



INVESTOR SERVICES



**Environmental Consultancy
Services for Industrial
and Development Projects
in Malaysia to meet
Environmental and Planning
Related Regulatory
Requirements**



**International Association
for Impact Assessment**



Malaysia of Finance Malaysia - Registered
Environmental Consultancy



Malaysia of Finance Malaysia - Registered Social
Assessment, Economic Impact Assessment, Energy
Management & Green Technology Consultancy



Department of Environment
Malaysia



**National
Environment
Agency**

Safeguard • Nurture • Cherish

AGV ENVIRONMENTAL CONSULTANCY GROUP

AGV Environment is an environmental, health, safety, sustainability and renewable energy consultancy. The firm is managed by a team of very experienced professionals from the industry and the public sector. The strength of the firm rests on the reputation of our consultants which is built on solid experience, deep knowledge in every aspect of the environmental, health and safety sector, and impeccable track record in their respective areas of specialization in these sectors.

AGV Consulting Group consists of consists of

- ▶ AGV Environment Sdn Bhd (Malaysia,
- ▶ AGV Environment Asia Pte Ltd (Singapore)
- ▶ AGV Sustainability & ESG Services Sdn Bhd (Malaysia)
- ▶ AGV Energy & Technologies Sdn Bhd (Malaysia)

AGV Sustainability specialises in preparing sustainability reports for public listed firms and carrying social impact assessment studies. AGV Environment Asia Pte Ltd carries out regional environmental studies for multinational companies and cross border projects. AGV Energy specialises in renewable energy consulting services.

Our consultants hold the necessary registrations with the Malaysian Department of Environment (DOE) Malaysia and Singapore National Environment Agency (NEA) as EIA Consultants and Environmental Auditors as well as international certifications that enable the preparation of specialized reports.

We have assisted many FDI projects in Malaysia especially in the establishment of large pulp & paper mills, petroleum refinery, infrastructure projects such as port and airport, minerals-based manufacturing, power plants, steel manufacturing and waste recycling among others. The services we provide for FDI projects include the following:

- ▶ Environmental Site Selection services.
- ▶ Environmental Feasibility Studies
- ▶ Environmental Site Assessment services
- ▶ Environmental Impact Assessment services
- ▶ Social Impact Assessment services
- ▶ Manufacturing license application & other relevant regulatory permitting assistance
- ▶ Environmental engineering services and related regulatory requirements
- ▶ Specialised environmental studies such as surface/ground water abstraction studies
- ▶ Project management services

We have a strong network of professional service providers registered with relevant authorities such as engineering firms providing C&S, M&E and water engineering consultancy, geotechnical consultancy firms, urban & town planners, architect firms and registered surveyors. Together, we can provide our clients a complete end-to-end solution for the proposed project.

Our business philosophy is guided by the commitment to provide clients with uncompromised consultancy service and guidance that best benefits our clients and the community in the most sustainable manner.



ENVIRONMENTAL PERMITTING & COMPLIANCE SERVICES

We have assisted a wide variety of industries in meeting the regulatory requirements in Malaysia and financial institutions' lending requirements. AGV's service areas relevant for new industrial investments or for expansion of existing facilities include the following:

Environmental Impact Assessment (EIA) and related studies

- ▶ Environment & Social Impact Assessment, ESIA.
- ▶ Social Impact Assessment, SIA.
- ▶ Environmental Management Plans, EMP.
- ▶ Statutory Environmental Compliance Audits, ECA.
- ▶ Quantitative Risk Assessment
- ▶ Hydrogeological Assessment
- ▶ Traffic Impact Assessment
- ▶ Soil Erosion Assessment
- ▶ Noise Assessment
- ▶ Air Quality Assessment
- ▶ Health Impact Assessment
- ▶ Radiological Impact Assessment
- ▶ Environmental Quality Report, EQR.
- ▶ Environmental Monitoring (air quality, water, noise, vibration) and Reporting

Water Resource related studies

- ▶ Hydrological Studies including river flow and coastal modelling
- ▶ Groundwater or Surface Water abstraction studies for permitting purposes.

Waste Management & Permitting

- ▶ Scheduled waste management & permitting services

Carbon Mitigation Studies

- ▶ Carbon Footprint Assessment
- ▶ Green Industry Audit

AGV's consultants have more than 25 years of experience and have completed more than 400 EIAs combined in almost every sector – property development, highway development, port/jetty development, reclamation, manufacturing, oil & gas, power, mining, landfill, water resource management, plantation among others. Our EIA and SIA consultants are registered with the Department of Environment Malaysia and PLANMalaysia. All our subject specialists are also registered with the Department of Environment and other relevant agencies.

The EIA Order 2015 issued by the Department of Environment (DOE) Malaysia has classified 88 activities as prescribed activities for which an Environmental Impact Assessment (EIA) is required. The EIAs are classified as Schedule 1 and Schedule 2 EIAs whereby Schedule 1 EIAs are processed at State DOE office, while Schedule 2 EIAs are processed at the National HQ in Putrajaya. The scope and depth of study for Schedule 1 EIA is not any less than that for Schedule 2 EIA, however Schedule 2 EIAs are subject to public review for a period of one month. Our consultants will advise and scope the EIA study as per the requirement of DOE to ensure that the study meets the criteria set by DOE.

Environmental Compliance Requirement

AGV provides investors with a comprehensive evaluation of compliance of the asset in any transaction to environmental regulatory requirements. Failure to adhere to compliance requirement can result in environmental accidents, heavy fines and possible shutdown of operation. We help our clients assess and address non-compliance, and help to meet all the environmental regulatory requirements during the operational phase, and during the plant closure/decommissioning stage.



