

**GOVERNMENT OF THE REPUBLIC OF THE UNION OF MYANMAR  
MINISTRY OF NATURAL RESOURCES AND ENVIRONMENTAL CONSERVATION  
ENVIRONMENTAL CONSERVATION DEPARTMENT**

**Nay Pyi Taw**



**ENVIRONMENTAL COMPLIANCE CERTIFICATE**

**For**

**Landmark Project, Yangon**

**EIA REPORT**

**MA CENTRAL PROJECT**

**13 MAY 2019**

**RECEIVED**

**Date. 30 April 2019**



## ENVIRONMENTAL COMPLIANCE CERTIFICATE

For

Landmark Project, Yangon EIA Report

ECC ( 3 / 2019)



Project Proponent : Landmark Project, Yangon, Myanmar  
Name

Business Permit No. : Permit No. 1210/2017 dated on 15<sup>th</sup> January 2017  
issued by MIC

(if any):

Contact person of : Stephen Purvis  
Project Proponent: General Manager  
Landmark Project, Yangon

Project Proponent : Meeyahta Development Limited,  
address for The Campus, 1 Office Park  
correspondence: Rain Tree Drive  
Pun Hlaing Estate  
Hlaing Thayar Township  
Yangon, 11401, Myanmar

Telephone : +95 1 3687766  
(fixed/mobile):

Fax: : 01- 3687687

Email address: : [stephenpurvis@yomaland.com](mailto:stephenpurvis@yomaland.com)  
[khinsandylinn@yomaland.com](mailto:khinsandylinn@yomaland.com)

Details of : Meeyahta Development Limited  
 companies that the  
 Project Proponent  
 forms part of Joint Venture Project of Yoma Strategic Holdings,  
 Mitsubishi Corporation, and First Myanmar Investment Co  
 Ltd and Asian Development Bank and International Finance  
 Corporation.

## PROJECT

Project Title: : Landmark Project Yangon, Myanmar

New / Existing : New Project  
 development:

Project Location : 372 – 380, Bogyoke Aung San Road  
 (Address) Pabedan Township, Yangon, Myanmar

Longitude/Latitude of : 16°46' 50.84" N, 96° 09'31.58" E (northeast corner)  
 the project: 16° 46'46.24" N, 96°09'26.78" E (south corner)

Size and scale of : Site Area: 2.57 ha (6.35 acres).

project components:

Mixed development Scheme:

1. 26 storey Peninsula Residence (One Building)
2. 22 Storey Business Hotel and service apartment  
(One Building)
3. 18 storey Commercial, Retail and Hospitality (Two  
office towers)
4. four storey retail podium and
5. five level basement car parking for 1253 vehicles

GFA: 200,00 m2 (2.15 million square feet)

Former Myanmar Railways Headquarters Building.

Name of EIA Report	:	Landmark Project Yangon, Environmental Impact Assessment Report (September 2018)
Reference No. for EIA Report	:	1) YaHta -2/ YaNa (MIHL) / 2018 (2915) dated on 5 <sup>th</sup> October 2018 by Ministry of Transport and Telecommunication 2) (Forestry) 3 (2) /16 (D) (3953/2018) dated on 9 <sup>th</sup> October 2018 by MONREC
Approved For EIA Report	:	Dated on 2 <sup>nd</sup> November 2018 by Reference of Approval Letter No- (Forestry) (3) (2) / 16 (D) ( 4213 / 2018 )
ECC Coverage	:	The ECC covers approval for the 3.9 ha (9.64 acres) of the Mixed development Project that are described in Table 4.3 Major Components of the Landmark Project. The Project Proponent shall submit a revised EMP to the ECD for review and approval in case of changes to the Project Activities, the Project site or adverse Impacts of the Project.

## CONDITIONS

Pursuant to the Environmental Conservation Law (No. 9/2012) and the Environmental Impact Assessment Procedure (EIA) (No. 616/2015), the EIA report is approved and this Environmental Compliance Certificate (ECC) is granted to the Project Proponent referred to in Schedule 1 subject to the conditions attached to this document in Schedule 2.

The conditions attached to this ECC require the operator to:

- i. Prevent, minimize, and/or offset adverse environmental and social impacts;
- ii. Confirm the Project commitments and obligations of the project proponent;



- iii. Set standards and performance measures for acceptable environmental performance;
- iv. Perform regular monitoring and reporting; and
- v. Provide for the ongoing environmental management of the Project.

Hla Maung Thein  
30.4.2019

(Hla Maung Thein)

Director General

Environmental Conservation Department

Ministry of Natural Resources and Environmental Conservation

Date: 30 April 2019

## Schedule 1

### Part A – Project Proponent

### Part B – Project Description

### Part A – Project Proponent

Project Proponent	: Meeyahta Development Limited.  Joint Venture Project of Yoma Strategic Holdings, Mitsubishi Corporation, and First Myanmar Investment Co Ltd and Asian Development Bank and International Finance Corporation.
Details of Contact Person	: Mr. Stephen Purvis, General Manager
Project Management	: SPA Design & Project Services Ltd.  A member of YOMA Strategic Holdings Group #372 – 380, Bogyoke Aung San Road Pabedan Township, Yangon, Myanmar Telephone: + 95 1 9253 871

### Part B – Project Description

Project Title	: Landmark Project Yangon, Myanmar
Project Location (Address)	: The Project site is located at 380, Bogyoke Aung San Road, Pabedan Township, Yangon, Myanmar. The FMI Centre, the Grand Meeyahta Executive Residence, Zawgyi House and a few other smaller structures are situated in the project compound.
Location of Project (Coordinate)	: 16°46' 50.84" N, 96° 09'31.58" E (northeast corner) 16° 46'46.24" N, 96°09'26.78" E (south corner)
Size and scale of project components	: Site Area: 2.57 ha (6.35 acres).  Mixed development Scheme  1. 26 storey Peninsula Residence (One Building) 2. 22 Storey Business Hotel and service apartment (One Building)

3. 18 storey Commercial, Retail and Hospitality  
(Two office towers)

4. four storey retail podium and

5. five level basement car parking for 1253 vehicles

GFA: 200,00 m<sup>2</sup> (2.15 million square feet)

Former Myanmar Railways Headquarters Building

Table 4.3: Major Components of the Landmark Project

Components	Gross Floor Area (m <sup>2</sup> )	No. of Units	No. of Storeys
Residential Tower	37,253	101	26
Hotel Tower (Tower 2)	49,778	280	22
• Hotel rooms		90	
• Serviced apartments			
Office Towers	44,662	93	18
• Tower 3		73	
• Tower 4	39,290		18
Retail Podium	37,191		4
Basement Parking		1,253	5

Land on which the Project is located:



Figure 4.3: Aerial View of Site and the Surrounding Areas within a 300 m Radius



## Project Perspectives



Figure 4.4: Project Perspectives

ENVIRON

## Project Development Components

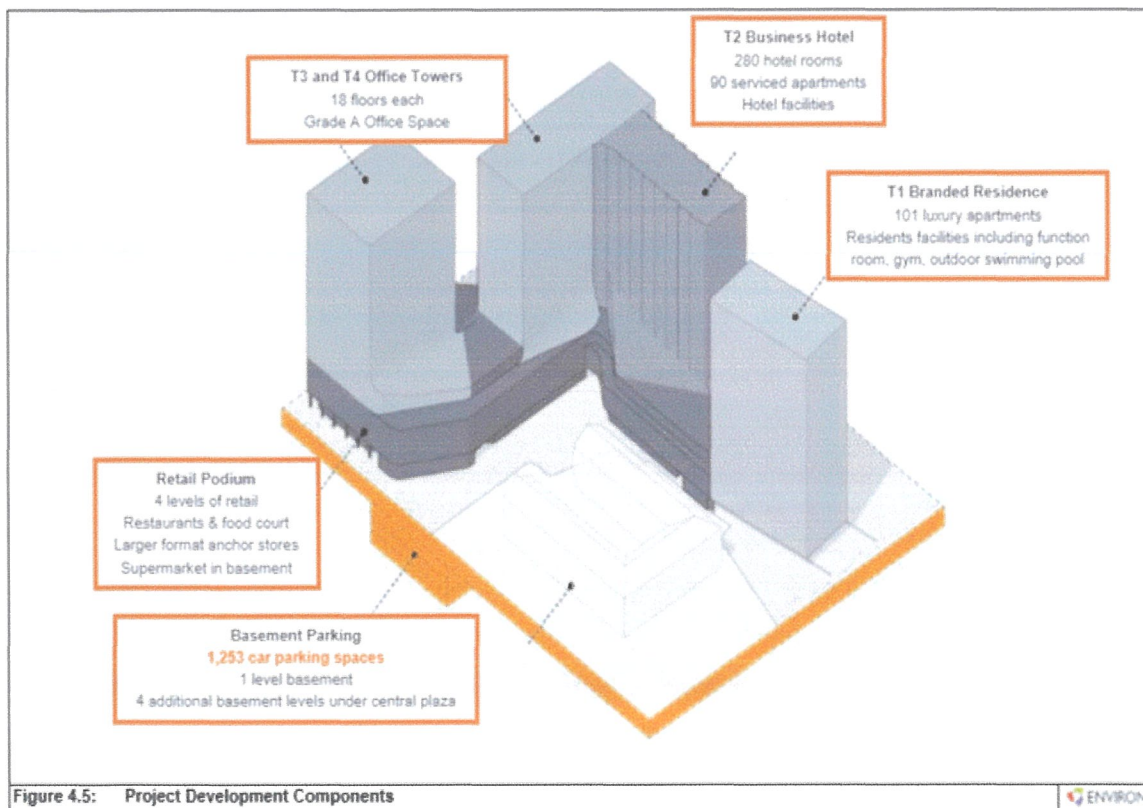


Figure 4.5: Project Development Components

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## Schedule 2

Part A – General Conditions

Part B – Environmental Performance (Standards) Conditions

Part C – Environmental Management Conditions

Part D – Monitoring and Reporting for Compliance with the ECC

Part E – Specific Conditions and Project Commitments

Part F – Grievance Mechanism

Schedule 2, Annex 1– Environmental Management Plans and Environmental  
Monitoring Programs

Schedule 2, Annex 2 – Project Commitments

Part A – General Conditions


- A1 The Project Proponent shall bear full legal and financial responsibility for all adverse impacts and all actions and omissions of itself and its contractors, sub-contractors, officers, employees, agents, representatives, and consultants employed, hired or authorized by the Project Proponent acting for or on behalf of the Project Proponent, in carrying out work on the Project. The Project Proponent shall fully implement all environmental and social measures, and is liable for ensuring that all contractors and subcontractors comply fully with all relevant environmental and social standards and measures, and other requirements.
- A2 The Project Proponent shall carry out the Project in accordance with the documents submitted to Ministry including:
- The Environmental and Social Impact Assessment Report for prepared by ENVIRON Myanmar Company Limited (Revised) dated September 2018; and submitted to Ministry of Natural Resources and Environmental Conservation (MONREC)





- Construction Environmental and Social Management Plan (CEMP) Table 8.1;
- Operation Environment and Social Management Plan (OEMP) Table 8.2;
- Approval in Principle from the High-Rise Inspection Committee of Yangon City Development Committee dated 14 November 2014.
- The Conditions contained in this ECC;
- The Conditions in the Approval Letter on 2<sup>nd</sup> November 2018; and
- The Project Commitments pages 1–22 of the Revised EIA dated September 2018 (and attached to this ECC).

