

PROPOSED INSTALLATION
OF
INTEGRATED MOBILE RADIO BASE STATION
AT
LANTAU SOUTH COUNTRY PARK
PAK KUNG AU
NT

PROJECT PROFILE

CSL LIMITED

Prepared by: Prudential Surveyors Int'l Ltd

NOVEMBER 2009

Basic Information

Project Title

1. Proposed Installation of Integrated Mobile Radio Base Station at Lantau South Country Park, Pak Kung Au, NT.

Purpose and Nature of the Project

2. This project is a joint development of all the mobile phone operators to improve the mobile phone coverage for visitors of the country park and to ensure that tele-communications for the general public is maintained in case of emergency.

Name of Project Proponent

3. CSL Limited.

Location and Scale of the Project

4. The Integrated Mobile Radio Base Station is proposed at Lantau South Country Park as shown on the location plan and site plan at **Appendix I**. The station will comprise of an equipment platform [5.6m (L) x 4.0m (W) x 0.85m (D)] with an area of 22.4 square metres. A mass concrete [4.0m (L) x 2.8m (W) x 1.0m (D)] will be proposed underneath the equipment platform near the platform toe. The equipment platform, consisting of six (6) equipment cabinets, one (1) power cabinet and one (1) antenna pole of 12 metres in height, will be erected on sloping ground at level +342.3 mPD. The equipment platform and the mass concrete will be constructed of ready mixed cast in-situ concrete, which will be transported to the proposed area by hand. All the construction materials, equipment and wastes, etc., will be transported to and away from the site by hand. No haul road will be constructed.
5. Lands Department has agreed to the establishment of an Integrated Mobile Radio Base Station at the proposed location. The relevant project leader, namely CSL Limited, has already accepted District Lands Office's offer of a Short Term Tenancy (STT No.CX1913) (A copy of the Short Term Tenancy and

its Location Plan is at **Appendix II**).

6. Public utilities such as electricity supply and telecommunication lines will be installed for the Integrated Mobile Radio Base Station.
7. The mobile phone coverage and the impact on the environment are the salient factors in the site selection process. The proposed site is considered to provide significant mobile phone coverage to the surroundings. Other alternatives have also been considered but were found unsuitable.

Number and Types of Designated Projects to be Covered

8. The project involves an Integrated Mobile Radio Base Station to be installed at the proposed location as shown in **Appendix I**. According to EIAO Schedule 2, PART I, Section Q.1, the proposed project is a designated project as it involves building works in an existing country park and it is not under exceptional cases in Section Q1 (a) to (j).

Name and Telephone Number of Contact Person

9. The contact person for this project is Mr. Terence Lee of CSL Limited, telephone number 2888 3655 and facsimile number 2962 5144.

Outline of Planning and Implementation Programme

Planning and Implementation

10. The project is planned and managed by CSL Limited and there will be a total of six (6) mobile phone operators to participate the proposed station.
11. Upon the grant of a Short Term Tenancy and Environmental Permit by the District Lands Office (DLO) and Environmental Protection Department (EPD) respectively and consent to commence building works by the Buildings Department (BD), CSL Limited will start and complete the construction work in accordance with the work schedule as shown in **Appendix III**. The structural amendment drawings will be submitted to BD for approval under the Buildings Ordinance in late November 2009 with approval anticipated one month thereafter. The structural drawing is attached in Appendix VI.

Work Schedule

12. The construction work including the equipments and antenna installation is proposed to commence in mid March 2010 and to be completed by the mid of July 2010. It is proposed that the Integrated Mobile Radio Base Station will be put into operation in end of August 2010. The proposed work schedule is attached in **Appendix III**.

It is anticipated the excavated material will be transported off the site immediately by hand. Also, the exposed excavated surface will be immediately screeded with cement/sand or binding layer to make the surface impervious. Furthermore, the excavated area will be covered completely prior to concreting to minimize the possibility of surface run-off from the site.

In order to protect excavation works in wet season, the protection of earthworks against heavy rainfall will be as follows:

- a) Surface water flowing into the site from adjacent ground shall be intercepted and conducted from the site to an indicated safe discharge point.
- b) All earthworks shall be graded and sealed to ensure run-off and to avoid ponding.
- c) A method of working shall be adopted to minimize the exposed bare soil at any time.
- d. Where temporary bare earth slope faces are unavoidable. They shall be protected with sheeting well-secured against the wind. Where slope faces are to be temporarily exposed for more than two weeks temporarily hard surfacing shall be provided and temporary drainage shall be installed.

Possible Impact on the Environment

Construction Impacts

13. The landscape and visual impact during construction and after completion of work is considered and addressed in paragraph 22 & 23.
14. Noise emission during the construction and on completion of the projects is considered to be minimal and addressed in paragraph 24.
15. Disposal of waste including some surplus construction material and some general refuse is considered minimal and addressed in paragraph 25.
16. Dust impact from construction activities is considered to be minimal and is addressed in paragraph 26.
17. Earthworks operation is not required as the excavation depth is less than 925 mm and there will be no blasting operation.
18. Night-time work is not required for the construction of the project.
19. No ecological impact is anticipated during the construction and on completion of the project.

Operational Impacts

20. Completion of the Integrated Mobile Radio Base Station will not cause any significant change to the environment. The site layout plan, sections and typical details of the proposed Integrated Mobile Radio Base Station and site photos are shown in **Appendix IV and VI**, whilst the photos of similar Integrated Mobile Base Station are shown in **Appendix V**.

Major Elements of the Surrounding Environment

Background

21. The proposed site comprises of an equipment platform situated on sloping ground of the Country Park. Trees and grass surround the proposed site. To the north of the equipment platform is a footpath. Beyond the footpath at northeastern direction is the main road. To the north, west and south of the equipment platform are slopes. No streams are found near the site. Furthermore, no radiation monitoring station, ecological sensitive receiver or heritage sensitive receiver is located in the surrounding environment. Therefore, the

installation will not affect the present setting of the Country Park.

The site is surrounded by bushes, grass and trees, which is commonly found in Hong Kong and they are Prickly Ash (簕欖花椒), Twig-hanging Embelia (酸藤子), Dichotomy Forked Fern (芒萁), Rusty-haired Raspberry (綉毛莓) and Taiwan Acacia (台灣相思). The development of the proposed radio base station will not affect the said species. No tree is required to be felled to provide the necessary area for the installation of the proposed base station.

Landscape Impact

22. The integrated mobile radio base consists of 2.3 metres in height equipment cabinets and 12 meters in height antenna pole, erected on the sloping ground at level +342.3 mPD. The highest point of the said station is at level +356.15 mPD, whilst the hilltop is at level +370.1mPD. The Integrated Mobile Radio Base Station is barely visible from Tung Chung Road as the Integrated Mobile Radio Base Station is screened by trees and bushes.

Environmental Protection Measures to be Incorporated in the Design and any Further Environmental Implications

23. In order to further minimize the visual impact of the station, the antenna poles and the equipment cabinets will be painted or coated in "Antique"(B.S. 10B25 or **Pantone 462U**) or similar subdued colour to match the existing surroundings and to the satisfaction of the Country and Marine Parks Authority. As for the landscaping, turfing and/ or vegetation planting will be used to reinstate temporarily disturbed areas to their original states.
24. Only hand held equipment will be used for construction. Heavy equipment will not be used. Also, noise sensitive receiver is more than 600m away from the site. Therefore, noise impact is anticipated to be minimal during the construction. Nevertheless, construction activities will be carried out only in daytime (9:00-19:00). Since there will be hikers enjoying their recreational activities in the Country Park Area during weekends and public holidays, no construction work will be scheduled on Saturday, Sunday and public holidays in order to minimize the impact on the hikers.

