plan (ERP) that lists the procedures to be followed in case of fire, fuel or chemical spillage or other emergency within the EcoPark.	Throughout the duration of the operation.	Operator	
12.2	7.2	No process shall be allowed to operate within EcoPark without approval from WFBU. Approval will be based on the ten-step Process Review, which may include a Design Audit if deemed to be necessary.	Throughout the duration of the operation.	ET IEC Project Proponent	
	8.1.2	All reports (including Process Review Checklists and any Design Audits) shall be prepared and certified by the ET, verified by the IEC and approved by the Project Proponent.	Throughout the duration of construction works until construction is substantially completed. Throughout the duration of the operation.	ET IEC Project Proponent	
12.3	7.3	The Operator shall prepare and implement an Environmental Management Plan (EMP) to define mechanisms for achieving the environmental requirements specified in the EIA, EP and in statutory regulations.	Throughout the duration of the operation.	Operator	
Air Quality					
13.2		The Operator shall ensure that the EcoPark “base case” assumptions for air quality shown in Table 13.1 of the Final EIA Report are met by tenants, as a whole.	Throughout the duration of the operation.	Operator	Table 13.1 of the Final EIA Report
Water Quality					
5.4.11 & 5.6.7		To minimise the chance of accidental spillage during loading and unloading, and thereby reduce marine water quality impacts, well established cargo handling guidelines should be followed.	Adjacent to EcoPark marine frontage when loading or unloading goods.	Operator Operators of bulk carriers	Sections 5 and 6 of IMO Code of Practice for the Safe Loading/Unloading of Bulk Carriers

EIA Ref.	EM&A Ref.	Environmental Protection Measures Identified in the Implementation Schedule that are Applicable to the Operation Phase of EcoPark	Location / Duration of Measures / Timing of Completion of Measures	Implementation Agent	Relevant Legislation and Guidelines
5.5.19		Contaminated water collected in the surface drainage systems shall be treated at the WTF or other appropriate treatment facility.	Within EcoPark throughout the life of the facility.	Operator	
5.5.23 to 5.5.25	4.2.5 to 4.2.7	An Emergency Response Plan (ERP) will be formulated to address various accident scenarios. The ERP will be certified by the Environmental Team (ET) and verified by the Independent Environmental Checker (IEC) under the operation EM&A programme.	Within EcoPark throughout the life of the facility.	Operator	
5.6.4		For uncovered areas where recovery process identified as causing potentially high level of contamination are located, stop-logs will be installed in the perimeter drainage system to isolate contamination.	Within EcoPark throughout the life of the facility.	Operator	
	4.2.2	The ET should develop an audit checklist, with the agreement of the IEC, to ensure that each mitigation measure is implemented when appropriate and operated correctly when implemented.	Within EcoPark throughout the life of the facility.	ET with IEC	
Waste Management					
6.8.7	5.2.4	The Operator should register with EPD as a chemical waste producer.	Within EcoPark throughout the life of the facility.	Operator	Waste Disposal (Chemical Waste) (General) Regulation
6.8.16		The dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal.	Within EcoPark throughout the life of the facility.	Operator	Practice Note for disposal of dusty waste at landfills & Admission Ticket System
6.8.18 & 6.8.22	5.2.4	Sludge will be disposed of at WENT landfill, or at any future dedicated sludge treatment facility. Sludge will be collected by a Licensed collector at regular intervals, as determined by the operation of the WTF	Within EcoPark throughout the life of the facility.	Operator	
6.8.21	5.2.4	Chemical wastes shall be stored in appropriate containers in a covered area. "No Smoking" signs will be clearly displayed to prevent accidental ignition of any flammable materials. Drip trays capable of storing 110% of the volume of the largest container will be used to mitigate possible leakage.	Within EcoPark throughout the life of the facility.	Operator	Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes

EIA Ref.	EM&A Ref.	Environmental Protection Measures Identified in the Implementation Schedule that are Applicable to the Operation Phase of EcoPark	Location / Duration of Measures / Timing of Completion of Measures	Implementation Agent	Relevant Legislation and Guidelines
	5.2.3 & 5.2.5	The ET should develop an audit checklist, with the agreement of the IEC, to ensure that each mitigation measure is implemented when appropriate and operated correctly when implemented.	Within EcoPark throughout the life of the facility.	ET with IEC	
Prevention of Contaminated Land					
7.3.1	5.3.2	Any spillages of contaminating material shall be cleaned up immediately through the use of an absorbent. Any such used material should then be considered chemical waste and disposed of appropriately.	Within EcoPark throughout the life of the facility.	Operator	
7.3.3		Any areas within the lot to be used for recycling processes shall be concrete paved before recycling activities commence.	Within EcoPark throughout the life of the facility.	Operator	
7.3.5	5.3.2	<p>During operation, the greatest risk of land contamination will come from the storage of chemical wastes, therefore the following measures should be followed :</p> <ul style="list-style-type: none"> ▪ All chemical storage areas shall be provided with locks and be sited on sealed areas. The storage areas shall be surrounded by bunds with a capacity equal to 110% of the storage capacity of the largest tank to prevent spilled oil and chemicals from contaminating the ground. ▪ Management of chemical waste is implemented through the control of waste storage, labelling of waste, transportation and treatment of chemical waste at an appropriate facility. ▪ Chemical wastes will be collected, stored and disposed of in accordance with the Regulation. Disposal of other construction waste will be undertaken by Licensed contractors in accordance with applicable statutory requirements in the WDO. ▪ Chemical wastes shall be handled according to the relevant code of practice. Spent chemicals shall be stored and collected by an approved operator for disposal at a licensed facility in accordance with the relevant regulation. 	Within EcoPark throughout the life of the facility.	Operator	<p>Waste Disposal (Chemical Waste) (General) Regulation</p> <p>Code of Practice on the Packaging, Labelling and Storage of Chem Wastes & Chemical Waste (General) Regulation</p>

EIA Ref.	EM&A Ref.	Environmental Protection Measures Identified in the Implementation Schedule that are Applicable to the Operation Phase of EcoPark	Location / Duration of Measures / Timing of Completion of Measures	Implementation Agent	Relevant Legislation and Guidelines
	5.3.3	The ET should develop an audit checklist, with the agreement of the IEC, to ensure that each mitigation measure is implemented when appropriate and operated correctly when implemented.	Within EcoPark throughout the life of the facility.	ET with IEC	
Landfill Gas					
8.7.10 & 8.7.11	6.1.2	<ul style="list-style-type: none"> ▪ Alert workers and visitors of possible LFG hazards ▪ Prohibit smoking and open fires on site ▪ Conduct regular (quarterly) LFG monitoring at mobile offices, equipment stores, etc. 	Within EcoPark throughout the life of the facility.	Operator	
	6.4.3	Following construction, routine monthly monitoring may be required at service voids and utility boxes. The monitoring requirement and specific locations of monitoring points shall be established based on the findings of the monitoring carried out during construction (i.e. if no LFG is detected during construction then no routine monitoring is required). The need for continued monitoring shall, however, be reviewed through discussion with EPD.	Within EcoPark throughout the life of the facility.	Operator	
Hazard to Life					
10.4.3		Building height limit within EcoPark shall be applied to structures within which people may work at elevated levels.	Within EcoPark throughout the life of the facility.	Operator	EIA Report Table 10.2
Landscape and Visual					
9.4.4		It recommended that this commonality be promoted throughout EcoPark by the Operator and adopted by tenants, if practicable.	Within EcoPark throughout the life of the facility.	Operator	

Appendix 2

Environmental Requirements in Tenancy Agreement

GENERAL ENVIRONMENTAL RESPONSIBILITIES

- 9.1 The Tenant shall at its own cost(s) comply with and shall ensure that the Premises is used, designed, constructed, operated and maintained in accordance with:-
- (a) All relevant Ordinances, by-laws, regulations, statutory technical memorandums, codes of practice, rules, non-statutory guidance notes, schemes and abatement notices for the time being in force in Hong Kong including those relating to the environment and governing the control of any form of pollution (see specific Ordinances mentioned hereinbelow) and licensing requirements under relevant Ordinances and regulations.
 - (b) All information, mitigation measures, prohibitions, restrictions, recommendations and requirements under the Environmental Impact Assessment Report for Development of an EcoPark in Tuen Mun Area 38 with Appendices, i.e. the EIA Report (Register No.: AEIAR-086/2005) dated April 2005, the Final EM&A Manual dated April 2005, the application documents including all attachments (Application No. AEP-226/2005) and other relevant documents in the Register (or in any other places, any internet websites or by any other means as specified by the Director), including the prohibitions and mitigation measures for processes in Table 14.1 and the material throughputs, processes and remarks in Table B.1 of the EIA Report (in so far as applicable).
 - (c) All information, conditions, submissions, mitigation measures, orders, notices, requirements, prohibitions, restrictions and time limits under the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (including updated information about the Permit, any amended permit and any further permit) and all mitigation measures recommended and to be recommended in submissions that shall be deposited with or approved by the Director as a result of permit conditions contained in the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (including updated information about the Permit, any amended permit and any further permit). The Tenant shall refer to, inter alia, Conditions 4.1 to 4.14 (and Annexes A and B) and Conditions 3.7 and 3.8 (and Figures 2 and 3) of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 regarding measures to mitigate air quality impact, measures to mitigate hazard to life impact, measures to prevent land contamination, measures to mitigate landfill gas hazard, maintenance of landscape and visual measures (see also hereinbelow regarding Condition 5 of the Environmental Permit and specified Ordinances).
 - (d) All information, conditions, submissions, mitigation measures, orders, notices and requirements under on going surveillance and monitoring activities during all stages of the Project and during the tenancy under the Tenancy Agreement (e.g. any additional mitigation measures recommended and to be recommended under the Process Review and Design Audit (carried out and to be carried out in accordance with the EM&A Manual) for various environmental impacts including, but not limited to, noise pollution, air quality, hazard to life, landfill gas hazard, landscape and visual measures, waste management and land contamination).
 - (e) All recommendations referred to in the documents of the EIAO Register which are not expressly referred to in Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 and any amended Environmental Permit (unless expressly excluded or impliedly amended in the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 and any amended Environmental Permit).
- 9.2 Further to Condition Nos. 6 and 8 hereinabove, the Tenant shall at its own cost provide relevant environmental monitoring data, information, documents and assistance to the Director and/or the Environmental Protection Department and shall permit authorised representatives of the

Environmental Protection Department to access, inspect, take samples and monitor the Premises and operations for the Process Review and the Design Audit carried out and/or to be carried out pursuant to Conditions 4.1 and 5 of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (and any updated Permit, amended permit and further permit).

- 9.3 If the Tenant's operations (i.e. activities and facilities for recovery and/or recycling and/or reprocessing) are not covered by the EIA Report and/or deviate from the development parameters mentioned in inter alia the EIA Report, the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (including the parameters at Annex A) and/or any environmental licence (e.g. the Water Treatment Facility ("WTF") Discharge Licence), and if additional mitigation measures are not available or are not effective in the opinion of the Director, to ensure compliance with the EIA Report, the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (including any updated Permit, amended permit and further permit) and the relevant environmental licence(s), the Tenant shall comply with any modified parameters and/or the Tenant shall immediately modify its operations in such a way that the findings and requirements of the EIA Report, the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (including any updated Permit, amended permit and further permit) and the environmental licence(s) are complied with and shall immediately cease to continue the offending part of the operations or activity in question.
- 9.4 The Tenant shall at its own cost(s) apply for, obtain, renew, maintain and comply with all the relevant licences related to compliance with all relevant Ordinances, by-laws, regulations, statutory technical memorandums, codes of practice, rules, non-statutory guidance notes, schemes, abatement notices and the environmental permits for the time being in force in Hong Kong (including those relating to the environment and governing the control of any form of pollution). The Tenant shall obtain, renew and comply with all the said licences within the relevant time limits (in any event, within one (1) calendar month of the date of signing and/or execution of the Tenancy Agreement), shall comply with all abatement notices, orders, directions and requests of the relevant authorities and public officers and shall be responsible for paying all relevant fees, costs, fines and penalties.
- 9.5 The Tenant shall not do anything or omit to do anything which would cause, contribute to or involve a breach or potential breach by the Director relating to any of the matters mentioned in Conditions 9.1 to 9.4 hereinabove (and other Conditions hereinbelow).
- 9.6 The Tenant shall fully indemnify the Government and/or the Director for any fees, costs, damages, expenses, fines, penalties, losses and claims arising (a) out of any breach of any of the matters mentioned in inter alia Conditions 9.1 to 9.4 hereinabove (and other Conditions hereinbelow) or (b) from the use of the Premises or (c) out of any works carried out at any time during the term to or at the Premises or (d) out of anything now or during the term attached to or projecting from the Premises or (e) from any neglect or default by the Tenant or by its respective servants or agents or by any express licensee of the Tenant.

SPECIFIC ENVIRONMENTAL RESPONSIBILITIES

Air Pollution

10. Save with an appropriate exemption under the Air Pollution Control Ordinance (Cap. 311 of the Laws of Hong Kong) any regulations made thereunder and any amending legislation, the Tenant shall not install or permit or suffer to be installed upon the Premises or any part thereof or any building(s) or structure(s) or part of any building(s) or structure(s) erected or to be erected thereon any furnace, oven, chimney or flue or any other combustion equipment or use or permit or suffer to be used any fuel or any method or process of manufacture or treatment that might in any circumstance result in, cause or contribute to the discharge or emission of any pollutant or any noxious, harmful or corrosive matter, whether it be in the form of gas, smoke, liquid, solid or otherwise (including but not limited to

air pollutant as defined in Section 2 of the Air Pollution Control Ordinance (Cap. 311 of the Laws of Hong Kong)), which exists or which is imminent, without the prior written approval of the Director.

11. No alteration to the installation and method of manufacture shall be made without the prior written consent of the Director. In any event, the Tenant shall at its own cost(s) comply with, inter alia, Conditions 4.2 to 4.7 and Annex A of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 regarding design, installation and operation of chimney, location of fresh air intakes and use of ultra-low sulphur or other cleaner fuel(s) as agreed by the Director (and the conditions of any updated Permit, amended permit and further permit regarding measures to mitigate air quality impact), good practices and relevant provisions of the EIA Report and Final EM&A Manual.

Noise Pollution

12. The Tenant shall take all necessary measures as may be required by and to the satisfaction of the Director to ensure that the operation of all plant and equipment, installed or used on the Premises or in any building(s) or structure(s) or any part of any building(s) or structure(s) erected or to be erected thereon, will not result, not cause and/or will not contribute any noise (which exists or which is imminent) which disturbs or annoys the residents or occupiers of any adjoining or neighbouring lot or lots or premises, or causes and/or contributes to disturbance to the general public under the Noise Control Ordinance (Cap. 400 of the Laws of Hong Kong) any regulations made thereunder and any amending legislation.
13. The decision of the Director as to whether any such plant and equipment are causing disturbance or annoyance as aforesaid shall be final and binding on the Tenant.

Waste Management

14. The Tenant shall not permit, allow or suffer any fuel or chemical and any sewage, waste water or effluent containing sand, cement, silt or any suspended or dissolved material to flow, escape or run from the Premises onto any adjoining land or allow any waste matter which does not form part of the recovery and/or recycling and/or reprocessing operation or is not part of the final product of such operation to be deposited, kept, held or stored anywhere within the Premises and other areas of EcoPark. The Tenant shall at its own cost(s) have all such matters and all waste arising from recycling activities, chemical waste arising from maintenance of plant and equipment, sewage sludge (from WTF) and general daily waste from the operation removed from the Premises or any building(s) or structure(s) or any part of any building(s) or structure(s) erected or to be erected thereon in a proper manner to the satisfaction of the Director.
15. In any event, the Tenant shall at its own cost(s) comply with, inter alia, Conditions 4.11 and 4.12 of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 regarding paving all areas of the Premises with concrete/using concrete hardstanding and siting all fuel tanks and chemical storage areas on the specified sealed areas, respectively (and comply with the conditions of any updated Permit, amended permit and further permit regarding measures to prevent land contamination). The Tenant shall at its own cost(s) comply with relevant provisions of the Waste Disposal Ordinance (Cap.354 of the Laws of Hong Kong) good practices and relevant provisions of the EIA Report and Final EM&A Manual.