- A3 The Ministry may request further clarification of the Project Proponent and further documents, including detailed plans and drawings of the Project, detailed EMPs and other information.
- A4 The Project Proponent shall inform the Ministry about any major changes to the Project design and operations (construction, operations, and decommissioning). If the Ministry deems necessary, the Ministry may modify this ECC after consultations with the Project Proponent.
- A5 The Project Proponent shall implement the Environmental Management Plan (EMP) and relevant sub-Plans including Environmental Monitoring Programs.
- A6 The Project Proponent shall ensure that all bidding documents and contracts for Project works contain provisions that require contractors to:
- i. comply with the measures relevant to the contractor set forth in a Project EMP, and any corrective or preventative actions set forth in an Environmental Report;
  - ii. make available a budget for all such environmental and social measures; and
  - iii. provide the Project Proponent and the Ministry with a written notice of any unanticipated environmental and social risk that may rise during the operation of the Project that were not considered in the Project EIA Report and EMPs.

- A7 The Project Proponent shall provide all necessary budgetary and human resources to fully implement the EMP and sub-Plans and monitoring provisions.
- A8 The Project Proponent shall, unless otherwise instructed in writing by the Ministry, undertake self-monitoring as specified in a Project EMP and this ECC. The Project shall maintain records of all self-monitoring results described in an EMP, including records of taking and analysis of samples, instrument measurements (periodic and continuous), calibrations, examinations, tests and surveys, and any assessments made on the basis of such data. All records shall be legible, made as soon as reasonably practicable, and if amended, amended in such a way that both original and any subsequent amendments remain legible, or capable of retrieval. All records shall be retained, unless otherwise agreed in writing by the Ministry, for at least three (3) years from the date when the records were made.
- A9 To enable the Ministry to monitor Project compliance, the Project Proponent shall:
- i. Grant the Ministry and/or its representatives, at any time during normal business hours, access to the Project's offices and the Project site and any other location at which the Project's activities or activities related to the Project are performed.
  - ii. From time to time as and when the Ministry shall reasonably require, shall grant the Ministry access to the Project's offices and to the Project site and any other location at which the Project activities or activities related to the Project are performed.
  - iii. In the event of an emergency, or where in the opinion of the Ministry, there is or may exist a violation or risk of violation of the compliance of the Project with all applicable environmental and social requirements, the Project Proponent shall grant full and immediate access to the Ministry at any time as may be required by the Ministry.
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- iv. If upon inspection, the Ministry identifies any non-compliance with the conditions in this ECC, the Ministry may require the Project Proponent to undertake remedial measures and/or may impose penalties are provided for the EIA Procedure (2015).

- A10 The Project Proponent shall submit a Monitoring Report for Environmental and Social Impact to the Ministry not less frequency than every six (6) months during the Project and promptly disclose that report to the public in a form of accessible to the related communities. Reports shall include without limitation the issues listed in part D of this ECC.
- A11 The Project Proponent shall ensure that all reporting in compliance with this ECC is made available to the Ministry and to the public. This information shall be made available at the Regional Government or departmental office or other location with consent of the Ministry and electronically on a Project Proponents or Project website.
- A12 This ECC is valid for a period of five years. The Project Proponent shall apply for extension of the ECC validity six months priority to expiry date.
- A13 The Ministry has the right to terminate this ECC with immediate effect if:
  - i. Substantial implementation of the Project has not commenced within two (2) years after the issuance of this ECC, unless the Project Proponent has applied in writing to the Ministry providing reasons why it has not been able to commence substantial implementation of the Project, including what further period of time is needed before substantial commencement of the Project can take place, and the Ministry has in its discretion granted an extension;
  - ii. The Project fails to comply with this ECC and fails to implement corrective actions within the period (if any) allowed by the Ministry.
- A14 The Ministry may unilaterally modify conditions in this ECC and/or require the Project to revise and resubmit an EMP to the Ministry for review and approval, if at any time the Ministry determines that:

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- i. The mitigation measures are insufficient or inadequate to mitigate the actual or likely impacts of the Project;
- ii. New information becomes known as to how harmful the adverse impacts of the Project are, or are likely to become;
- iii. The adverse impacts of the Project which could not have been foreseen at the time the originally approved EIA were approved;
- iv. The adverse impacts of the Project are greater than those anticipated impacts that formed the basis for the preparation, submission, and approvals of the original EIA report and the issuance of this ECC and conditions therein;
- v. The adverse impacts of the Project can be reduced through adherence to good practice without commercially significant extra cost to the Project; or
- vi. The measures and conditions stipulated in an EMP and/or this ECC are determined to be unnecessary to mitigate the adverse impacts.

A15 Where, in the opinion of the Ministry, the Project Proponent is not in compliance with, or is likely not to comply with, its obligations, the Ministry shall promptly inform the Project Proponent and may recommend and warn the Project Proponent to strictly implement its obligations. The Ministry shall indicate the manner in which environmental and social obligations are not being complied with by the Project and shall give a specified time within which to bring the Project into compliance. The Ministry may take such enforcement actions as considered appropriate to suspend, at the Ministry's discretion, this ECC in whole or part for reason of the Project Proponent's failure materially to comply with any condition of this ECC and fails to cure such non-compliance within the period specified by the Ministry.

A16 Issuance of this ECC is not a grant to the Project Proponent of any right or authorization to use any resources, nor is it a permit to engage in any commercial activities. Issuance of this ECC does not relieve the Project

Proponent from identifying, obtaining, and maintaining in force all other licenses, permits and approvals from relevant authorities. It is the obligation of the Project Proponent to ensure that all these licenses, permits and approval are valid during the life of the Project. All such documents must be available for inspection during the life of the Project.

- A17 The Ministry may, upon joint application of a Project Proponent and a proposed transferee, transfer to the proposed transferee an ECC or any part of an ECC.
- A18 The Project Proponent shall disclose the EIA Report, and this ECC and the conditions attached to the ECC (in both Myanmar language and English if available) on the Project website or the Project Proponent's website, thirty (30) days after receiving a copy of the ECC.
- A19 If during the course of construction or operations an item of cultural heritage is discovered or found, the Project Proponent must take all reasonable action to protect the item of cultural heritage until the ECD and other relevant Ministries have had the opportunity to assess the value of the item of cultural and determine any action to be taken to protect the item of cultural heritage.
- A20 The Ministry may prescribe conditions in this ECC to require the Proponent to make contributions to the Environmental Management Fund in accordance with Article 30 of the Environmental Conservation Rules: (i) pollution charges (emissions, waste), and (ii) charges on the use of natural resources and benefits from ecosystem services.
- A21 The Project Proponent shall provide a financial guarantee in the form of a performance bond in favor of the Ministry in the event of an incident causing actual or potential environmental harm or harm to human health. The Ministry shall be able to use this financial guarantee to take immediate action to remedy or rectify the actual or potential harm to the environment or human health.



- A22 All financial guarantees, in a form to be agreed between the Proponent and the Government of Myanmar, shall be provided by the Proponent on the agreed date.

### **Part B – Environmental Performance (Standards) Conditions**

- B1 The Project Proponent shall abide all legislations stated in Chapter 3 of the EIA report and other laws and regulations related to the project, when promulgated and shall implement all commitment and mitigation measures stated in Table 8.3 of the EIA report.

#### **Emission Standards**

- Applicable General and Industry-Specific guidelines in the Myanmar National Environmental Quality (Emission) Guidelines (2015).
- Any additional proposed Project environmental quality guidelines and standards, described in the EIA, as accepted by the Ministry.

- B2 The Project Proponent shall use best available techniques in complying with these Environmental Performance Conditions unless otherwise specified.
- B3 Standards Applicable to the Project: The specific standards applicable to the Project are set out in B4 to B8.

#### **B4 Waste Management**

Waste management including hazardous waste and chemicals should be managed in accordance with any relevant International Finance Corporation (IFC) Environmental, Health and Safety Guidelines and the requirements of Yangon City Development Committee (YCDC).

#### **B5 Waste Water**

Waste water and sewerage shall be managed in accordance with limits set out in Table 8.1 and Table 8.2.

During operation waste water shall be treated by the Waste Water Treatment system and discharges shall be in accordance with the requirements of the Ministry.

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**B6 Vibration**

Vibration shall be managed to avoid damage to adjacent properties in accordance with the Project Commitments.

**B7 Ambient Air Quality Standards**

Air quality should not exceed the levels presented in Table 1.

Table 1. Ambient air quality standards

Substance	Averaging Period	Standard µg/m <sup>3</sup>	Reference
Nitrogen dioxide	1 year	40	WHO Air Quality Guideline 2005
	1 hour	200	
Ozone	8-hour daily maximum	100	As above
Particulate matter PM <sub>10</sub>	1 year	20	As above
	24 hours	50	
Particulate matter PM <sub>2.5</sub>	1 year	10	As above
	24 hours	25	
Sulfur dioxide	24 hours	20	As above
	10- minute	500	

**B8 Ambient Noise Standards**

Noise impacts should not exceed the levels presented in Table 2, or result in a maximum increase in background levels of 3 dB at the nearest receptor location off-site.

Table 2. Ambient noise standards

Receptor	One Hour LAeq (dBA)		Reference
	Daytime 07:00–	Nighttime 22:00–	

	22:00	07:00	
Residential, institutional, educational	55	45	WHO Standard
Industrial, commercial	70	70	As above

## B 9 Effluent Levels

Effluent levels should not exceed the levels presented in Table 3, during construction phase.

Table 3- Effluent Levels

Parameter	Unit	Guidance Value
Biological Oxygen Demand	mg/l	30
Chemical Oxygen Demand	mg/l	125
Oil and grease	mg/l	10
pH	S.U. <sup>a</sup>	6-9
Total coliform bacteria	100 ml	400
Total nitrogen	mg/l	10
Total phosphorus	mg/l	2
Total suspended solids	mg/l	50

Note: <sup>a</sup> Standard Unit

## B 10 Sustainability in Design

The project has to ensure a building must achieve a 20% reduction in energy, water and embodied energy in materials compared to a conventional building in accordance with IFC EDGE (Excellence in Design for Greater Efficiency) certification.

## Part C- Environmental Management Conditions

### C1 Hours of Construction and Operation

The hours of construction and operation of the Project shall be limited to the following hours and will meet all relevant national laws, ILO (International Labour Organization).

Construction	As determined by YCDC subject to meeting the relevant environmental, social and community health quality
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	standards and only if there is no impact on surrounding resident.
Operation	24 hours per day subject to meeting the relevant environmental, social and community health quality standards.

**C2** Prior to commencement of operations the Project Proponent shall submit a revised EMP or Sub-Plans to the ECD. The EMP shall include the following sub-plans for each of the project components (as required):

- i) Landscape and Tree Planting Plan (Greening Plan);
- ii) Traffic Management Plan (Annex 6d);
- iii) Air and Dust Monitoring Plan;
- iv) Waste Management Plan (Annex 6c);
- v) Water Use and Energy Management Plan (Annex 6e and 6f);
- vi) Chemicals and Hazardous Materials Management Plan;
- vii) Emergency Response Plan (Annex 6b);
- viii) Occupational Health and Safety Plan (Annex 6a);
- ix) Complaints Management (Section 8.11 and Part F);
- x) Heritage Management Plan.

**C3 Fire Safety**

For the protection of human life the Residential Apartment Tower 1 shall have a sprinkler system fitted throughout. An amended Fire Safety Plan shall be submitted to ECD to demonstrated compliance with this condition and with section 4.4.9 of the EIA.

**C4 Energy Efficiency**

The Project will obtain the IFC EDGE certification in accordance with section 4.5 of the EIA. A copy of the certificate will be provided to the Ministry.

**C5 Hazardous Materials**



All hazardous materials removed from the site in accordance with the EIA shall be disposed of in accordance with the Hazardous Materials Assessment and the Project shall keep track of all hazardous materials to ensure safe storage and disposal.

**C6 Safety and Environment Unit**

The Project Proponent shall establish Environmental Team (ET) in accordance section 8.5.5, 8.5.6 and 8.5.7 of the EIA Report to carry out the environmental and social monitoring programme including audits.

**C7 Environmental Management Plans and Environmental Monitoring Programs**

The Project Proponent shall implement EMPs and sub-plans and conduct Environmental Monitoring Programs (Annex 1) in accordance with the requirements of the Ministry.

