

Annex C1

Site Walkover Checklist

GENERAL SITE DETAILS

SITE OWNER/CLIENT Public Works Regional Laboratory of Tsuen Wan of Civil Engineering and Development
Department

PROPERTY ADDRESS Container Port Road South

PERSON CONDUCTING THE QUESTIONNAIRE

NAME Connie Chan

POSITION Environmental Consultant

AUTHORIZED OWNER/CLIENT REPRESENTATIVE (IF APPLICABLE)

NAME Martin Kwok

POSITION SST

TELEPHONE _____

SITE ACTIVITIES

Briefly describe activities carried out on site, including types of products/chemicals/materials handled.
Obtain a flow schematic if possible.

Number of employees: Full-time: 20

Part-time: _____

Temporary/Seasonal: _____

Maximum no. of people on site at any time: _____

Typical hours of operation: 8am - 6pm

Number of shifts: 1

Days per week: 5.5

Weeks per year: 52

Scheduled plant shut-down: Not Fixed Schedule

Detail the main sources of energy at the site:

- Gas Yes/No
- Electricity Yes/No
- Coal Yes/No
- Oil Yes/No
- Other Yes/No

SITE DESCRIPTION

This section is intended to gather information on site setting and environmental receptors on, adjacent or close to the site.

What is the total site area: 3000m²

What area of the site is covered by buildings (%): 30%

Please list all current and previous owners/occupiers if possible. _____

PWRL, Vacant Land Before

Is a site plan available? If yes, please attach. Yes/No

Are there any other parties on site as tenants or sub-tenants? Yes/No

If yes, identify those parties: _____

Describe surrounding land use (residential, industrial, rural, etc.) and identify neighbouring facilities and types of industry.

North: Industrial

South: Residential

East: Residential

West: Industrial

Annex C1

Site Walkover Checklist

Describe the topography of the area (flat terrain, rolling hills, mountains, by a large body of water, vegetation, etc.).

Flat

State the size and location of the nearest residential communities.

South-east side of PWRL, Lai King Estate, around 11400 people

Are there any sensitive habitats nearby, such as nature reserves, parks, wetlands or sites of special scientific interest?

No

Questionnaire with Existing/Previous Site Owner or Occupier

	Yes/No	Notes
1. What are the main activities/operations at the above address?		Material Testing
2. How long have you been occupying the site?		10 yrs
3. Were you the first occupant on site? (If yes, what was the usage of the site prior to occupancy.)	Yes	Vacant Land
4. Prior to your occupancy, who occupied the site?		Vacant Land
5. What were the main activities/operations during their occupancy?		N/A
6. Have there been any major changes in operations carried out at the site in the last 10 years?	No	
7. Have any polluting activities been carried out in the vicinity of the site in the past?	No	
8. To the best of your knowledge, has the site ever been used as a petrol filling station/car service garage?	No	
9. Are there any boreholes/wells or natural springs either on the site or in the surrounding area?	No	
10. Do you have any registered hazardous installations as defined under relevant ordinances? (If yes, please provide details.)	No	
11. Are any chemicals used in your daily operations? (If yes, please provide details.)	Yes	Methylene Chloride
• Where do you store these chemicals?		Dangerous Goods Store
12. Material inventory lists, including quantities and locations available? (If yes, how often are these inventories updated?)	Yes	2 weeks
13. Has the facility produced a separate hazardous substance inventory?	No	
14. Have there ever been any incidents or accidents (e.g. spills, fires, injuries, etc.) involving any of these materials? (If yes, please provide details.)	No	

	Yes/No	Notes
15. How are materials received (e.g. rail, truck, etc.) and stored on site (e.g. drums, tanks, carboys, bags, silos, cisterns, vaults and cylinders)?		Chemical received by trucks and stored in tanks
16. Do you have any underground storage tanks? (If yes, please provide details.)	No	
• How many underground storage tanks do you have on site?		
• What are the tanks constructed of?		
• What are the contents of these tanks?		
• Are the pipelines above or below ground?		
• If the pipelines are below ground, has any leak and integrity testing been performed?		
• Have there been any spills associated with these tanks?		
17. Are there any disused underground storage tanks?	No	
18. Do you have regular check for any spillage and monitoring of chemicals handled? (If yes, please provide details.)	Yes	
19. How are the wastes disposed of?		by Licensed Collector
20. Have you ever received any notices of violation of environmental regulations or received public complaints? (If yes, please provide details.)	No	
21. Have any spills occurred on site? (If yes, please provide details.)	No	
• When did the spill occur?		
• What were the substances spilled?		
• What was the quantity of material spilled?		
• Did you notify the relevant departments of the spill?		
• What were the actions taken to clean up the spill?		
• What were the areas affected?		
22. Do you have any records of major renovation of your site or re-arrangement of underground utilities, pipe work/underground tanks (If yes, please provide details.)	No	
23. Have disused underground tanks been removed or otherwise secured (e.g. concrete, sand, etc.)?	No	
24. Are there any known contaminations on site? (If yes, please provide details.)	No	
25. Has the site ever been remediated? (If yes, please provide details.)	No	

