



ENVIRONMENTAL PROPERTY MANAGEMENT

Hong Kong

Reference Guide



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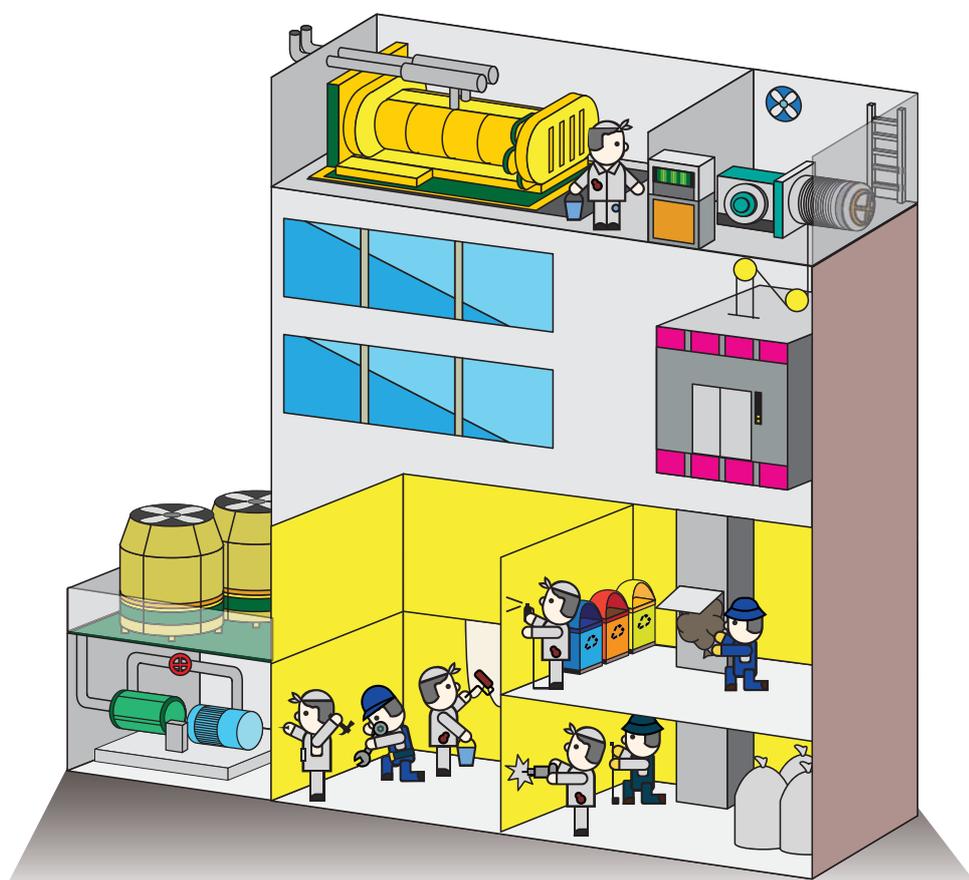
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1. Introduction

This Reference Guide introduces good practices and ways for preventing / tackling environmental problems commonly faced by property management.

The practices suggested in this Guide are by no means exhaustive. If there is any specific environmental issue / situation that is not covered by this guide, please seek advice from the Environmental Protection Department, experienced consultants or contractors.



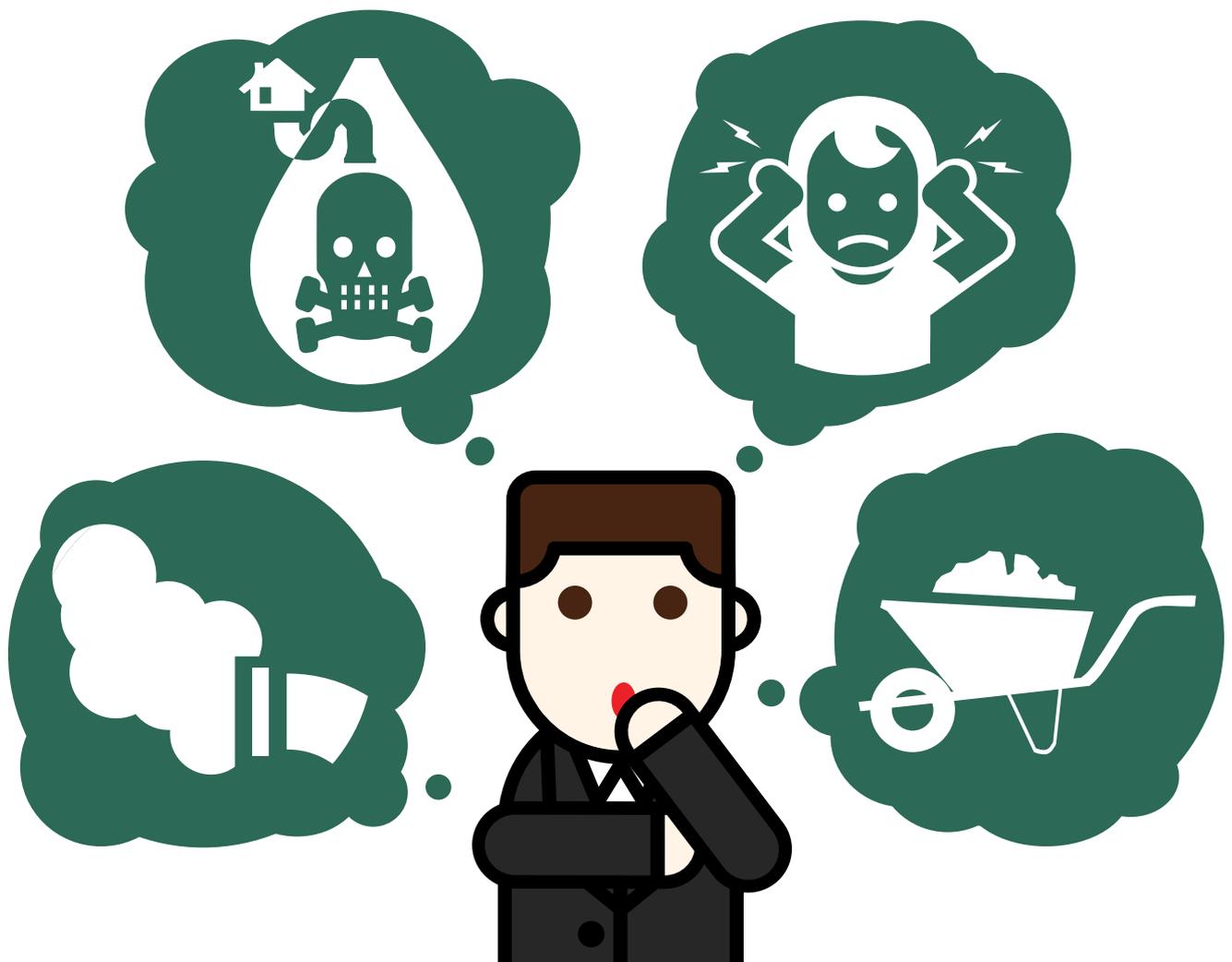
2. Common Activities / Facilities Causing Environmental Problems