**C8** The Project Proponent shall take appropriate measures to ensure the Project's efficient use of raw materials, energy, and water. The Project Proponent shall maintain records of raw materials and water used in Project Activities, and shall review and record at least every three (3) years whether there are suitable alternative materials that could reduce environmental impact, or opportunities to improve efficiency of use of raw materials and water. The Project Proponent shall take any further appropriate measures identified by such review.

**C9 Human Resources and Financial Commitments**

The Project Proponent shall provide detailed budgets, human resources and financial commitments for the preparation and implementation of EMPs and Environmental Monitoring Programs in Annex 1 prior to commencement of construction.


**C10 Heritage Management Plan**

The Project Proponent shall fully implement a Conservation Management Plan for the Myanmar Railways Building based on the Heritage Impact Assessment Report to preserve, protect and restore the building known as the



Myanmar Railways Building. All images and recordings of the building prior to the renovation works (including the Architectural Heritage Survey Report) shall be provided to ECD, YCDC, and a copy shall be provided to the Yangon Heritage Trust.

#### **Part D – Monitoring and Reporting for Compliance with the ECC**

- D1 The Project Proponent shall monitor the Project for compliance with this ECC. Monitoring shall be in accordance with the Part B – Environmental Performance (Standards) Conditions, Annex 1 – Environmental Management Plans and Environmental Monitoring Programs, Part C – Environmental Management Conditions, and Part E – Project Commitments.
- D2 The Project Proponent shall notify and identify in writing to the Ministry any breaches of its obligations or other performance failures or violations of this ECC and EMPs as soon as reasonably possible and in any event, in respect to any breach which would have a serious impact or where the urgent attention of ECD is or may be required, within not later than twenty-four (24) hours, and in all cases within seven (7) days of the Project Proponent becoming aware of such incident.
- D3 Contemplated breaches of this ECC and EMPs that should be reported to the Ministry without delay including the detection of:
1. Any malfunction, breakdown or failure of equipment or techniques;
  2. Accident, or emission of a substance not controlled by an emission limit which has caused, or is causing or may cause significant pollution;
  3. The breach of a limit as specified in this ECC; and
  4. Any significant adverse environmental and health effects.
  5. The notification shall contain a description of the mitigation measures already undertaken and proposed changes to Project operations.
- D4 Unanticipated Impacts; If any unanticipated environmental and/or social risks and impacts arise during construction, operation, closure or decommissioning of the Project that were not considered in the EIA and EMPs, the Project
- 

Proponent shall promptly inform the Ministry of the occurrence of such risks or impacts, with detailed description of the event and a proposed corrective action plan.

D5 Monitoring Reports; The Project Proponent shall submit Environmental Monitoring Reports to the Ministry every 6 months and within thirty (30) days of the end of reporting period. The monitoring reports shall include:

1. Documentation of compliance with all conditions of this ECC;
2. Progress made to date on implementation of EMPs against the submitted implementation schedule;
3. Difficulties encountered in implementing EMPs and recommendations for remedying difficulties and steps to prevent or avoid similar future difficulties;
4. Number and type of non-compliances with EMPs and proposed remedial measures and timelines for completion of remediation;
5. Summary of site inspections by the Project Environmental Management Unit (EMU);
6. Summary of self-monitoring reports including explanatory remarks;
7. Summary of accidents or incidents relating to the occupational and community health and safety;
8. Summary of complaints and grievances;
9. Community relations; and
10. Monitoring data for environmental parameters and conditions as committed in EMPs or otherwise required.

D6 Within ten (10) days of completing a monitoring report, the Project Proponent shall make such report on the Project Proponent's or Project website, at public meeting places (e.g. libraries, community halls) and at the Project offices. Any organization or person may request a digital copy of a monitoring report and the Project Proponent shall, within ten (10) days of



receiving such request, submit a digital copy via email or as may otherwise be agreed upon with the requestor.

- D7 If required by the Ministry, the Project Proponent shall undertake an independent environmental audit of the Project or any part of the Project. This independent environmental audit shall be submitted to the Ministry.
- D8 Prior to the commencement of construction the Project Proponent shall establish a Project website or use the Project Proponent's website for disclosure of information. This website shall be regularly updated with information about the status of the Project, copies of all approvals, plans and reports and permits required for the Project and any details of compliance reviews and audits of the Project.

#### **Part E – Project Commitments**

- E1 The Project Proponent agrees to comply with all Project commitments made in the EIA.
- E2 The Project Proponent agrees to the following Project-specific commitments by the date set out in this ECC (Annex 2).
- E3 If the Project Proponent does not fulfill the Project commitments in this Part the Project will be suspended and no further work shall be undertaken until the Ministry is satisfied that the Project Proponent has fulfilled its commitments.
- E4 The Project Proponent shall comply with conditions referred to in the Approval Letter issued by the Ministry (as modified by this ECC) and attached as Schedule 2, Annex 2.
- E5 The Project Proponent shall agree with ECD and other relevant Government Ministries on the costs of inspections and payment for those inspections.

#### **Part F– Dispute Resolution Conditions**

##### **F1 Complaints and Problems Management Mechanism**

The Project Proponent shall ensure that complaint and problem management mechanisms acceptable to the Ministry and in compliance with the Article 31



of United National Guiding Principles on Human Rights and Business are established, and, where necessary, that a community consultative committee is functioning effectively to:

- (i) review and document eligible complaints of Project stakeholders;
- (ii) proactively address grievances;
- (iii) provide the complainants with notice of the chosen mechanism/action; and
- (iv) prepare periodic reports to summarize the number of complaints received and resolved, and final outcomes of the grievances and chosen actions and make these reports available to the Ministry upon request. Eligible complaints include those related to the Project, any contractor or sub-contractor, any person responsible for carrying out the Project, complaints on misuse of funds and other irregularities, and grievances due to any safeguard issues, including resettlement, environment, and gender.

## **F2 Project Complaints Procedure**

Prior to the commencement of construction, the Proponent shall ensure that the following are available for community complaints for the life of the project (including construction and operation) or as otherwise agreed by the Ministry:

- i. a 24 hour telephone number on which complaints about construction and operational activities at the site may be registered;
- ii. a postal address to which written complaints may be sent; and
- iii. an email address to which electronic complaints may be transmitted.

The telephone number, postal address and e-mail address shall be advertised in a newspaper circulating in the area on at least one occasion prior to the commencement of construction; and at six-

monthly intervals during construction and for a period of two years following commencement of operation of the project. These details shall also be provided on the Proponent's internet site required by the ECC. The telephone number, the postal address and the email address shall be displayed on a sign near the entrance to the site(s), in a position that is clearly visible to the public.

**F3** The Proponent shall record details of all complaints received through the means listed in condition F1 of this ECC in an up-to-date Complaints Register. The Register shall record, but not necessarily be limited to:

- i. the date and time, of the complaint;
- ii. the means by which the complaint was made (telephone, mail or email);
- iii. any personal details of the complainant that were provided, or if no details were provided, a note to that effect;
- iv. the nature of the complaint;
- v. any action(s) taken by the Proponent in relation to the complaint, including timeframes for implementing the action; and
- vi. if no action was taken by the Proponent in relation to the complaint, the reason(s) why no action was taken.

The Complaints Register shall be made available for inspection by the Ministry upon request.

**F4 Community Consultation Committee**

The Proponent will establish a Community Consultation Committee during the operation of the Project.

**F5 Community Information Plan**

Prior to the commencement of construction, the Proponent shall prepare and implement a Community Information Plan that sets out the community communication and consultation processes to be implemented during



construction and operation of the project. The Plan shall include but not be limited to:

- i. procedures to inform the local community of planned investigations and construction activities, including blasting works (if any);
- ii. procedures to inform the relevant community of construction traffic routes and any potential disruptions to traffic flows and amenity impacts;
- iii. procedures to consult with local landowners with regard to construction traffic to ensure the safety of people or animals and livestock and to limit disruption to livestock movements;
- iv. procedures to inform the community where work outside the construction hours specified in the ECC, in particular noisy activities, has been approved; and
- v. procedures to inform and consult with affected landowners to rehabilitate impacted land.

#### **F6 Worker Grievance Redress Mechanism**

The Proponent will establish a mechanism to readdress complaints of workers during the operation of the Project, including dealing with any complaints arising from accommodation conditions.



## Environment Compliance Certificate

### Schedule 2, Annex 1

#### Environmental Management Plans and Environmental Monitoring Programs

The Project Proponent shall make available necessary budgetary and human resources to fully implement the environmental management plans and environmental monitoring programs described in a summary of the environmental, social and community health management plans and environmental, social and community health monitoring programs is provided in the table below:

Measure or Management Plan	Short Description	Reporting
Monitoring EMP implementation	Mitigation measures Enhancement measures Contingency Compensation In the Project area	Daily monitoring and documenting, and quarterly reporting
Air and Dust Emissions	Operation Phase Management of air and dust emissions	Air quality Continuous monitoring as requires
Waste Water	Waste Water Management Plan	Contractors to report to Project Proponent
Waste	Construction and Operation Waste Management Plans – Register of waste to be kept, including hazardous and chemical waste.	Quarterly reporting to Environmental Conservation Department (ECD) Annually reporting to ECD
Chemical	Chemical Management Plan, including storage, handling and transport of chemicals to be provided	Quarterly reporting to Environmental Conservation Department (ECD) Annually reporting to ECD
Water/Energy	Water/Energy consumption records to be kept	Quarterly reporting to Environmental Conservation Department (ECD) and local

		communities Annually reporting to ECD
Erosion Control	Prepared by Contractors	Report to Project Proponent

## Environment Compliance Certificate

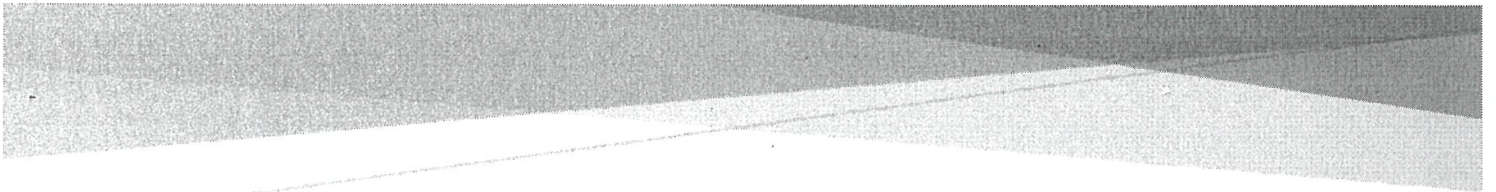
### Schedule 2, Annex 2

### Project Commitments

See Attached pages 1-22

EIA Approval Letter October 2018.