Water Pollution

16. In the event that the Tenant produces, generates, permits, causes, allows or suffers any discharge which is subject to control under the Water Pollution Control Ordinance (Cap. 358 of the Laws of Hong Kong) any regulations made thereunder and any amending legislation, and is not covered by a WTF Discharge Licence issued under the Water Pollution Control Ordinance (Cap. 358 of the Laws of Hong Kong) the Tenant shall apply to the Director for a licence and comply with the terms and conditions stipulated in the licence and the WTF Discharge Licence at the Tenant's own cost(s). Otherwise, the Tenant is not allowed to discharge directly or indirectly or to produce, generate,

permit, cause, allow or suffer any discharge into any public sewer, storm-water drain, channel, stream-course, sea or any area inside or outside the Premises any trade effluent or foul or contaminated water or cooling or hot water. Subject to the said licence from the Director and WTF Discharge Licence, the Tenant shall at its own cost(s) separate, collect, discharge and send all process or industrial wastewater to the WTF for treatment to the standard required for discharge into a sewer leading to the sewage treatment works at Pillar Point or other treatment works specified in the licence.

17. Subject to obtaining advance written approval of the Director, the Tenant shall at its own cost(s) provide, install, operate and maintain its own waste water pre-treatment plants within the Premises if such process or industrial wastewater could not meet the influent limits / exceeds the maximum influent criteria of the WTF (in accordance with paragraph 7.2.9 of the Final E&MA Manual). The Tenant shall at its own cost(s) separate, collect, discharge and send all domestic wastewater (i.e. other than process or industrial wastewater) to the Pillar Point Sewage Treatment Works directly for treatment or other treatment works specified in the licence.
18. In any event, the Tenant shall prevent any spilled materials from entering the surface water drainage system and prevent contamination of the sea at its own cost(s) by, inter alia, providing, installing, operating and maintaining stop-logs or interceptors in the surface water drainage system and at the marine frontage area, respectively, or as required by the licence. The Tenant shall at its own cost comply with relevant provisions of the Dumping at Sea Ordinance (Cap 466 of the Laws of Hong Kong) good practices and relevant provisions of the EIA Report and Final EM&A Manual.

Hazard to Life Impact

19. To mitigate hazard to life impact, the Tenant shall comply with, inter alia, Conditions 4.8 to 4.10 of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (and comply with the conditions of any updated Permit, amended permit and further permit regarding measures to mitigate hazard to life impact) and shall not:-
 - (a) Bring, keep, store or transport chlorine within the Premises and other areas of EcoPark;
 - (b) Bring, keep, store, locate or transport dangerous goods, substances and fuels supporting combustion including oxygen, acetylene, hydrogen peroxide, rubber tyres and diesel within 10 metres from the boundary of the site of EcoPark; and
 - (c) Exceed the building height restrictions for buildings on the Premises which are on/near the western boundary of the site of EcoPark as mentioned in Annex B to the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 (including any updated Permit, amended permit and further permit).

Landfill Gas Hazard

20. To mitigate landfill gas hazard, the Tenant shall at its own cost(s) comply with, inter alia, Condition 4.13 of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 regarding raising clear of the ground all buildings and enclosed structures as specified in inter alia Condition 3.7 (and comply with the conditions of any updated Permit, amended permit and further permit regarding measures to mitigate hazard to life impact).

Landscape and Visual Impacts

21. To mitigate landscape and visual impacts, the Tenant shall at its own cost(s) comply with, inter alia, Condition 4.14 of the Environmental Permit No. EP-226/2005 as amended by the Variation of Environmental Permit – Application No.VEP-221/2006 regarding maintaining landscape, planting, treatment and mitigation measures as specified in inter alia Condition 3.8 and Figure 3 (and comply with the conditions of any updated Permit, amended permit and further permit regarding measures to mitigate landscape and visual impacts).

Appendix 3

Endorsed PRC for Cosmos

EcoPark Process Review Checklist

General Details

PRC No. 006 (PRC 1 of 1)

Tenant Ref. No. _____

Tenant Name Cosmos Star Holdings Co., Limited

EcoPark Lot No. EP08-04

Related Processes PRC _____

Process Overview and Throughput

Material Type Waste Batteries

Process Name Lead-acid and Lithium batteries recycling

Process Specifics Draining of battery acid
Mechanical / physical separation of batteries

Details Attached Yes (attached) No, not required

Associated Material Throughput (incl. DGs, if any)

Material	In/Out	Throughput (tonnes/yr)
Waste batteries	In	14,500 (indicative)
Lead Battery Plates	Out	Difficult to estimate output at this stage due to wide range of battery composition
Plastics	Out	
Battery Acid	Out	

Throughput < EIA Limit? Yes No, exceeds by 12,260 tonnes/yr

Risk Assessment Yes (attached) No, not required

Classified as DP? The process may be classified as a Designated Project (DP) under Category G.4(b) of Schedule 2 of EIAO.

Impact Assessment

Process has already been assessed in the EIA (from EIA Table 14.1):

Impacts to:

AQ Yes No Fugitive dust control required

WQ Yes No Neutralised acid treated at WTF and collected by chemical waste collector

WM Yes No Associated chemical waste collected by chemical waste collector

CL Yes No Accidental acid spillage mitigated by ERP, metal fines controlled by APC equipment

Note : AQ=Air Quality | WQ = Water Quality | WM = Waste Management | CL=Contaminated Land

EcoPark Process Review Checklist

Impact Assessment (continued)

Proposed Mitigation Wastewater treatment system manufactured by MTS will be used to treat battery acid and the treated water will be reused. The associated chemical wastes including sludge and battery liquid will be collected by licensed chemical waste collector. Cosmos will register as a chemical waste producer and apply for chemical waste disposal facility under the Waste Disposal Ordinance. To enhance energy efficiency, solar energy / wind turbines will be used on site and heat insulation materials will be installed for rooftop.

Includes Chimney ? Yes No

If Yes, Complies with EIA Table 13.1? Yes No Pending Confirmation

Process has not been assessed in the EIA and is unlikely to warrant a full Design Audit because:

Although the recycling process may be classified as a DP under Categories G.4(b) of Schedule 2, and the annual throughput provided by Cosmos exceeds the estimated throughput in the EIA report by 12,260 tpa, the associated environmental impacts should not deviate the findings of the EIA report with the following interpretations. Since the development parameters of the EIA report/EP are considered not to be deviated, there should be no need to conduct a Design Audit for this process.

- Air quality – negligible PM (fugitive) will be generated due to mechanical / physical separation / shredding (Table 3.9 of EIA Report refers);
- Noise – unlikely to have any adverse noise impact (Para. 4.2.3 of EIA Report refers);
- Water – no discharge of industrial wastewater (attached documents refer); and
- Contaminated land – unlikely (attached documents refer).

Summary

- Process meets EP Conditions
- ❶ Process meets EIA requirements (see above).
- ❷ Process is unlikely to warrant a full Design Audit (see above)
- No unacceptable environmental impacts – allow process to operate
- ❸ Unacceptable environmental impacts – do not allow process to operate until Design Audit has been completed and approved

Note : ❶, ❷ and ❸ relate to the process review flowchart, EIA Report Figure 12.1

EcoPark Process Review Checklist



Sign-off Requirements		ET	IEC	EPD	Operator
	Name	Hyder Consulting Limited	Scott Wilson Limited	Waste Reduction and EcoPark Group	Serco Guardian JV
	Sign-off	Certified	Verified	Approved	Tenant Advised
	Date	30/Jul/10	30 Jul 2010	3 Aug 2010	3 Aug 2010
	Signed By	Antony WONG	Harold INSLEY	Lawrence WONG	T C HON <i>l.p.</i>
	Role	ET Leader	IEC	Principal EPO	Park Manager
	Signature				

安誠工程顧問有限公司
香港灣仔
皇后大道東183號
合和中心47樓
電話: (852) 2911 2233
傳真: (852) 2805 5028

Hyder Consulting Limited
Company Number 126012
47th Floor, Hopewell Centre
183 Queen's Road East
Wan Chai, Hong Kong
Tel: (852) 2911 2233
Fax: (852) 2805 5028
hyder.hk@hyderconsulting.com
www.hyderconsulting.com



二零零九年十一月九日

郵寄及電郵

Serco Guardian JV
新界屯門龍門路 133 號
環保園辦事處

來函編號：
公司檔號：EA01464-06/E09-31078

致: **Miss Noel Au**

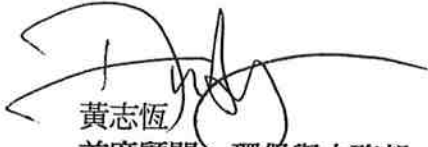
區小姐：

合約編號：EP/SP/53/06
屯門第 38 區環保園管理服務
銀星控股有限公司工序檢討清單 — 額外補充資料

我們根據銀星控股有限公司（編號 EP08 – 04，下稱「銀控」）的代表謝慶芬先生和本人於 2009 年 11 月 9 日電話談話內容，作出以下總結：

1. 銀控確定在環保園內只會回收含有液體的廢濕電池（包括鋰電池）。
2. 銀控進一步說明，由於廢電池內所有液體將會在開孔工序時已被回收，故不存在液體洩漏的問題。
3. 銀控在現階段不能提供德國 P&B 公司生產的污水淨化設備的資料，但銀控並確定不會排放任何污水或已處理的工業污水。
4. 銀控確定清洗膠粒的污水將會排放至污水淨化設備淨化，淨化了的水將會被循環再用；而生活污水將會被排放至環保園內的污水渠道。
5. 由於不同電池的成份有很大差異，所以銀控在現階段不能提供輸出之產品預算量，如鉛極板、塑膠、鉛酸電池水，及其他廢物。

我司在此特別感謝謝慶芬先抽空來電。如有任何查詢，請與本人黃志恆（電話：2911 2744）或鍾嘉敏（電話：2911 2533）聯繫。



黃志恆
首席顧問－環保與水務部
安誠工程顧問有限公司

謹啓

副本送 Serco Guardian JV – 韓贊就先生

ANWcc/cw

Appendix 4

Endorsed PRC for St James

EcoPark Process Review Checklist

General Details

PRC No. 008 (PRC 1 of 1)

Tenant Ref. No. / EcoPark Lot No. P5

Tenant Name St James Settlement

Related Processes PRC N/A

Process Overview and Throughput

Material Type Waste Electrical and Electronic Equipment (WEEE)

Process Name WEEE sorting and dismantling

Process Specifics WEEE sorting, repair and refurbishment
Manual dismantling of WEEE
Materials shredding

Details Attached Yes (attached) No, not required

Associated Material Throughput (incl. DGs, if any)

Material	In/Out	Throughput (tonnes/yr)
WEEE	In	200
Iron	Out	60
Plastics	Out	40
Transformer / motor / compressor / metal	Out	30
Non-recyclables e.g. concrete / textiles / porcelain / styrofoam / wood / glass fibre	Out	50
Other recyclables and chemical waste	Out	20

Throughput < EIA Limit? Yes No, exceeds by _____

Risk Assessment Yes (attached) No, not required

Classified as DP? According to the information provided by the tenant (attached document refers), the sorting and dismantling of WEEE will be carried out manually. The process is unlikely to be a DP as per Categories G and K of Schedule 2.

EcoPark Process Review Checklist

Impact Assessment

Process has already been assessed in the EIA (from EIA Table 14.1):

Impacts to:

AQ Yes No Remove refrigerants prior to dismantling

WQ Yes No _____

WM Yes No Most plastic / metal to other recyclers

CL Yes No _____

Note : AQ=Air Quality | WQ = Water Quality | WM = Waste Management | CL=Contaminated Land

Proposed Mitigation Priority will be given to handle and dismantle fridges and air conditioners in poor conditions to minimise the potential risk of refrigerant leakage; once leakage is identified, staff will block the compressor tubing to prevent further leakage and convey to dismantle team for immediate formal handling. Above that, staff responsible for WEEE sorting and registration will be given a list of potential targeted WEEE (e.g. uncommon / old WEEE containing PCB / asbestos / ACMs); once identified, the WEEE shall be separated for special treatment in compliance with the guideline and legislation. The potential targeted WEEE could only be dismantled with permission; if necessary, it will take place in "Fume Hood" by designated personnel with PPEs. For shredding of waste electric wires, appropriate machines will be selected and operated indoor to minimise the air / noise impact. Wastewater arose from testing washing machines and daily cleaning works will be diverted to surface channel and conveyed to the approved discharge point. Whilst batteries will be sent to EPD's battery recycling programme for further process, and all recyclable materials will be sold to licensed recycler, other chemical waste will be sent to the EPD's Chemical Waste Treatment Centre for treatment and disposal. In order to prevent potential land and water contamination, the working area will be concrete-paved, and drip tray will be provided for handling lubricating oil. In addition to separate storage and handling of oil, grease and chemicals, special instructions will also be given to staff. The contingency plan for chemical spill has been established for spill identified during storing / sorting / dismantling process; on the other hand, chemical spill kit will be available, and chemical spill / fire drill will take place regularly.

