

**LIST OF CONDITIONS FOR PROPOSED PROPERTY DEVELOPMENT SCHEME  
PROJECT ON 'PLOT P' OF AVALON GOLF ESTATE AT BOIS SEC BY BADON LTD  
[ENV/DOE/EIA/ 1773]**

1. The EIA Licence is valid for the construction of 34 luxury villas, on Plot 'P' of Avalon Golf Estate, on a plot of land of an extent of land of 7 Ha 4,796 m<sup>2</sup>, under the Property Development Scheme.
2. All necessary permits and clearances from the relevant authorities shall be obtained, prior to start of works. A copy of all the permits and clearances obtained shall be submitted to the Director of Environment. All conditions attached therewith shall be scrupulously observed.
3. The development shall be undertaken as stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
4. In accordance with Section 41(1)(s) of the Environment Act 2024, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP). The EMP shall be submitted for approval prior to start of works on site. No work shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
5. The Department of Environment shall be informed, in writing, of the date of commencement of works on site for monitoring purposes.
6. The proposed development shall comply with provisions of Rivers and Canals Act and Forest and Reserves Act. No development shall be allowed on the 2m reserve of either side of the natural water path which flows within the proposed development.
7. The proponent shall not be authorised to use water from BH1210 or any other boreholes as mentioned in the EIA report to supply water to the villas. The proponent shall apply for a water supply clearance from the Central Water Authority for domestic purposes.
8. The approval of the Land Drainage Authority shall be sought in case of any deviation during implementation of the drainage layout. The proponent shall ensure that the site development shall not, at any point in time, be at risk of flooding and/or cause any risk of flooding to the adjoining/downstream areas. The onus of any such flooding shall remain with the proponent. The onus to ensure that the drainage infrastructures including the final discharge points are properly and regularly maintained, shall remain with the Proponent.
9. All domestic wastewater shall be disposed of via septic tank followed by leaching field for each individual residential lot under PDS Plot P. The on-site wastewater disposal systems shall not be sited on a slope greater than 10% and shall respect a setback from any watercourse/water body as per the requirements of the Ministry of Health and Wellness. As per the Planning

Policy Guidance of the Ministry of Housing and Lands, the following setbacks shall be strictly observed:

- a. A minimum distance of 2m between the septic tank and any structure, building or property boundary;
  - b. A minimum distance of 1m between the leaching field and any structure, building or property boundary; and
  - c. A minimum distance of 1.2m between the formation level of the leaching field and any groundwater table.
10. The individual septic tank for each Villa Albatross (Plot P) shall have a minimum capacity of  $9\text{m}^3$ , be watertight and accessible at all times for maintenance/inspection, and the individual leaching field for each Villa Albatross (Plot P) shall have a minimum plan surface area of  $72\text{m}^2$ .
  11. The individual septic tank for each Villa Eagle (Plot P) shall have a minimum capacity of  $5.1\text{m}^3$ , be watertight and accessible at all times for maintenance/inspection, and the individual leaching field for each Villa Eagle (Plot P) shall have a minimum plan surface area of  $52.8\text{m}^2$ .
  12. The individual septic tank for each Villa Birdie (Plot P) shall have a minimum capacity of  $4.6\text{m}^3$ , be watertight and accessible at all times for maintenance/inspection, and the individual leaching field for each Villa Birdie (Plot P) shall have a minimum plan surface area of  $35.7\text{m}^2$ .
  13. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal system. The septic tank shall be desludged every 3 years, or if need be, at a higher frequency, by a registered wastewater carrier and carted away to a WMA's approved disposal site. The proponent shall seek clearance of the Wastewater Management Authority at the Building and Land Use Permit Stage for developments listed in the "Guidelines for obtaining a clearance from Wastewater Management Authority for a Building and Land Use Permit Application".
  14. Excavated materials shall be used as backfill materials. Recyclable wastes generated both during construction and operation phase shall be sorted out and sent to registered recyclers. Green wastes shall be composted. Non-recyclable wastes shall be disposed at Mare Chicose Landfill. The proponent shall submit a Waste Management Plan to the Solid Waste Management Division, prior to start of construction.
  15. No waste of any type shall have access to any river/canal/feeder (if any) and all necessary measures shall be taken so as to protect the water quality of any water resources in the vicinity thereon.
  16. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom are within

permissible limits as prescribed in the Environment Protection (Environmental Standards for Noise) Regulations 2022.

17. Necessary measures shall be taken during site preparation, construction works and operation, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment. The site of works shall be properly protected by fencing or hoardings during the construction phase to avoid any nuisance therefrom.
18. A proper line of communication (including provision of contact details of person responsible for environmental issues) shall be established to ensure effective monitoring and prompt actions by the proponent to address any grievance and environmental nuisance in terms of noise, dust and mud entrainment, amongst others. Necessary measures shall be taken to notify the public of the contact details of persons responsible for environmental issues by way of notices/signboards at the project site.
19. The proponent shall adopt energy-saving devices and eco-friendly practices such as renewable energy supply (solar energy), energy efficient bulb, rainwater harvesting and other similar facilities.
20. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly and climate friendly.
21. The site shall be properly embellished and landscaped with native and non-invasive plants to enhance its aesthetic value.
22. Conditions 10, 11 and 12 shall be included in the Title Deed of each owner for all residential lots and any Deeds in Succession.
23. In case of any environmental nuisance arising from this development, this Ministry in consultation with other concerned authorities may impose additional conditions and will take necessary actions in accordance with the provisions of the Environment Act 2024. The additional conditions shall be strictly observed and complied with by the proponent.
24. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part thereof shall be executed prior to the determination of the application by the Director.

**13 August 2025**