25. All the construction materials, equipment and wastes, etc., will be transported to and away from the site by hand. Construction waste generated on site will be transported away from site by hand as soon as possible. If the construction waste is left overnight, they will be stockpiled and covered with tarpaulin sheets to avoid run-off.
26. The site will be completely watered down to minimize any dust that may be generated during the construction stage.
27. The Standard Pollution Mitigation Measures will be incorporated in relevant works contracts during the construction phase of the works. The operation of the proposed sites is unmanned and will not generate noise nor have any effect on air quality and water quality.
28. The operation of the proposed Integrated Mobile Radio Base Station will strictly comply with the "Code of Practice for the Protection of Workers and Members of Public Against Non-Ionizing Radiation Hazards from Radio Transmitting Equipment" issued by OFTA. The proposed location of the station is quite remote from any area for inhabitancy. Furthermore, the location of the emitter of the station is at least 12 metres from the ground and pointing away from any human activities or inhabitance. In this case, the non-ionizing radiation has no significant impact on the public.
29. The Integrated Mobile Phone Radio Base Station will be cleaned and painted every year if necessary to maintain the good condition of the site. Except in case of any troubleshooting and emergency repair, the periodic inspection will only be carried out once every three months in the first year and once a year afterwards. The low inspection frequency will therefore not give any significant impact on the environment.

APPENDICES

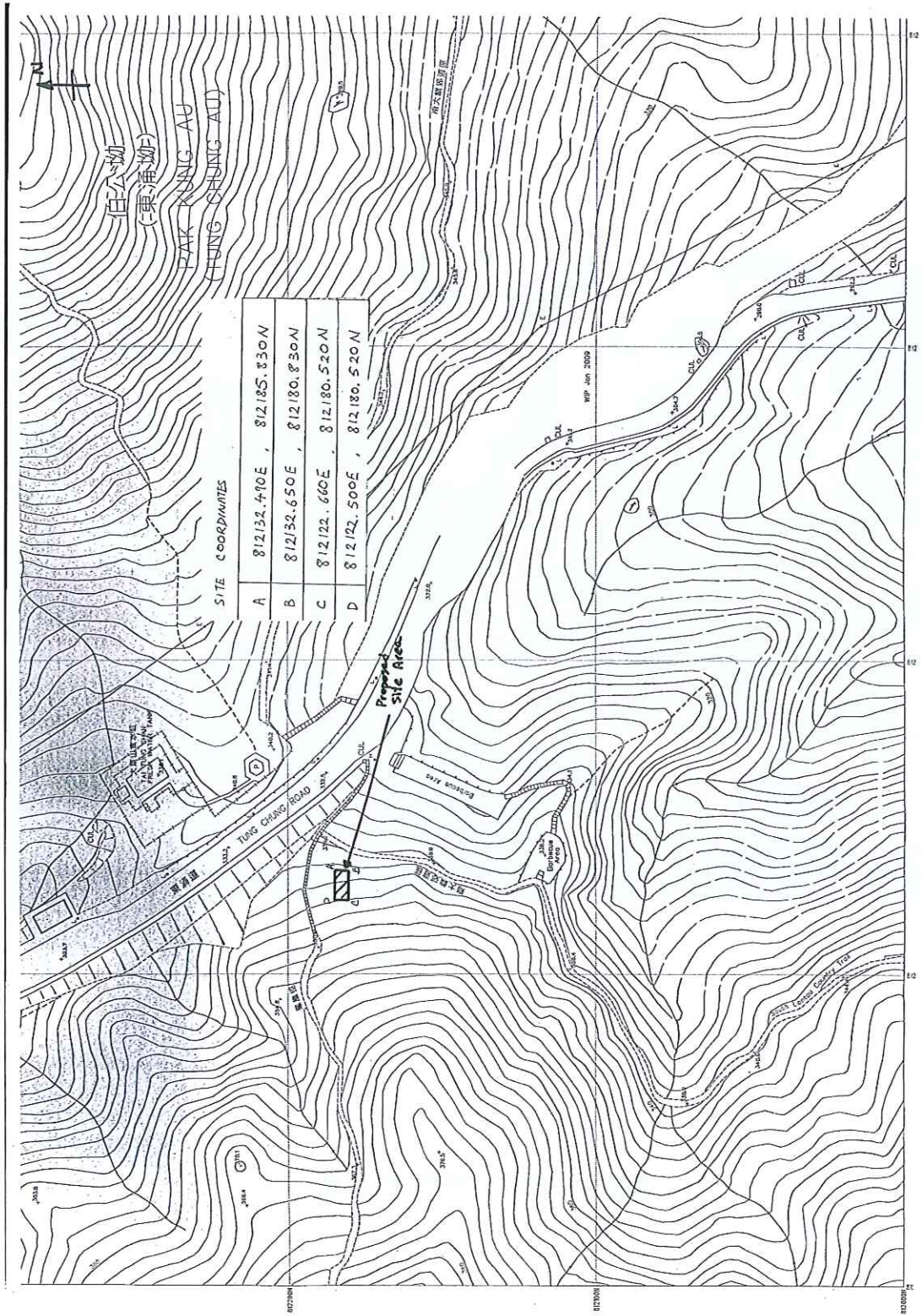
Appendix I	Site Location Plan and Site Plan
Appendix II	Provisional Plan from District Lands Office
Appendix III	Proposed Work Schedule
Appendix IV	Site Photos
Appendix V	Photos of Typical Existing Integrated Mobile Radio Base Station
Appendix VI	Structural Plan

Appendix I
Site Location Plan & Site Plan



Proposed Site Area

SITE LOCATION PLAN



SITE PLAN

Appendix II
Provisional Plan from District Lands Office

電話 Tel: 2852 3573
圖文傳真 Fax: 2850 5104
電郵地址 Email: gendlois@landsd.gov.hk
本署檔號 Our Ref.: (42) in DLO/IS CX 1913
來函檔號 Your Ref.:



地政總署
離島地政處
DISTRICT LANDS OFFICE, ISLANDS
LANDS DEPARTMENT
香港統一碼頭道38號海港政府大樓十九樓
19/F., HARBOUR BUILDING,
38 PIER ROAD, HONG KONG.

我們矢志努力不懈，提供盡善盡美的土地行政服務
We strive to achieve excellence in land administration.

Please quote my file reference when reply

By Recorded Delivery

Date: 30 June 2009

CSL Limited
Unit 501-8, 5/F,
Cyberport 3,
100 Cyberport Road,
Hong Kong.

Dear Sirs,

**Proposed Short Term Tenancy (STT) CX1913
For Installation of Radio Base Station
at Pak Kung Au, Lantau Island**

I have been instructed to offer you a Short Term Tenancy in respect of the captioned Government land which will allow you to use the land for the purpose of Radio Base Station only.