EcoPark Process Review Checklist

Impact Assessment (continued)

Includes Chimney ? Yes No
If Yes, Complies with EIA Table 13.1? Yes No Pending Confirmation

Process has not been assessed in the EIA but is unlikely to warrant a full Design Audit because:

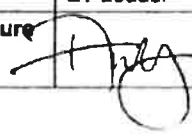
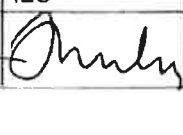
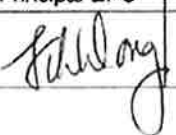

N/A

Summary

- Process meets EP Conditions
- ① Process meets EIA requirements (see above).
- ② Process is unlikely to warrant a full Design Audit (see above)
- No unacceptable environmental impacts – allow process to operate
- ③ Unacceptable environmental impacts – do not allow process to operate until Design Audit has been completed and approved

Note : ①, ② and ③ relate to the process review flowchart, EIA Report Figure 12.1

Sign-off Requirements

	ET	IEC	EPD	Operator
Name	Hyder Consulting Limited	Scott Wilson Limited	Waste Reduction and EcoPark Group	Serco Guardian JV
Sign-off	Certified	Verified	Approved	Tenant Advised
Date	27 JUL 10		28/7/2010	29/7/2010
Signed By	Antony WONG	Harold INSLEY	Lawrence WONG	T C HON
Role	ET Leader	IEC	Principal EPO	Park Manager
Signature				

Appendix 5

Material and Waste Throughputs

Throughput of Hong Kong Hung Wai Wooden Board Company (EP06-034)

Date	Waste Input (kg)	Product Output (kg)	Waste Disposal (kg)
	Waste Wood	Wooden Chips	General Refuse
Jun-08	21,000	-	-
Jul-08	7,000	-	-
Aug-08	-	-	-
Sep-08	8,000	-	-
Oct-08	1,000	-	-
Nov-08	1,000	-	-
Dec-08	-	-	-
Jan-09	60	-	-
Feb-09	60	-	-
Mar-09	-	-	-
Apr-09	-	-	-
May-09	-	-	-
Jun-09	-	-	-
Jul-09	-	-	-
Aug-09	-	-	-
Sep-09	-	-	-
Oct-09	-	-	-
Nov-09	-	-	-
Dec-09	-	-	-
Jan-10	-	-	-
Feb-10	-	-	-
Mar-10	-	-	-
Apr-10	141,880	-	-
May-10	1,758,000	1,758,000	-
Jun-10	1,000,000	1,000,000	-
Jul-10	90,000	90,000	-

Throughput of Champway Technology Limited (EP07-03)

Date	Waste Input (kg)			Product Output (kg)				Waste Disposal (kg)			
	Cooking Oil	Grease Trap Waste	Total	Treated Cooking Oil	Biodiesel	Glycerin	Total	Inorganic Waste	Organic Waste	Water Waste [^]	Total
Oct-08	120,000	-	120,000	-	-	-	-	-	-	-	-
Nov-08	8,000	-	8,000	-	-	-	-	-	-	-	-
Dec-08	2,000	-	2,000	-	-	-	-	-	-	-	-
Jan-09 [#]	93,454	-	93,454	86,912	-	-	86,912	-	4,673	1,869	6,542
Feb-09	86,855	-	86,855	80,775	-	-	80,775	-	4,343	1,737	6,080
Mar-09	88,883	-	88,883	82,661	-	-	82,661	-	4,444	1,778	6,222
Apr-09	82,530	-	82,530	76,753	-	-	76,753	-	4,127	1,650	5,777
May-09	91,022	-	91,022	84,650	-	-	84,650	-	4,551	1,820	6,371
Jun-09	114,143	-	114,143	106,153	-	-	106,153	-	5,707	2,283	7,990
Jul-09	106,287	-	106,287	98,847	-	-	98,847	-	5,314	2,126	7,440
Aug-09	115,096	58,190	173,286	161,156	-	-	161,156	-	8,664	3,466	12,130
Sep-09	125,091	41,950	167,041	155,348	-	-	155,348	-	8,352	3,341	11,693
Oct-09	145,139	324,800	469,939	437,043	-	-	437,043	-	23,497	9,399	32,896
Nov-09	111,053	215,600	326,653	303,787	-	-	303,787	-	16,333	6,533	22,866
Dec-09 [#]	117,688	85,600	203,288	189,058	-	-	189,058	-	10,164	4,066	14,230
Jan-10	122,673	19,780	142,453	132,481	-	-	132,481	-	7,123	2,849	9,972
Feb-10	105,641	-	105,641	98,246	-	-	98,246	-	5,282	2,113	7,395
Mar-10	110,579	-	110,579	102,838	-	-	102,838	-	5,529	2,212	7,741
Apr-10	110,624	69,780	180,404	167,776	-	-	167,776	-	9,020	3,608	12,628
May-10	110,943	142,630	253,573	235,823	116,510	58,256	410,589	-	12,679	5,071	17,750
Jun-10	113,741	74,940	188,681	175,474	204,770	10,239	390,483	-	9,434	3,774	13,208
Jul-10	117,597	150,840	268,437	249,646	354,730	17,737	622,113	-	13,422	4,993	18,415

Notes:

[#] Updated throughout data as advised by Tenant after the corresponding Quarterly EM&A Reports were submitted

[^] Water waste includes slurry and semi-solid waste and is disposed of at landfill

Throughput of Hong Kong Telford Envirotech Group Limited (EP08-01)

Date	Waste Input (kg)	Product Output (kg)*	Waste Disposal (kg)*
	Waste Plastic	PO, PE, PET, PWC	General Refuse
Jul-09	20,000	-	-
Aug-09	-	-	-
Sep-09	-	-	-
Oct-09	-	-	-
Nov-09	-	-	-
Dec-09	-	-	-
Jan-10	-	-	-
Feb-10	-	-	-
Mar-10	-	-	-
Apr-10	-	-	-
May-10	2,600	-	-
Jun-10	5,300	-	-
Jul-10	13,000	-	-

Note:

* Tenant has not yet commenced recycling process within the lot

Throughput of Shiu Wing Steel Limited (EP08-03)

Date	Waste Input (kg)	Product Output (kg)			Waste Disposal (kg)
	Waste Metal / Steel Scrap / Construction Waste	Light Ferrous Scrap (Baled)	Heavy Ferrous Scrap (Sheared)	Total	Non-ferrous Scrap / General Refuse
Apr-10 [#]	220,000	-	220,000	220,000	-
May-10	-	-	-	-	-
Jun-10	-	-	-	-	-
Jul-10	1,396,000	-	1,396,000	1,396,000	-

Note:

[#] Updated throughout data as advised by Tenant after the corresponding Quarterly EM&A Report was submitted

Throughput of Yan Oi Tong Limited (P7)

Date	Waste Input (kg)	Product Output (kg)	Waste Disposal (kg)
	Waste Plastic	Processed Plastic (sorted/baled)	General Refuse
Apr-10 [#]	81,086	48,224	13,185
May-10	23,826	23,745	3,671
Jun-10	91,852	25,382	6,394
Jul-10	40,906	30,907	13,068

Note:

[#] Updated throughout data as advised by Tenant after the corresponding Quarterly EM&A Report was submitted

Appendix 6

Calibration Certificate of Infra Red Gas Analyser

FUGRO TECHNICAL SERVICES LIMITED

Materialab Division,
Fugro Development Centre,
5 Lok Yi Street, 17 M.S. Castle Peak Road,
Tai Lam, Tuen Mun, N.T., Hong Kong.

Tel : +852-2450 8233
Fax : +852-2450 6138
E-mail : matlab@fugro.com.hk
Website : www.materialab.com.hk

Materialab

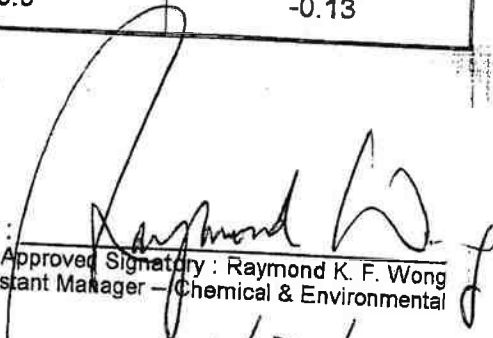
REPORT ON CALIBRATION OF INFRA RED GAS ANALYSER

Client : Fugro Technical Services Limited – Materialab Division
Sample description : One sample of Infra Red Gas Analyser (GA94A)
Sample identification : E / 084 / 1
Serial number : GA3385
Test required : Calibration
Date of calibration : 06/07/2010
Next calibration date : 06/01/2011
Method used : In-house method (Comparison with Standard Gas)

Results :

Parameters	Standard Gas Concentration, % volume	Infra Red Gas Analyser Reading, % volume	Deviation, % volume
Methane (CH ₄)	1.02	1.0	-0.02
Carbon dioxide (CO ₂)	1.01	1.0	-0.01
Oxygen (O ₂)	1.03	0.9	-0.13

Calibrated by : C. F. Leung

Certified by : 
Approved Signatory : Raymond K. F. Wong
Assistant Manager – Chemical & Environmental

Date : 06/07/2010

Note : This report refers only to the sample(s) tested.

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Appendix 7

LFG Monitoring Results and Graphical Plots of Monitored Parameters

Contract No. EP/SP/53/06

Provision of Management Services for EcoPark in Tuen Mun Area 38

EM&A Services

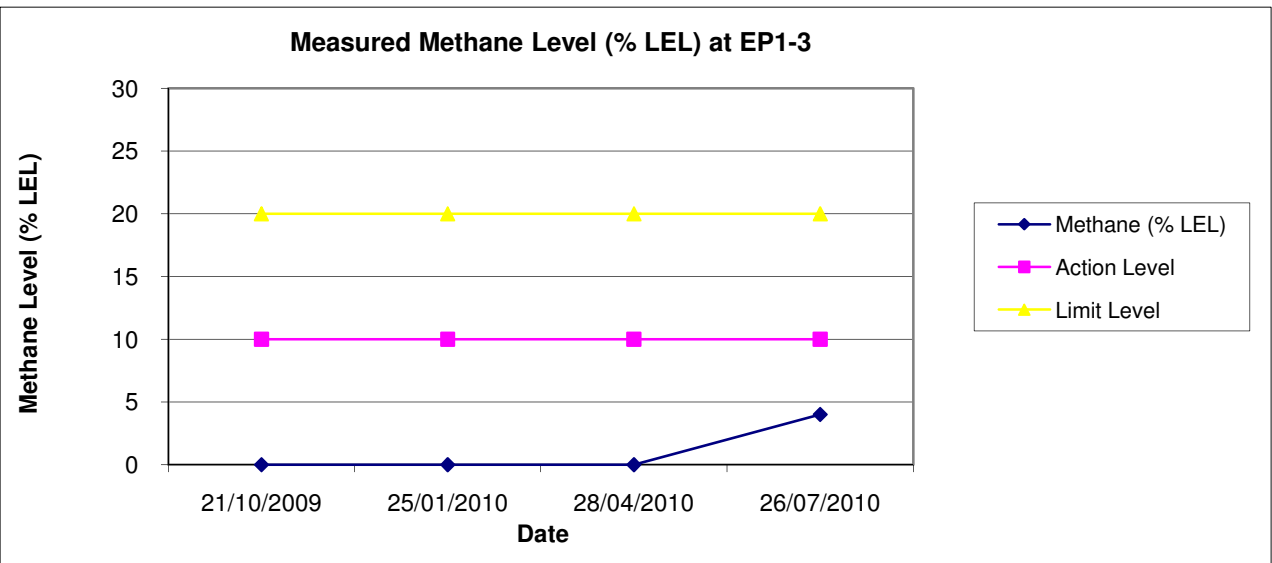
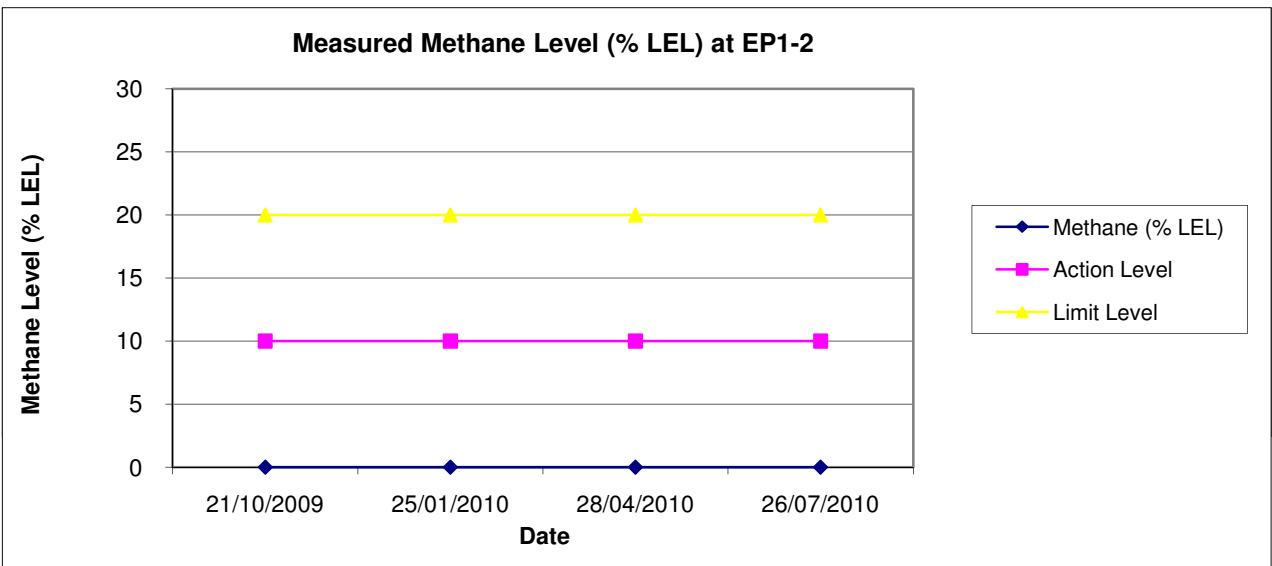
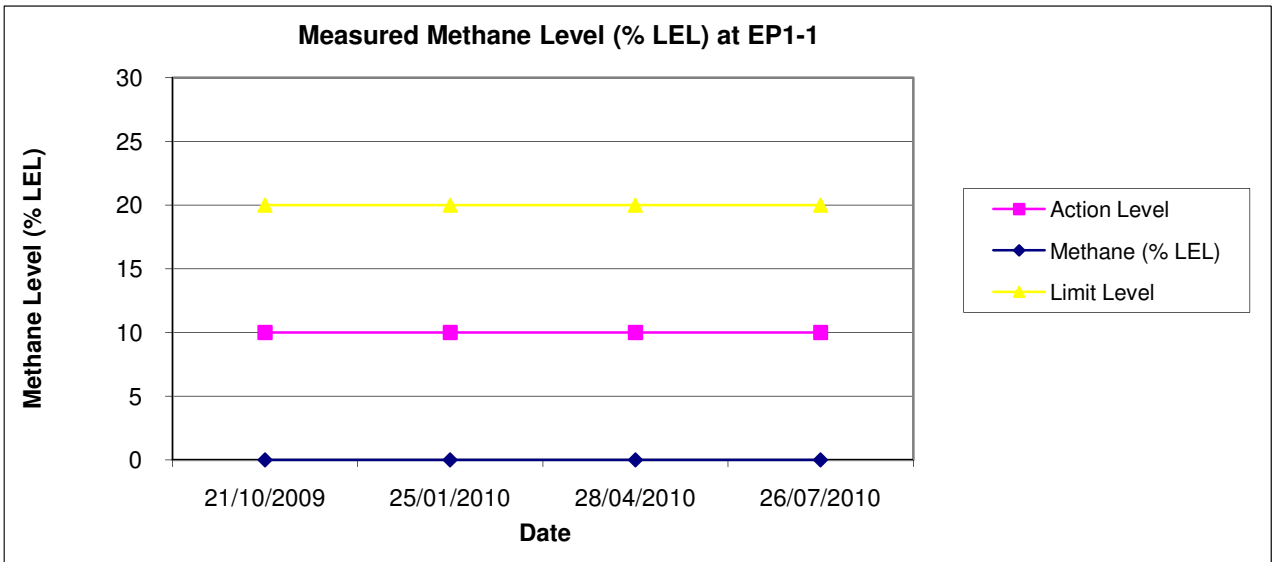
Landfill Gas Monitoring Results - Jul 2010

