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(BY FAX & BY POST)

1 December 2004

Mr Stewart Leung
Executive Director
New World Development Company Limited
30th Floor, New World Tower
18 Queen's Road Central
Hong Kong [FAX No. 2130 1088]

Mr Thomas Kwok
Vice Chairman & Managing Director
Sun Hung Kai Properties Limited
45th Floor, Sun Hung Kai Centre
30 Harbour Road
Wanchai
Hong Kong [FAX No. 2511 5388]

Dear Mr Leung and Mr Kwok,

Hunghom Peninsula

I refer to your letter of 29 November 2004, which I received at about the same time as your press briefing yesterday afternoon.

I am very disappointed to learn that NSW Holdings Limited and Sun Hung Kai Properties Ltd have now decided to demolish the entire Hunghom Peninsula for re-development. Purely from an environmental protection point of view, this is extremely undesirable, as the demolition operations would undoubtedly have a negative impact on the local environment. However, from the perspective of sustainable development, the sheer scale of the demolition of so many brand new buildings must place Hong Kong in a very poor light internationally. I can think of no other example anywhere else in the world of such a large-scale waste of human endeavour and resources in the pursuit of economic gain. Needless to say, this will also set a very poor example to the public, especially the younger generation, who we have all been working so hard in Hong Kong in recent years to educate about the need for sustainability, environmental awareness and the importance of waste reduction.

Whilst it is laudable that you have indicated your intention to design a waste-reduction scheme to reuse or recycle a large percentage of the existing estate's materials, we consider that a comprehensive and very detailed waste management plan for both the demolition and re-development works is essential in order to ensure that all wastes generated would be properly managed. We also believe that your aim should be for zero waste generation in the first instance.

In formulating and preparing a comprehensive waste management plan for the project, I would ask that you make reference to Technical Circular No 15/2003, entitled Waste Management on Construction Sites, issued by the Environment, Transport and Works Bureau in 2003. A summary outlining the key items of a sample waste management plan is attached for your easy reference. You are also advised to visit the website of the Bureau for a full version of the circular. As you may be aware, all government works contracts have been implementing waste management plans as required by the circular since July 2003, and the results have been very encouraging.

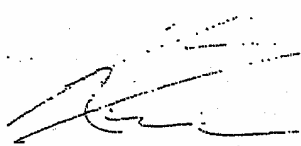
I understand from your public statement that much of the debris from the demolition will be recycled for use. Please note that all the Government facilities for handling construction and demolition materials are already heavily committed and have no capacity to cope with the debris arising from the demolition of the housing blocks at Hung Hom Peninsula. I would, therefore, request that you set out in your waste management plan more explicitly how you propose to handle the large quantities of demolition debris.

I note also from the material attached to your letter that you appear to be relying heavily on the export of waste materials to the mainland for reuse and disposal. Please be advised that depending on the exact nature of the materials to be exported and their intended disposal arrangements you may require permits from us for exporting the materials. We can advise further on this after we have seen your detailed waste management plan.

Apart from dealing with the waste aspects, like any other construction or demolition project your redevelopment project would, of course, have to fully comply with all other existing pollution control and related environmental legislation and meet the statutory environmental standards or requirements for noise, dust, air and wastewater, etc.

We look forward to receiving your comprehensive waste management plan at your earliest convenience. As I mentioned in my letter to you dated 3 March 2004, my colleagues in EPD would be pleased to provide any advice you require on this aspect. If you have any queries, please contact our Assistant Director responsible for waste management issues, Dr Ellen Chan (Tel: 2872 1600).

Yours faithfully,



(Robert J S Law)
Director of Environmental Protection

c.c. Secretary for the Environment, Transport and Works
Permanent Secretary for the Environment, Transport and Works (Environment)
Chairman of Advisory Council of Environment
Chairman of Waste Sub-Committee of Advisory Council of Environment

Environment, Transport and Works Bureau
Technical Circular (Works) No. 15/2003

Waste Management on Construction Sites

1. Key information that should be given in the waste management plan:
 - waste management policy;
 - organisational structure for waste management;
 - project schedule;
 - work processes and activities identified that will generate waste;
 - predicted generation pattern (including types and quantities) of waste with reference to the project schedule;
 - measures to reduce generation of waste;
 - measures to recover all the reusable and recyclable materials for reuse/recycling;
 - areas allocated for on-site sorting and storage of waste;
 - schedule for inspection and liaison meeting on waste management performance;
 - outlets identified for different recovered materials;
 - requirement of monthly record of generated waste including those disposed of at public fill reception facilities / landfills or waste reused/recycled locally or elsewhere;
 - waste delivery monitoring system;
 - audit for waste performance; and
 - provision of training to the construction personnel.

2. The WMP should be updated and reviewed yearly.

3. The WMP adopted "The Pay for Waste Management Scheme" to encourage construction waste reduction.

For more information on the framework of the WMP being implemented in public sector, please visit the following website:

<http://www.etwb.gov.hk/UtilManager/tc/2003/C-2003-15-0-1.pdf>