The basic terms are as follows :-

- Term : Two years certain and thereafter quarterly (subject to three months' notice of termination by either party)
- Area : 50 m² (about) (subject to survey) as shown coloured pink on the attached plan No. ISM1691-C /
- Rent : \$ 1.00 p.a. (if demanded)
- Administrative Fee : \$ 72,590.00 (subject to revision)
- Deposit : Nil
- Permitted Structures : (i) A concrete slab occupying an area of 32 square metres;
- (ii) Not more than eight equipment shelters each having a height not exceeding 3 metres installed on the concrete slab; and /



- (iii) Twelve antennae to be mounted on one antenna pole having a height of 12 metres (excluding the lightning rod of length not more than 0.5 metres) installed on the concrete slab. ✓

- Other Conditions : (i) As and when required by the Telecommunications Authority ("TA"), underlet the Premises to other authorized telecommunication service providers "Authorized Persons".
- (ii) Arrange for shared use of the relevant facilities and improvement of the Premises with the Authorized Persons to the satisfaction of the TA.
 - (iii) Enter into a written agreement with the Authorized Persons concerning the shared use of the relevant facilities and improvement of the Premises to the satisfaction of TA.
 - (iv) Observe and comply with all relevant laws, By-laws and Regulations; and to obtain all relevant licenses as required.
 - (v) No advertisement is allowed.
 - (vi) Fire prevention measures as required by the Director of Fire services.
 - (vii) Protective drainage measures, maintenance etc. as required by the Director of Water Supplies.
 - (viii) To make arrangement to obtain fresh water supply subject to the approval of the Director of Water Supplies.
 - (ix) No right of ingress or egress to or from the Premises for the passage of motor vehicles will be permitted.
 - (x) Observe and comply with all the approved conditions as given by the Director of Agriculture, Fisheries and Conservation.
 - (xi) Subject to such final terms and conditions as will be contained in the tenancy agreement.

If you wish to take up the offer of the new Short Term Tenancy, I should be grateful if you would complete the docket on page 4 and return it to me within 21 days from the date of this letter whereupon the tenancy agreement will be prepared for your signature. An additional copy of this letter is enclosed for your retention. I must emphasize that there is no agreement binding on the Government of the Hong Kong Special Administrative Region ("the Government") unless and until a formal tenancy agreement between you and the Government has been duly signed after your completion settlement of all outstanding rent/fees.



The proposed Short Term Tenancy may be withdrawn, or if subsequently completed, will be subject to such final terms and conditions as will be contained in the tenancy agreement prepared and issued to you for execution by you and any expenses which you may incur in respect of the proposed tenancy before execution of the tenancy agreement will be at your own risk and the Government will accept no liability for them.

I would further advise that if you do not wish to avail yourself of the offer of the new Short Term Tenancy you are required to inform me in writing within 21 days from today of your decision.

Should you be in doubt about the contents of this letter, please contact Mr. K. K. YUEN at District Lands Office, Islands (Tel. No. 2852 4254).

Yours faithfully,



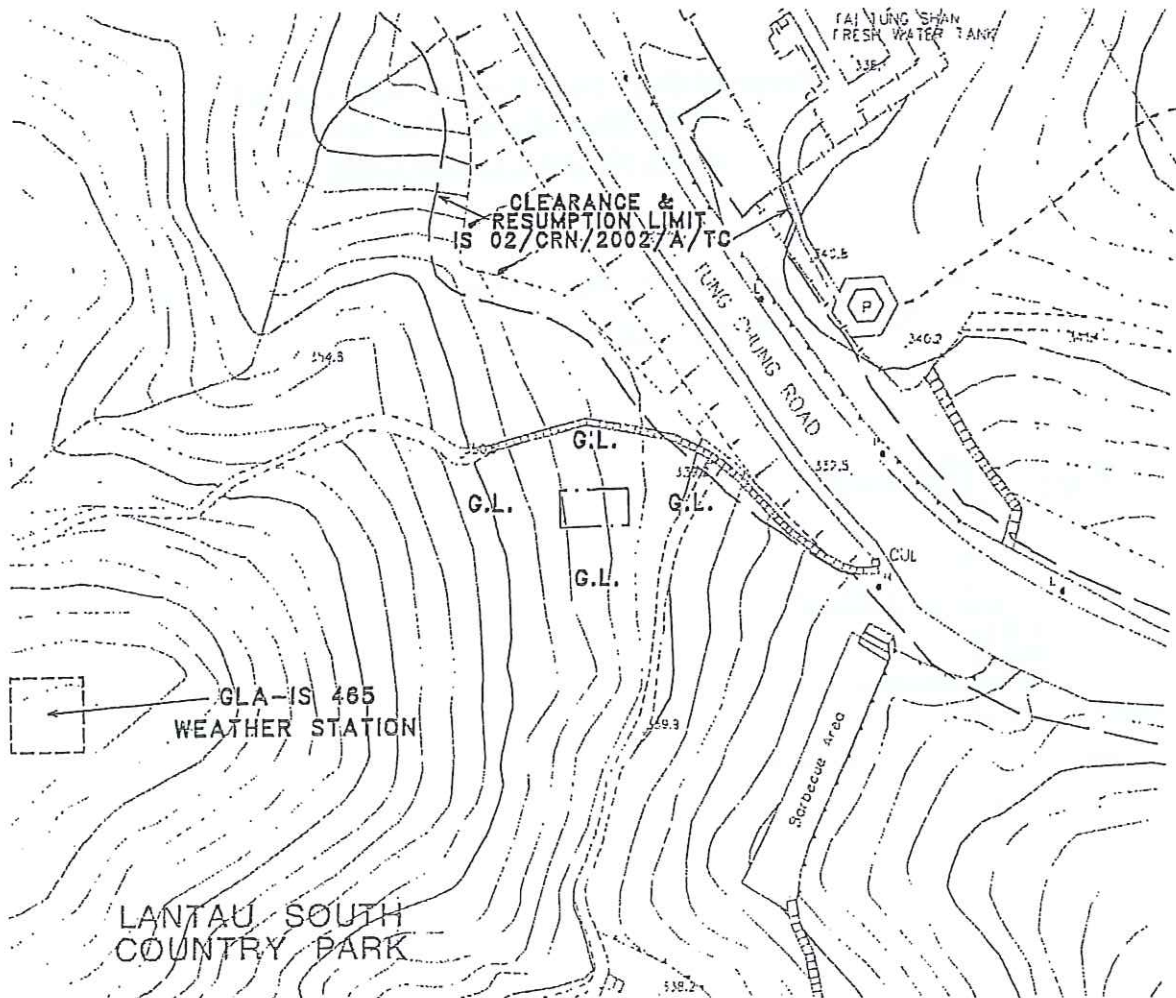
(M. K. CHEUNG)
for District Lands Officer, Islands

Encls.

c.c. C.R.V.