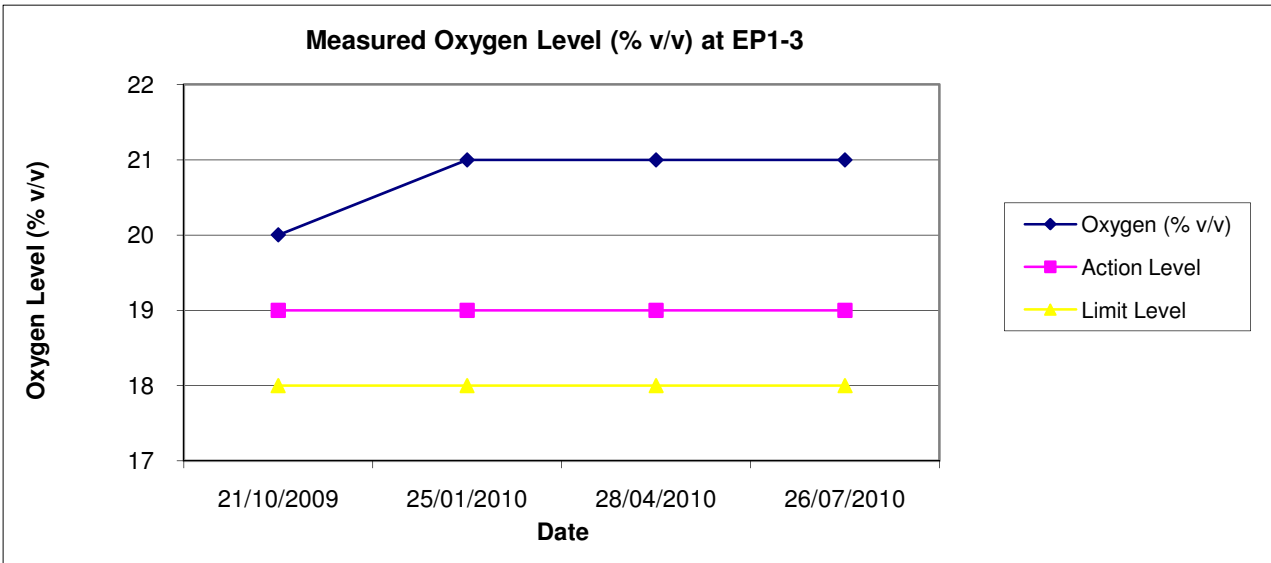
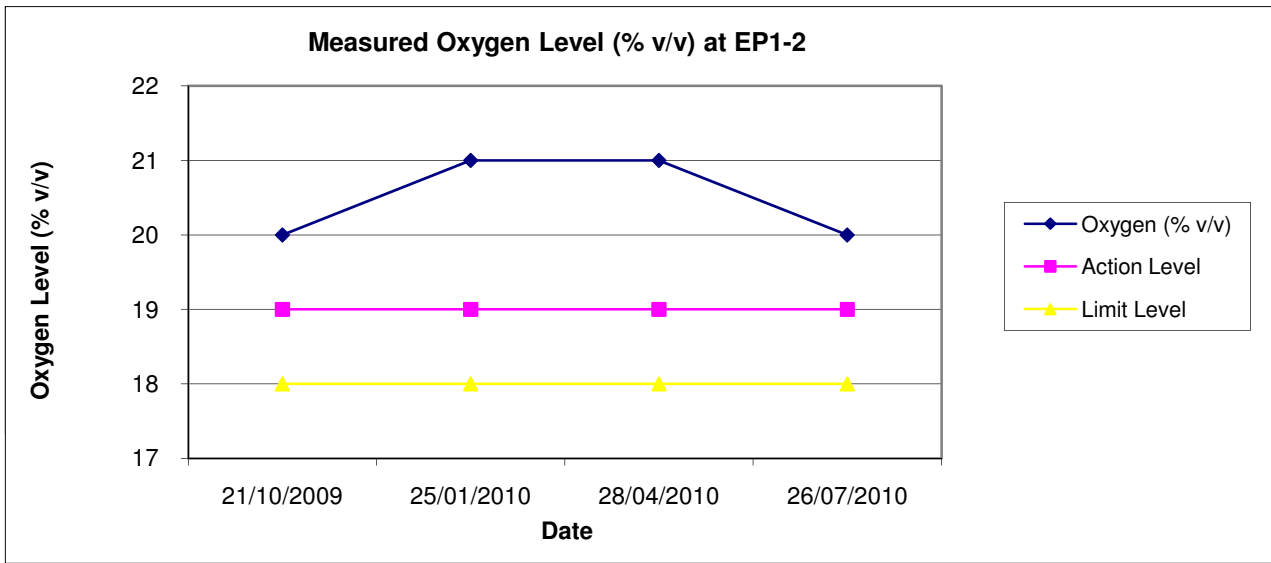
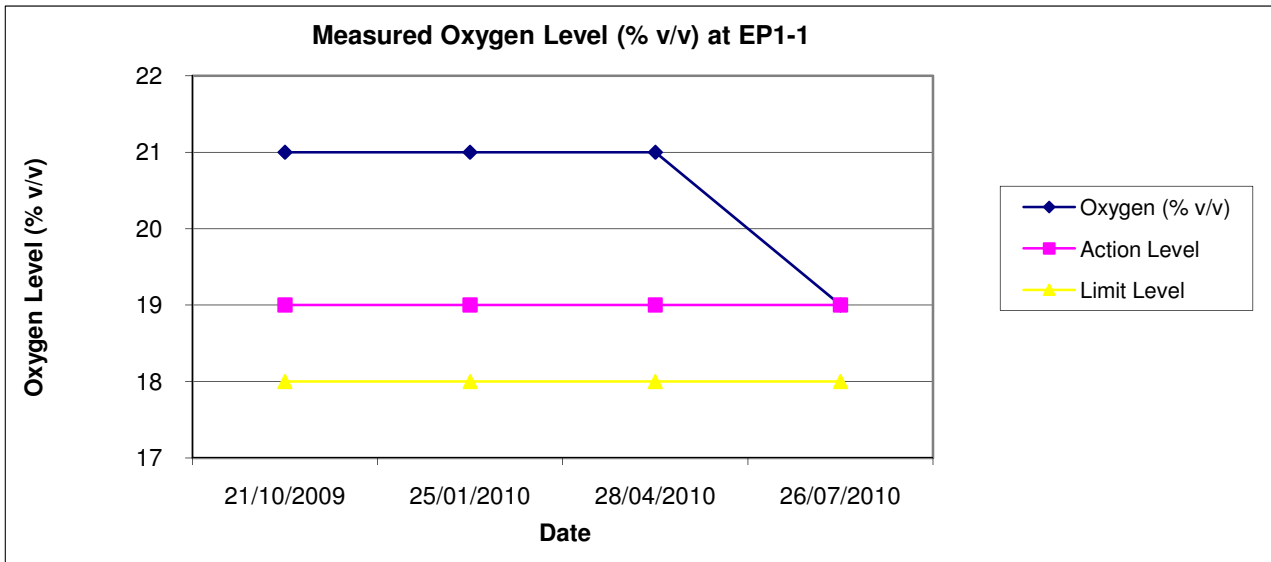
Monitoring Station ID	Monitoring Locations	Date	Weather Conditions	Temperature (degree)	Start Time	End Time	Measurement Results					Action Level			Limit Level			Remarks
							Methane		Oxygen	Carbon Dioxide	Barometric Pressure	Methane	Oxygen	Carbon Dioxide	Methane	Oxygen	Carbon Dioxide	
							% v/v	% LEL	% v/v	% v/v	mBar (absolute)	% LEL	% v/v	% v/v	% LEL	% v/v	% v/v	
EP1-1	Inside the landscaping area of Administration Building	26-Jul-10	Fine	30	10:41	10:46	0.0	0	19	0.2	1004	> 10	< 19	> 0.5	> 20	< 18	> 1.5	Nil
EP1-2	PCCW below-ground chamber outside Lot EP08-01				10:28	10:33	0.0	0	20	0.0	1005							Nil
EP1-3	HGC Broadband below-ground chamber outside Lot EP08-03				10:12	10:17	0.2	4	21	0.0	1004							Nil

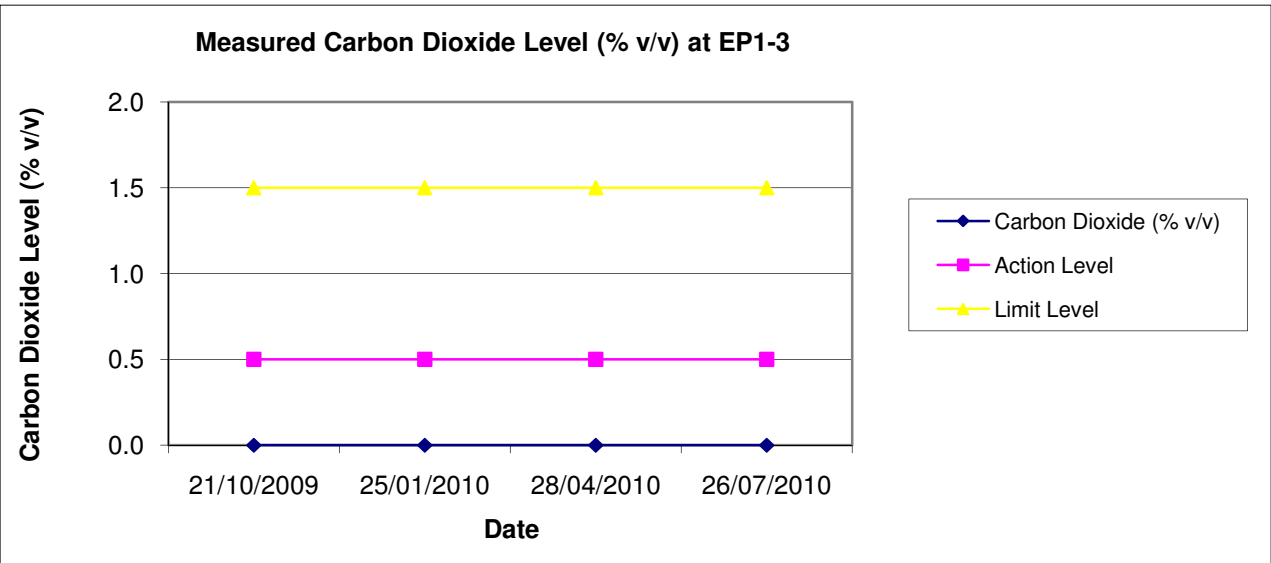
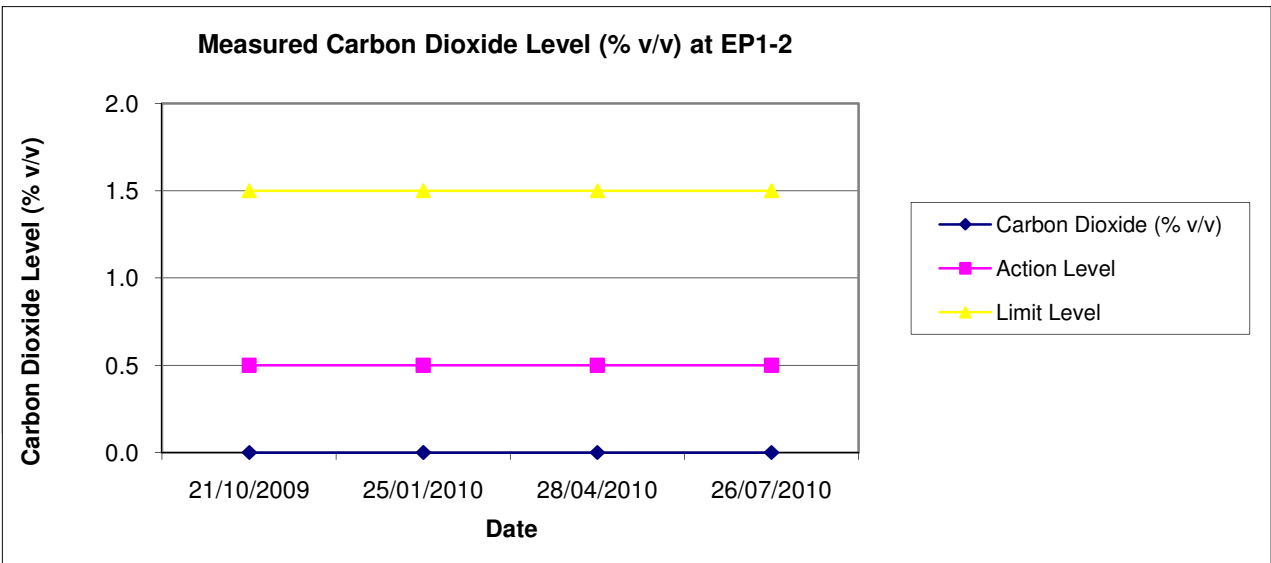
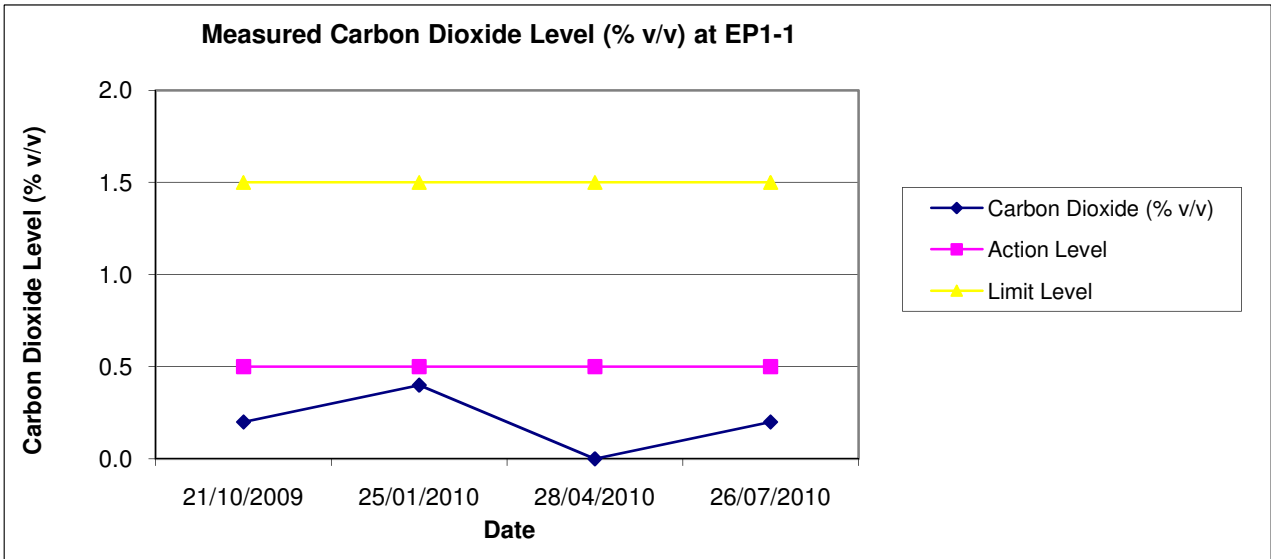
Note:

(1) Underlined figure indicates an exceedance of Action Level

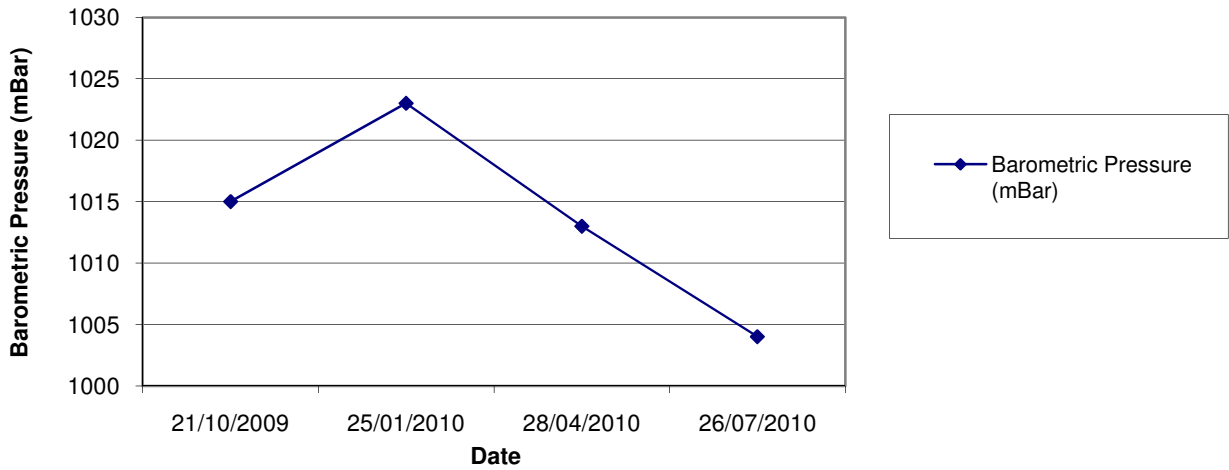
(2) Shaded area indicates an exceedance of Limit Level



