

SUNHILLS Mitigation Measures

The main mitigation measures implemented by The Friends Condominium and SUNHILLS Hotel development:

General Mitigation and Compliance Measures:

- **Strict EIA Adherence:** The project must strictly adhere to all environmental impact prevention, mitigation, and monitoring measures detailed in the approved EIA report throughout both construction and operation phases.
- **Monitoring and Reporting:** Rigorous monitoring and recording of compliance results are mandated, with submissions to the licensing authority and the Office of Natural Resources and Environmental Policy and Planning (ONEP) annually by January of the following year.
- **Modification Procedures:** Clear procedures are in place for modifying project details or mitigation measures, requiring notification to ONEP and, for significant changes, review by an expert committee.
- **Responsibility Transfer:** Before transferring rights to a legal entity (e.g., condominium management), the project owner must inform the transferee of their EIA compliance responsibilities. The original owner remains responsible if documented evidence of this notification and acknowledgment is not provided.
- **Public Complaint Resolution:** Promptly address public complaints regarding distress, nuisance, or damage caused by project activities, and inform ONEP and other relevant authorities to seek solutions.

Mitigation Measures During Construction Phase:

- **Physical Resources:**
 - **Topography:** Construct 3-metre-high fences (Light Concrete on north/west, Aluminum Sheet on south/east) around the project area to confine activities and prevent encroachment.
 - **Geology and Earthquake:** Design building structures to resist seismic vibrations according to 2021 ministerial regulations and conduct evacuation drills for safety.
 - **Soil Resources and Erosion:** Install sheet pile retaining walls with bracing to prevent soil collapse. Promptly backfill trenches from sheet pile removal. Compact soil layers to prevent washout. Clean debris and provide vehicle wheel washing facilities at the exit. Prohibit digging/filling during heavy rain,

storms, or earthquakes. Accelerate planting of ground cover grass in completed areas.

- **Air Quality:** Install a suggestion box at the guardhouse for complaints. Post a public notice board with contact information. Conduct daily/weekly/monthly monitoring of total suspended particles (TSP) and PM10.

- **Noise and Vibration:** Inform adjacent residents at least 10 days in advance of piling/foundation work, providing a construction supervisor's contact. Take pre-construction photographs of surrounding areas as evidence for potential damage claims. Position noisy machinery as far as possible from residential homes. Use pile driving for foundations to minimize noise and vibration. Designate special rooms for noisy work. Adhere to Ministry of Interior guidelines for worker noise exposure limits. Set construction hours from Monday to Saturday, 8:00 AM to 5:00 PM, with limited extensions for concrete pouring (5:00 PM-8:00 PM) requiring 3-day prior notification and permission. Divide work hours with a break to reduce continuous exposure. Establish an on-site complaint unit with at least two daily personnel and a suggestion box and provide a 24-hour contact number for residents. Promptly and fairly compensate the public for physical or property damages, with pre-construction agreements. Provide insurance for verified damages to neighboring buildings.

- **Infrastructure and Services:**
 - **Drainage:** Construct open drainage channels and a 129.60 cubic meter retention basin with a soak away system until public drainage is available.
 - **Transportation:** Schedule material transport during daytime, avoiding peak traffic. Prohibit roadside parking. Repair and restore damaged sections of Soi Layan 1. Coordinate with transport vehicles via radio/phone and assign staff to direct traffic. Provide on-site truck parking. Control truck flow to prevent simultaneous entries/exits. Require dump trucks to have tightly secured covers. Avoid transporting soil during evening peak hours (4:00 PM - 6:00 PM).

- **Land Use:** Set construction hours from Monday to Saturday, 8:00 AM to 5:00 PM, with limited extensions for foundation concrete pouring (5:00 PM-8:00 PM) requiring 3-day prior notification and permission. Establish an on-site complaint unit with personnel and a suggestion box and commit to fair compensation for damages.
- **Aesthetic (TV Signal Obstruction):** Send notices to residents within 300 meters affected by TV signal interference, providing contact information for complaints. Promptly address complaints and install/adjust satellite dishes for affected parties, covering costs for one-year post-operation. Establish a joint coordination committee with neutral parties if agreement cannot be reached on compensation.

Mitigation Measures During Operation Phase:

- **General Operational Compliance:** Continue strict adherence to EIA measures, record and submit monitoring results, follow procedures for modifying project details, inform legal entities of EIA responsibilities upon transfer, and promptly address public complaints.
- **Physical Resources (Topography):** Install permanent fencing (2.00m high on south/east, 3.00m high on north/west) around project boundaries to prevent soil erosion.
- **Infrastructure and Services (Drainage):** Manage rainwater through a 129.60 cubic meter detention pond and 129 soak away ponds until public drainage is available, then redirect to the public system.
- **Transportation:** Maintain responsibility for improving and repairing Soi Layan 1 if it sustains damage.
- **Land Use:** Strictly prohibit offering rental services for periods shorter than a monthly basis (30 days) to avoid classification as a hotel, which violates legal provisions.
- **Air Quality, Noise, and Vibration:** Install air conditioning units such that they do not face adjacent buildings or pedestrian pathways.

Public Engagement, Complaint Resolution, and Compensation Protocols:

- **Public Notification:** Post announcement signs with contact details, provide 10-day advance notice for disruptive work, and send notices for potential TV signal obstruction.
- **Complaint Reception:** Install suggestion boxes, set up on-site complaint units with dedicated staff, and provide a 24-hour contact phone number.

- **Damage Assessment and Compensation:** Commit to prompt rectification and compensation for harm from construction activities. Take pre-construction photographs as evidence. Ensures the contractor monitors, inspects, and provides urgent, fair compensation, with pre-construction agreements. Provide insurance for verified damages to neighboring buildings and properties. For TV signal obstruction, install/adjust satellite dishes, and set up a joint coordination committee if agreement cannot be reached.