SHORT TERM TENANCY No. CX 1913
AT PAK KUNG AU, LANTAU ISLAND

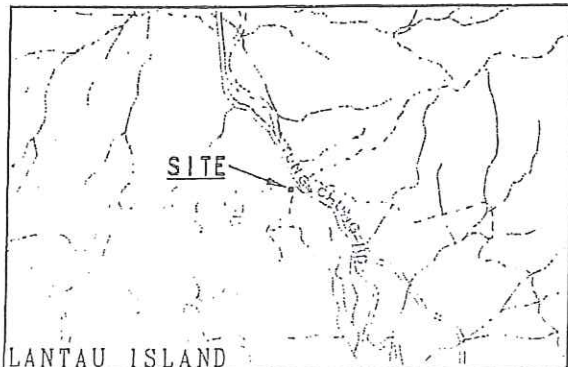


COLOURED PINK AREA ----- SQUARE METRES (ABOUT)

SCALE 1 : 1000



LOCATION



SCALE 1 : 20000

LEGEND

PROP. STT AREA 50 m² (ABOUT)

SITE WITHIN LANTAU SOUTH COUNTRY PARK
AND WATER GATHERING GROUNDS (WWO
2/1663/65 VIII)

FOR IDENTIFICATION PURPOSES ONLY



District Lands Office, Islands
Lands Department

Plan Prepared by District Survey Office, Islands

File No. L/M(1) to DLO/IS CX1913

Survey Sheet No. 9-SE-24C

Layout Plan No. -----

Reference Plan No. -----

PLAN No. ISM1691-C



Date : 23.3.2009

To : District Lands Officer, Islands

Proposed Short Term Tenancy (STT) CX1913
For Installation of Radio Base Station
at Pak Kung Au, Lantau Island

I accept the terms for a Short Term Tenancy as set out in your letter
ref. (42) in DLO/IS CX 1913 dated 30 June 2009.

For and on behalf of
CSL LIMITED

.....
Authorized Signature(s)

E. K. Luk
Director
Network Operations



(Seal of CSL Limited

and signatures and names in block letters of its attesting officers
and description of their offices)

in the presence of :

(Full Name) DEREK SUNG

(Signature) *Derek Sung*

Address : 18/F, Manhattan Centre, 8 Kwai Cheung Road, Kwai Chung, N-T.

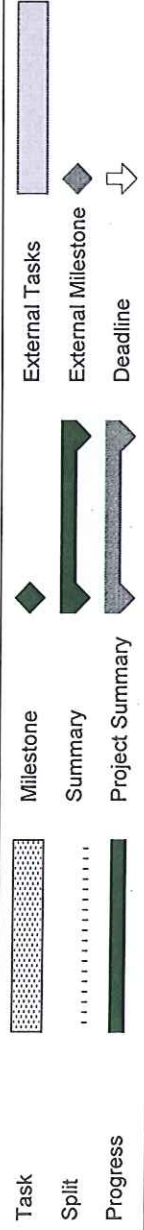
Date : _____



Appendix III
Proposed Work Schedule

Proposed Installation of Integrated Mobile Radio Base Station at Lantau South Country Park, Pak Kung Au, N.T.

ID	Task Name	Duration	Start	Finish	2010																		
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct							
1	Amendment submission for approval by Buildings Department (BD)	30 days	Mon 30/11/09	Tue 29/12/09																			
2	Submission of Project Profile (PP) / Apply for permission to apply directly for Environmental Permit (EP)	45 days	Thu 26/11/09	Sat 9/1/10																			
3	Permission from EPD for apply for EP directly	5 days	Sun 10/1/10	Thu 14/1/10																			
4	Apply for EP	30 days	Fri 15/1/10	Sat 13/2/10																			
5	Apply for consent and submission of SSP	30 days	Sun 14/2/10	Mon 15/3/10																			
6	Mobilization	7 days	Tue 16/3/10	Mon 22/3/10																			
7	Carry out excavation work	60 days	Tue 23/3/10	Fri 21/5/10																			
8	Construction of footing	55 days	Sat 22/5/10	Thu 15/7/10																			
9	Equipment and Antenna installation	17 days	Fri 16/7/10	Sun 1/8/10																			
10	Testing and Commission	30 days	Mon 2/8/10	Tue 31/8/10																			