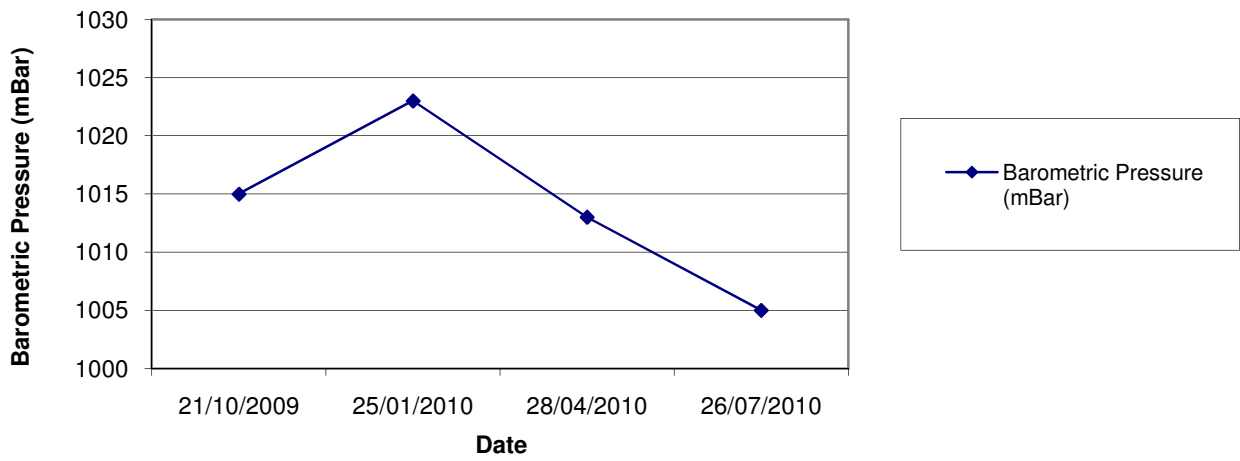




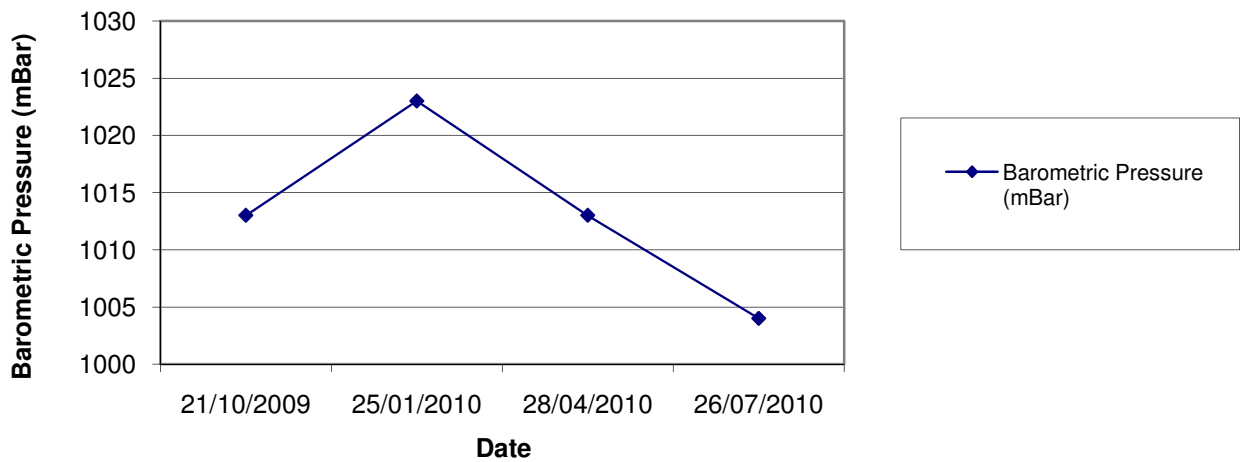
Measured Barometric Pressure (mBar) at EP1-1



Measured Barometric Pressure (mBar) at EP1-2



Measured Barometric Pressure (mBar) at EP1-3



Appendix 8




Approved Site Audit Checklists for Yan Oi Tong in
May, June and July 2010

AUDIT DETAILS

Tenant:	Yan Oi Tong Limited		
Ref. No.:	2		
Inspection Date:	25 May 2010	Time :	11:30am
Lot No:	P7		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	28 °C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low

IEC Joint Inspection	Yes / No
-----------------------------	---------------------

SIGN-OFF

ET's Rep.	EcoPark Operator's Rep.	Tenant's Rep.	IEC's Rep. (if joint Inspection)
			
Name: Carman Chung	Name: TC Hon	Name: Desmond Tang Fanny Tang	Name: N/A

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?			✓	Operator's Environmental Policy is documented
1.3	Environmental Management Plan (EMP) updated?	✓			Tenant's EMP is documented
1.4	a. Emergency Response Plan (ERP) documented?	✓			Tenant's ERP is documented
	b. Drill / training records available?		✓		Tenant did not keep proper record for each activity
1.5	Employee's training record available?	✓			Tenant's employee's training record is documented
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP)?	✓			Tenant has included the WMP in the EMP

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?	✓			Licence No.: WT00006013-2010
2.2	Any wastewater treatment facility prior to effluent discharge?	✓			
	If yes, facility is properly maintained and function normally?	✓			Facility has started functioning in May 2010
2.3	Effluent Monitoring				With reference to the discharge licence, self-monitoring shall be performed when required
	a. Sampling / Monitoring Record available?			✓	
	b. Monitoring frequency met the license requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
2.4	Surface run-off control measures in place and adequately maintained?	✓			
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?		✓		See Observation #1 Tenant is planning to put sand bags near drains
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination				Recycling activities take place under a covered area
	a. Processes / activities are located under a covered area?	✓			
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?			✓	The stop-logs have not been passed to the Tenant yet
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Not in operation
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	Only grease will be used in the lot
2.11	Oil interceptor provided for drainage discharging from maintenance area?			✓	Not required
	If yes, oil and grease removed regularly?			✓	Ditto
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling				
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Not required
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?			✓	Not required
	b. SP License conditions / monitoring requirements met?			✓	Ditto
3.2	Odour				
	a. Any odour detected?		✓		The plastic melting machine is not in use during the audit
	b. If yes, can the source be identified?			✓	
	c. Odorous materials are covered?	✓			Odorous materials (mixed waste plastics) are covered
	d. If odour control system is installed, is it operating normally?	✓			
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the lot
3.4	Dust Monitoring				
	a. Monitoring Record available?			✓	
	b. Monitoring frequency met the requirement?			✓	
	c. Any exceedance?			✓	
	d. If yes, follow-up action taken?			✓	
3.5	Enclosures are provided around the main dust-generating activities?			✓	
3.6	Open burning is avoided?			✓	
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	No chimney
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming:				Cert. No.
	a. >25L of conventional liquid fuel per hour			✓	
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal			✓	
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?	✓			
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			Used by all diesel vehicles


4. WASTE / CHEMICAL MANAGEMENT

Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?	✓			Reg. No. 9211-421-Y2453-03
4.2	Provision of sufficient waste disposal points / receptacles?	✓			
4.3	Waste disposed of regularly and properly?	✓			Twice a week
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?	✓			
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?	✓			
4.6	Sludge is collected by a licensed collector at regular intervals?			✓	
4.7	Packaging of Chemical Waste				No chemical waste is stored in the lot at the current stage
	a. Stored in suitable container?			✓	
	b. Container properly closed or sealed?			✓	Ditto
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	Ditto
	d. Approval obtained for capacity of containers > 450L?			✓	Ditto
4.8	Labelling of Chemical Waste			✓	Ditto
	a. Label is securely attached, clean and visible?			✓	Ditto
	b. Label is in proper dimension and bilingual?			✓	Ditto
	c. Information is accurate and sufficient?			✓	Ditto
4.9	Storage of Chemical Waste			✓	Ditto
	a. Proper "Chemical Waste" signs are displayed?			✓	Ditto
	b. Incompatible wastes separated by an impermeable partition?			✓	Ditto
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) <u>or</u> drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	Ditto
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	Ditto
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	Ditto
	f. Adequacy of area ventilation?			✓	Ditto
	g. Outdoors storage area should be covered?			✓	Ditto
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	Ditto
4.11	Liquid Waste Storage			✓	Ditto
	a. Storage area floor/surface permeation-proof?			✓	Ditto
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	Ditto
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	Ditto

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone) a. Workers and visitors alerted to possible LFG hazards?		✓		The lot is inside the LFG consultation zone Advice about the possible LFG hazards was provided to the tenant
	b. Smoking and open fires prohibited?	✓			
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?	✓			
5.3	Good housekeeping?	✓			
5.4	Any areas within the lot to be used for recycling processes are concrete paved?			✓	Most of the area for recycling processes are concrete paved
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods a. Valid license for manufacturing / storing dangerous goods?			✓	No dangerous goods has been put in the lot
	b. Storage area in compliance with the approved plan?			✓	Ditto
	c. Storage area(s) has been securely locked?			✓	Ditto
	d. Total storage capacity in compliance with the relevant statutory requirement?			✓	Ditto
	e. Proper Labelling?			✓	Ditto
	f. Dangerous goods properly packaged?			✓	Ditto
5.7	Potential stagnant pools cleared and mosquito breeding prevented?		✓		See Observation #1

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>Wastewater for washing waste plastics was not diverted to the wastewater treatment facility and stagnant pool of wastewater was found. The tenant was reminded to divert all wastewater to the treatment facility and put appropriate control measures in place.</p> 	1 June 2010
No.	Follow-up from Previous Audit Dated <u>28 April 2010</u> (Please state date of previous audit)	Completed / Outstanding?
	N/A	N/A

[Photographs Attached]

AUDIT DETAILS

Tenant:	Yan Oi Tong Limited		
Ref. No.:	3		
Inspection Date:	21 June 2010	Time :	11:30am
Lot No:	P7		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	30°C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low

IEC Joint Inspection	Yes / No
-----------------------------	---------------------

SIGN-OFF
ET's Rep.
EcoPark Operator's Rep.
Tenant's Rep.
IEC's Rep. (if joint Inspection)




Name: Carman Chung

Name: TC Hon

Name: Victor Wang

Name: N/A

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?			✓	Operator's Environmental Policy is documented
1.3	Environmental Management Plan (EMP) updated?	✓			Tenant's EMP is documented
1.4	a. Emergency Response Plan (ERP) documented?	✓			Tenant's ERP is documented
	b. Drill / training records available?		✓		Tenant did not keep proper record for each activity
1.5	Employee's training record available?	✓			Tenant's employee's training record is documented
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP) documented?	✓			Tenant has included the WMP in the EMP

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?	✓			Licence No.: WT00006013-2010
2.2	Any wastewater treatment facility prior to effluent discharge?	✓			
	If yes, facility is properly maintained and function normally?	✓			Facility has started functioning in May 2010
2.3	Effluent Monitoring				With reference to the discharge licence, self-monitoring shall be performed when required
	a. Sampling / Monitoring Record available?			✓	
	b. Monitoring frequency met the license requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
2.4	Surface run-off control measures in place and adequately maintained?		✓		The tenant is planning to put sand bags near drains, yet they are not yet in place
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?		✓		See Observation #1
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination				Recycling activities take place under a covered area
	a. Processes / activities are located under a covered area?	✓			
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?			✓	Stop-logs are not required for Phase 2 tenant lot
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Not likely to have water contamination in the lot
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	Only grease will be used in the lot
2.11	Oil interceptor provided for drainage discharging from maintenance area?			✓	Not required
	If yes, oil and grease removed regularly?			✓	Ditto
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling				
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Not required
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?			✓	Not required
	b. SP License conditions / monitoring requirements met?			✓	Ditto
3.2	Odour		✓		The plastic melting machine is not in use during the audit
	a. Any odour detected?			✓	
	b. If yes, can the source be identified?			✓	
	c. Odorous materials are covered?	✓			Odorous materials (mixed waste plastics) are covered
	d. If odour control system is installed, is it operating normally?	✓			
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the lot
3.4	Dust Monitoring			✓	
	a. Monitoring Record available?			✓	
	b. Monitoring frequency met the requirement?			✓	
	c. Any exceedance?			✓	
	d. If yes, follow-up action taken?			✓	
3.5	Enclosures are provided around the main dust-generating activities?			✓	
3.6	Open burning is avoided?			✓	
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	No chimney
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming:				Cert. No.
	a. >25L of conventional liquid fuel per hour			✓	
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal			✓	
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?	✓			
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			Used by all diesel vehicles



4. WASTE / CHEMICAL MANAGEMENT

Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?	✓			Reg. No. 9211-421-Y2453-03
4.2	Provision of sufficient waste disposal points / receptacles?	✓			
4.3	Waste disposed of regularly and properly?	✓			Twice a week
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?	✓			
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?	✓			
4.6	Sludge is collected by a licensed collector at regular intervals?			✓	
4.7	Packaging of Chemical Waste				Not likely to store chemical waste in the lot
	a. Stored in suitable container?			✓	
	b. Container properly closed or sealed?			✓	Ditto
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	Ditto
	d. Approval obtained for capacity of containers > 450L?			✓	Ditto
4.8	Labelling of Chemical Waste			✓	Ditto
	a. Label is securely attached, clean and visible?			✓	Ditto
	b. Label is in proper dimension and bilingual?			✓	Ditto
	c. Information is accurate and sufficient?			✓	Ditto
4.9	Storage of Chemical Waste			✓	Ditto
	a. Proper "Chemical Waste" signs are displayed?			✓	Ditto
	b. Incompatible wastes separated by an impermeable partition?			✓	Ditto
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) <u>or</u> drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	Ditto
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	Ditto
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	Ditto
	f. Adequacy of area ventilation?			✓	Ditto
	g. Outdoors storage area should be covered?			✓	Ditto
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	Ditto
4.11	Liquid Waste Storage			✓	Ditto
	a. Storage area floor/surface permeation-proof?			✓	Ditto
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	Ditto
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	Ditto

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone) a. Workers and visitors alerted to possible LGF hazards?	✓			The lot is inside the LFG Consultation Zone The tenant has alerted workers and visitors about the possible LGF hazards
	b. Smoking and open fires prohibited?	✓			
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?	✓			
5.3	Good housekeeping?	✓			
5.4	Any areas within the lot to be used for recycling processes are concrete paved?			✓	Most of the area for recycling processes are concrete paved
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods a. Valid license for manufacturing / storing dangerous goods?			✓	No dangerous goods has been put in the lot
	b. Storage area in compliance with the approved plan?			✓	Ditto
	c. Storage area(s) has been securely locked?			✓	Ditto
	d. Total storage capacity in compliance with the relevant statutory requirement?			✓	Ditto
	e. Proper Labelling?			✓	Ditto
	f. Dangerous goods properly packaged?			✓	Ditto
5.7	Potential stagnant pools cleared and mosquito breeding prevented?	✓			

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>Turbid water was found inside the drains behind Area C. The tenant was reminded to divert all wastewater from washing waste plastics to the treatment facility and avoid such situation from happening again.</p> 	5 July 2010
No.	Follow-up from Previous Audit Dated <u>25 May 2010</u> (Please state date of previous audit)	Completed / Outstanding?
1	<p>Wastewater generated from washing waste plastics could no longer be found in front of Area B.</p> 	Completed


[Photographs Attached]

AUDIT DETAILS

Tenant:	Yan Oi Tong Limited		
Ref. No.:	4		
Inspection Date:	26 July 2010	Time :	11:45 am
Lot No:	P7		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	30°C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low
IEC Joint Inspection	Yes / No		

SIGN-OFF
ET's Rep.
EcoPark Operator's Rep.
Tenant's Rep.
IEC's Rep. (If joint inspection)





Name: Carman Chung

Name: TC Hon

Name: Victor Wang

Name: Junjun Gao

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?			✓	Operator's Environmental Policy is documented
1.3	Environmental Management Plan (EMP) updated?	✓			Tenant's EMP is documented
1.4	a. Emergency Response Plan (ERP) documented?	✓			Tenant's ERP is documented
	b. Drill / training records available?		✓		Tenant did not keep proper record for each activity
1.5	Employee's training record available?	✓			Tenant's employee's training record is documented
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP) documented?	✓			Tenant has included the WMP in the EMP