2.1 Renovation



Renovation may involve complex building and demolition operations such as carpentry, electricity and plumbing works, fixture removal, interior decorative works. These activities are prone to cause dust and unpleasant odours as well as noise nuisance and construction waste disposal issue to the neighbours if no suitable environmental precautions are planned and put in place.

Property management offices can take positive steps to prevent renovation related pollution problems through implementing appropriate renovation management system (i.e. renovation registration system) and providing guidance notes to landlords / tenants / contractors before the start of renovation works. In case of complaints, they can also take a mediation role to resolve issues of concern between relevant parties. If the pollution problem cannot be resolved after mediation, the management office can consider action under the Deeds of Mutual Covenant, or report the case to the relevant authority for appropriate actions.



2.1.1 Noise arising from renovation

Noise from renovation is controlled under the Noise Control Ordinance. Both the Police and Environmental Protection Department (EPD) are empowered to enforce the relevant provisions of the Ordinance.

Unless a Construction Noise Permit has been obtained from the EPD, renovation operations using Powered Mechanical Equipment or involving Prescribed Construction Work within the Designated Areas (i.e. densely populated built up areas) should not be conducted during restricted hours (7 p. m. to 7 a. m. on weekdays and any time on holidays including Sundays).

✓ *Prescribed Construction Work includes:*

- ▶ *erection or dismantling of formwork or scaffolding*
- ▶ *loading, unloading, or handling of rubble, wooden boards, steel bars, wood or scaffolding material; and*
- ▶ *hammering*



To minimize the noise nuisance affecting neighbours:

- ✓ *avoid carrying out noisy work before 9 a.m.*
- ✓ *properly schedule and shorten the noisy work (e.g. breaking work) as far as possible with advance notification to nearby residents*



Penalty for working during restricted hours without a permit or failure to comply with permit conditions:

A maximum fine of \$100,000 for the first offence.

2.1.2 Air pollution arising from renovation

Air nuisance arising from cement, sand, debris or other dusty materials resulting from renovation is controlled under the Air Pollution Control Ordinance (APCO) and the Air Pollution Control (Construction Dust) Regulation.

Good air pollution preventive practices include:

- ✓ *separate the renovation work areas from common places with suitable partitions in commercial premises, and maintain the renovation work areas under negative pressure*



A renovation site erected hoarding to separate the workplace from other users

- ✓ *avoid venting renovation exhaust to common areas with poor ventilation (e.g. covered corridor) and only discharge process exhaust to well ventilated places and away from air sensitive receivers (including passers-by, fresh air intakes)*
- ✓ *keep the entrance of the place under renovation closed and properly seal gaps to prevent process emissions from affecting neighbours*
- ✓ *maintain good house-keeping and frequent cleaning of the surrounding areas*
- ✓ *use pre-fabricated products / parts, whenever practicable, to avoid conducting dusty and / or high emitting operations on site*
- ✓ *cement, sand, debris or other dusty materials stored outside the site should be covered entirely by impervious sheeting or wetted in accordance with the requirement of the regulation*
 - ▶ *keep dusty materials wet on handling including disposal; spray water before and during breaking and grinding operations; or*
 - ▶ *use vacuum cleaners to control dust emission from grinding, sanding or wood cutting machines*
- ✓ *select and use building products without or with low volatile organic compounds (VOCs), including using water-based paints*
 - ▶ *store VOC-containing products in air-tight containers under a cool and dry place*
 - ▶ *use mechanical ventilation devices such as fans / blowers to collect emissions from high polluting operations and cleanse them with effective air pollution control devices such as filters and absorbent materials before discharging to well ventilated places*
- ✓ *use impervious bags, enclosable containers or skips for temporary storage of renovation / construction waste*
 - ▶ *dusty materials should be covered entirely with clean impervious sheeting to prevent fugitive emission*
- ✓ *dump trucks carrying dusty materials should have their loads covered entirely with clean impervious sheeting before leaving a construction site and all the way between the site and the receiving point to prevent the emission of dusty materials from these vehicles*



 Penalty for failure to comply with the requirements under the APCO:
A maximum fine of \$100,000 for the first offence.

 Penalty for failure to comply with the requirements under the Air Pollution Control (Construction Dust) Regulation:
A maximum fine of \$25,000.

2.1.3 Asbestos Abatement

If asbestos containing materials (ACMs) are handled improperly, asbestos fibres will be released to the environment. If inhaled, these fibres will remain in the body for many years and increase health risks to diseases such as lung cancer, mesothelioma and asbestosis. Asbestos abatement work is controlled under the APCO and the Factories and Industrial Undertakings (Asbestos) Regulation.