## COMMITMENTS OF THE LANDMARK PROJECT

MEEYAHTA DEVELOPMENT LTD  
The Campus, 1 Office Park,  
Rain Tree Drive  
Pun Hlaing Estate  
Hlaing Thayar Township Yangon

14 September 2018

## List of Proponent Commitments

Project Proponent's Commitment Source	Commitment
Chapter 1 – Executive Summary	Project Proponent has provided a brief description of the studies conducted on existing Environment, Alternatives studies including Location alternatives, Design and Construction Alternatives, Equipment and Material Alternatives, the proposed project's Activities in Sequence and Assessment of Impacts and its Environmental Management Plan (EMP).
Chapter 2 – Introduction	Project Proponents has appointed ENVIRON Myanmar Co. Ltd., (ENVIRON) to conduct an ESIA for the Landmark Project in Yangon. ENVIRON Myanmar is a global environmental consultancy with Myanmar entity, registered since February 2014.
Section 2.5 – Reference to Other Study Reports	<p>Project Proponent has undertaken multiple supporting studies which contributed to the ESIA as follows;</p> <ul style="list-style-type: none"> <li>• Traffic Impact Assessment;</li> <li>• Hazardous Materials and Contaminated Land Survey;</li> <li>• Geotechnical Investigations;</li> <li>• Ground Investigations;</li> <li>• Groundwater Survey at Downtown Yangon, Myanmar;</li> <li>• Utilities Survey;</li> <li>• Pile Load Test for constructions and testing; and</li> <li>• Structural Dilapidation Survey Report;</li> <li>• Heritage Impact Assessment Report – Former Myanmar Railways HQ Building &amp; Historic Neighbourhood; and</li> <li>• Former Myanmar Railways Headquarters Building – Architectural Heritage Survey Report.</li> </ul>
Chapter 3 Policy, Legal and Institutional Framework	
Section 3.1. – Corporate Environmental and Social Policies	<p>Project Proponent as part of Yoma Strategic Holdings group of companies, has adopted a comprehensive Environmental, Health and Safety (EH&amp;S) Policy.</p> <p>Project Proponent is committed to comply with Environmental and Social Management System (ESMS) which is a set of Management and Procedures which allow an organization to analyze, control, reduce the environmental and social impacts of its activities, minimize risks and improve operational efficiency.</p> <p>Project Proponent's ESMS highlights the importance and objectives of integrated environmental and social assessment to identify the impacts, risks and opportunities, effective</p>

Project Proponent's Commitment Source	Commitment
	community engagement and the management of environmental and social performance throughout the lifetime of the project through engagement between the clients, employees, affected communities and other stakeholders.
Section 3.2 – Policy and Legal Framework	<p>The Project Proponent is committed to comply with the current laws, regulations, notifications, instructions and procedures enacted by Myanmar Government and relevant regional authorities described in this particular section;</p> <ul style="list-style-type: none"> <li>• Environmental Related Legislation</li> <li>• National Environmental Policy (1994)</li> <li>• Myanmar Constitution (2008)</li> <li>• Environmental Conservation Law (2012)</li> <li>• Environmental Conservation Rules (2014)</li> <li>• Environmental Impact Assessment Procedure (2015)</li> <li>• Myanmar Investment Law (2016)</li> <li>• Myanmar Investment Commission Notification (2013)</li> <li>• Conservation of Water Resources and Rivers Law (2006)</li> <li>• Law on Safety and Health in the Workplace (2014)</li> <li>• Occupational Safety and Health law (DRAFT) 2017</li> <li>• Social Security Law (2012)</li> <li>• Minimum Wage Law (2013)</li> <li>• Employment and Skill Development Law (2013)</li> <li>• The Workmen Compensation Act, 1923 (amended 2005)</li> <li>• Public Health Law (1972)</li> <li>• Law on the Preservation and Protecting of Ancient Buildings (2015)</li> <li>• The City of Yangon Development (Amendment) Law (1996)</li> <li>• Guidelines for High-rise Building Construction Projects (Water Supply and Sanitation) (2017)</li> <li>• Fire Force Law (2015)</li> </ul> <p>As well as those related to the environmental conservation specified by MONREC and other relevant authorities attached as Annex 1.</p>
Section 3.3 – Government Institutional Framework	Project Proponent is committed to comply with the National Commission for Environmental Affairs/MONREC and National Environmental Quality (Emission) Guidelines (2015).
Section 3.4 – National Environmental Quality (Emission) Guidelines (2015)	
Section 3.5 – Permit Requirements	The Project Proponent is committed to obtain and comply with a number of regulatory permits and licenses issued by several different agencies in Myanmar.



Project Proponent's Commitment Source	Commitment
	The primary permits or licenses obtained for the Project and their status (as of August 2018) are described.
Section 3.5.1 – MIC Permit Requirements	Project Proponent is committed to comply with MIC Permit decision related to environmental conservation.
Section 3.5.2 – YCDC's HIC Approval in Principle	Project Proponent is committed to comply with the height limit and distance set up by the authority with the Shwe Dagon Pagoda.
Section 3.6 – International and Regional Treaties	<p>Project Proponent is committed to comply with following International and Regional treaties Applicable to the Project where applicable;</p> <ol style="list-style-type: none"> <li>1. Vienna Convention for the Protection of the Ozone Layer</li> <li>2. Montreal Protocol on Substances that Deplete the Ozone Layer</li> <li>3. London Amendment to the Montreal Protocol on Substances that Deplete the Ozone Layer</li> <li>4. United Nations Framework Convention on Climate Change (UNFCCC)</li> <li>5. Vienna Convention for the Protection of Ozone Layer</li> <li>6. Montreal Protocol on Substances that Deplete the Ozone Layer</li> <li>7. London Amendment to the Montreal Protocol</li> <li>8. Kyoto Protocol to the United Nations Framework Convention on Climate Change</li> <li>9. Stockholm Convention on Persistent Organic Pollutants</li> <li>10. Copenhagen Amendment to Montreal Protocol on Substances that deplete the Ozone Layer</li> </ol>
Chapter 4 Project Description and Alternative Selection	
Section 4.3 – Project Development and Implementation Time Schedule	The project proponent is committed to implement the Project as per the time schedule – Table 4.2.
Section 4.4.1 - Land Ownership	Project Proponent has leased the land from the Myanmar Railways of Ministry of Transport and Communications for International Hotel Project and the Landmark Project together with the agreed and signed built-operate-transfer (BOT). The lease is for an initial period of 50 years commencing 1 January 1998.
Section 4.4.2 – Project Components	<p>Project Proponent is committed to establish the Mixed used development comprising below components;</p> <ol style="list-style-type: none"> <li>1. Office Towers</li> <li>2. Hotel Tower</li> <li>3. Residential Tower (Serviced Apartment)</li> <li>4. Retail Podium</li> <li>5. Basement Parking</li> </ol>

Project Proponent's Commitment Source	Commitment
	The site plan and detail layout of the proposed development component of the project is shown in Figure 4.6 and 4.7.
Section 4.4.8 - Utilities	<p>Project Proponent has conducted a studies and committed to carry out the plan as proposed for the demand needed for utilities; Electricity supply, water supply, sewage and fuel.</p> <p>Project Proponent will coordinate closely with Yangon Electricity Supply Corporation (YESC) before carrying out any action items from the permit of New Main Power Supply Line Extension and New Electrical Service to the Site for both construction and operational phases which was granted on 18 May 2018.</p> <p>Project Proponent will negotiate and coordinate with YCDC to connect to the YCDC water supply network and the project has already put in place the connection point ready to connect once the infrastructure has upgraded in the project area.</p>
Section 4.4.9 – Fire Prevention System Section 4.4.10 – Ventilation System Section 4.4.11 – Lighting Protection System Section 4.4.12 – Internal Traffic Circulation	<p>Project Proponent is committed to implement following plans for the Project's Operation phase;</p> <ol style="list-style-type: none"> <li>1. Fire Prevention System</li> <li>2. Ventilation Systems</li> <li>3. Lightening Protection System</li> <li>4. Internal Traffic Circulation</li> </ol>
Section 4.4.13 – Greening Plan	Project Proponent is committed to plant the type and quantities of trees as described Greening Plan in the Operation Phase.
Section 4.5 – Sustainability Design	<p>Project Proponent has engaged design consult to implement sustainable design construction and building operational measure. Committed to use Passive design features considered include;</p> <ul style="list-style-type: none"> <li>• low E glazing on architectural windows to reduce solar heat gain</li> <li>• associated operational energy consumption by way of reduced air conditioning load, insulation of external walls, etc.</li> <li>• natural day lighting and ventilation will be utilised as much as possible</li> </ul> <p>Project Proponent is committed that Landmark Project is being designed to ensure that the development will not strain Yangon City's water resources. Strategies such as the extraction of groundwater, recycling of treated effluent as make-up water for cooling towers, low flow rate sanitary fittings, low water</p>

Project Proponent's Commitment Source	Commitment
	<p>consumption water closets, water sub-metering and leak detection system, etc. will work together to allow Landmark Project to achieve significant water savings compared to a building of this nature and size.</p> <p>The Project Proponent will aim to ensure that appointed contractors will implement environmentally sustainable construction measures such as monitoring energy usage, water usage and waste generation.</p> <p>The Project Proponent is committed in the process of obtaining the IFC EDGE (Excellence in Design for Greater Efficiency) certification. In order to qualify for IFC EDGE certification, a building must achieve a 20% reduction in energy, water and embodied energy in materials compared to a conventional building.</p>
Section 4.6 – Pre Construction Surveys	<p>Project Proponent has undertaken Pre-construction surveys mainly focused on following area;</p> <ul style="list-style-type: none"> <li>• Hazardous Materials Assessment;</li> <li>• Site Topographical Survey;</li> <li>• Soil Investigation work;</li> <li>• Utilities Survey;</li> <li>• Pile Load Test for constructions and testing;</li> <li>• Traffic Study;</li> <li>• Structural Dilapidation Survey; and</li> <li>• Groundwater Pumping Test</li> </ul>
Chapter 5 – Description of the Environment	<p>Project Proponent has conducted study on the existing environment on the Area of Influence (AoI) of the project as appropriate and depending on the impact nature. The predicted AoI highlights the components of the environment concerns and establishes the baseline conditions prior to implementation of the proposed project. Physical Environment studies include;</p> <ol style="list-style-type: none"> <li>1. Site Setting</li> <li>2. Topography</li> <li>3. Geology</li> <li>4. Soil</li> <li>5. Hydrogeology</li> <li>6. Hydrology</li> <li>7. Climate and Meteorology</li> <li>8. Natural Hazards (earth quakes and storms)</li> <li>9. Landscape Character and Visual Amenity</li> </ol>
Section 5.5 – Air Quality Section 5.6 – Noise Quality	Project Proponent has done baseline studies on –



Project Proponent's Commitment Source	Commitment
Section 5.7 – Soil and Ground Water Section 5.8 – Biological Environment Section 5.9 – Socio Economic Environment Section 5.10 – Existing traffic Condition	1. Air Quality 2. Noise Quality 3. Soil and Groundwater 4. Biological Environment 5. Socio-Economic Environment 6. Existing Traffic Condition
Chapter 6 – Impact and Risk Assessment and Mitigation Measures	Project Proponent is committed to implement mitigations measures for the list of potential environmental and social issues relevant to the Project based on the Myanmar EIA rules and regulations.
Section 6.4 - Air Quality	<b>Air Quality</b>  a) Fugitive Dust <ul style="list-style-type: none"> <li>• Taking into account the baseline air quality monitoring finding which show levels of PM<sub>10</sub>, PM<sub>2.5</sub>, and SO<sub>2</sub> higher than NEQEG, necessary measures to suppress pollutant emissions from all potential sources will be considered.</li> <li>• The potential air quality impacts arising from the construction activities at the Project site will be mitigated by implementing standard dust suppression measures as described below.               <ul style="list-style-type: none"> <li>- Routine water spray throughout the construction phase.</li> <li>- Provide designate access way (demarcation) for site moving vehicles. This access way shall be concrete paved/ compacted/ sand layer where possible.</li> <li>- Keep access area wet.</li> <li>- Provide ceiling cover to batching plant to prevent spread of dust during concrete mixing process.</li> <li>- Keep sprinkler system in the batching plant for routine spray of water during the mixing operation.</li> <li>- Water spray during extraction of piling works.</li> <li>- Cover materials with impervious sheeting.</li> <li>- Install PVC strip curtains for batching plant stockpiles.</li> <li>- Provide wheel washing facilities at the site entrance/ egress.</li> <li>- Exposed earth shall be properly treated by compaction and keep the surface wet.</li> <li>- All dusty materials shall be sprayed with water immediately prior to loading or unloading or transfer operation.</li> <li>- Vehicle carrying a load of dusty materials shall be covered entirely with clean impervious sheet.</li> <li>- Dusty materials shall not be loaded to a higher level than the side and tailboards and shall be covered by tarpaulin.</li> </ul> </li> </ul>