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?	✓			Licence No.: WT00006013-2010
2.2	Any wastewater treatment facility prior to effluent discharge?	✓			
	If yes, facility is properly maintained and function normally?	✓			Facility has started functioning in May 2010
2.3	Effluent Monitoring				With reference to the discharge licence, self-monitoring shall be performed when required
	a. Sampling / Monitoring Record available?			✓	
	b. Monitoring frequency met the license requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
2.4	Surface run-off control measures in place and adequately maintained?	✓			Sand bags are provided to prevent wastewater from running into the drains
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?		✓		See Follow-up #1 and Observation #1
2.8	Drainage system is well maintained to prevent flooding and overflow?		✓		See Observation #1
2.9	Processes with high Risk of Contamination				Recycling activities take place under a covered area
	a. Processes / activities are located under a covered area?	✓			
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?			✓	Stop-logs are not required for Phase 2 tenant lot
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Not likely to have water contamination in the lot
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	Only grease will be used in the lot
2.11	Oil interceptor provided for drainage discharging from maintenance area?			✓	Not required
	If yes, oil and grease removed regularly?			✓	Ditto
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling				
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Not required
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?			✓	Not required
	b. SP License conditions / monitoring requirements met?			✓	Ditto
3.2	Odour a. Any odour detected?		✓		The plastic moulding machine is not in use during the audit
	b. If yes, can the source be identified?			✓	
	c. Odorous materials are covered?	✓			Odorous materials (mixed waste plastics) are covered
	d. If odour control system is installed, is it operating normally?	✓			
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the lot
3.4	Dust Monitoring a. Monitoring Record available?			✓	
	b. Monitoring frequency met the requirement?			✓	
	c. Any exceedance?			✓	
	d. If yes, follow-up action taken?			✓	
3.5	Enclosures are provided around the main dust-generating activities?			✓	
3.6	Open burning is avoided?	✓			
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	No chimney
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming: a. >25L of conventional liquid fuel per hour			✓	Cert. No.
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal			✓	
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?	✓			
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			Used by all diesel vehicles



4. WASTE / CHEMICAL MANAGEMENT

Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?	✓			Reg. No. 9211-421-Y2453-03
4.2	Provision of sufficient waste disposal points / receptacles?	✓			
4.3	Waste disposed of regularly and properly?	✓			Twice a week
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?	✓			
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?	✓			
4.6	Sludge is collected by a licensed collector at regular intervals?			✓	
4.7	Packaging of Chemical Waste				Not likely to store chemical waste in the lot
	a. Stored in suitable container?			✓	
	b. Container properly closed or sealed?			✓	Ditto
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	Ditto
	d. Approval obtained for capacity of containers > 450L?			✓	Ditto
4.8	Labelling of Chemical Waste			✓	Ditto
	a. Label is securely attached, clean and visible?			✓	Ditto
	b. Label is in proper dimension and bilingual?			✓	Ditto
	c. Information is accurate and sufficient?			✓	Ditto
4.9	Storage of Chemical Waste			✓	Ditto
	a. Proper "Chemical Waste" signs are displayed?			✓	Ditto
	b. Incompatible wastes separated by an impermeable partition?			✓	Ditto
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) <u>or</u> drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	Ditto
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	Ditto
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	Ditto
	f. Adequacy of area ventilation?			✓	Ditto
	g. Outdoors storage area should be covered?			✓	Ditto
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	Ditto
4.11	Liquid Waste Storage			✓	Ditto
	a. Storage area floor/surface permeation-proof?			✓	Ditto
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	Ditto
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	Ditto

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone)				The lot is inside the LFG Consultation Zone
	a. Workers and visitors alerted to possible LFG hazards?	✓			The tenant has alerted workers and visitors about the possible LFG hazards. "No Smoking" sign has been posted at the entrance.
	b. Smoking and open fires prohibited?	✓			
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?	✓			
5.3	Good housekeeping?		✓		See Observation #1
5.4	Any areas within the lot to be used for recycling processes are concrete paved?			✓	Most of the area for recycling processes are concrete paved
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods			✓	No dangerous goods has been put in the lot
	a. Valid license for manufacturing / storing dangerous goods?			✓	Ditto
	b. Storage area in compliance with the approved plan?			✓	Ditto
	c. Storage area(s) has been securely locked?			✓	Ditto
	d. Total storage capacity in compliance with the relevant statutory requirement?			✓	Ditto
	e. Proper Labelling?			✓	Ditto
	f. Dangerous goods properly packaged?			✓	Ditto
5.7	Potential stagnant pools cleared and mosquito breeding prevented?	✓			

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>Refuse was found around the lot and inside stormwater drains. The tenant was reminded to enhance housekeeping and prevent refuse from entering the drains.</p> 	3 August 2010
No.	Follow-up from Previous Audit Dated <u>21 June 2010</u> (Please state date of previous audit)	Completed / Outstanding?
1	<p>Turbid water was no longer found inside the stormwater drains behind Area C.</p> 	Completed

[Photographs Attached]

Appendix 9

Approved Site Audit Checklists for Champway in May, June and July 2010

AUDIT DETAILS

Tenant:	Champway Technology Limited		
Ref. No.:	8		
Inspection Date:	25 May 2010	Time :	10:30 am
Lot No:	EP07-03		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	28°C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low
IEC Joint Inspection:	Yes / No		

SIGN-OFF

ET's Rep.

EcoPark Operator's Rep.

Tenant's Rep.

IEC's Rep. (if joint Inspection)





Name: Carman Chung

Name: TC Hon

Name: Hoppy Chan

Name: N/A

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?			✓	Operator's Environmental Policy is documented
1.3	Environmental Management Plan updated?			✓	
1.4	a. Emergency Response Plan (ERP) documented?			✓	Operator's ERP is documented
	b. Drill / training records available?		✓		Tenant did not keep proper record for each activity
1.5	Employee's training record available?		✓		Tenant did not keep proper record for each activity
1.6	Any record of prosecution / complaint?			✓	
1.7	Waste Management Plan?			✓	Operator's Waste Management Plan is documented

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge License available?	✓			Licence No.: WT00004430-2009
2.2	Any wastewater treatment facility prior to effluent discharge?		✓		
	If yes, facility is properly maintained and function normally?			✓	Maintained by licensed collectors twice a month
2.3	Effluent Monitoring		✓		With reference to the discharge licence, self-monitoring shall be performed when required
	a. Sampling / Monitoring Record available?			✓	No sampling was undertaken
	b. Monitoring frequency met the license requirement?			✓	No sampling was undertaken
	c. Any exceedance?			✓	No sampling was undertaken
	d. If yes, follow-up action taken?			✓	No sampling was undertaken
2.4	Surface run-off control measures in place and adequately maintained?	✓			Regularly maintained
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?	✓			
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination				
	a. Processes / activities are located under a covered area?	✓			
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?		✓		The stop-logs have been passed to the Tenant, which shall be placed near the drain when necessary
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Not in operation
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	The replacement of equipment oil and lubrication (required by the heat (oil) transmission system) are carried out at off-site garages. This may be necessary once every ten years or not at all.
2.11	Oil interceptor provided for drainage discharging from maintenance area?	✓			
	If yes, oil and grease removed regularly?			✓	Not in use
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling				
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Ditto
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?	✓			SP No. L-25-017 (1)
	b. SP License conditions / monitoring requirements met?			✓	The process is not yet in operation.
3.2	Odour	✓			
	a. Any odour detected?	✓			From the process
	b. If yes, can the source be identified?	✓			
	c. Odorous materials are covered?	✓			
3.3	d. If odour control system is installed, is it operating normally?	✓			
	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the tenant lot
	Dust Monitoring			✓	
	a. Monitoring Record available?			✓	
3.4	b. Monitoring frequency met the requirement?			✓	
	c. Any exceedance?			✓	
	d. If yes, follow-up action taken?			✓	
3.5	Enclosures are provided around the main dust-generating activities?			✓	
3.6	Open burning is avoided?	✓			
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	No chimney
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming:			✓	Cert. No.
	a. >25L of conventional liquid fuel per hour			✓	
	b. >35kg of conventional solid fuel per hour			✓	
3.10	c. >1,150 MJ of any gaseous fuel per hour			✓	
	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal.			✓	
3.11	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.12	All air pollution control systems are properly maintained and function normally?	✓			
3.13	Only Ultra-Low Sulphur Diesel is used?	✓			Used by all diesel vehicles, fork-lift truck and emergency generator.



4. WASTE / CHEMICAL MANAGEMENT

Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?			✓	Reg. No.
4.2	Provision of sufficient waste disposal points/ receptacles?			✓	
4.3	Waste disposed of regularly and properly?	✓			Twice a week
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?		✓		
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?	✓			
4.6	Sludge is collected by a licensed collector at regular intervals?	✓			
4.7	Packaging of Chemical Waste				
	a. Stored in suitable container?			✓	
	b. Container properly closed or sealed?			✓	
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	
4.8	Labelling of Chemical Waste				
	a. Label is securely attached, clean and visible?			✓	
	b. Label is in proper dimension and bilingual?			✓	
4.9	c. Information is accurate and sufficient?			✓	
	Storage of Chemical Waste				
	a. Proper "Chemical Waste" signs are displayed?			✓	
	b. Incompatible wastes separated by an impermeable partition?			✓	
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) or drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	
4.10	f. Adequacy of area ventilation?			✓	
	g. Outdoors storage area should be covered?			✓	
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	
4.11	Liquid Waste Storage				
	a. Storage area floor/surface permeation-proof?			✓	
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone)			✓	Outside the LFG consultation zone
	a. Workers and visitors alerted to possible LFG hazards?			✓	
	b. Smoking and open fires prohibited?			✓	
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?			✓	
5.3	Good housekeeping?	✓			
5.4	Any areas within the lot to be used for recycling processes are concrete paved?	✓			
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods				DG licences for storing sulphuric acid, methanol and fatty acid methyl esters (FAME) were obtained, and the corresponding licence no. are: 021229, 021228 & 021227, and 021225 & 021226. DG licence for manufacturing FAME was also obtained (licence no.: 001456).
	a. Valid license for manufacturing / storing dangerous goods?	✓			
	b. Storage area in compliance with the approved plan?	✓			
	c. Storage area(s) has been securely locked?	✓			
	d. Total storage capacity in compliance with the relevant statutory requirement?	✓			
	e. Proper Labelling?	✓			
	f. Dangerous goods properly packaged?	✓			
5.7	Potential stagnant pools cleared and mosquito breeding prevented?		✓		See Observation #1

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>At the reserved area for EcoPark's Wastewater Treatment Plant (WWTP), stagnant water with oil floating on top was observed near the storage tanks. The tenant was reminded to remove the stagnant water as soon as possible so as to prevent mosquito breeding.</p> 	1 June 2010
No.	Follow-up from Previous Audit Dated <u>28 April 2010</u> . (Please state date of previous audit)	Completed / Outstanding?
1	<p>At the reserved area for EcoPark's WWTP, oil stain was observed near the storage tanks. In addition, uncovered waste cooking oil bucket was observed on the bare ground. The tenant was again reminded to remove the oil stain and dispose of the waste properly, and provide cover to the buckets as well as drip tray / canvas underneath the storage tanks.</p> 	Outstanding




[Photographs Attached]

AUDIT DETAILS

Tenant:	Champway Technology Limited		
Ref. No.:	9		
Inspection Date:	21 June 2010	Time :	10:30 am
Lot No:	EP07-03		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	30 °C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low

IEC Joint Inspection:	Yes / No
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SIGN-OFF

ET's Rep.	EcoPark Operator's Rep.	Tenant's Rep.	IEC's Rep. (if joint Inspection)
			
Name: Carman Chung	Name: TC Hon	Name: Hoppy Chan	Name: N/A

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?			✓	Operator's Environmental Policy is documented
1.3	Environmental Management Plan updated?			✓	
1.4	a. Emergency Response Plan (ERP) documented?			✓	Operator's ERP is documented
	b. Drill / training records available?		✓		Tenant did not keep proper record for each activity
1.5	Employee's training record available?		✓		Tenant did not keep proper record for each activity
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP) documented?			✓	Operator's WMP is documented

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?	✓			Licence No.: WT00004430-2009
2.2	Any wastewater treatment facility prior to effluent discharge?		✓		
	If yes, facility is properly maintained and function normally?			✓	Maintained by licensed collectors twice a month
2.3	Effluent Monitoring		✓		With reference to the discharge licence, self-monitoring shall be performed when required
	a. Sampling / Monitoring Record available?			✓	No sampling was undertaken
	b. Monitoring frequency met the license requirement?			✓	No sampling was undertaken
	c. Any exceedance?			✓	No sampling was undertaken
	d. If yes, follow-up action taken?			✓	No sampling was undertaken
2.4	Surface run-off control measures in place and adequately maintained?	✓			Regularly maintained
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?	✓			
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination				
	a. Processes / activities are located under a covered area?	✓			
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?		✓		The stop-logs have been passed to the Tenant, which shall be placed near the drain when necessary
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Not in operation
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	The replacement of equipment oil and lubrication (required by the heat (oil) transmission system) are carried out at off-site garages. This may be necessary once every ten years or not at all
2.11	Oil interceptor provided for drainage discharging from maintenance area?	✓			
	If yes, oil and grease removed regularly?			✓	Not in use
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling				
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Ditto
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?	✓			SP No. L-25-017 (1)
	b. SP License conditions / monitoring requirements met?			✓	The tenant has engaged a laboratory to measure the air emission from the process. Due to the abnormal results obtained, the tenant has commissioned another laboratory to take the measurement in July 2010
3.2	Odour	✓			
	a. Any odour detected?	✓			
	b. If yes, can the source be identified?	✓			From the process
	c. Odorous materials are covered?	✓			
	d. If odour control system is installed, is it operating normally?	✓			
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the tenant lot
3.4	Dust Monitoring			✓	
	a. Monitoring Record available?			✓	
	b. Monitoring frequency met the requirement?			✓	
	c. Any exceedance?			✓	
	d. If yes, follow-up action taken?			✓	
3.5	Enclosures are provided around the main dust-generating activities?			✓	
3.6	Open burning is avoided?	✓			
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	No chimney
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming:			✓	Cert. No.
	a. >25L of conventional liquid fuel per hour			✓	
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal.			✓	
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?	✓			

Item	Description	Yes	No	N/A	Remarks
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			Used by all diesel vehicles, fork-lift truck and emergency generator

4. WASTE / CHEMICAL MANAGEMENT



Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?			✓	Reg. No.
4.2	Provision of sufficient waste disposal points/ receptacles?			✓	
4.3	Waste disposed of regularly and properly?	✓			Twice a week
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?		✓		
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?	✓			
4.6	Sludge is collected by a licensed collector at regular intervals?	✓			
4.7	Packaging of Chemical Waste				
	a. Stored in suitable container?			✓	
	b. Container properly closed or sealed?			✓	
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	
4.8	Labelling of Chemical Waste				
	a. Label is securely attached, clean and visible?			✓	
	b. Label is in proper dimension and bilingual?			✓	
4.9	c. Information is accurate and sufficient?			✓	
	Storage of Chemical Waste				
	a. Proper "Chemical Waste" signs are displayed?			✓	
	b. Incompatible wastes separated by an impermeable partition?			✓	
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) or drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	
f. Adequacy of area ventilation?			✓		
4.10	g. Outdoors storage area should be covered?			✓	
	4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓
4.11	Liquid Waste Storage				
	a. Storage area floor/surface permeation-proof?			✓	