When handling ACMs in existing buildings, the owner of premises should:

- ✓ *employ a registered asbestos consultant to conduct asbestos investigation and prepare an asbestos management plan, including (i) an operation and maintenance plan and (ii) an asbestos abatement plan, before commencement of any large scale renovation in old buildings*
- ✓ *implement the asbestos management plan to ensure all remaining ACMs would not be disturbed inadvertently; and*
- ✓ *employ a registered asbestos contractor for any asbestos abatement including removal*



Examples of some common use of asbestos sheets

Under section 79 of the APCO, the Environmental Protection Department may, on the belief that any premises may release asbestos, issue a notice to require the responsible person to take measures or steps and within the time as specified to prevent, control, reduce or eliminate the release of asbestos, hire a registered asbestos consultant to prepare an investigation report and an asbestos management / abatement plan, and/or hire other registered asbestos professionals to carry out any asbestos abatement work or work involving the handling of any ACMs.



Penalty for failure to comply with the notice requirements:

A maximum fine of \$100,000 for the first conviction, and \$20,000 fine for each day for continuing offence.

Under section 8 of Factories and Industrial Undertakings (Asbestos) Regulation, a proprietor shall take such measures as may be necessary to prevent or, where this is not reasonably practicable, reduce to the lowest level reasonably practicable, the spread of the asbestos from any place where work with asbestos is carried out, including providing in cases where there is risk of spread of asbestos dust in the use of changing and washing facilities, separate facilities for washing and changing of personal protective clothing, of personal clothing and of respiratory protective equipment. Please consult the Labour Department for details.

2.1.4 Construction waste arising from renovation

Disposal of construction waste is subject to the control of the Waste Disposal Ordinance (WDO). It should be recycled as far as possible. Subject to its nature and composition, it could be disposed of at public fill reception facilities, sorting facilities or landfills.

Separation of construction waste for recycling and proper disposal:

- ✓ *recyclable materials (i.e. paper, packaging materials, metals and plastics, etc.) : to be sorted out for recycling*
- ✓ *inert materials (i.e. soil, concrete, bricks, etc.) to be disposed of at public fill reception facilities*
 - ▶ *construction waste containing more than 50% by weight of inert materials to be disposed of at sorting facilities*
 - ▶ *construction waste containing not more than 50% by weight of inert materials, or non-inert materials (i.e. wood, bamboo, etc.) to be disposed of at landfills*



Use of skip for temporary storage and transportation of construction waste

- ✓ *non-inert materials (i.e. wood, general rubbish, etc.) to be disposed of at landfills for large quantity*
- ✓ *If temporary storage for construction waste is necessary, identify a suitable and sufficient area within the premises under renovation or building premises to avoid deposition of waste in common or public areas, and notify all relevant parties to avoid misunderstanding*
- ✓ *Clear the construction waste immediately if temporary storage space is not available*

The Construction Waste Disposal Charging Scheme:
For minor construction or renovation works, any person such as the owner of the premises where the construction works take place or his/her contractor can open a billing account with the Environmental Protection Department and pay the charge through the account. The premises owner concerned may also engage a contractor with a valid billing account to make arrangement for disposal of construction waste.





Disposal of construction waste in any place without permission of any owner or lawful occupier of the place is an offence under the WDO. Moreover, if the total deposition area of construction waste within a private lot exceeds 20m², written permission from all owners of the lot and EPD's acknowledgement through the prior notification procedures have to be obtained.



Penalty for illegal disposal of waste:
A maximum fine of \$200,000 and imprisonment for 6 months for the first offence.

2.1.5 Solvent and paint arising from renovation

Solvent and wet solvent-based paint are classifiable as chemical waste and subject to the control of the Waste Disposal Ordinance. They should be collected by a licensed chemical waste collector for proper disposal.

Residual paint and solvent should be reused as far as possible. Residual paint can also be donated to others in need, e.g. through the non-governmental organizations and charity bodies.

Discharge of wet water-based paint into storm drain is an offence under the Water Pollution Control Ordinance.



Do not discharge solvent or paint into sewer:

- ✓ *small quantity of waste solvent or paint from household could be disposed of with household waste*
- ✓ *for the disposal of large quantity of waste solvent or solvent-based paint, it should be undertaken by a contractor registered as Chemical Waste Producer with the Environmental Protection Department (EPD) and employ licensed Chemical Waste Collector to arrange for proper disposal*
- ✓ *limited quantity of water-based / emulsion paint (non-chemical waste in liquid form) may be disposed of at landfills with prior authorization from the Landfills Development Group of the EPD under the Admission Ticket System. It is necessary to make prior arrangement with the landfill operator before disposing*
- ✓ *dry / cured paint (non-chemical waste) can be disposed of as normal refuse*



Penalty for illegal discharge of effluent:

A maximum fine of \$200,000 and imprisonment for 6 months for the first offence.



Penalty for failure of delivering chemical waste to a reception point:

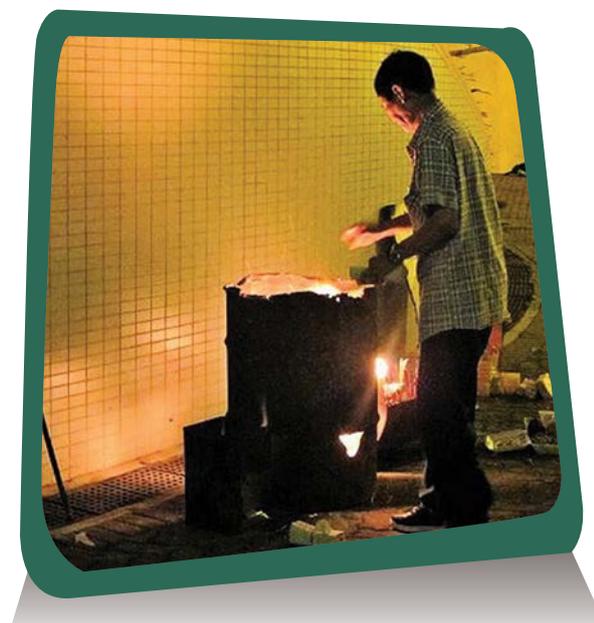
A maximum fine of \$200,000 and imprisonment for 6 months.

2.1.6 Joss Sticks / Ritual Paper Burning

Emissions from ritual burning can cause air pollution. It is considered that some management measures should be adopted to minimize adverse environmental impacts caused by such activities, particularly during the traditional Chinese festivals when mass ritual burning activities are customarily conducted.