Project: works schedule_1
Date: Wed 25/11/09

Task

Split

Progress

Milestone

Summary

Project Summary

External Tasks

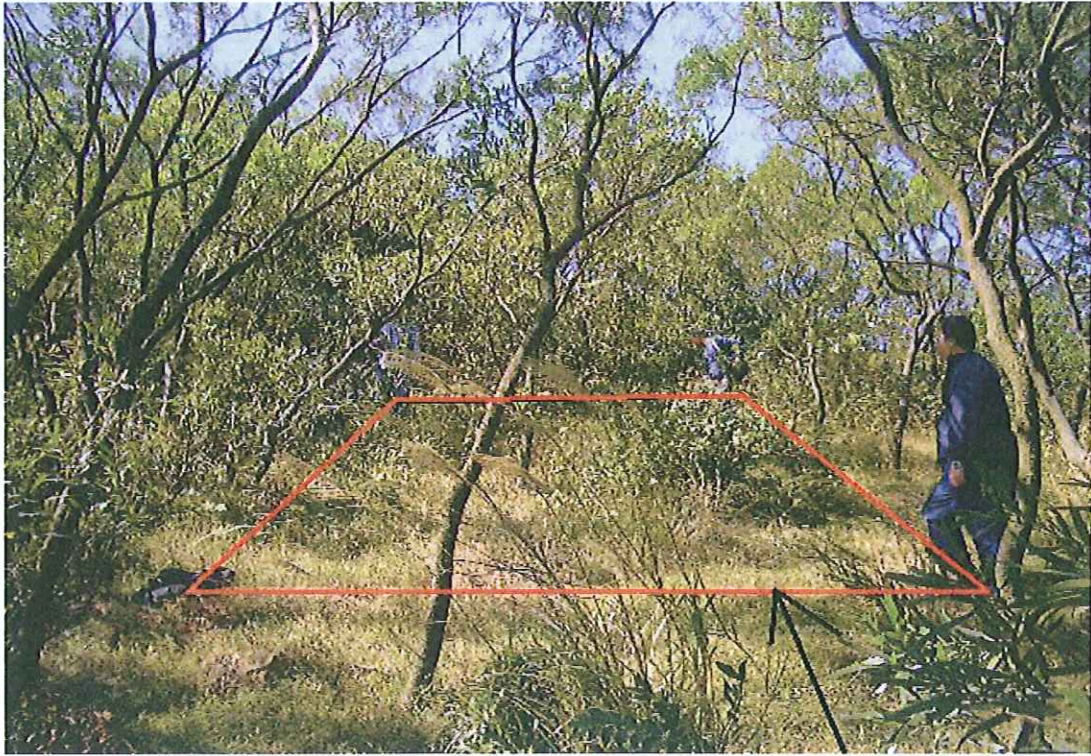
External Milestone

Deadline



Appendix IV
Site Photos





Proposed Site Area

Photo 1: General view of the proposed area



Proposed Site Area

Photo 2: General view of the proposed area



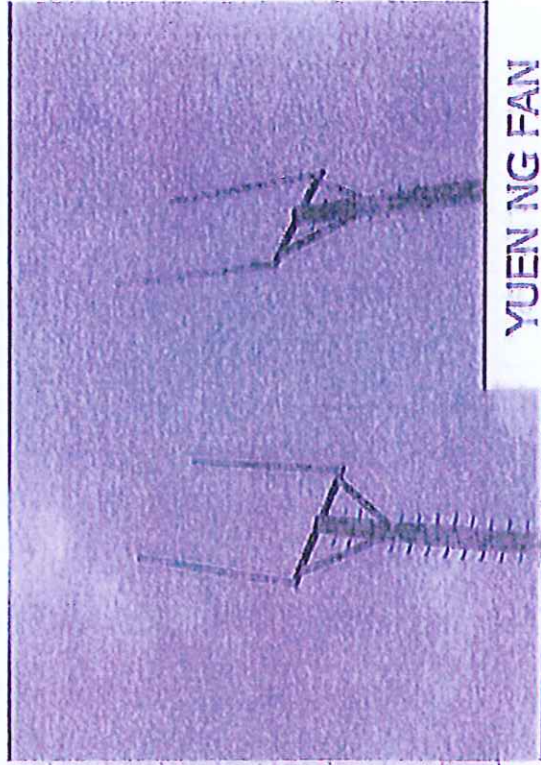
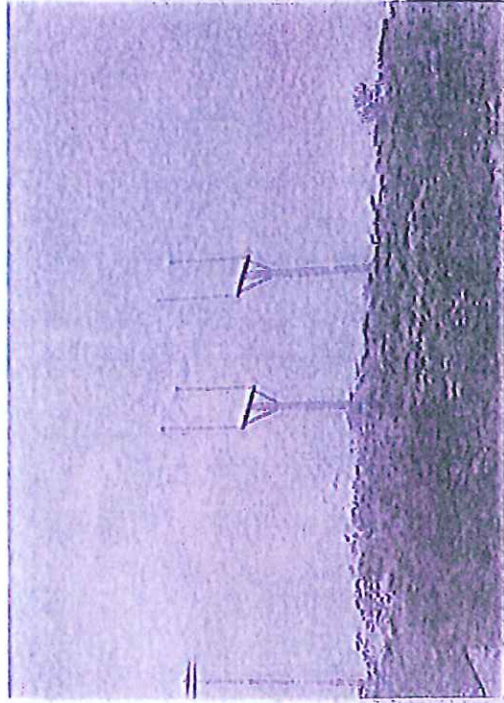
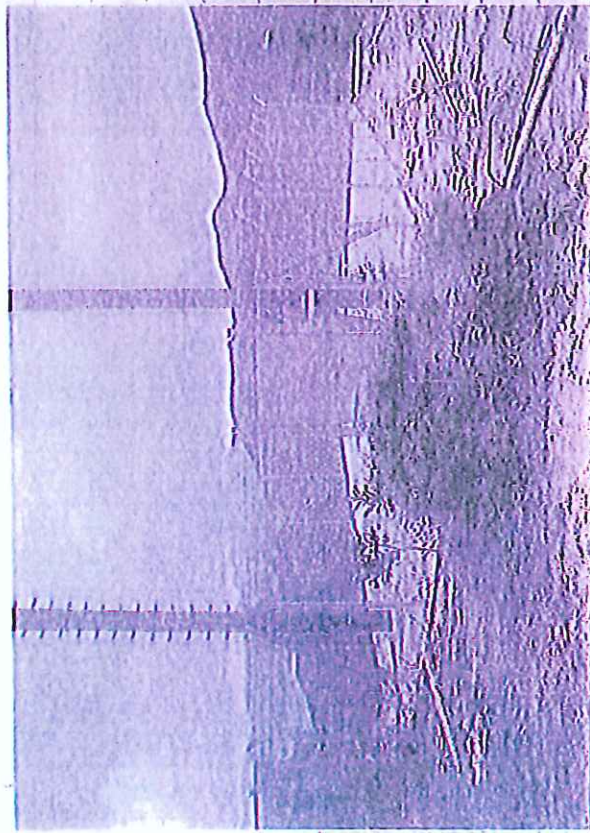
**Proposed
Site Area**

Photo 3: General view of the proposed area

Appendix V
Photos of Typical Existing Integrated Mobile
Radio Base Station

Country Park

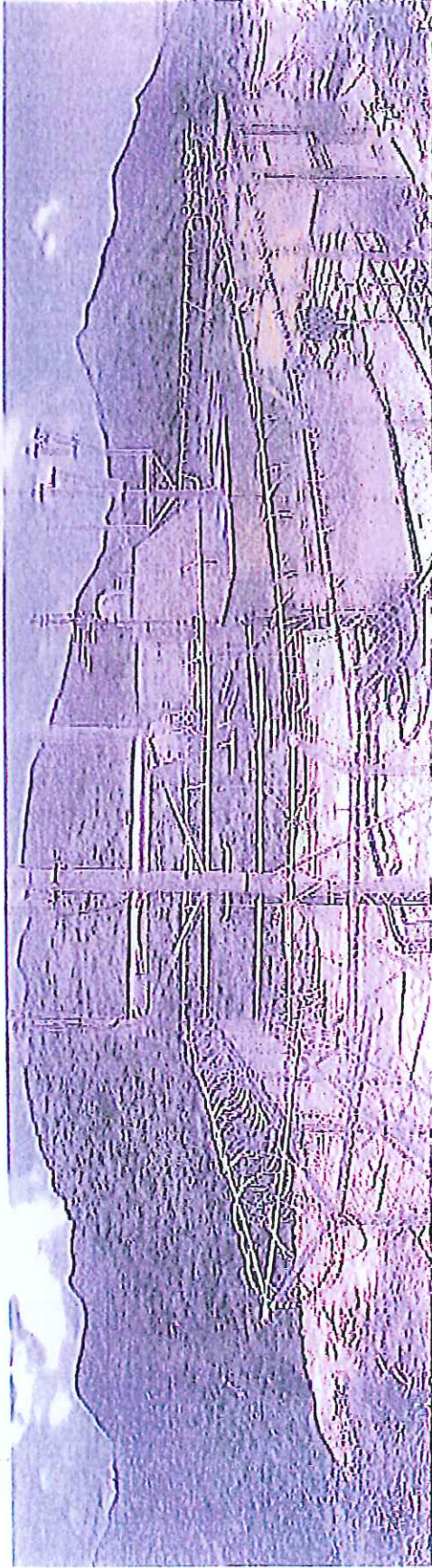
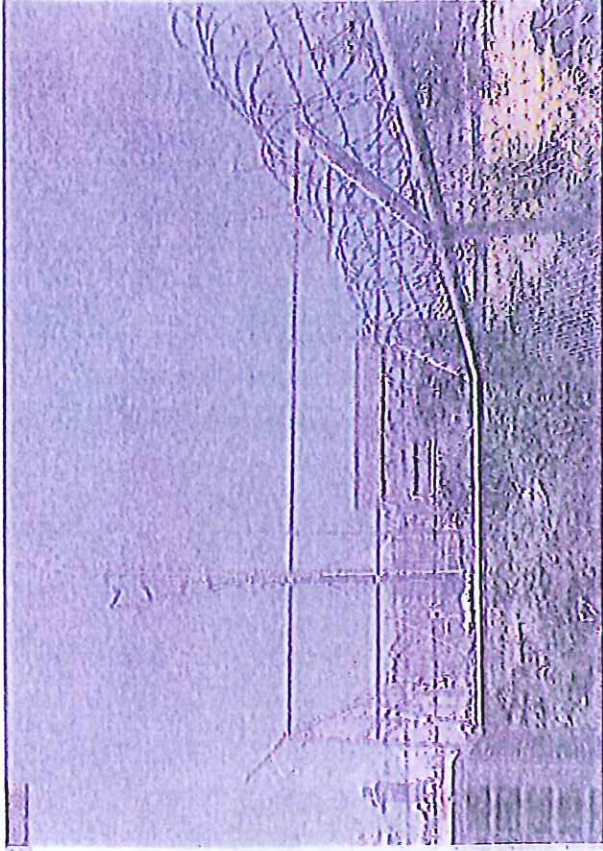
Duty: Design the equipment shelter and antennas, Submission to Buildings Department for approval, Site supervision to the works