Project Proponent's Commitment Source	Commitment
	<p>b) Vehicular/ Equipment Emission</p> <p>The control of vehicular or equipment emission can be achieved by observing good construction practice procedures such as:</p> <ul style="list-style-type: none"> <li>• Turning off equipment when not in use.</li> <li>• Lorries/ trucks waiting for more than 10 minutes will turn off their engines.</li> <li>• Carry out regular maintenance of all vehicles, plants and equipment.</li> <li>• Install proper enclosures to the working areas to minimise the spread of fume and smoke.</li> </ul>
Section 6.5 – Noise	<p><b>Noise</b></p> <p>The noise impacts that will be generated during the project's construction of the Project will be minimised using appropriate mitigation measures, regular monitoring and auditing. These requirements will form part of the contractual requirements to be enforced in construction planning and at times of actually carrying out the works.</p> <ul style="list-style-type: none"> <li>• Alternative Construction Methodologies</li> <li>• Use of Silencers &amp; Enclosures</li> <li>• Use of Movable Noise Barrier</li> <li>• d) Good International Industry Practice</li> <li>• e) Noise Monitoring</li> </ul>
Section 6.6 – Vibration	<p>In the absence of Myanmar vibration standards, a number of vibration criteria have been reviewed for suitability to be adopted in this study. These include the following:</p> <ul style="list-style-type: none"> <li>• Construction vibration damage criteria recommended by the High-Speed Ground Transportation Noise and Vibration Impact Assessment – US Department of Transport (DOT), September 2012 (<b>Table 6.12</b>);</li> <li>• German Standard DIN 4150-3 1999 Structural Vibration – Part 3: Effects of vibration on structures (for structural damage) (<b>Table 6.13</b>); and</li> <li>• Ground-borne Vibration (GBV) Impact Criteria (for annoyance assessment) for General Assessment suggested by High-Speed Ground Transportation Noise and Vibration Impact Assessment – USDOT, September 2012 (<b>Table 6.14</b>).</li> </ul>

Project Proponent's Commitment Source	Commitment
	<p><b>Mitigation Measures</b></p> <ul style="list-style-type: none"> <li>• Pre-condition dilapidation survey was conducted in 2014 on St. Gabriel's Church compound, Bogyoke Aung San Market Blocks 1 &amp; 2 as well as other neighbouring buildings and public infrastructure. Information from the survey is used for damage risk assessment, establish a reference baseline and serve as a basis for post-construction repairs where required.</li> <li>• Controlled demolition of the existing buildings.</li> <li>• Installation of vibration meters and crack gauges at the Project site to check the vibration impacts (Photo 6.1). 24-hours continuous monitoring is carried out to monitor the potential impact to the neighbours during construction phase.</li> <li>• ZoI of the Excavation with Potential Vibration Impact</li> <li>•</li> </ul>
Section 6.7 – Water Quality Impacts	<p>Project Proponent is committed to implement mitigation measures for Water Quality Impacts.</p> <p><b>Construction Phase</b></p> <p><b>Earthworks</b></p> <ul style="list-style-type: none"> <li>• Erosion and Sedimentation Control Plan (ESCP) will be integrated into the earthworks plan</li> <li>• All catch pits and trenches required during the earthworks will be located, designed and constructed in a manner that will minimise the potential threat of downstream flooding.</li> <li>• Surface runoff from the site will be disposed of by temporary drainage or pumping systems or by other methods capable of keeping the site free of water and protected from damage due to water.</li> <li>• Any washout of construction or excavated materials will be diverted to the drainage system via sediment traps.</li> <li>• Any disturbed earth caused by construction activities or fill operations will be firmly consolidated and compacted by earth moving vehicles and compactors to reduce the rate of possible erosion and release of loose soil particles.</li> <li>• Denuded stretches will be re-vegetated or sealed immediately after the construction works.</li> <li>• Suitable re-vegetation programmes will be planted as quickly as possible on exposed areas to reduce surface runoff and sediment loss.</li> <li>• Uncovered stockpiles of excavated material or topsoil and fill material are prone to erosion and therefore will be protected. Small stockpiles can be covered with tarpaulin sheets and large stockpiles will be stabilised by erosion blankets and regularly damped.</li> </ul>



Project Proponent's Commitment Source	Commitment
	<ul style="list-style-type: none"> <li>• Wheel washing facilities at the ingress / egress point of the Project site to remove dirt/ soil from vehicles and machinery leaving the site. All surface discharge from the wheel washing facilities will be channelled into the temporary drainage system.</li> <li>• Stockpiles of construction aggregate, spoil and excavated soil will be located at areas within the project site that do not permit direct run off into water courses and are generally flat.</li> <li>• On site storage of excessive quantities of such materials will be avoided and where not possible the use of geotextile material or tarpaulin covers will be considered to minimize erosion.</li> <li>• Stockpiles will be covered.</li> <li>• Stockpiling of the excavated material shall be minimised by scheduling the construction programme in a way that one section of the alignment can be construction and completed before excavation works of the next section commence.</li> <li>• Temporary sand bags will be installed when the site platform is higher to avoid runoff into public domain.</li> </ul> <p><b>Sedimentation Retention Structures</b></p> <ul style="list-style-type: none"> <li>• Sediment retention structures such as silt traps or catch pits of adequate sizes will be provided at suitable locations within the active works area within the Project site to remove soil and sediment in the surface runoff prior to discharge into the receiving drainage channels.</li> <li>• The silt traps/catch pits will be regularly maintained and desilted to provide maximum silt removal efficiencies.</li> </ul> <p><b>Sewage Discharge</b></p> <ul style="list-style-type: none"> <li>• The Project has installed six (6) 9 m<sup>3</sup> capacity septic tanks on-site.</li> <li>• Sewage effluent generated from the workers' facilities will either be treated via temporary bioseptic treatment tanks which will be flushed out by YCDC approximately four (4) times a month and as and when required since it is accessible for inspection by the Contractor</li> </ul> <p><b>Spillage of Oil, Fuel and Chemicals</b></p> <ul style="list-style-type: none"> <li>• All vehicles and plant servicing, vehicle wash bays and lubricating bays shall be sheltered from rain and the drainage in these areas shall be connected to drains via a petrol interceptor.</li> <li>• All generators, fuel and oil storage shall be within bunded areas. Drainage from the areas shall be connected to drains via a petrol interceptor.</li> </ul>

Project Proponent's Commitment Source	Commitment
	<ul style="list-style-type: none"> <li>• Drip collection devices will be provided.</li> </ul> <p><b>Operation Phase</b></p> <ul style="list-style-type: none"> <li>• treat the sewage effluent from the sanitary facilities located at the various development components of the Project and sullage from development components,</li> <li>• Wastewater treatment plant (WWTP) will be constructed onsite. All soil and waste will discharge to a centralised WWTP</li> <li>• Rain Water harvesting system is considered as a alternative source if necessary.</li> </ul>
Section 6.8 – Soil and Groundwater Contamination	<p>Construction Phase:</p> <ul style="list-style-type: none"> <li>• A secured area (enclosed with hardstanding impervious base) will be provided for the storage of any hazardous materials and hazardous wastes;</li> <li>• All temporary fuel tanks and drum storage areas are equipped with concrete or steel retention trays or temporary pit with plastic sheet and sand;</li> <li>• All activities that may result in the potential release of hazardous materials to the ground such as changing of engine oils and lubrication oils from construction vehicles, equipment and generators on site are performed only on designated sealed areas or on drip trays and plastic sheet to reduce the risk of direct spill into the underlying soil and groundwater. Spent oil must be handled and disposed of as scheduled waste;</li> <li>• Any accidental spills of fuel, oil or other hazardous chemicals will be cleaned up immediately. The recovered media (contaminated soil, absorbent pads, rags, etc.) will be disposed of as scheduled waste; and</li> <li>• Disinfection of groundwater before offsite release is required as the baseline ground water investigation results indicates the presence of E.coli and coliforms in concentrations exceeding the standards for effluents discharge in Myanmar.</li> </ul> <p><b>Operational Phase</b></p> <ul style="list-style-type: none"> <li>• The five diesel storage tanks within the Diesel Storage Room will be located within concrete-bunded enclosures capable of containing 110% of the contents of the largest tank within each enclosure. The floor of the bunded enclosures will be concrete-lined with an impermeable liner to prevent contaminant from permeating into the ground;</li> <li>• Appropriate instrumentation and control/trigger alarm to warn of possible overfilling and to provide an alert</li> </ul>

Project Proponent's Commitment Source	Commitment
	<p>mechanism in the event of significant fuel/chemical loss will be provided for the storage tanks;</p> <ul style="list-style-type: none"> <li>• Operational control which includes regular/routine surveys, inspection and maintenance of the diesel fuel tanks and their ancillary facilities (pumps, valves and pipes) will be integrated into the Project's environmental management practices so as to identify and rectify any significant fuel losses or ongoing spills/leakages which may be occurring;</li> <li>• Areas where regular or periodic handling and dispensing of liquid hazardous material are undertaken, such as the diesel storage area and the building maintenance store will be concrete-paved with appropriate secondary containment (drip trays and bunded areas) provided.</li> <li>• Any accidental spills will be assessed on a case by case basis and remedied, including excavation and disposal of any contaminated soil (classified as hazardous wastes) at a secure disposal facility approved by the YCDC.</li> <li>• Procedures and work instructions on proper handling of diesel and maintenance chemicals as well as the disposal procedures for hazardous wastes will be developed and effectively communicated to all operations and maintenance personnel;</li> <li>• Material Safety Data Sheets (MSDS) will be provided for the diesel and any other chemicals (e.g. chemicals used for the maintenance activities, used at the WWTP and for the cooling towers) stored within the Project site;</li> <li>• Corrosion protection for steel tanks and their ancillary facilities (pumps, valves and pipes) will be provided to prevent leaks.</li> </ul>
Section 6.9 Waste	<p><b>Construction Phase</b></p> <p><b>(a) Non-Hazardous Solid Waste</b></p> <p>The potential environmental impacts arising from the improper management of municipal wastes can be minimised with the implementation of the following practices:</p> <ul style="list-style-type: none"> <li>• Good housekeeping practices are essential within the site;</li> <li>• Segregation of waste for re-use and recycling;</li> <li>• General construction spoil will be recycled on site as much as possible. For example, construction aggregate materials may be considered as possible backfill material;</li> <li>• Domestic waste generated from the site offices will be stored in suitable covered receptacles or stored within enclosed areas and collected regularly by a YCDC-licensed contractor for disposal at approved disposal/ landfill sites; and</li> </ul>



Project Proponent's Commitment Source	Commitment
	<ul style="list-style-type: none"> <li>• Unsalvageable construction spoil will be stockpiled at a designated site and where practicable sold to salvage yard operators or other contractors interested in recycling the material.</li> </ul> <p><b>b) Hazardous Wastes</b></p> <ul style="list-style-type: none"> <li>• The hazardous wastes generated during the construction phase as described above will require proper handling, storage and disposal.</li> <li>• An Exposure Control Plan has been developed for removal of ACM and SMF as far as necessary to facilitate safe work area for demolition workers ahead.</li> <li>• Chemical wastes will be properly packed, labelled and disposed of by licensed contractor.</li> <li>• No products or substances including chemicals or fibrous materials are brought to the site without a current MSDS. All storage and use of hazardous substance and dangerous goods</li> <li>• are in accordance with the MSDS and legislative requirements.</li> <li>• All dangerous goods or combustible liquids are stored in accordance to MSDS requirements.</li> <li>• Dangerous goods will be stored away from ignition sources and in non-hazardous area e.g. non-flammable cabinets, cages, non-corrosive containers, etc.</li> <li>• All employees involved in the use of products classified as hazardous or dangerous are provided with information and training to allow safe completion of the required task.</li> </ul> <p><b>Operation Phase</b></p> <ul style="list-style-type: none"> <li>• Waste collection areas will be provided within the Project during the occupancy/operational stage.</li> <li>• The hazardous and non-hazardous wastes will be hauled offsite by contractors licensed under one of the six waste collection companies appointed by the YCDC. Collection will be carried out once in every two days since accumulated wastes at the hotel premise will pose a health risk and nuisance to the occupants within the Project area as well as visitors/guests.</li> <li>• A waste separation system will be implemented within the Project site and options for waste recycling be considered in line with good practices for hotels and embassies in Yangon to minimise the volume of wastes to be disposed to the landfill.</li> </ul>
Section 6.10 – Socio Economic Aspects	<b>Construction Phase</b>