The following pollution prevention measures are suggested:

- ✓ *For traditional Chinese festivals like Ching Ming Festival and Yu Lan Festival, notices can be posted on suitable places to suggest residents to burn less amount of joss papers or to adopt alternative green worshipping practices like offering flower, fruits or some other environmentally friendly ways to pay respects to ancestors*
- ▶ *designate a suitable, well ventilated place within the estate and provide appropriate facilities for ritual burning activities. Well managed joss paper burning activities could reduce environmental impacts and prevent causing nuisance to people nearby*



- ▶ *consider using furnaces equipped with proper air pollution control equipment for ritual burning activities*

In case the emissions cause air pollution, the Authority (EPD) may issue an Air Pollution Abatement Notice (APAN) under the provisions of the Air Pollution Control Ordinance to require the owner of the premises or the person carrying out the polluting activity to cease / abate the emission of air pollutants.



Penalty for failure to comply with the requirements of APAN:

A maximum fine of \$500,000 and imprisonment for 12 months, and a further fine of \$100,000 for each day during which the offence continues for failure to cease the operation.



In any other case, a maximum fine of \$100,000 on the first offence and a further fine of \$20,000 for each day during which the offence continues for failure to comply with the APAN requirements.

2. Common Activities / Facilities Causing Environmental Problems

2.2 Sewage Treatment Plant / Grease Trap



2.2.1 Discharge from sewage treatment plants

Discharge from sewage treatment plants (STPs) is controlled under the Water Pollution Control Ordinance.

Should apply for licence and hold a discharge licence granted by the Environmental Protection Department before discharging effluent from any sewage treatment plant.



Good practices for operating and maintaining sewage treatment plant include:

- ✓ *develop an effective audit system to monitor the performance of maintenance contractor / operator of the STP, for example, employ an independent contractor to check the effluent standard*
- ✓ *maintain an updated operation and maintenance manual by which mitigation measures can be carried out quickly during emergency*
- ✓ *develop good housekeeping practices such as regular hosing down and sweeping the walkways, maintaining adequate lighting and ventilation, etc.*



Penalty for discharge of effluent containing polluting matter:
A maximum fine of \$200,000 and imprisonment for 6 months for the first offence.



Penalty for failure to comply with conditions of licence:
A maximum fine of \$200,000 and imprisonment for 6 months.

2.2.2 Discharge from grease traps

Discharge from communal underground grease traps at commercial shopping centres is controlled under the Water Pollution Control Ordinance.

The property management company who is responsible for the maintenance of the communal grease trap should apply for a discharge licence from the Environmental Protection Department.

Good practices for maintaining the grease trap include:

- ✓ *employ registered grease trap waste collector to clean the grease trap regularly*
- ✓ *retain the cleaning records in the past 6 months for inspection by the Environmental Protection Department*



A grease trap



Grease trap waste being pumped out by a tanker



Penalty for discharge of effluent containing polluting matter:
A maximum fine of \$200,000 and imprisonment for 6 months for the first offence.



Penalty for failure to comply with licence conditions:
A maximum fine of \$200,000 and imprisonment for 6 months.

2.2.3 Odour from sewage treatment plants and grease traps

Sewage treatment plants (STPs) and grease traps serving restaurants often emit unpleasant odour which has the potential to cause odour nuisance to nearby residents, particularly during the off-site pumping process.

To avoid causing odour nuisance:

- ✓ *these facilities should not be located in the vicinity of lift lobbies or any fresh air intake of the air conditioning system*
- ✓ *maintain relevant facilities according to manufacturer's instructions, and deploy suitable local exhaust with odour removal system to control process odour, as necessary*
- ✓ *schedule for cleaning STPs and grease traps should be drawn up such that the chance of creating an odour nuisance to people in the vicinity is reduced to the minimum*



2. Common Activities / Facilities Causing Environmental Problems

2.3 Expedient Connection of Drainage



Discharge of sewage or other polluting matters into storm drain is an offence under the Water Pollution Control Ordinance.

Mis-connection of sewer to storm drain is a common problem in old buildings. This causes pollution in waterways, typhoon shelters and the sea.

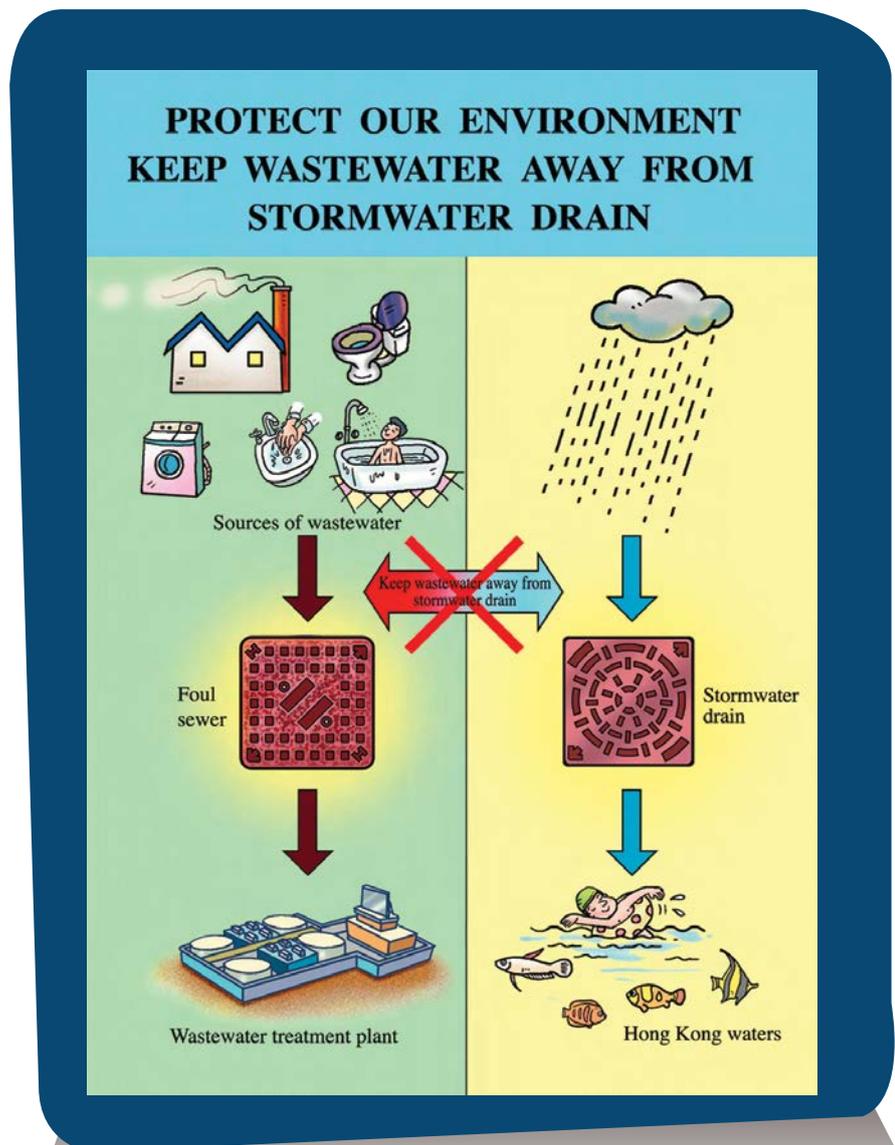
Check existing connections and rectify any mis-connections:

- ✓ *differentiate storm drains from foul sewers by means of manhole cover pattern, location and hygiene condition, etc.*
- ✓ *engage a competent contractor to carry out sewer work*
- ✓ *maintain a drainage record in the management office*
- ✓ *use dye tracing tests to check the sewer routing and ensure proper connection*



Penalty for discharge of sewage into storm drain:

A maximum fine of \$200,000 and imprisonment for 6 months for the first offence.



2. Common Activities / Facilities Causing Environmental Problems

2.4 Building Services



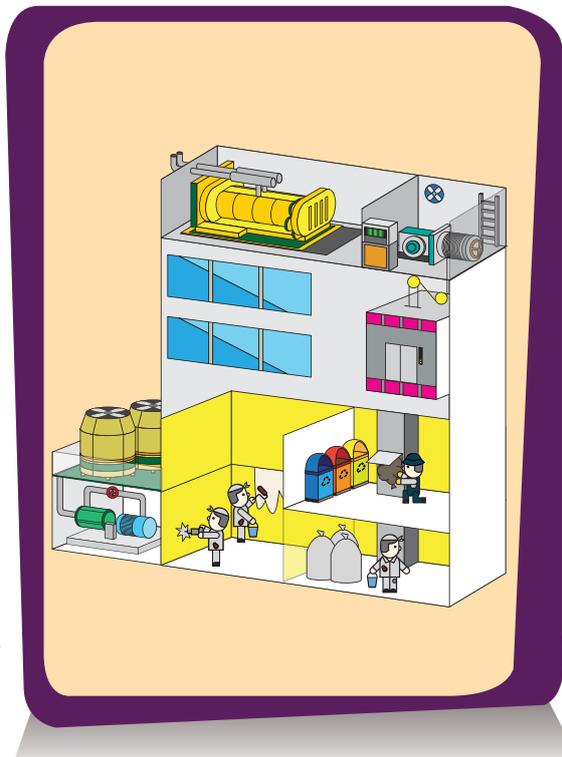
Noise and air pollution caused by building services facilities are controlled by means of Abatement Notices. The Notice may be served on the owners, occupiers or person in charge of the premises from where the noise / air pollution emanates.

The Notice will require the responsible persons to bring the noise emission or air pollution into a state of compliance by a specified date. Any non-compliance found thereafter is an offence.



Penalty for failure to comply with abatement notice requirements:
A maximum fine of \$100,000 for the first offence.

Some building facilities / services are commonly under complaint for noise, air pollution problems. Advice to prevent these environmental issues are provided below:



2.4.1 Pump room and its associated piping

Vibration from pumps and their associated pipings may cause noise to be transmitted through the building structure.

- ✓ *proper isolation helps to minimize the structure-borne noise transmitted*
- ✓ *noise caused by water rushing into the water tank may be minimized by installing appropriate pressure reducing valve*
- ✓ *noise caused by hydraulic hammers (i.e. interruption of flow inside the piping) may be minimized by better piping alignments*
- ✓ *regular preventive maintenance can avoid noise caused by defective parts*
- ✓ *employ acoustic consultant/contractor to handle complicated case*



2.4.2 Lift plant room

Excessive noise may be emanated from defective parts such as bearings.

- ✓ *regular preventive maintenance can avoid noise caused by defective parts*

Machine vibration may cause noise to be transmitted through the building structure.

- ✓ *proper isolation helps to minimize the structure-borne noise*
- ✓ *employ acoustic consultant / contractor to handle complicated case*



2.4.3 Ventilating systems (chillers, water cooling towers, exhaust fans, etc.)

Avoid placing these plants close to residential units in order to minimize noise disturbance.

Schedule preventive maintenance to avoid noise from defective parts.

Employ acoustic consultant / contractor to handle complicated case.

- ✓ *air-borne noise can be abated by means of noise barriers, enclosures and / or silencers with absorptive lining*
- ✓ *structural-borne noise can be abated by proper vibration isolation*



2.4.4 Emergency generators

Emergency generators powered by internal combustion engines produce combustion products on operations and may emit excessive smoke if they are inadequately maintained.

Noise from the regular testing of emergency generators may cause noise disturbance to nearby residents.

- ✓ *proper noise abatement measures should be applied to these generators*



Such plants are subject to the regulatory requirements of the Air Pollution Control Ordinance, the Air Pollution Control (Fuel Restriction) Regulations, the Air Pollution Control (Furnaces, Ovens and Chimneys) (Installation and Alteration) Regulations, and the Air Pollution Control (Smoke) Regulations.



