

South Sudan: Equatoria Tower (#31897)

Environmental and Social Action Plan

#	Action	Deadline
PS-1 Social and Environmental Assessment and Management System		
1.	UAPL will develop and disseminate within the company an environmental and social policy statement consistent with the corporate policy of UAP Holdings.	June 2012
2.	UAPL will designate a corporate-level officer to be responsible for the Company's adherence to the environmental and social policy who will report to the Company's Managing Director.	June 2012
3.	Unless and until the Government of South Sudan develops comprehensive Environmental and Social Impact Assessment (ESIA) requirements for the construction and operation of development projects, UAPL will develop generic terms of reference for ESIA's of future greenfield property development projects that meet the requirements of the Performance Standards.	June 2012
4.	UAPL will establish a system for implementation of the Environmental Health and Safety (EHS) provisions of the Project's Environmental Management Plan to include the following: i. Designate, train and empower a site manager to ensure contractor compliance with the EHS provisions related to the construction of the Project, including impacts of construction on communities surrounding the Project site. ii. Engage an external EHS consultant to review the compliance of the building Contractor and related sub-contractors to the EHS provisions. iii. Ensure that the nominated Property Manager incorporate and adhere to the EHS provision in the operations of the Project as a condition of the Property Management contract.	June 2012 June 2012 Quarterly from June 2012 to Project handover. By the date of appointment of the Property Manager.
5.	UAPL will post a notice at the Project construction site providing a name and contact information for a designated official with whom the public can lodge complaints related to construction activities (e.g., noise, dust, reckless driving, etc.)	June 2012
PS-2 Labor and Working Conditions		
6.	Unless and until detailed labor regulations and standards are promulgated by the Government of South Sudan, UAPL will commit to require its construction and operations contractors to apply labor and working conditions standards (including occupational health and safety standards) that meet the requirements of the Performance Standards.	June 2012

#	Action	Deadline
PS-3 Pollution Prevention and Abatement		
7.	UAPL, through its nominated property management contractor, will monitor and report air emissions from the diesel generators providing electricity to Equatoria Towers on an annual basis to IFC in an Annual Monitoring Report. If emissions from any generator exceed WBG EHS General Guideline values corrective action will be taken and reported to IFC.	October 2013 (handover target date) and annually thereafter.
PS-4 Community Health, Safety and Security		
8.	i. UAPL will provide a formal statement from a qualified fire safety professional confirming that the fire safety aspects of the design and operation of Equatoria Towers meet the requirements of the life and fire safety section of the WBG EHS General Guidelines, i.e.: compliance with all local fire safety requirements and the requirement of an internationally recognized fire safety code. ii. If such a statement cannot be made available, then an audit will be undertaken by a fire safety professional which will either confirm compliance as (i) above or list corrective actions to be taken to bring about compliance. iii. If corrective actions are required, a timetable for their implementation shall be agreed between IFC and UAPL. iv. At the completion of construction and handover of the building to the operator, the fire safety professional will confirm that the building was constructed and will be operated in accordance with design and thus, in its as-constructed condition, meet the requirements of the life and fire safety section of the WBG EHS General Guidelines. v. UAPL will commission the same qualified fire safety professional to assess the capacity of local authorities to respond to fire or other emergencies. In the absence of adequate capacity, the professional will prepare and emergency response plan to be adopted and periodically tested by the Project's property management contractor.	i. June 2012 ii. June 2012 iii. June 2012 iv. October 2013 (handover target date). v. October 2013 (handover target date).
9.	UAPL, through its nominated building management contractor, will institute a program of quality testing for potable water available in Equatoria Towers.	June 2012