Project Proponent's Commitment Source	Commitment
	<ul style="list-style-type: none"> <li>• The project will create a lot of jobs for locals which are estimated as 86 jobs under direct employment by the project management company and 4,000 jobs under contractors' and subcontractors' employment.</li> <li>• The contractor shall comply with all the relevant labour laws applicable to the contractor's personnel, including Laws relating to their employment (including wages and working hours), health, safety, welfare, immigration and emigration and shall allow them all their legal rights.</li> <li>• Project Proponent will ensure compliance to the following international practices with respect to the workforce:</li> <li>• promote the fair treatment, non-discrimination and equal opportunity of workers;</li> <li>• establish, maintain and improve the worker-management relationship;</li> <li>• promote compliance with national labour and employment laws;</li> <li>• protect the workforce, including vulnerable groups such as children or migrant workers,</li> <li>• workers engaged by third parties, and workers in the project proponent's supply chain;</li> <li>• promote safe and healthy working conditions and workforce health and well-being; and</li> <li>• Prohibit any use of forced labour.</li> </ul> <p><b>Operation</b></p> <p><b>Increased Employment Opportunities:</b></p> <ul style="list-style-type: none"> <li>• The entire Project is expected to provide job opportunities for a significant number of employees across a wide range of levels.</li> <li>• Expatriate employees where required will train locals until such time the locals attain sufficient skills and technical knowledge to subsequently take over the responsibilities from the expatriates.</li> <li>• For local employment alone, it is estimated that approximately 620 jobs will be created under direct employment by hotel operating companies, offices, retail and property management companies.</li> </ul>
Section 6.11 Landscape and Visual Impacts	<p>Some of the mitigation measures to be implemented during the construction phase are as follows:</p> <ul style="list-style-type: none"> <li>• Trees to be transplanted will be retained at a proper nursery;</li> <li>• Phased segmental root pruning for trees will be retained and transplanted over a few months period prior to lifting or site formation works which affect the existing rootball of trees</li> </ul>

Project Proponent's Commitment Source	Commitment
	<p>identified for retention. The extent of the pruning will be equal to half of the spread of the canopy;</p> <ul style="list-style-type: none"> <li>• Pruning of the branches of existing trees identified for transplantation and retention will be based on the principle of crown thinning maintaining their form and amenity value;</li> <li>• All works affecting the trees identified for retention and transplantation will be carefully monitored. This includes the key stages in the preparation of trees, the implementation of</li> <li>• protection measures and health monitoring throughout the construction period; and</li> <li>• The tree transplanting and planting works will be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect.</li> </ul> <p><b>Operation Phase:</b></p> <p>Measures put in place to protect the landscape components and to create an aesthetic/ visual impact include the following:</p> <ul style="list-style-type: none"> <li>• All landscape and visual mitigation works will be financed, and implemented by the project developer;</li> <li>• To create the plaza to the West of the cultural heritage building to increase public access to the site and to open up views of the building façade;</li> <li>• To restore the cultural heritage buildings and to create landscaped gardens in order to beneficially affect the landscape character and quality of the area; and</li> <li>• To retain trees that have historic value and contribute most to the landscape and visual amenity of the site and its immediate environment.</li> </ul>
Section 6.13 Traffic	<p><b>Traffic Management during Construction</b></p> <ul style="list-style-type: none"> <li>• Construction traffic will avoid peak traffic hours and adhere to YCDC limitations on vehicle size during specified hours of the day.</li> <li>• It is estimated that an average of 2,400 trucks will be required monthly to transport the excess soil to the YCDC approved disposal.</li> <li>• These trucks will be using the routes designated by YCDC in their approvals.</li> </ul> <p><b>Traffic and Pedestrian Improvement Measures</b></p>



Project Proponent's Commitment Source	Commitment
	<p>The proposed Project will include some improvements to the pedestrian and traffic in the vicinity of the site such as:</p> <ul style="list-style-type: none"> <li>• Traffic signal optimization at Bogyoke Aung San – Alan Pya Junction</li> <li>• To adjust the traffic signal timing at Bogyoke &amp; Alan Pya Junction to synchronize with the future traffic including development generated traffic.</li> <li>• Provide traffic warning signs and safety devices internally and externally for safety purpose of vehicles especially at the exit on Alan Pya Pagoda Road where situated at the foot of the bridge.</li> <li>• Access management on Bogyoke Aung San Road:</li> <li>• The rejected route is proposed in order to accommodate the rejected vehicle smoothly without any obstacle on Bogyoke Aung San Road.</li> <li>• The security control can be operated with minimal effect out the obstruction on the main site access and Bogyoke Aung San Road.</li> <li>• 20 m median is provided between the main accesses of Landmark and PYN to accommodate convenient and safe pedestrian crossing.</li> <li>• Staff will be hired to manage traffic and control safety of pedestrian at the main access and PYN access.</li> </ul>
Section 6.14 Occupational Health and Safety	<p>Occupational Health and Safety</p> <p>Project Proponent has issued a Guidelines on Minimum Health &amp; Safety Standards for Major Works and its compliance during the implementation of the Project.</p> <p>The safety and health management plan must contain at minimum at following:</p> <p>A safety policy;</p> <ul style="list-style-type: none"> <li>• Safe work practices;</li> <li>• Safety training (including local subcontractors);</li> <li>• Group meetings;</li> <li>• Incident investigation and analysis;</li> <li>• In-house safety rules and regulations;</li> <li>• Safety promotion;</li> <li>• Evaluation, selection and control of sub-contractors;</li> <li>• Safety inspections;</li> <li>• Maintenance regime for machinery and equipment;</li> <li>• Hazard analysis;</li> <li>• Control of movement and use of hazardous substances;</li> <li>• Emergency preparedness; and</li> <li>• Disaster Risk Reduction Measure</li> </ul>

Project Proponent's Commitment Source	Commitment
	<ul style="list-style-type: none"> <li>• Occupational health programs.</li> </ul> <p>A Monthly Health &amp; Safety Report which covers:</p> <ul style="list-style-type: none"> <li>• Monthly Incident/ Accident Return Summary Table (Project to date) and Accident Statistic Summary;</li> <li>• Investigation and Analysis of the findings in site inspection; how the action was taken on findings immediately;</li> <li>• Number of workers who participated in the safety induction and list of trainings that is conducted in the month (<b>Photo 6.2</b>);</li> <li>• Topic of Tool Box Meetings and briefings and number of attendance in Tool Box Meetings (<b>Photo 6.3</b>);</li> <li>• Number of site safety inspection done in the month and major findings of it;</li> <li>• Monthly Plant/ Machinery &amp; Equipment Inspection;</li> <li>• Monthly Safety &amp; Health Program carried out as a Safety Promotion Program; and</li> <li>• H&amp;S Team Organization Chart (updated every month).</li> <li>• Daily visual inspection has been carried out by SPADS HSE Team on contractors to ensure proper PPE are used and activities are carried out according to method statement</li> </ul> <p><b>Construction phrase</b></p> <p>The general amenities in the construction yards will comprise potable water supply (bottled water will be provided in the event such supply does not exist), temporary sanitary facilities, changing/ locker rooms and rest areas. To cater for minor cuts and bruises, and medical condition, adequate medical first-aid kits are to be provided.</p> <p>Three (3) levels of surveillance health to be carried out are as follows:</p> <ul style="list-style-type: none"> <li>• Normal health surveillance for all workers;</li> <li>• Reinforced health surveillance for sensitive population such as those with previous health issues and disease, women, night shift workers, workers above 55 years old and workers with BMI below 19 or above 28; and</li> <li>• Specific medical surveillance for equipment operator, welder and scaffolder.</li> </ul> <p>Health and safety instructions will be developed for issuance to workers and for the more dangerous work (for example the demolition activities and, the removal, storage and handling of hazardous materials from the building prior to demolition), specific hazard-related training and briefing on the use of construction machinery, tools, appliances and personal</p>

Project Proponent's Commitment Source	Commitment
	<p>protection equipment. Knowledge on the health and safety rules of these workers will also be checked periodically to ascertain their understanding.</p> <p>Management of workers' health and safety will be carried out by implementing the following:</p> <ul style="list-style-type: none"> <li>• Protective fencing or tape will be provided at the boundaries of these zones and the appropriate warning signs, markings and safety signs;</li> <li>• Areas where workers will stay temporarily (example, rest areas) will be located outside of any hazardous or dangerous zones;</li> <li>• A work permit will be issued for any work to be carried out within these zones. The work permit will indicate the area where the work is to be carried out, a description of work in a hazardous/ dangerous zone, conditions for safe execution of work, the time of beginning and completion of the work, the list of team members and person responsible for safety in the process of the work;</li> <li>• The persons entitled to issue work permits will determine the need for such work and a possibility for its safe execution; they will be responsible for the implementation of the precautionary measures mentioned in the work permit. A job description will be developed for each type of work; and</li> <li>• Workers will be protected from over-exertion and ergonomic injuries and illnesses, slips and falls, and work at heights. Measures to be put in place include: <ul style="list-style-type: none"> <li>- Training workers in lifting and materials handling techniques and setting weight limits;</li> <li>- Planning the layout of the work site to minimize the need for manual transfer of heavy loads;</li> <li>- Selecting tools that reduce force requirements and holding times;</li> <li>- Sorting and placing loose construction materials or demolition debris in established areas away from foot paths;</li> <li>- Cleaning up excessive waste debris and liquid spills regularly;</li> <li>- Training and use of temporary fall prevention devices as rails, and barriers;</li> <li>- Training and use of personal fall arrest systems, such as full body harnesses and energy absorbing lanyards able to support heavy loads.</li> </ul> </li> </ul> <p><b>Hazardous Materials Management</b></p>



Project Proponent's Commitment Source	Commitment
	<p>The following measures are planned to prevent the release or the spills of hazardous substances:</p> <p>To prevent accidental spills of petroleum products in the process of the filling of vehicles or machinery secondary containment measures will be provided in the form of containment</p> <ul style="list-style-type: none"> <li>- Trays and vehicle filling permitted to be carried out at designated areas provided with hardstanding and catch drains;</li> <li>- Maintenance of construction machinery will be carried out only at designated areas where there is adequate protection to prevent the migration of spilled fuel or lubricants to the soil and groundwater;</li> <li>- Durable waste receptacles will be installed at construction sites for the collection of oil contaminated waste materials and soil; all wastes will be disposed of separately as hazardous waste at a facility approved by the YCDC; and</li> <li>- Use of trained personnel to identify and remove hazardous materials for example asbestos, PCB's, electrical components containing mercury per the Hazardous Materials Management Plan prepared in the Hazardous Materials Assessment report.</li> </ul>
Section 6.15 Community Health and Safety	<p>Mitigation Measures:</p> <p>Impacts on community health and safety can be mitigated through good practices and close cooperation between the site managers, contractors, communities and local authorities, as below:</p> <ul style="list-style-type: none"> <li>• Provision of pedestrian walk ways with shelter during FMI demolition with awareness signage and lightings for the walk ways during night time (<b>Photo 6.6</b>).</li> <li>• A Traffic Management Plan has been established to indicate the traffic routes to be followed and speed limit to be complied with in order to reduce risk to the local communities.</li> <li>• Enforcement of a speed limit for vehicles related to construction activities of the project.</li> <li>• Establishment of a security team to monitor entrance to the construction site.</li> </ul>
Section 6.16 Disaster Risk Reduction Measure	<p><b>Disaster Risk Reduction Measure</b></p> <p>The prevention measures for natural disaster and emergency are included as part of the Emergency Response Plan.</p>