YUEN NG FAN

Country Park

~~Duty:~~ Design the equipment shelter and antennas, Submission to Buildings Department & Environmental Department for approval, Site supervision to the works,



SOUTH LANTAU ISLAND COUNTRY
PARK, MAN CHEUNG PO, TAI O

Appendix VI

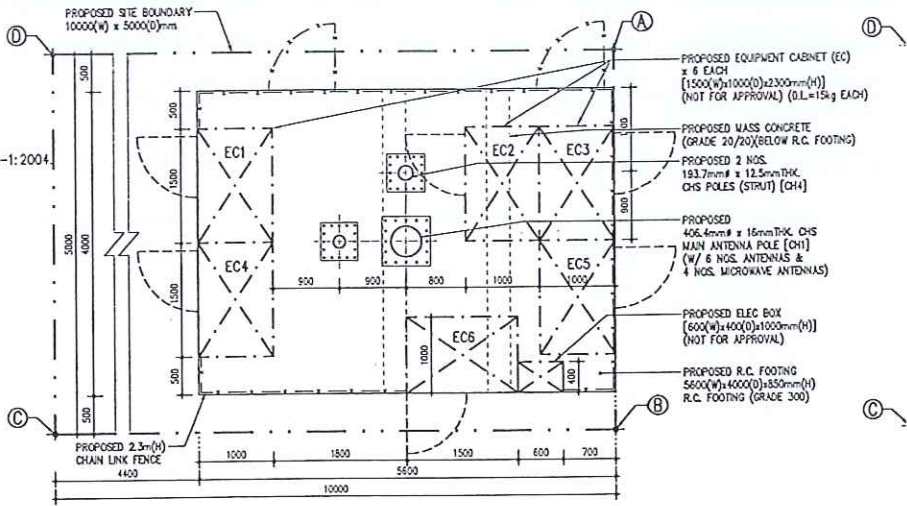
Structural Plan of Integrated Mobile Radio Base

Station

GENERAL NOTES:

STRUCTURAL WORKS

- The design of superstructure is in accordance with "Building (Construction) Regulation 1990", "The Structural Use of Steel 2005, Hong Kong" and "The Structural Use of Concrete 2004".
- The wind analysis to be in accordance with "Code of Practice on Wind Effects, Hong Kong -- 2004".
- All structural steel shall be Grade S275 for hollow section and complies with BS EN 10210-1:2004. All reinforced concrete works shall comply with the Hong Kong Building (Construction) 1985.
- All structural steel to be Grade S275 and complies with BS EN 10025:2004.
- The structural steel shall be hot-dip galvanized to BS EN ISO 1461:1999.
- The fabrication, erection and welding of structural steel shall conform to the Hong Kong Building (Construction) Regulations 1990 and Code of Practice for Structural Use of Steel 2005.
- All welding shall conform to B.S. 639 and B.S. 5135 (1984). All welding shall thereafter be applied with two coats of zinc rich epoxy primer.
- All welding shall be carried out by qualified welders having satisfactorily completed the appropriate welding tests specified in B.S. 4871 (1985) prior to the commencement of structural steelwork.
- Except where otherwise stated in the drawings, 6mm continuous fillet welds shall be used.
- All weld shall be tested in accordance with B.S.3923 (1985).
- Certificate of origin and chemical composition of the structural steel to be used shall be submitted to the Engineer prior to the commencement of fabrication work.
- Adequate supervision shall be carried out by the Engineer during execution of the proposed works.
- Test reports on bolts and weldings shall be submitted to the CSL office for record purpose.
- The Contractor shall appoint a professionally qualified and technical competent person to supervise the execution of works.
- All bolts and nuts shall comply with the appropriate provisions of B.S. EN. ISO 3506-1: 1998 & 3506-2:1998
- All stainless steel bolts and nuts shall be grade A2-50 and complies with BS 6105.
- All non-shrinkage grout shall be complied with SAA MP20 part 3.
- SOIL BEARING CAPACITY = 75 kPa. FOOTING FOUNDED ON COMPACTED FILL MATERIALS
- MATERIAL: a) CONCRETE: GRADE 30 TO CS1
 $f_{cu} = 10.0 \text{ mPa}$
 $f_{ct} = 7.5 \text{ mPa}$
 $f_{cs} = 1.0 \text{ mPa}$
 b) REINFORCEMENT: HIGH TENSILE STEEL TO CS2
 $f_{ty} = 230.0 \text{ mPa}$
 $f_{sy} = 175.0 \text{ mPa}$
- CI REPORT SHALL SUBMIT TO BD PRIOR TO CONSENT APPLICATION.



PROPOSED ANTENNA POLE AND EQUIPMENT PLATFORM LAYOUT PLAN
SCALE: 1:50

FIRE SERVICES NOTES:

- No F.S. equipment installation is required.
- COMPACTION:
The in-situ field dry densities of compacted materials shall not be less than 95% of the maximum dry density described

TABLE 1:

FILL IN EXCAVATIONS	0-100m ²	3
	100-500m ²	2 For each 100m or part thereof
	EXCEEDING 500m ²	1 For each 100m or part thereof

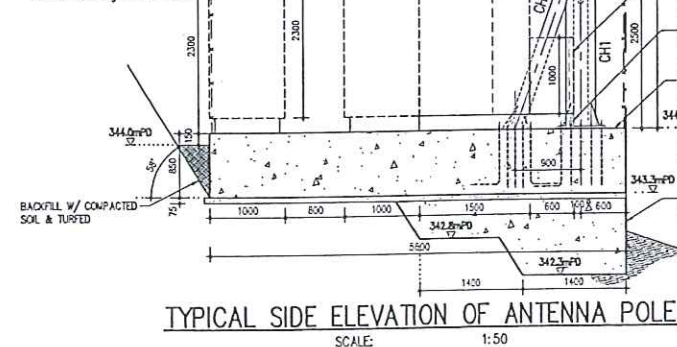
* A Batch of fill material is any quantity of fill material of the same type and has similar properties throughout

- Tenancy Area = 50m² (Tenancy No. SIT CX 1913)
- Proposed Site Coverage = $\frac{9.24}{50} \times 100\% = 18.48\%$