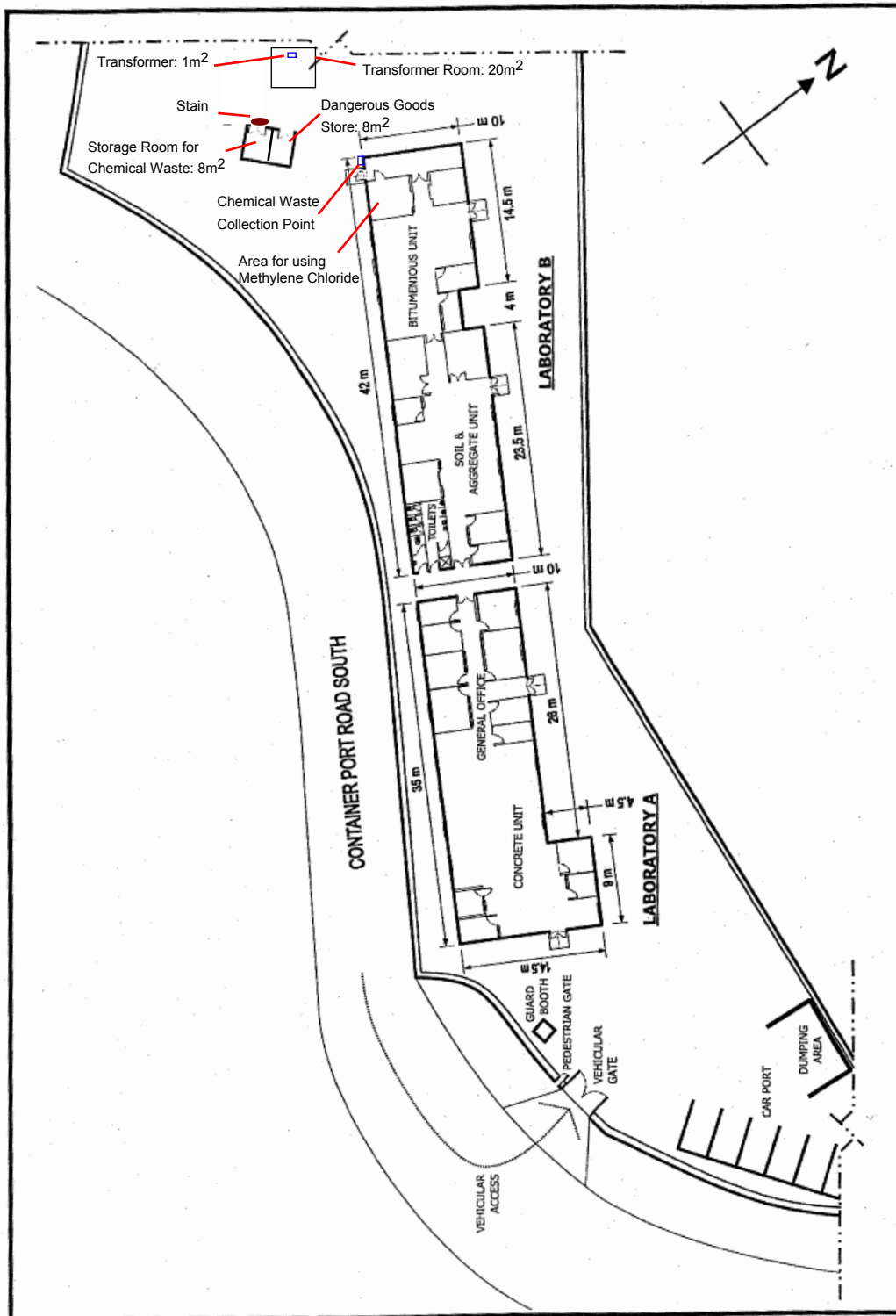
Annex C1

Site Walkover Checklist

Observations

	Yes/No	Notes
1. Are chemical storage areas provided with secondary containment (i.e. bund walls and floors)?	Yes	Floor
2. What are the conditions of the bund walls and floors?		Good
3. Are any surface water drains located near to drum storage and unloading areas?	No	
4. Are any solid or liquid waste (other than wastewater) generated at the site? (If yes, please provide details.)	Yes	Spent Methylene Chloride
5. Is there a storage site for the wastes?	Yes	
6. Is there an on-site landfill?	No	
7. Were any stressed vegetation noted on site during the site reconnaissance? (If yes, please indicate location and approximate size.)	No	
8. Were any stained surfaces noted on-site during the site reconnaissance? (If yes, please provide details.)	Yes	
9. Are there any potential off-site sources of contamination?	No	
10. Does the site have any equipment which might contain polychlorinated biphenyls (PCBs)?	Yes	Transformer
11. Are there any sumps, effluent pits, interceptors or lagoons on site?	Yes	Effluent Pits
12. Any noticeable odours during site walkover?	No	
13. Are any of the following chemicals used on site: fuels, lubricating oils, hydraulic fluids, cleaning solvents, used chemical solutions, acids, anti-corrosive paints, thinners, coal, ash, oily tanks and bilge sludge, metal wastes, wood preservatives and polyurethane foam?	Yes	Solvent: Methylene Chloride

Site Plan of the Public Works Regional Laboratory of Tsuen Wan



Site Walkover Photos



Photo 1: Entrance of Public Works Regional Laboratory Under Tsuen Wan Road



Photo 2: Aerial View of Tsuen Wan Road



Photo 3: Front Side of Public Works Regional Laboratory



Photo 4: Back Side of Public Works Regional Laboratory



Photo 5: Dangerous Goods Store



Photo 6: Storage Room for Chemical Waste



Photo 7: Tank for Fresh Methylene Chloride



Photo 8: Mesh Floor of the Storage Room for Chemical Waste



Photo 9: Wall in Storage Room for Chemical Waste



Photo 10: Outdoor Storage Area



Photo 11: Mesh Floor of the Storage Room for Chemical Waste



Photo 12: Stain at the entrance of the Storage Room for Chemical Waste



Photo 13: Chemical Waste Collection Point



Photo 14: Public Works Regional Laboratory under Tsuen Wan Road



Photo 15: Transformer



Photo 16: Tested Samples in Dumping Area