- ✓ *ultra-low sulphur diesel with a sulphur content of not more than 0.005% by weight should be used*
- ✓ *prior approval from the Director of Environmental Protection must be obtained before installing any emergency generators with nominal fuel consumption exceeding 25 litres per hour of liquid fuel*
- ✓ *in case the total power generation capacity of all the diesel generators, physically and electrically connected, in the same premises exceeds 5MW, the establishment is liable to be controlled under a Specified Process licence for the operation*

Exhaust emissions of emergency generators shall observe the legal limit prescribed and shall not cause air pollution.

- ✓ *procure high efficiency, low emission type diesel generators*
- ✓ *locate chimney outlets (preferably with the generator sets sited to the uppermost floor) at the roof of building rather than at low level or the podium*
 - ▶ *should it be not viable, it is essential to locate chimney outlets at such a place where the ventilation is good and distant from the nearby inhabitants as farthest as possible such that their emissions will not cause or contribute to any forms of air pollution*
- ✓ *perform dummy load tests to simulate duty operation for emission and performance check*
- ✓ *conduct regular testing on generators in accordance with the testing hours stated in the approval plan in order to minimize the chance of creating air pollution nuisance to people in the vicinity*
 - ▶ *testing hours 1400 - 1600 (except Sundays, Saturdays and Public holidays)*
 - ▶ *avoid carrying out WR2 testing after 1600 or on Sundays, Saturdays or Public holidays*
 - ▶ *nearby residents / occupiers shall be notified at least one week before the testing and the duration of testing shall be kept to minimum*
- ✓ *carry out regular maintenance to prevent excessive air emissions*
- ✓ *install exhaust after-treatment systems, such as exhaust purifiers, soot filters or particulate traps, to further reduce emissions from these plants*



Penalty for failure to comply with the Air Pollution Control (Furnaces, Ovens and Chimneys) (Installation and Alteration) Regulations:

A maximum fine of \$50,000.

Intruder Alarm System, Emergency Lighting System and Uninterrupted Power Supply (UPS) system are supported by rechargeable batteries as energy source which are classifiable as chemical waste and subject to the control of the Waste Disposal Ordinance and its subsidiary regulation. Chemical waste should be collected by a licensed Chemical Waste Collector.

Maintenance contractors should register as Chemical Waste Producers with the Environmental Protection Department and employ licensed Chemical Waste Collector to arrange for proper waste disposal.



Penalty for failure of registration with the Environmental Protection Department as Chemical Waste Producer when producing chemical waste:

A maximum fine of \$200,000 and imprisonment for 6 months.



Penalty for failure of delivering chemical waste to a reception point:

A maximum fine of \$200,000 and imprisonment for 6 months.



2.4.5 Refuse collection / goods loading and unloading

Provide appropriate and sufficient waste separation and recovery facilities within the common parts of the development convenient to the owners and occupiers, which consist of material that will not cause any fire hazard and placed in locations so as not to cause obstruction to any fire escape route.

Use fully enclosed Refuse Collection Vehicles (RCV) which are equipped with metal tailgate cover and waste water sump tank.

- ✓ *close the RCV tailgate cover immediately after collection of waste at each pick-up point*
- ✓ *compress all collected waste into the vehicle body and ensure that no waste is left on hopper*
- ✓ *inspect the RCV tailgate cover, waste water sump tank and rubber seal between tailgate & vehicle body regularly, and ensure they are in good conditions*
- ✓ *avoid overloading the RCVs*

These activities should not be carried out in late evening or early morning hours to avoid causing noise nuisance.



Fully enclosed refuse skip for refuse collection and transportation



Fully enclosed refuse collection vehicle

2.4.6 Refuse chutes

Excessive impact noise may be generated when refuse from high floors bumps on bends of the refuse chute.

- ✓ *noise may be reduced by fixing a rubber pad or similar material at the bends*
- ✓ *avoid noisy unloading operation at early morning hours*



2.4.7 Carparks

Adequate ventilation should be provided for indoor carparks.

- ✓ *fresh air should be drawn from well ventilated place and away from outdoor pollution sources; and*
- ✓ *the exhaust outlets should not be placed close to any openable windows or fresh air intakes of the building*



2. Common Activities / Facilities Causing Environmental Problems

2.5 Neighbourhood Noise



Neighbourhood noise is noise from domestic or public places produced by sources such as television sets, air conditioners or dogs, radios, hawkers or loudspeakers, etc. It is controlled under the Noise Control Ordinance and is dealt with by the Police on a reasonableness basis.

Section 4 of the Ordinance is a general provision to control noise of this nature which is causing annoyance to any person at night (11 p.m. to 7 a.m.) or on a general holiday.

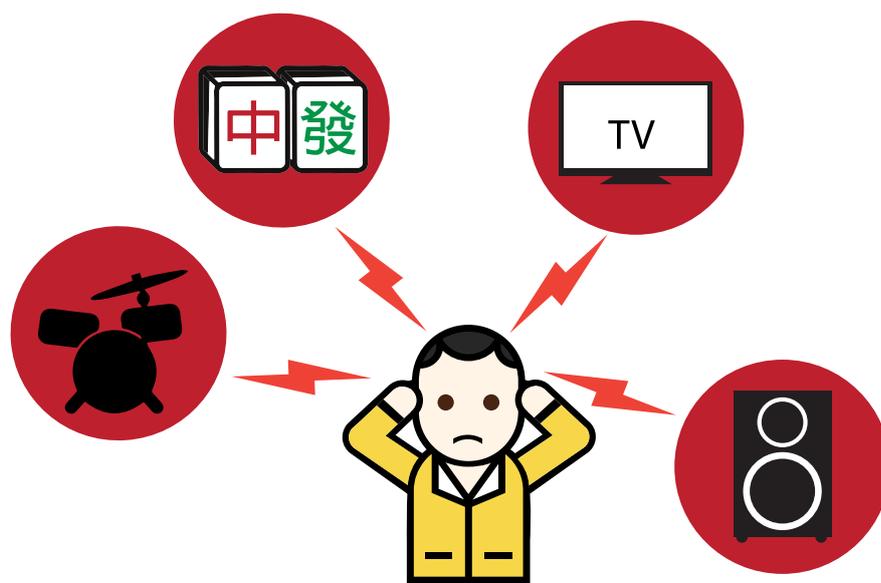
Section 5 of the Ordinance provides control over particular noise sources (in domestic premises or public places) at any time of the day or night. These sources include:

- ▶ *playing any musical or other instrument, including record or cassette player or radio or television;*
- ▶ *using any loudspeaker, megaphone, or other device or instrument for magnifying sound;*
- ▶ *playing any game or engaging in any pastime;*
- ▶ *carrying on a trade or business;*
- ▶ *operating any air-conditioning or ventilating system;*
- ▶ *keeping any animal or bird that makes any noise;*
- ▶ *making any noise in or near any public place, for the purpose of attracting attention to goods, wares or trade.*

As neighbourhood noise problems are very often of a transient nature, property management offices should give advice / warning as appropriate to stop the noise at the first instance whenever practicable.



Penalty for the offence of neighbourhood noise nuisance:
A maximum fine of \$10,000.



2. Common Activities / Facilities Causing Environmental Problems

2.6. Noise from intruder Alarm Systems



Noise from intruder alarm systems is controlled under the Noise Control Ordinance and is dealt with by the Police.

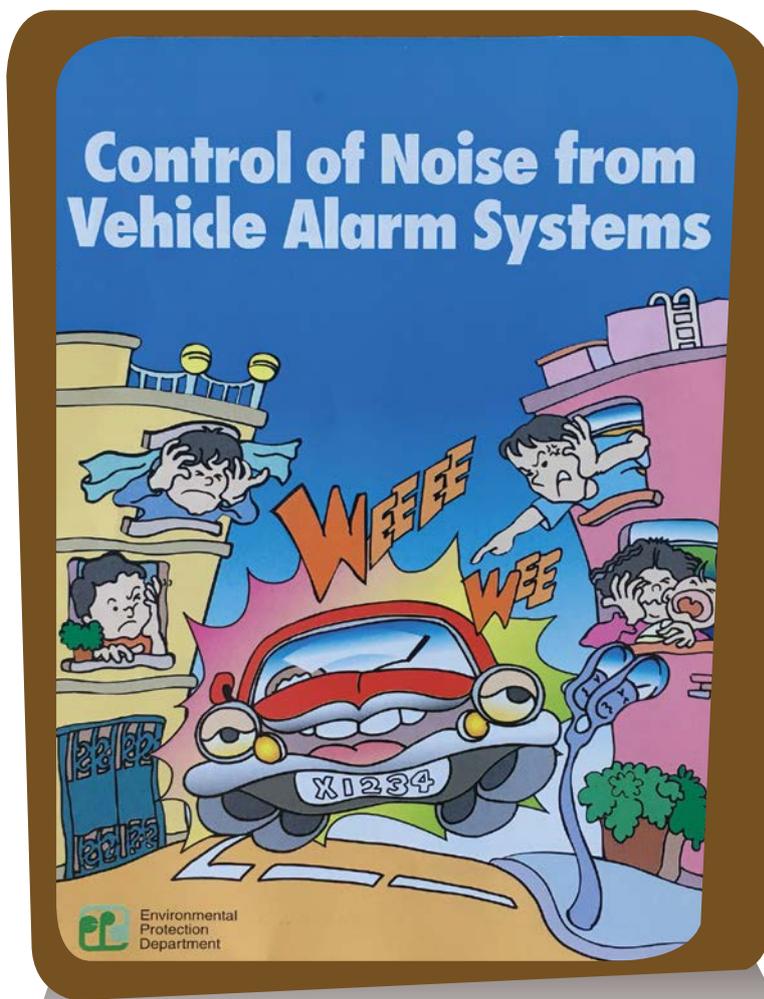
To avoid causing noise nuisance:

- ▶ *intruder alarm system installed in any premises shall not sound more than 15 minutes after being triggered;*
- ▶ *intruder alarm system installed in any vehicle shall not sound more than 5 minutes after being triggered;*
- ▶ *the vehicle alarms shall not sound unless the vehicle is physically being tampered with.*



Penalty for the offence of noise nuisance caused by intruder alarm systems:

A maximum fine of \$10,000.



2. Common Activities / Facilities Causing Environmental Problems

2.7 Noise from Bars, Discos, Karaoke and Places for Public Entertainment, etc.



Excessive music noise from this type of venues or parts of buildings which are not public places, commonly known as “industrial / commercial noise”, is controlled by means of “Abatement Notice” under the Noise Control Ordinance.

The Notice may be served on the owners, occupiers or person in charge of the premises from where the excessive noise emanates. The Notice will require the responsible persons to bring the noise emission to a state of compliance by a specified date. Any non-compliance found thereafter is an offence.

Noise nuisance due to raised voices or rowdy behaviour of the patrons in public places or the associated parking facilities outside this type of venues, is a kind of “neighbourhood noise”. The control mechanism of “neighbourhood noise” has been stated in Section 2.5 of this Reference Guide.



The adverse effects of noise from this type of venues can be avoided or reduced through the implementation of the following measures:

- ✓ *the venue should preferably be sited within building structure, such as in shopping mall, and the main door of the venue should preferably open to the interior of the building or screened from residential dwellings*
- ✓ *the associated parking facilities, if any, should preferably be under cover and located inside a commercial / industrial building or separated by screening structures from residential dwellings*
- ✓ *for a venue with the main door or windows opened to the exterior of the building, it is important that double-leaf noise insulation doors and double-glazed noise insulation windows should be installed and the doors and windows should be closed at all times when in business to avoid noise leakage to outside*
- ✓ *specific guidance on good environmental practices, such as strengthening the sound insulation and anti-vibration treatments, and reducing the music volume during sensitive hours, should be given to the venue operators for compliance during the design and operational stages*
- ✓ *avoid handling of bottles and other noisy activities at odd hours in public places or open rear yards*