Project Proponent's Commitment Source	Commitment
	<p>Health &amp; Safety team of both SPADPS and Contractor (BTJV) have conducted several drills for any emergency situations such as flood, earthquake fire and site accident etc. during construction period. All the drills are required to be conducted at least once a year.</p> <p><b>Earthquake CQHP Requirements</b></p> <p>The Landmark buildings' structures are designed to source no. 2 since it is an official government confirmation.</p> <p>In terms of other safety measures, geotechnical Design of Pile, Factor of Safety, Pile Load Test – ULT, Soil Capacity, Pile Load Test –WLT, Pile Capacity Utilisation Ratio and Structural Design of Bored Pile were considered and tested for safe working load (SWL).</p> <p><b>Flood Risk</b></p> <p>The following drainage system has been constructed on-site with YCDC's permit and approval:</p> <p>Temporary Construction Drainage Plan Permanent Drainage Plan for both construction and operation phase</p>
Chapter 8 – Environmental and Social Management Plan	<p>The Project Proponent is committed to establish and implement set environmental and social management requirements for the Project via its contractual documents with relevant parties amongst others, the Main Contractor appointed for the construction phase of the Project and the managing entities appointed to operate the various development components within the Project Site.</p> <p>The potential environmental impacts and its corresponding mitigation measures for each phase of the Project are summarized in the following tables:</p> <ul style="list-style-type: none"> <li>• EMP Construction phase – <b>Table 8.1</b></li> <li>• EMP Operational phase – <b>Table 8.2</b></li> </ul>
	<p><b>Project Proponent is committed to allocate Budget for EMP Implementation</b></p>

Project Proponent's Commitment Source	Commitment
	<p><b>Table 8.3</b> summarizes the budget allocated by the project developer to finance the environmental services and the mitigation measures and monitoring of the ESMP.</p>
<p>Section 8.8 Environmental Monitoring Programme</p>	<p>Project Proponent is committed to conduct following Environmental Monitoring Programme for both construction and operation phase.</p> <p><b>Construction Phase</b></p> <p>The proposed environmental monitoring program for the Project, including the parameters to be monitored, sampling locations (Figure 8.2), frequency and duration as well as the applicable standards is presented in Table 8.4.</p> <p>The environmental monitoring results will be compared to the applicable national standards or other relevant standards in the absence of national standards.</p> <p>During the excavation and construction of substructure, groundwater and vibration levels are monitored as presented in Table 8.5. For the construction phase, the contractor monitors the groundwater level weekly from 9 water standpipes as shown in Figure 8.3.</p> <p><b>Operation Phase</b></p> <p>Monitoring wells will be installed for Groundwater condition of the aquifers in the project area.</p> <p>The water level will be measured twice a month through the whole year in operation phase so that seasonal fluctuation of groundwater level can be observed. This data is useful for designing the depth of pump setting, observing the change in quantitative and qualitative groundwater potentials of the project area.</p> <p><b>Refer to ;</b></p> <p>Table 8.4: Environmental Monitoring Programme</p> <p>Table 8.5: Groundwater and Vibration Monitoring during Construction Phase</p>
<p>Section 8.9 Training and Awareness</p>	<p>Project Proponent is committed to effectively implement EMSP, Project employees, contractors and sub-contractors will be made aware of the ESMP and its requirements. The training shall include, but not limited to the following components:</p>



Project Proponent's Commitment Source	Commitment
	<ul style="list-style-type: none"> <li>• FMI Center employees, and business tenants from Grand Meeyahta Executive Residences and FMI Center were consulted in separate meetings.</li> <li>• The meeting with YCDC Engineering Department (Building) took place in August 2013 and building design and planning parameters were discussed in the meeting.</li> <li>• Conservation measures were presented in the meeting with Yangon Heritage Trust in 2013. The PP also met with Department of Archaeology and National Museum on archaeological excavation on site matter. Issues related to Conservation Management Plan (CMP) were presented in another meeting with YHT in December 2014.</li> <li>• Individual public consultation meetings were conducted in August 2016 to inform the public near the project area and to receive their concerns. The residences who are located in the project impact area in Pabedan, Kyauktada, and Dagon, shopkeepers from Bogyoke Market, and the committee from St. Gabriel's Church Union were met to exchange views, concerns, and measures that the project has planned for the upcoming construction.</li> </ul> <p><b>Further Ongoing Consultations</b></p> <p>The Project Proponent considers that further consultations with all stakeholders are necessary and the project proponent makes the commitment to consult frequently with all related and relevant authorities.</p> <ul style="list-style-type: none"> <li>• The project plans to inform the stakeholders after EIA is approved.</li> <li>• Various departments from YCDC, Ministry of Construction, Myanmar Railways, ECD from MONREC, and other administrative bodies will be consulted frequently to seek their inputs in the development of the Project.</li> <li>• The general public will be informed regularly and consulted to seek their views, concerns, and inputs even if no complain is made for the project activities.</li> <li>• Occasional meetings with St. Gabriel Church committee will be arranged to review the pre-condition survey results and the development progress.</li> <li>• Random informal meeting with the other project affected people will be arranged to press further concerns.</li> <li>• All views, concerns, and inputs from further ongoing consultations will be registered and given due consideration for timely modification of the development plans.</li> </ul>



ပြည်ထောင်စုသမ္မတမြန်မာနိုင်ငံတော်အစိုးရ  
သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာန  
ပြည်ထောင်စုဝန်ကြီးရုံး

စာအမှတ် (သစ်တော)၃(၂)/၁၆(သ)(၄၂၁၃/၂၀၁၈)  
ရက်စွဲ ၂၀၁၈ ခုနှစ်၊ နိုဝင်ဘာလ ၂ ရက်

သို့

ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန

အကြောင်းအရာ။ Meeyahta Development Limited မှအကောင်အထည်ဖော်ဆောင်ရွက်မည့် Landmark Project စီမံကိန်း၏ ပြန်လည်တင်ပြလာသည့် ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း(EIA)အစီရင်ခံစာအပေါ် သဘောထားမှတ်ချက်ပြန်ကြားခြင်း

ရည်ညွှန်းချက် ။ (၁) ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ ၂၄-၄-၂၀၁၈ ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရက(MIHL)/၂၀၁၈ (၁၁၁၃/၂၀၁၈)

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(၂) ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ ၄-၇-၂၀၁၈ ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန (MIHL)/၂၀၁၈ (၁၈၇၃)

(၃) ပို့ဆောင်ရေးနှင့်ဆက်သွယ်ရေးဝန်ကြီးဌာန၏ ၅-၁၀-၂၀၁၈ ရက်စွဲပါ စာအမှတ်၊ ရထ-၂/ရန (MIHL) / ၂၀၁၈(၂၉၁၅)

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၁။ အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ Meeyahta Development Limited (MDL) မှ ရန်ကုန်တိုင်းဒေသကြီး၊ ပန်းဘဲတန်းမြို့နယ်၊ ဆူးလေဘုရားလမ်းနှင့် ဗိုလ်ချုပ်အောင်ဆန်းလမ်းထောင့်ရှိ မြန်မာ့မီးရထားပိုင် မြေဧရိယာ (၆.၃၅) ဧကတွင် B.O.T စနစ်ဖြင့် အကောင်အထည်ဖော်ဆောင်ရွက်မည့် Landmark Project ၏ ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental Impact Assessment - EIA) အစီရင်ခံစာကို စိစစ်အတည်ပြုပေးနိုင်ပါရန် ရည်ညွှန်းပါစာများဖြင့် ပေးပို့လာပါသည်။

၂။ အဆိုပါပေးပို့လာမှုနှင့်ပတ်သက်၍ သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာနအနေဖြင့် စိစစ်ရာတွင် အကောင်အထည်ဖော် ဆောင်ရွက်မည့် Landmark Project ၏ ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း (Environmental Impact Assessment - EIA) အစီရင်ခံစာသည် ပတ်ဝန်းကျင်ထိခိုက်မှု ဆန်းစစ်ခြင်းဆိုင်ရာ လုပ်ထုံးလုပ်နည်း အပိုဒ် (၆၃) ပါ အချက်များနှင့်ကိုက်ညီမှုရှိကြောင်း တွေ့ရှိရသဖြင့် တင်ပြလာသည့်အစီရင်ခံစာကို အတည်ပြုပါကြောင်းနှင့်ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း အစီရင်ခံစာပါဖော်ပြချက်ကတိကဝတ်များအရ Meeyahta Development Limited (MDL) မှ Landmark Project အား အကောင်အထည်



ဖော်ဆောင်ရွက်ရာတွင် အောက်ဖော်ပြပါအချက်များကို အလေးထားလိုက်နာဆောင်ရွက်ရန် လိုအပ်ပါကြောင်း သဘောထားမှတ်ချက်ပြန်ကြားအပ်ပါသည်-

- (က) EIA အစီရင်ခံစာတွင်ဖော်ပြထားသော ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဆိုင်ရာဥပဒေ၊ နည်းဥပဒေများ၊ လုပ်ထုံးလုပ်နည်းများ၊ မြန်မာနိုင်ငံ၏တည်ဆဲဥပဒေများ၊ အပြည်ပြည်ဆိုင်ရာသဘောတူညီချက်များ၊ ပတ်ဝန်းကျင်၊ လူမှုရေးနှင့်ကျန်းမာရေးဆိုင်ရာ စံသတ်မှတ်ချက်များကို အတိအကျ လိုက်နာဆောင်ရွက်ရန်၊
- (ခ) စီမံကိန်းအဆိုပြုသူသည် ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ်၊ စီမံကိန်းကတိကဝတ် အားလုံးနှင့် စည်းကမ်းချက်များကို အပြည့်အဝအကောင်အထည်ဖော်ဆောင်ရမည့် အပြင် ယင်း၏ကိုယ်စား စီမံကိန်းကိုဆောင်ရွက်ပေးသူ ကန်ထရိုက်တာနှင့်လက်ခွဲ ဆောင်ရွက်ပေးသူ ဆပ်ကန်ထရိုက်တာများအားလုံးက စီမံကိန်းအတွက် လုပ်ငန်း များဆောင်ရွက်ရာတွင် သက်ဆိုင်ရာ ဥပဒေ၊ နည်းဥပဒေများ၊ လုပ်ထုံးလုပ်နည်း၊ ပတ်ဝန်းကျင်စီမံခန့်ခွဲမှုအစီအစဉ်နှင့် စည်းကမ်းချက်များအားလုံးကို အပြည့်အဝ လိုက်နာဆောင်ရွက်ရန်၊
- (ဂ) IFC Performance Standards၊ Asia Development Bank's (ADB) Safeguard Policy၊ National Environmental Policy and Other Applicable Laws များကို လိုက်နာမည်ဖြစ်ကြောင်း ကတိကဝတ်နှင့်အညီ အပြည့် အဝလိုက်နာ ဆောင်ရွက်ရန်နှင့် IFC General Guidelines၊ IFC Tourism and Hospitality Development Guidelines နှင့် အမျိုးသားပတ်ဝန်းကျင်ဆိုင်ရာ အရည်အသွေး (ထုတ်လွှတ်မှု) လမ်းညွှန်ချက်များကို အပြည့်အဝလိုက်နာ ဆောင် ရွက်ရန်၊
- (ဃ) စီမံကိန်းလုပ်ငန်းအတွင်းပါဝင်သည့် ရှေးဟောင်းမီးရထားရုံးဟောင်း၊ St. Gabriel Church နှင့်စီမံကိန်းဘေးကပ်လျက်ရှိသောဗိုလ်ချုပ်အောင်ဆန်းဈေးကို စီမံကိန်း တည်ဆောက်ရေးလုပ်ငန်းများကြောင့် ထိခိုက်ပျက်စီးမှုမရှိစေရေး အထူးအလေးပေး လိုက်နာဆောင်ရွက်ရန်၊
- (င) အခန်း (၄.၅) တွင် ဖော်ပြထားသည့်အတိုင်း Energy Efficiency၊ Water Efficiency နှင့် Materials Efficiency ဖြစ်စေမည့် IFC ၏ Excellence in Design for Greater Efficiency (IFC EDGE) ကို ရယူဆောင်ရွက်ရန်၊
- (စ) စီမံကိန်းအဆောက်အဦများတည်ဆောက်ရာတွင် အစီရင်ခံစာ၏ဇယား (၄.၃) ပါ ဆောက်လုပ်မည့် အဆောက်အဦအရေအတွက်၊ အထပ်အမြင့်၊ ဆောက်လုပ်မည့် ဧရိယာဖော်ပြချက်များနှင့်အညီ ဆောက်လုပ်ရန်နှင့်ဖော်ပြချက်များအား ပြောင်းလဲ