Item	Description	Yes	No	N/A	Remarks
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone)			✓	Outside the LFG Consultation Zone
	a. Workers and visitors alerted to possible LFG hazards?			✓	
	b. Smoking and open fires prohibited?			✓	
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?			✓	
5.3	Good housekeeping?	✓			
5.4	Any areas within the lot to be used for recycling processes are concrete paved?	✓			
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods				DG licences for storing sulphuric acid, methanol and fatty acid methyl esters (FAME) were obtained, and the corresponding licence no. are: 021229, 021228 & 021227, and 021225 & 021226 DG licence for manufacturing FAME was also obtained (licence no.: 001456)
	a. Valid license for manufacturing / storing dangerous goods?	✓			
	b. Storage area in compliance with the approved plan?	✓			
	c. Storage area(s) has been securely locked?	✓			
	d. Total storage capacity in compliance with the relevant statutory requirement?	✓			
	e. Proper Labelling?	✓			
	f. Dangerous goods properly packaged?	✓			
5.7	Potential stagnant pools cleared and mosquito breeding prevented?		✓		See Follow-up #2

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>Oil stain was found near the storage tanks inside the lot. The tenant was reminded to cover the stain by sand and dispose of the sand properly.</p> 	5 July 2010
No.	Follow-up from Previous Audit Dated <u>25 May 2010</u> (Please state date of previous audit)	Completed / Outstanding?
1	<p>At the reserved area for EcoPark's WWTP, oil stain was observed near the storage tanks. In addition, uncovered waste cooking oil bucket was observed on the bare ground. The tenant was again reminded to remove the oil stain and dispose of the waste properly, and provide cover to the buckets as well as drip tray / canvas underneath the storage tanks.</p> 	Outstanding

2	<p>At the reserved area for EcoPark's Wastewater Treatment Plant (WWTP), stagnant water was observed near the storage tanks. The tenant was reminded to remove the stagnant water as soon as possible so as to prevent mosquito breeding.</p> 	Outstanding
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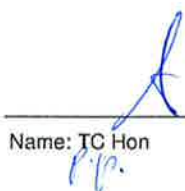
[Photographs Attached]

AUDIT DETAILS

Tenant:	Champway Technology Limited		
Ref. No.:	10		
Inspection Date:	26 July 2010	Time :	11:00 am
Lot No:	EP07-03		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	30°C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low
IEC Joint Inspection:	Yes / No		

SIGN-OFF
ET's Rep.
EcoPark Operator's Rep.
Tenant's Rep.
IEC's Rep. (if joint Inspection)


Name: Carman Chung



Name: TC Hon



Name: Hoppy Chan



Name: Junjun Gao

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?			✓	Operator's Environmental Policy is documented
1.3	Environmental Management Plan updated?			✓	
1.4	a. Emergency Response Plan (ERP) documented?			✓	Operator's ERP is documented
	b. Drill / training records available?		✓		Tenant did not keep proper record for each activity
1.5	Employee's training record available?		✓		Tenant did not keep proper record for each activity
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP) documented?			✓	Operator's WMP is documented

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?	✓			Licence No.: WT00004430-2009
2.2	Any wastewater treatment facility prior to effluent discharge?		✓		
	If yes, facility is properly maintained and function normally?			✓	Maintained by licensed collectors twice a month
2.3	Effluent Monitoring		✓		With reference to the discharge licence, self-monitoring shall be performed when required
	a. Sampling / Monitoring Record available?			✓	No sampling was undertaken
	b. Monitoring frequency met the license requirement?			✓	No sampling was undertaken
	c. Any exceedance?			✓	No sampling was undertaken
	d. If yes, follow-up action taken?			✓	No sampling was undertaken
2.4	Surface run-off control measures in place and adequately maintained?	✓			Regularly maintained
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?	✓			
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination	✓			
	a. Processes / activities are located under a covered area?	✓			
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?		✓		The stop-logs have been passed to the Tenant, which shall be placed near the drain when necessary
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Not in operation
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	The replacement of equipment oil and lubrication (required by the heat (oil) transmission system) are carried out at off-site garages. This may be necessary once every ten years or not at all
2.11	Oil interceptor provided for drainage discharging from maintenance area?	✓			
	If yes, oil and grease removed regularly?			✓	Not in use
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling			✓	Ditto
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Ditto
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?	✓			SP No. L-25-017 (1)
	b. SP License conditions / monitoring requirements met?	✓			The tenant has commissioned a second laboratory to conduct the air emission measurement in July 2010. The results complied with the license requirements
3.2	Odour a. Any odour detected?	✓			
	b. If yes, can the source be identified?	✓			From the storage of grease trap waste
	c. Odorous materials are covered?	✓			
	d. If odour control system is installed, is it operating normally?	✓			
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the tenant lot
3.4	Dust Monitoring a. Monitoring Record available?			✓	
	b. Monitoring frequency met the requirement?			✓	
	c. Any exceedance?			✓	
	d. If yes, follow-up action taken?			✓	
3.5	Enclosures are provided around the main dust-generating activities?			✓	
3.6	Open burning is avoided?	✓			
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	No chimney
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming: a. >25L of conventional liquid fuel per hour			✓	Cert. No.
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal.			✓	
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?	✓			
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			Used by all diesel vehicles, fork-lift truck and emergency generator




4. WASTE / CHEMICAL MANAGEMENT

Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?		✓		Application in progress
4.2	Provision of sufficient waste disposal points/ receptacles?	✓			
4.3	Waste disposed of regularly and properly?	✓			Twice a week
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?		✓		
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?	✓			
4.6	Sludge is collected by a licensed collector at regular intervals?	✓			
4.7	Packaging of Chemical Waste				
	a. Stored in suitable container?			✓	
	b. Container properly closed or sealed?			✓	
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	
	d. Approval obtained for capacity of containers > 450L?			✓	
4.8	Labelling of Chemical Waste				
	a. Label is securely attached, clean and visible?			✓	
	b. Label is in proper dimension and bilingual?			✓	
	c. Information is accurate and sufficient?			✓	See Observation #1
4.9	Storage of Chemical Waste				
	a. Proper "Chemical Waste" signs are displayed?			✓	
	b. Incompatible wastes separated by an impermeable partition?			✓	
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) <u>or</u> drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	
	f. Adequacy of area ventilation?			✓	
	g. Outdoors storage area should be covered?			✓	
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	
4.11	Liquid Waste Storage				
	a. Storage area floor/surface permeation-proof?			✓	
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone) a. Workers and visitors alerted to possible LFG hazards?			✓	Outside the LFG Consultation Zone
	b. Smoking and open fires prohibited?			✓	
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?			✓	
5.3	Good housekeeping?		✓		See Follow-up #1 and #2
5.4	Any areas within the lot to be used for recycling processes are concrete paved?	✓			
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods a. Valid license for manufacturing / storing dangerous goods?	✓			DG licences for storing sulphuric acid, methanol and fatty acid methyl esters (FAME) were obtained, and the corresponding licence no. are: 021229, 021228 & 021227, and 021225 & 021226 DG licence for manufacturing FAME was also obtained (licence no.: 001456)
	b. Storage area in compliance with the approved plan?	✓			
	c. Storage area(s) has been securely locked?	✓			
	d. Total storage capacity in compliance with the relevant statutory requirement?	✓			
	e. Proper Labelling?	✓			
	f. Dangerous goods properly packaged?	✓			
5.7	Potential stagnant pools cleared and mosquito breeding prevented?		✓		See Observation #2 and Follow-up #3

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>Chemicals which were improperly labeled as “chemical waste” were placed on the bare ground. The containers should be properly labeled to avoid any misunderstanding. The tenant was also reminded to put all the chemicals at a proper storage area.</p> 	3 August 2010
2	<p>Stagnant water was found on equipments. The tenant was reminded to remove the stagnant water as soon as possible so as to prevent mosquito breeding.</p> 	3 August 2010
No.	Follow-up from Previous Audit Dated <u>21 June 2010</u> (Please state date of previous audit)	Completed / Outstanding?
1	<p>Oil stain was still found near the storage tanks inside the lot. The tenant was again reminded to cover the stain by sand and dispose of the sand properly.</p> 	Outstanding

<p>2</p>	<p>At the reserved area for EcoPark's Wastewater Treatment Plant (WWTP), oil stain was observed near the storage tanks. In addition, uncovered waste cooking oil bucket was observed on the bare ground. The tenant was again reminded to remove the oil stain and dispose of the waste properly, and provide cover to the buckets as well as drip tray / canvas underneath the storage tanks.</p> 	<p>Outstanding</p>
<p>3</p>	<p>At the reserved area for EcoPark's Wastewater Treatment Plant (WWTP), stagnant water was observed near the storage tanks. The tenant was reminded to remove the stagnant water as soon as possible so as to prevent mosquito breeding.</p> 	<p>Outstanding</p>

[Photographs Attached]

Appendix 10

General Site Audit Checklists in
May, June and July 2010

Follow-up from Previous Audit

ET Findings / Recommendations (28 April 2010)	Operator / Tenant's Follow-up Actions
<p>1. Large stockpile of soil were observed inside Li Tong's lot. The tenant was reminded to cover the stockpile with canvas so that the potential air quality impact could be minimised.</p> 	<p>During the site inspection on 25 May 2010, the stockpile of soil was removed. (Closed)</p>
<p>2. Piles of construction materials lied around Li Tong's lot. The tenant was reminded to enhance housekeeping.</p> 	<p>During the site inspection on 25 May 2010, piles of construction materials still lied around Li Tong's lot. In addition, waste battery was found on the ground. The tenant was again reminded to enhance housekeeping. (Outstanding)</p>  

<p>3. Oil stain was found inside Shiu Wing's lot. The tenant was reminded to clear the stain and disposed of the contaminated materials properly. Drip tray should also be provided to all chemicals to prevent potential land contamination.</p> 	<p>During the site inspection on 25 May 2010, the oil stain no longer existed. (Closed)</p>
<p>4. Large stockpile of soil were observed inside Telford's lot. The tenant was reminded to cover the stockpile with canvas so that the potential air quality impact could be minimised.</p> 	<p>During the site inspection on 25 May 2010, the stockpile was still uncovered. The tenant was again reminded to cover the stockpile with canvas. (Outstanding)</p> 
<p>5. Muddy water was discharged directly into the drains outside the tenant lot of "P9". SGJV was advised to liaise with the RE for providing proper treatment to the muddy water (i.e. treated in the sedimentation tank) before discharge.</p>	<p>During the site inspection on 25 May 2010, no muddy water was discharged into the drains. Clear water was found in the drains. (Closed)</p>

EcoPark General Site Audit Checklist – May 2010



Observations

ET Findings / Recommendations (25 May 2010)	Operator / Tenant's Follow-up Actions
<p>1. Dusty operation was found inside Hung Wai's lot. As advised by the tenant, the plant was undergoing pilot operation and dust suppression unit was in use. The tenant was reminded to provide enclosures made by canvas around the dust-generating activities.</p>  	<p>To be found out in the next Monthly Site Audit.</p>

Follow-up from Previous Audit

ET Findings / Recommendations (25 May 2010)	Operator / Tenant's Follow-up Actions
<p>1. Piles of construction materials lied around Li Tong's lot. In addition, waste battery was found on the ground. The tenant was reminded to enhance housekeeping.</p> 	<p>During the site inspection on 21 June 2010, piles of construction materials and waste battery still lied around Li Tong's lot. The tenant was again reminded to enhance housekeeping. (Outstanding)</p> 
<p>2. Large stockpile of soil were observed inside Telford's lot. The tenant was reminded to cover the stockpile with canvas so that the potential air quality impact could be minimised.</p> 	<p>During the site inspection on 21 June 2010, the stockpile was still uncovered. The tenant was again reminded to cover the stockpile with canvas. (Outstanding)</p> 




3. Dusty operation was found inside Hung Wai's lot. As advised by the tenant, the plant was undergoing pilot operation and dust suppression unit was in use. The tenant was reminded to provide enclosures made by canvas around the dust-generating activities.



As observed during the site inspection on 21 June 2010, a shelter has been placed above machines. Since the machines were not in operation during the site inspection, the effectiveness of dust suppression unit could not be assessed. The progress of mitigation measures shall be followed-up in the next Monthly Site Audit. (Outstanding)



Observations

ET Findings / Recommendations (21 June 2010)	Operator / Tenant's Follow-up Actions
<p>1. Oil stain was found near the machines inside the lot. The tenant was reminded to cover the stain by sand and dispose of the sand properly.</p> 	<p>To be found out in the next Monthly Site Audit.</p>
<p>2. Water dripping from air-conditioners was observed inside the lot. The tenant was suggested to put buckets under air-conditioners to collect the dripped water.</p>  	<p>To be found out in the next Monthly Site Audit.</p>

Follow-up from Previous Audit

ET Findings / Recommendations (21 June 2010)	Operator / Tenant's Follow-up Actions
<p>1. Piles of materials lied around Li Tong's lot, and waste battery was found on the bare ground. The tenant was reminded to enhance housekeeping.</p>  	<p>During the site inspection on 26 July 2010, piles of materials and waste battery still lied around Li Tong's lot. The tenant was again reminded to enhance housekeeping. (Outstanding)</p>  
<p>2. Large stockpile of soil were observed inside Telford's lot. The tenant was reminded to cover the stockpile with canvas so that the potential air quality impact could be minimised.</p> 	<p>During the site inspection on 26 July 2010, the stockpile was still uncovered. The tenant was again reminded to cover the stockpile with canvas. (Outstanding)</p> 

3. Dusty operation was found inside Hung Wai's lot. As advised by the tenant, the plant was undergoing pilot operation and dust suppression unit was in use. The tenant was reminded to provide enclosures made by canvas around the dust-generating activities.



A shelter has been placed above the machines since June 2010. Since the machines were not in operation during the site inspection on 26 July 2010, the effectiveness of dust suppression unit could not be assessed. The progress of mitigation measures shall be followed-up in the next Monthly Site Audit. (Outstanding)



4. Oil stain was found near the machines inside Hung Wai's lot. The tenant was reminded to cover the stain by sand and dispose of the sand properly.



During the site inspection on 26 July 2010, no oil stain was found inside Hung Wai's lot. (Closed)




5. Water dripping from air-conditioners was observed inside Hung Wai's lot. The tenant was suggested to put buckets under air-conditioners to collect the dripped water.