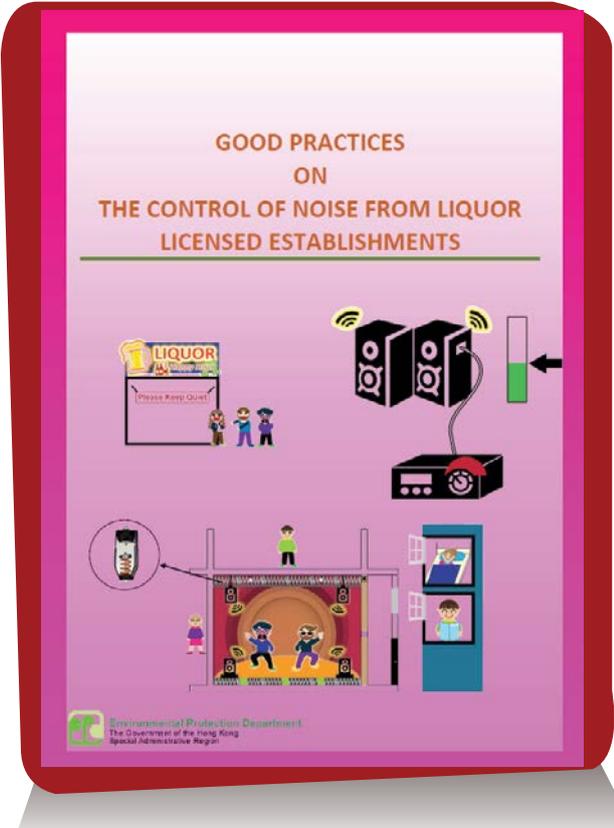


Penalty for failure to comply with abatement notice requirements:
A maximum fine of \$100,000 for the first offence.

Useful References

Good Practices On The Control Of Noise From Liquor Licensed Establishments

http://www.epd.gov.hk/epd/misc/LiquorLicense/Web/en/booklet_eng.pdf



2. Common Activities / Facilities Causing Environmental Problems

2.8 Nuisance arising from Cooking Fume Emissions from Restaurants and Food Business in Shopping Malls



Restaurant emissions such as greasy fumes or cooking odours are subject to the control of the Air Pollution Control Ordinance.

If the cooking fumes discharged cause air pollution to people in the neighbourhood, including passers-by, the Director of Environmental Protection can issue an Air Pollution Abatement Notice to the occupier of the premises requiring rectification.

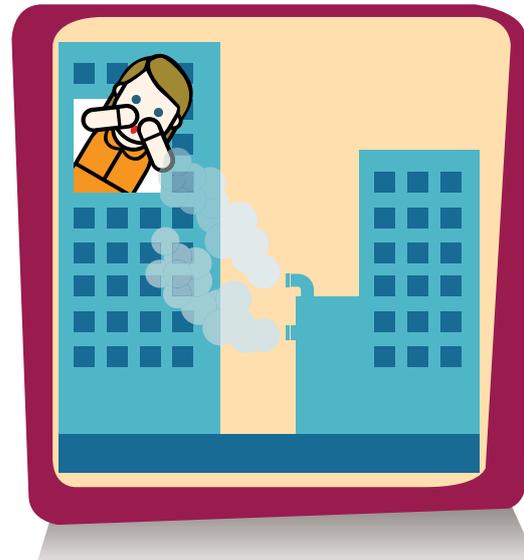
To prevent cooking fume emissions from causing air pollution:

- ✓ *proper air pollution control system such as hydrovents, wet scrubbers and / or electrostatic precipitators must be provided where appropriate, and has to be properly maintained and operated at all times*
- ✓ *locate the outlets at such a place where the ventilation is good and the emissions can be adequately dispersed without hindrance, and provide sufficient separation distance from any sensitive receptor in the vicinity so that the emissions will not cause an odour nuisance or other types of air pollution to the public (e.g. at roof top of the building)*
- ✓ *install automatic switch-on device to synchronize the operation of cooking devices with air pollution control equipment*



Penalty for failing to comply with abatement notice requirements:

A maximum fine of \$100,000 for the first offence.



2. Common Activities / Facilities Causing Environmental Problems

2.9 Clinical Waste from healthcare premises and laboratories



Sharps waste, unsterilized stock culture of infectious agents, human and animal tissues, specific infectious materials and dressings produced from healthcare and laboratory practices or establishments are classified as Clinical Waste.

Premises that produce clinical waste include medical clinics, dental clinics, veterinary clinics, medical science laboratories, nursing homes as well as health and beauty centres where medical practices are conducted.

The Waste Disposal (Clinical Waste) (General) Regulation requires all producers, e.g. the healthcare premises and laboratories, to arrange for proper disposal of their clinical waste. They are deemed to have discharged the duty if they consign the waste to a licensed clinical waste collector or arrange the waste to be delivered to a collection point or licensed clinical waste disposal facility (“licensed disposal facility”) according to the Regulation.



Healthcare operators or laboratories must keep the clinical waste that they produced within their premises. They should not leave clinical waste in the corridor or other common areas of the building or shopping centre.

Clinical waste must not be collected or disposed of together with municipal solid waste or other types of wastes.

Clinical waste must be collected and transported by waste collectors licensed by the EPD in accordance with the requirements specified in waste collection licence and in full compliance with the Regulation. When without a clinical waste collection licence or authorization, the property management company must not arrange cleansing staff to remove clinical waste from clinics, labs, medical beauty establishments, nursing homes or other premises.

 Otherwise, that will constitute an offence under the Waste Disposal Ordinance and subject to a level 6 fine. Further, the producer of clinical waste will also be liable to offence under Section 3 of the Clinical Waste Regulation which carries a maximum fine of \$200,000 upon conviction.



3. Further Information or Enquiry

For further information on regulatory requirements on renovation works or good work practices to protect the environment, please visit the following EPD websites:

EPD:

<http://www.epd.gov.hk/epd/>



Property Management thematic site:

<http://www.epd.gov.hk/epd/english/greenproperty/index.html>



Call the EPD hotline at 2838 3111 or

email to enquiry@epd.gov.hk





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