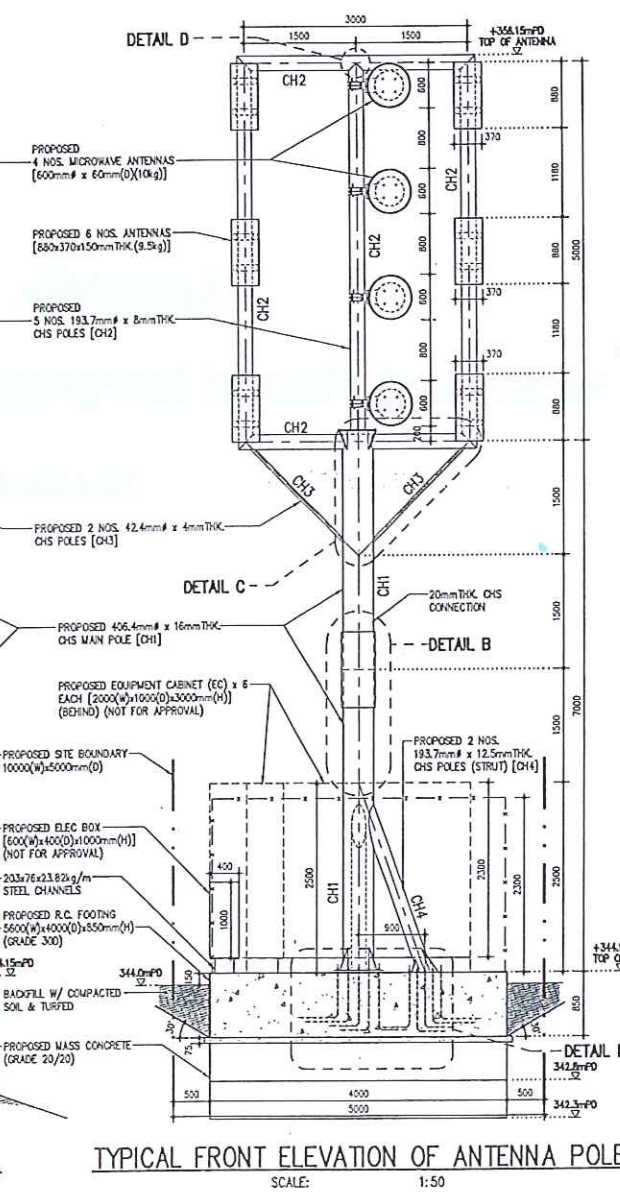
Area of Cabinets:

EC1	1.5m ²
EC2	1.5m ²
EC3	1.5m ²
EC4	1.5m ²
EC5	1.5m ²
EC6	1.5m ²
Elec Box	0.24m ²
Total	9.24m²

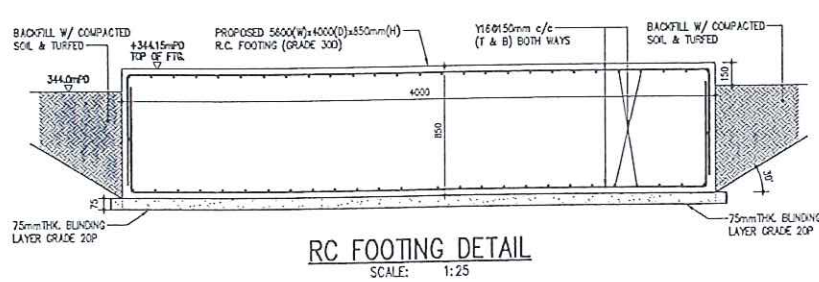
- Height of Antenna Pole is 12m, height of Cabinet 2.3m.
- All antenna poles should be painted in Pantone 462U, BS 10825 or similar subtle colours upon completion to match with the surrounding environment.



TYPICAL SIDE ELEVATION OF ANTENNA POLE
SCALE: 1:50



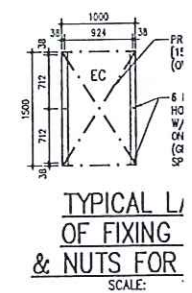
TYPICAL FRONT ELEVATION OF ANTENNA POLE
SCALE: 1:50



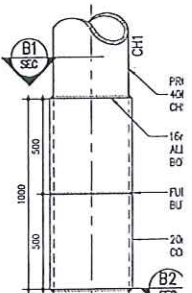
RC FOOTING DETAIL
SCALE: 1:25

THE PROTECTION OF EARTHWORKS AGAINST HEAVY RAINFALL

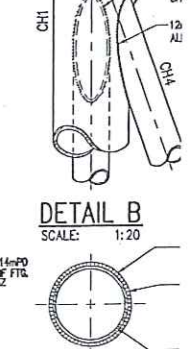
- Surface water flowing into the site from adjacent ground shall be intercepted and conducted from the site to an indicated safe discharge point.
- All earthworks shall be graded and sealed to ensure run-off and to avoid ponding.
- A method of working shall be adopted to minimize the exposed bare soil at any time.
- Where temporary bare earth slope faces are unavoidable. They shall be protected with sheeting well-secured against the wind. Where slope faces are to be temporarily exposed for more than two weeks temporary hard surfacing shall temporary hard surfacing shall be provided and temporary drainage shall be installed.



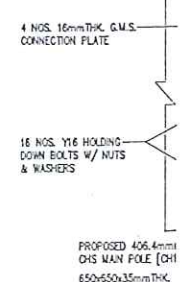
TYPICAL L OF FIXING & NUTS FOR
SCALE:



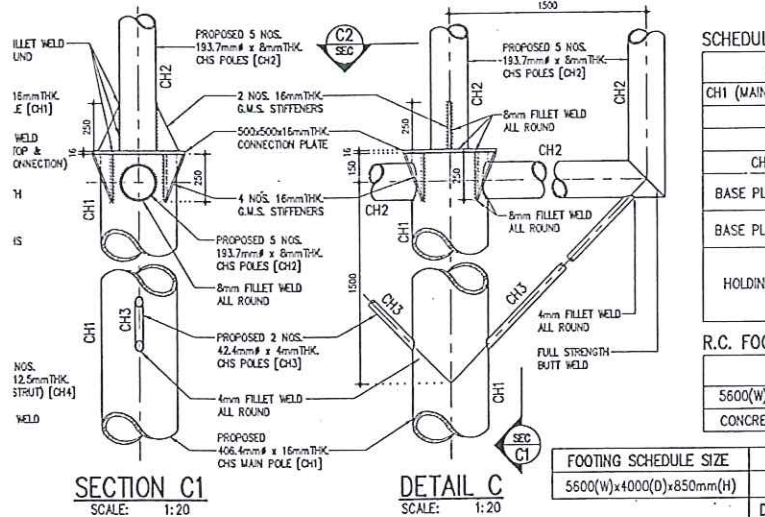
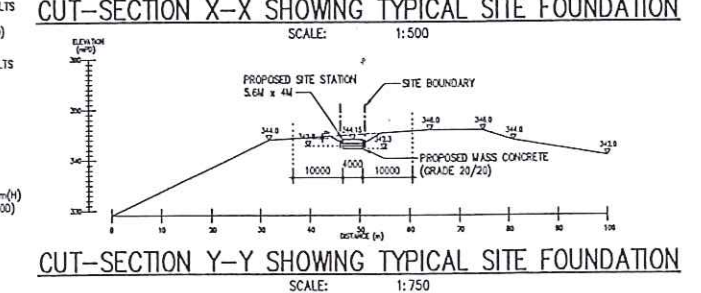
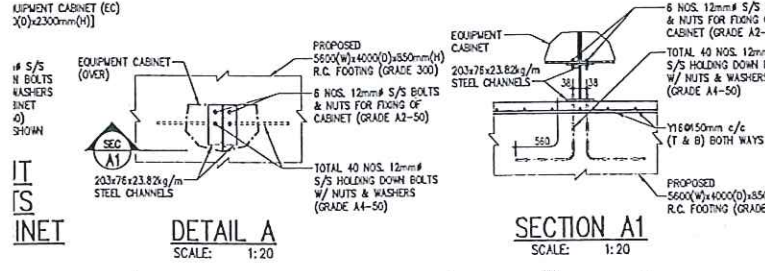
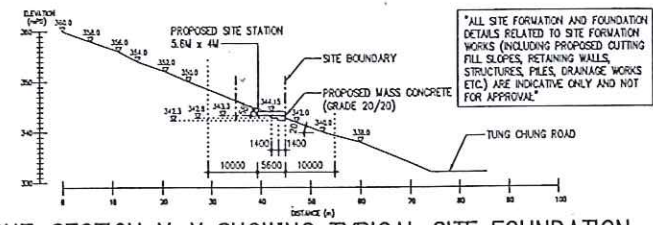
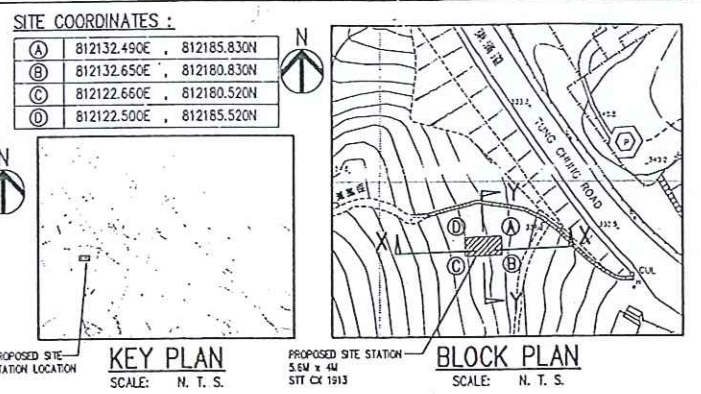
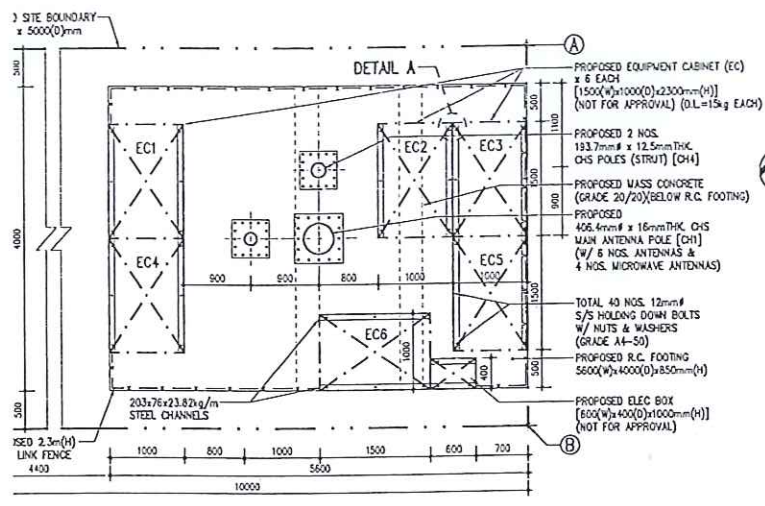
DETAIL B
SCALE: 1:20



SECTION B1
SCALE: 1:20



PROPOSED 456.4mm CHS MAIN POLE (CH1) 650x50x35mm THK



SCHEDULE OF STEEL MEMBERS FOR ANTENNA TOWER

MARKS	SIZES
CH1 (MAIN ANTENNA POLE)	406.4mm# x 16mmTHK. C.H.S.
CH2	193.7mm# x 8mmTHK. C.H.S.
CH3	42.4mm# x 4mmTHK. C.H.S.
CH4 (STRU)	193.7mm# x 12.5mmTHK. C.H.S.
BASE PLATES (FOR CH1)	650x650x35mmTHK. G.M.S. PLATES = 1 PCS.
BASE PLATES (FOR CH4)	500x500x12mmTHK. G.M.S. PLATES = 2 PCS.
HOLDING DOWN BOLTS	16 NOS. ON BASE PLATE FOR CH1 & 16 NOS. ON EACH BASE PLATE FOR CH4 16mm# HOLDING DOWN BOLTS W/ NUTS & WASHERS = 48 TOTAL NOS.

R.C. FOOTING SCHEDULE

SIZE	FOUNDATION LEV.	TOTAL D.L.	LIVE LOAD
5600(W)x4000(D)x850mm(H)	+343.3 mPD	-554.76 kN	5 kPa
	DESIGN PRESSURE	ALLOWABLE DESIGN PRESSURE (W/ WND)	
	65.49 kPa	75 kPa	

CLIENT :

CONSULTANT :

PRUDENTIAL SURVEYORS (INT'L) LTD
TEL 25078333 FAX 25986576

AUTHORIZED PERSON :

Dennis W.C. Wong
BSc (Hons), MSc (Eng), MICE, MASHQE, MASHPE, MASHPE (UK), MASHPE (AUS), MASHPE (NZ), MASHPE (CAN), MASHPE (INDIA), MASHPE (SINGAPORE), MASHPE (MALAYSIA), MASHPE (THAILAND), MASHPE (PHILIPPINES), MASHPE (VIETNAM), MASHPE (CAMBODIA), MASHPE (LAOS), MASHPE (BURMA), MASHPE (MYANMAR), MASHPE (INDONESIA), MASHPE (SRI LANKA), MASHPE (TAIWAN), MASHPE (HONG KONG), MASHPE (MACAU), MASHPE (SOUTH KOREA), MASHPE (JAPAN), MASHPE (CHINA), MASHPE (TAIPEI), MASHPE (HONG KONG), MASHPE (MACAU), MASHPE (SOUTH KOREA), MASHPE (JAPAN), MASHPE (CHINA), MASHPE (TAIPEI)

AUTHORIZED PERSON & REGISTERED STRUCTURAL ENGINEER :

Lee Chi-Pui
MSc (Eng), MICE, MASHQE, MASHPE, MASHPE (UK), MASHPE (AUS), MASHPE (NZ), MASHPE (CAN), MASHPE (INDIA), MASHPE (SINGAPORE), MASHPE (MALAYSIA), MASHPE (THAILAND), MASHPE (PHILIPPINES), MASHPE (VIETNAM), MASHPE (CAMBODIA), MASHPE (LAOS), MASHPE (BURMA), MASHPE (MYANMAR), MASHPE (INDONESIA), MASHPE (SRI LANKA), MASHPE (TAIWAN), MASHPE (HONG KONG), MASHPE (MACAU), MASHPE (SOUTH KOREA), MASHPE (JAPAN), MASHPE (CHINA), MASHPE (TAIPEI)

PROJECT TITLE :

PROPOSED MOBILE BASE STATION AT PAK KUNG AU, SIT CX 1913

DRAWING TITLE :

GENERAL NOTES, BLOCK PLAN, KEY PLAN, ELEVATIONS, SECTIONS & DETAILS OF PROPOSED ANTENNAS & EQUIPMENT PLATFORM

DATE	DRAWN	DESIGNED	CHECKED	SCALE
24/11/09	MSU	A	DW	AS SHOWN

JOB NO. : B2376

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