During the site inspection on 26 July 2010, water dripping from air-conditioners was still found inside Hung Wai's lot. Besides collecting the dripped water, the tenant was suggested to spray mosquito larvicidal oil on stagnant water. (Outstanding)



Observations

ET Findings / Recommendations (26 July 2010)	Operator / Tenant's Follow-up Actions
<p>1. Chemicals were found on the bare ground inside Telford's lot. The tenant was reminded to provide drip tray to all chemicals.</p> 	<p>To be found out in the next Monthly Site Audit.</p>

<p>2. The received plastics lied around Telford's lot. The tenant was reminded to enhance housekeeping.</p> 	<p>To be found out in the next Monthly Site Audit.</p>
<p>3. Chemicals were found on the ground inside Hung Wai's lot. The tenant was reminded to provide drip tray to all chemicals.</p> 	<p>To be found out in the next Monthly Site Audit.</p>
<p>4. Stagnant pool of water was found underneath the machines inside Hung Wai's lot. The tenant was reminded to clear the water to prevent mosquito breeding.</p> 	<p>To be found out in the next Monthly Site Audit.</p>

<p>5. The drain next to Hung Wai's boundary was blocked. The tenant was reminded to remove the materials and provide regular maintenance to the drainage system.</p> 	<p>To be found out in the next Monthly Site Audit.</p>
<p>6. Sawdust was found near the machines inside Hung Wai's lot. Since the sawdust has been cleared on a daily basis, the tenant was reminded to remove the sawdust more frequently.</p> 	<p>To be found out in the next Monthly Site Audit.</p>
<p>7. Muddy trail was found outside the lot of "P10". SGJV was advised to liaise with the RE for clearing the trail and providing suitable measures e.g. wheel washing facilities at exits if necessary.</p> 	<p>To be found out in the next Monthly Site Audit.</p>




Appendix 11

Approved Site Audit Checklists for Shiu Wing in
June and July 2010

AUDIT DETAILS

Tenant:	Shiu Wing Steel Limited		
Ref. No.:	1		
Inspection Date:	21 June 2010	Time :	09:30
Lot No:	EP08-03		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	30 °C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low
IEC Joint Inspection	Yes / No		

SIGN-OFF

ET's Rep.	EcoPark Operator's Rep.	Tenant's Rep.	IEC's Rep. (if joint Inspection)
			
Name: Carman Chung	Name: TC Hon	Name: Alex Wal	Name: N/A

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?		✓		Tenant is going to integrate the Environmental Policy into their Safety Operations Manual soon
1.3	Environmental Management Plan (EMP) updated?		✓		Tenant is going to integrate the EMP into their Safety Operations Manual soon
1.4	a. Emergency Response Plan (ERP) documented?	✓			The ERP has been included in tenant's Safety Operations Manual and will be checked in the next monthly site inspection
	b. Drill / training records available?	✓			Training record is available
1.5	Employee's training record available?	✓			Tenant's employee's training record is documented
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP) documented?			✓	Operator's WMP is documented

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?			✓	Effluent Discharge Licence is not required as no effluent will be generated from the recycling process
2.2	Any wastewater treatment facility prior to effluent discharge?			✓	Ditto
	If yes, facility is properly maintained and function normally?			✓	Ditto
2.3	Effluent Monitoring			✓	Ditto
	a. Sampling / Monitoring Record available?			✓	Ditto
	b. Monitoring frequency met the license requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
2.4	Surface run-off control measures in place and adequately maintained?			✓	Ditto
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?	✓			
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination			✓	Recycling process has low risk of contamination
	a. Processes / activities are located under a covered area?			✓	The stop-logs will be passed to the Tenant shortly. Such item will be inspected in July 2010
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?			✓	Ditto
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Ditto
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	No equipment oil and lubrication replacement performed inside the tenant lot
2.11	Oil interceptor provided for drainage discharging from maintenance area?			✓	Not required
	If yes, oil and grease removed regularly?			✓	Ditto
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling			✓	Not required
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Ditto
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?			✓	Not required
	b. SP License conditions / monitoring requirements met?			✓	Ditto
3.2	Odour a. Any odour detected?		✓		No malodour scented
	b. If yes, can the source be identified?			✓	Ditto
	c. Odorous materials are covered?			✓	Ditto
	d. If odour control system is installed, is it operating normally?			✓	Ditto
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the lot
3.4	Dust Monitoring a. Monitoring Record available?			✓	Ditto
	b. Monitoring frequency met the requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
3.5	Enclosures are provided around the main dust-generating activities?			✓	Ditto
3.6	Open burning is avoided?	✓			
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	The powered plant is not in operation during the audit
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming: a. >25L of conventional liquid fuel per hour			✓	
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal			✓	Misting system and industrial dust collector are not yet installed in the lot
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?			✓	Not yet installed
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			

4. WASTE / CHEMICAL MANAGEMENT

Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?			✓	No on-site storage
4.2	Provision of sufficient waste disposal points / receptacles?	✓			
4.3	Waste disposed of regularly and properly?	✓			The collection frequency depends on the quantity of waste generated
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?	✓			
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?		✓		
4.6	Sludge is collected by a licensed collector at regular intervals?			✓	No sludge will be generated
4.7	Packaging of Chemical Waste			✓	No on-site storage
	a. Stored in suitable container?			✓	Ditto
	b. Container properly closed or sealed?			✓	Ditto
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	Ditto
	d. Approval obtained for capacity of containers > 450L?			✓	Ditto
4.8	Labelling of Chemical Waste			✓	Ditto
	a. Label is securely attached, clean and visible?			✓	Ditto
	b. Label is in proper dimension and bilingual?			✓	Ditto
	c. Information is accurate and sufficient?			✓	Ditto
4.9	Storage of Chemical Waste			✓	Ditto
	a. Proper "Chemical Waste" signs are displayed?			✓	Ditto
	b. Incompatible wastes separated by an impermeable partition?			✓	Ditto
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) or drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	Ditto
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	Ditto
	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	Ditto
	f. Adequacy of area ventilation?			✓	Ditto
	g. Outdoors storage area should be covered?			✓	Ditto
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	Ditto
4.11	Liquid Waste Storage			✓	Ditto
	a. Storage area floor/surface permeation-proof?			✓	Ditto
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	Ditto
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	Ditto

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone) a. Workers and visitors alerted to possible LFG hazards?		✓		The lot is inside the LFG Consultation Zone. Advice about the possible LFG hazards was provided to the tenant
	b. Smoking and open fires prohibited?	✓			
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?			✓	
5.3	Good housekeeping?	✓			
5.4	Any areas within the lot to be used for recycling processes are concrete paved?		✓		Most of the areas are covered by metal plates
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods a. Valid license for manufacturing / storing dangerous goods?			✓	No dangerous goods has been put in the lot
	b. Storage area in compliance with the approved plan?			✓	Ditto
	c. Storage area(s) has been securely locked?			✓	Ditto
	d. Total storage capacity in compliance with the relevant statutory requirement?			✓	Ditto
	e. Proper Labelling?			✓	Ditto
	f. Dangerous goods properly packaged?			✓	Ditto
5.7	Potential stagnant pools cleared and mosquito breeding prevented?	✓			

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
	No major environmental deficiency was found during the site inspection.	N/A
No.	Follow-up from Previous Audit dated _____ N/A _____ (Please state date of previous audit)	Completed / Outstanding?
	N/A	N/A

[Photographs Attached]

AUDIT DETAILS

Tenant:	Shiu Wing Steel Limited		
Ref. No.:	2		
Inspection Date:	26 July 2010	Time :	09:30
Lot No:	EP08-03		
Weather Condition:	Sunny / Fine / Hazy / Overcast / Drizzle / Rain	Temperature:	30°C
Wind:	Calm / Light / Breeze / Strong	Humidity:	High / Moderate / Low

IEC Joint Inspection	Yes / No
-----------------------------	---------------------

SIGN-OFF
ET's Rep.
EcoPark Operator's Rep.
Tenant's Rep.
**IEC's Rep. (if joint
Inspection)**





Name: Carman Chung

Name: TC Hon

Name: Alex Wai

Name: Junjun Gao

1. GENERAL

Item	Description	Yes	No	N/A	Remarks
1.1	EP for Tenant displayed on notice boards / at entrance?			✓	EP for EcoPark (EP No.: EP-226/2005/A) displayed at the entrance of EcoPark
1.2	Environmental Policy documented?		✓		Tenant is going to integrate the Environmental Policy into their Safety Operations Manual soon
1.3	Environmental Management Plan (EMP) updated?		✓		Tenant is going to integrate the EMP into their Safety Operations Manual soon
1.4	a. Emergency Response Plan (ERP) documented?	✓			The ERP has been included in tenant's Safety Operations Manual
	b. Drill / training records available?	✓			Training record is available
1.5	Employee's training record available?	✓			Tenant's employee's training record is documented
1.6	Any record of prosecution / complaint?		✓		
1.7	Waste Management Plan (WMP) documented?			✓	Operator's WMP is documented

2. WATER QUALITY

Item	Description	Yes	No	N/A	Remarks
2.1	Valid Effluent Discharge Licence available?			✓	Effluent Discharge Licence is not required as no effluent will be generated from the recycling process
2.2	Any wastewater treatment facility prior to effluent discharge?			✓	Ditto
	If yes, facility is properly maintained and function normally?			✓	Ditto
2.3	Effluent Monitoring			✓	Ditto
	a. Sampling / Monitoring Record available?			✓	Ditto
	b. Monitoring frequency met the license requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
2.4	Surface run-off control measures in place and adequately maintained?			✓	Ditto
2.5	Surface run-off discharging into drainage system?	✓			
2.6	All manholes are covered?	✓			
2.7	Foam, oil, grease, litter or other objectionable matters in water of nearby drain / sewer are avoided?	✓			
2.8	Drainage system is well maintained to prevent flooding and overflow?	✓			
2.9	Processes with high Risk of Contamination			✓	Recycling process has low risk of contamination
	a. Processes / activities are located under a covered area?			✓	The stop-logs are temporarily kept by the operator and will be passed to the tenant shortly
	b. Stop-logs installed in the perimeter drainage system for uncovered areas?			✓	Ditto
	c. Contaminated water collected in the surface drainage systems is treated at water treatment facility / other appropriate treatment facility?			✓	Ditto
2.10	Equipment oil and lubrication replacements are performed only in bunded maintenance area?			✓	No equipment oil and lubrication replacement performed inside the tenant lot
2.11	Oil interceptor provided for drainage discharging from maintenance area?			✓	Not required
	If yes, oil and grease removed regularly?			✓	Ditto
	Collected by licenced collector?			✓	Ditto
2.12	Cargo Handling			✓	Not required
	a. Cargo Handling Guideline is available and followed to minimize the chance of accidental spillage during loading and unloading?			✓	Ditto
	b. Materials and bulk cargo are properly packed?			✓	Ditto

3. AIR QUALITY

Item	Description	Yes	No	N/A	Remarks
3.1	a. Valid Specified Process License for all specified process available?			✓	Not required
	b. SP License conditions / monitoring requirements met?			✓	Ditto
3.2	Odour a. Any odour detected?		✓		No malodour scented
	b. If yes, can the source be identified?			✓	Ditto
	c. Odorous materials are covered?			✓	Ditto
	d. If odour control system is installed, is it operating normally?			✓	Ditto
3.3	All dusty materials are sprayed with water or covered by impervious sheeting prior to any loading, unloading or transfer operation?			✓	Not likely to use dusty materials in the lot
3.4	Dust Monitoring a. Monitoring Record available?			✓	Ditto
	b. Monitoring frequency met the requirement?			✓	Ditto
	c. Any exceedance?			✓	Ditto
	d. If yes, follow-up action taken?			✓	Ditto
3.5	Enclosures are provided around the main dust-generating activities?			✓	Ditto
3.6	Open burning is avoided?	✓			
3.7	Dark smoke emitted from chimney or powered plant is avoided?			✓	The powered plant is not in operation during the audit
3.8	Vehicles and equipment are switched off while not in use?	✓			
3.9	Approval certificate issued by the Authority is available for furnace, oven or chimney consuming: a. >25L of conventional liquid fuel per hour			✓	
	b. >35kg of conventional solid fuel per hour			✓	
	c. >1,150 MJ of any gaseous fuel per hour			✓	
3.10	Approval from Authority is available for the use of liquid fuel with a viscosity point of ignition >30 centistokes or an equivalent viscosity?			✓	
3.11	Dust collected by any air pollution control equipment installed by tenants must be tested to ensure compliance for landfill disposal			✓	Misting system and industrial dust collector are not yet installed at the lot
3.12	a. Approval from Authority for the use of controlled refrigerant?			✓	
	b. If yes, record of refrigeration equipment service available?			✓	
3.13	All air pollution control systems are properly maintained and function normally?			✓	Not yet installed
3.14	Only Ultra-Low Sulphur Diesel is used?	✓			


4. WASTE / CHEMICAL MANAGEMENT



Item	Description	Yes	No	N/A	Remarks
4.1	Chemical Waste Producer Registration completed?		✓		EPD has classified the tenant as chemical waste producer, but the registration number is not yet available
4.2	Provision of sufficient waste disposal points / receptacles?	✓			
4.3	Waste disposed of regularly and properly?	✓			The collection frequency depends on the quantity of waste generated
4.4	Sorting of materials on-site for reuse or disposal to designated outlet?	✓			
4.5	Record of quantities of waste generated, recycled and disposed properly kept and easily retrieved for inspection?		✓		
4.6	Sludge is collected by a licensed collector at regular intervals?			✓	No sludge will be generated
4.7	Packaging of Chemical Waste			✓	No on-site storage
	a. Stored in suitable container?			✓	Ditto
	b. Container properly closed or sealed?			✓	Ditto
	c. Spillage cleaned up immediately through the use of an absorbent?			✓	Ditto
4.8	d. Approval obtained for capacity of containers > 450L?			✓	Ditto
	Labelling of Chemical Waste			✓	Ditto
	a. Label is securely attached, clean and visible?			✓	Ditto
4.9	b. Label is in proper dimension and bilingual?			✓	Ditto
	c. Information is accurate and sufficient?			✓	Ditto
	Storage of Chemical Waste			✓	Ditto
	a. Proper "Chemical Waste" signs are displayed?			✓	Ditto
	b. Incompatible wastes separated by an impermeable partition?			✓	Ditto
	c. Containers kept in cabinet or receptacle of suitable material and construction (<i>if quantity < 50L</i>) or drip trays capable of storing 110% of the volume of the largest (<i>if quantity > 50L</i>)?			✓	Ditto
	d. Enclosed on 3 sides with no less than 2m in height or height of tallest container or stack of containers?			✓	Ditto
4.10	e. Containers with chemical waste are properly stored and locked at designated area which is clean and dry?			✓	Ditto
	f. Adequacy of area ventilation?			✓	Ditto
	g. Outdoors storage area should be covered?			✓	Ditto
4.10	Chemical wastes are collected by a licensed chemical waste collector? (retention of trip ticket copies for 12 months)			✓	Ditto
4.11	Liquid Waste Storage			✓	Ditto
	a. Storage area floor/surface permeation-proof?			✓	Ditto
	b. Capacity of retention structure sufficient to accommodate contents of the largest container or 20% volume of waste in storage?			✓	Ditto
	c. Walls or partitions of stacked container storage area constructed of impermeable material?			✓	Ditto

5. OTHER ISSUES

Item	Description	Yes	No	N/A	Remarks
5.1	Landfill Gas Hazard (within LFG Consultation Zone) a. Workers and visitors alerted to possible LFG hazards?	✓			The lot is inside the LFG Consultation Zone The tenant has alerted workers and visitors about the possible LFG hazards. A notice has been posted at the entrance.
	b. Smoking and open fires prohibited?	✓			
5.2	Security lighting directed downward into the work areas to prevent glare to the surrounding receivers?			✓	
5.3	Good housekeeping?	✓			
5.4	Any areas within the lot to be used for recycling processes are concrete paved?		✓		Most of the areas are covered by metal plates
5.5	Valid calibration certificate for any monitoring equipment?			✓	
5.6	Dangerous Goods a. Valid license for manufacturing / storing dangerous goods?			✓	No dangerous goods has been put in the lot
	b. Storage area in compliance with the approved plan?			✓	Ditto
	c. Storage area(s) has been securely locked?			✓	Ditto
	d. Total storage capacity in compliance with the relevant statutory requirement?			✓	Ditto
	e. Proper Labelling?			✓	Ditto
	f. Dangerous goods properly packaged?			✓	Ditto
5.7	Potential stagnant pools cleared and mosquito breeding prevented?	✓			

6. OBSERVATIONS / FOLLOW UP / PHOTOGRAPHS

No.	Observation (Please include location and recommended remedial action)	Expected Date for Action Taken
1	<p>Oil stain was found at various locations inside the lot. The tenant was reminded to cover the stain by sand and dispose of the sand properly. To prevent land contamination from oil leakage, more steel board should be used to cover the lot.</p> 	3 August 2010

		
2	<p>Temporary stored chemical drums were found without cover. The tenant was reminded to store these chemicals with full cover to prevent rain water flushing the chemicals down the ground.</p> 	
No.	<p>Follow-up from Previous Audit dated <u>21 June 2010</u> (Please state date of previous audit)</p>	<p>Completed / Outstanding?</p>
	<p>N/A (No major environmental deficiency was found during the site inspection)</p>	<p>N/A</p>

[Photographs Attached]