ဆောင်ရွက်မည့်ဆိုပါက သက်ဆိုင်ရာဌာန/အဖွဲ့အစည်းများထံသို့ ဆက်သွယ်၍ သဘောထားနှင့် ခွင့်ပြုချက်များ ရယူရန်၊

- (ဆ) မြေလျင်ဒဏ်နှင့် ရေကြီးရေလျှံမှု အစရှိသည့် သဘာဝဘေးအန္တရာယ်ကာကွယ် နိုင်ရန်နှင့် စီမံကိန်းဒီဇိုင်းပုံစံဆိုင်ရာဘေးကင်းလုံခြုံရေးအတွက် High-rise Building Project (CQHP) လမ်းညွှန်ချက်များနှင့် သက်ဆိုင်ရာဝန်ကြီးဌာနမှ သတ်မှတ်ပေးထားသည့် Building Code နှင့်အညီ လိုက်နာဆောင်ရွက်ရန်၊
- (ဇ) အဆောက်အဦများတွင် တပ်ဆင်အသုံးပြုမည့် အအေးပေးစက်၊ အေးခဲစက်၊ လေအေးပေးစက်၊ မီးသတ်ဆေးဗူး၊ လျှပ်စစ်ပစ္စည်းများ အစရှိသည့် ပစ္စည်းများ အသုံးပြုရာတွင် ရာသီဥတုပြောင်းလဲမှုကိုဖြစ်စေပြီး အိုဇုန်းလွှာပျက်စီးမှုကို ဖြစ်ပေါ် စေသောဒြပ်ပစ္စည်းများကို အသုံးပြုထုတ်လုပ်သည့် ပစ္စည်းများသုံးစွဲရာတွင် သက်ဆိုင်ရာမှ သတ်မှတ်ချက်များနှင့်အညီ တင်သွင်းတပ်ဆင်အသုံးပြုရန်၊
- (ဈ) စောင့်ကြည့်စစ်ဆေးမည့်အစီအစဉ်နှင့်ပတ်သက်၍အခန်း(၈.၈.၁)နှင့် ဇယား(၈-၄)၊ (၈-၅)အား ထိရောက်စွာအကောင်အထည်ဖော်ဆောင်ရွက်ရ၍ လုပ်ငန်းလည်ပတ်ချိန် ကာလတွင် Groundwater Level အား စောင့်ကြည့်စစ်ဆေးနိုင်ရန် အစီရင်ခံစာ တွင် ဖော်ပြထားသည့်အတိုင်း Monitoring Well တပ်ဆင်၍ တစ်လလျှင် နှစ်ကြိမ် စောင့်ကြည့်တိုင်းတာစစ်ဆေးရန်နှင့် ပတ်ဝန်းကျင်ထိခိုက်မှုဆန်းစစ်ခြင်း ဆိုင်ရာ လုပ်ထုံးလုပ်နည်း (၂၀၁၅) တွင် ဖော်ပြထားသော အခန်း (၉) စောင့်ကြပ် ကြည့်ရှုခြင်း နှင့်အညီ လိုက်နာဆောင်ရွက်ရန်၊
- (ည) ရေရှည်တွင် မြေအောက်ရေသယံဇာတအပေါ် မှီခိုသုံးစွဲမှုလျှော့ချနိုင်ရန်အတွက် Rain Water Harvesting System ကို အကောင်အထည်ဖော်ဆောင်နိုင်ရေး အစီအမံများကို အလေးပေးဆောင်ရွက်ရန်၊
- (ဋ) စီမံကိန်းဝင်းအတွင်း ပါရှိသည့် First Myanmar Investment Co. Ltd (FMI) Centre ၊ Grand Meeyahta Executive Residence ၊ Zawgyi House နှင့် အခြားအဆောက်အဦအသေးစားများကို ဖြိုဖျက်သည့်အခါတွက်ရှိမည့် အန္တရာယ် ရှိသည့် ပစ္စည်းများဖြစ်သော ကျောက်ဂွမ်း ပါဝင်သည့်ပစ္စည်းများ [Asbestos Containing Materials (ACM)] ၊ သတ္တုဖိုင်ဘာမျှင်အတုများ [Synthetic Mineral Fibre (SMF)] ၊ Polychlorinated Biphenyls (PCB)၊ ခဲပါဝင်သည့် သုတ်ဆေးများ [Lead Based Paints (LBP)] ၊ အိုဇုန်းလွှာကို ပျက်စီးစေသည့် ပစ္စည်းများ [Ozone Depleting Substances (ODS)] ၊ ရေဒီယိုသတ္တိကြွ မီးခိုးထောက်လှမ်းရေးကိရိယာများ (radioactive smoke detectors) ၊ ပြဒါး



ပါဝင်သည့် ပစ္စည်းများ၊ အန္တရာယ်ရှိသောဓာတုဗေဒပစ္စည်းများ၊ စွန့်ပစ်ပစ္စည်းများ နှင့်ပတ်သက်၍ စွန့်ပစ်မှုများအား ရန်ကုန်မြို့တော်စည်ပင်သာယာရေးကော်မတီ ၏ ညွှန်ကြားချက်များနှင့်အညီ အပြည့်အဝလိုက်နာဆောင်ရွက်ရန်၊

- (၄) တည်ဆောက်ရေးလုပ်ငန်းများအတွက် ပတ်ဝန်းကျင်နှင့်လူမှုရေးဆိုင်ရာ စောင့်ကြည့် စစ်ဆေးမှုအစီရင်ခံစာကို EIA အစီရင်ခံစာအား အတည်ပြုချက်ရရှိပြီး နောက် (၆) လအတွင်း သယံဇာတနှင့်သဘာဝပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဝန်ကြီးဌာနသို့ တင်ပြရန်၊
- (၅) မြေဆီလွှာ/အနည်အနှစ်များနှင့်မြေအောက်ရေညစ်ညမ်းမှုအတွက် Dutch Standards 2009 (Rev 2012) နှင့်နှိုင်းယှဉ်ထားမှုအရ chromium နှင့် molybdenum ၊ PAHs နှင့် mineral oil အရောအနှောများမှလွဲ၍ အခြားသတ္တုများနှင့် သတ္တုစပ်များအားလုံးတွင် သတ်မှတ်စံချိန်စံညွှန်း ကန့်သတ်ချက်အထက် ကျော်လွန် နေသည်သဖြင့် ညစ်ညမ်းမှုအဆင့်သည် ပြင်းထန်ကြောင်း စိစစ်တွေ့ရှိရသဖြင့် စီမံကိန်းဆောင်ရွက်မှုကြောင့် မူလညစ်ညမ်းမှုအခြေအနေထက် ပိုမိုညစ်ညမ်းမှု မဖြစ်ပေါ်စေရေး အထူးအလေးပေးဆောင်ရွက်ရန်နှင့် မြေအောက်ရေညစ်ညမ်းမှု စောင့်ကြည့်စစ်ဆေးမှုကို စောင့်ကြည့်စစ်ဆေးမှု အစီရင်ခံစာတွင် တင်ပြရန်၊
- (၆) စီမံကိန်းနှင့်ပတ်သက်သည့် Project Design and Operation ပြောင်းလဲမှု ရှိပါက MDL သည် ပူးပေါင်းဆောင်ရွက်သူများကိုယ်စား ပတ်ဝန်းကျင်ထိန်း သိမ်းရေးဦးစီးဌာနသို့ အကြောင်းကြားတင်ပြရန်၊
- (၇) ယဉ်ကျေးမှုအမွေအနှစ်အဆောက်အဦများဖြစ်သည့် ရွှေတိဂုံစေတီတော်၊ ဆူးလေ စေတီတော်နှင့်အခြားသော ယဉ်ကျေးမှုအမွေအနှစ် အဆောက်အဦများ၊ St. Gabriel's Church အပေါ်ဖြစ်ပေါ်လာနိုင်သည့် သက်ရောက်မှုများနှင့်စပ်လျဉ်း၍ ထိန်းသိမ်းကာကွယ်ရေးဆိုင်ရာ အစီအမံများနှင့်ရယူရန်လိုအပ်သော ခွင့်ပြုချက် များအား စီမံကိန်းလုပ်ငန်းများ မစတင်မီ ကြိုတင်ရယူဆောင်ရွက်ရန်၊
- (၈) စီမံကိန်းတည်ရှိသည့် ငလျင်ဇုန် 2B အတွက် သတ်မှတ်ထားသော CQHP ဒီဇိုင်း လိုအပ်ချက်များနှင့်အညီ ငလျင်ဒဏ်ခံနိုင်ရည်ရှိစေရန် အဆောက်အဦဒီဇိုင်းအား သတ်မှတ်ခွင့်ပြုချက်များနှင့်အညီ ဆောက်လုပ်ရန်နှင့် သတ်မှတ်ထားသည့် အထပ် အရေအတွက်အတိုင်းဆောင်ရွက်ရန်၊
- (၉) မတော်တဆဖြစ်စဉ်၏ ပတ်ဝန်းကျင်ထိခိုက်မှုအတွက် အာမခံလျော်ကြေးပေးသည့် စနစ်ထားရှိရန်နှင့် ပတ်ဝန်းကျင်ထိခိုက်မှုအကျိုးဆက်များအား ပြီးပြတ်သည်အထိ ဆောင်ရွက်ရန်၊

- (၃) လေထုအရည်အသွေး စမ်းသပ်တိုင်းတာခြင်းတွင် PM<sub>10</sub> နှင့် PM<sub>2.5</sub> ၊ NO<sub>2</sub> နှင့် SO<sub>2</sub> တို့သည် လေ့လာစောင့်ကြည့်သည့်အမှတ်များအားလုံး၌ NEQEG (2015) ထက်များပြားနေကြောင်း စိစစ်တွေ့ရှိရသဖြင့် လေအရည်အသွေးစောင့်ကြည့်စစ်ဆေးမှုအစီအစဉ်အား အစီရင်ခံစာ၏ စောင့်ကြည့်စစ်ဆေးမှု အစီအစဉ်ပါအတိုင်း (၁) လ တစ်ကြိမ် တိုင်းတာရန်၊
- (၄) ဒေသခံပြည်သူများ (Stakeholders) နှင့်စဉ်ဆက်မပြတ်တွေ့ဆုံဆွေးနွေးပြီး ၎င်းတို့၏ အကြံပြုချက်နှင့် လိုလားချက်များအား အလေးထား ပေါင်းစပ်ဆောင်ရွက်ရန်။

၀၁/၁၁/၂၀၁၈

ပြည်ထောင်စုဝန်ကြီး(ကိုယ်စား)  
(ဝင်းဇော် ၊ ဒုတိယအမြဲတမ်းအတွင်းဝန်)

မိတ္ထူကို

✓ ညွှန်ကြားရေးမှူးချုပ်

ပတ်ဝန်းကျင်ထိန်းသိမ်းရေးဦးစီးဌာန