ENVIRONMENTAL FEASIBILITY STUDIES

Environmental feasibility analysis is carried out to determine if there are aspects of the project that will probably not obtain environmental approvals or the costs to obtain necessary approvals prohibitive. An important aspect of environment feasibility assessment is the identification of all legal and regulatory aspects relevant for obtaining the environmental approvals for a given project. A detailed evaluation is carried out to determine:

- ▶ The level of detail required in each development phase of the project,
- ▶ The content of the environmental assessment needed for the approvals,
- ▶ Sector-specific requirements, and
- ▶ The length of time and effort involved given the size and sector of the project.

This is followed by a thorough due diligence effort to identify, describe, and as far as possible, quantify the environmental impacts of the project. The environmental feasibility assessment does not provide the level of detailed environmental investigation required to obtain full approval for a project however it provides an understanding of:

- ▶ The total costs for environmental licensing,
- ▶ The costs of compensation measures, and
- ▶ The estimated time to obtain full environmental permit

An environmental feasibility study provides a technically sound assessment of the environmental viability of the project. It answers 2 very important questions: If the proposed project can obtain the necessary approvals and, if so, at what cost.

AGV has carried out environmental feasibility studies for projects from across a wide range of sectors that include major infrastructure projects, industrial parks, manufacturing and natural resource based industries. Our experienced consultants will be able to advise and guide on the regulatory requirements and provide detailed assessment on the environmental feasibility of the project for any new investment into Malaysia and its neighbours.

Environmental Site Selection

AGV's Site Selection services assists project developers to select suitable site for the setting up of industrial facilities. Malaysian environmental regulations require the proposed industrial activity to be sited within an industrial estate. It must also be developed and operated adopting best practices in environmental management that incorporates latest development in process and pollution control technology. Cleaner production systems will ensure greater compliance to regulatory limits on pollution emission, waste and effluence generation during the life cycle of the industrial facility.

In evaluating a proposed site, consideration must be given to its compatibility with gazetted Structure and Local Development Plans, land usage in the vicinity of the site, provision of buffer zones as per the guidelines of PLANMalaysia (Town & Country Planning Department), and the additional pollution load that the proposed activity will result on the area and waste management options available.

We will take into consideration the client's requirement to be sited close to major highways, rail network, airports, ports, river water supply or in the vicinity of other industries in the same sector during the site evaluation process. The Department of Environment Malaysia has issued the Environmental Essentials for Siting of Industries in Malaysia (EESIM). This document will serve as an underlying guideline in our evaluation process. It provides for a transparent evaluation process that the client can appreciate and understand.



ENVIRONMENTAL SITE ASSESSMENT SERVICES & TRANSACTIONAL ADVISORY SERVICES

AGV's Environmental Assessment Services and Transaction Advisory Services assesses risks and liabilities in various stages of asset-based investment that includes acquisition, operations and divestiture. We cater to clients ranging from foreign-direct investors, real estate investors, financial institutions, corporate decision makers, M&A consultants, legal counsels and financial professionals.

AGV's experienced consultants assist in determining the risks and liabilities associated with an acquisition by assessing environmental risks associated with the investment as accurately as possible. This gives a more accurate assessment and valuable resolution of environmental risk. As a result, our clients get to clearer picture of the financial impact of the environmental risk and the potential liability/cost involved.

AGV's Environmental Site Assessment services include the following:

- ▶ Corporate and Statutory Environmental Due Diligence Audits
- ▶ Contaminated Site Characterization - Phase 1, Phase 2 Detailed ESA and Delineation
- ▶ Soil Gas & Vapor Intrusion Assessment

- ▶ Conceptual Site Modelling & Human Health Risk Assessment
- ▶ Leaking Underground Storage Tank (LUST) Removal Validation
- ▶ Groundwater Monitoring & Contamination Management Solutions
- ▶ Remedial Action Plan, Remediation Alternative Analysis & Method Statement
- ▶ Site Remediation and Project Management
- ▶ Strategic Advice on Risk and Liability Management
- ▶ Permitting, Statutory Compliance and Regulatory Support
- ▶ Contaminant Fate and Transport Modelling

We will customise the solution for our clients from these services to assess possible contamination and risk to human health and environment, and develop suitable strategies to remediate contamination present.

AGV's Experience in Environmental Site Assessment covers the following areas:

- ▶ Manufacturing/Warehousing Facilities.
- ▶ Acquisition of Commercial/Industrial Facilities and M&A Transactions.
- ▶ Development on Industrial Land - Brownfield Developments.
- ▶ Agro-based Processing Mills.
- ▶ Hydrocarbon Storage Facilities (Oil Refinery, Terminals, Transport Hubs, Petrol/Gas Stations).



PROJECT MANAGEMENT CONSULTANCY

AGV provides project management consultancy to undertake the whole project or partial aspects of the project from the planning stage to the construction stage. We assist our clients in obtaining the necessary permits at the planning stage and provide advisory services on the various regulatory requirements imposed by local authorities at district and state levels, and federal government agencies.

We will manage the construction/project implementation based on the clients' in accordance to the approval conditions of the permits/licenses issued by the various authorities, and inline with the implementation for the project.

Our partners are reputable and experienced professional service providers registered with the relevant authorities that includes:

- ▶ Civil & Structural (C&S), Mechanical & Electrical and Geotechnical Engineering (M&E) engineering firms registered with Board of Engineers Malaysia (BEM) and Institute of Engineers Malaysia (IEM)
- ▶ Quantity Surveyors registered with Board of Quantity Surveyors Malaysia (BQSM)
- ▶ Architect firms registered with Board of Architects Malaysia
- ▶ Land Surveyors registered with Land Surveyors Board Malaysia
- ▶ Town Planners registered with Board of Town Planners Malaysia & PLANMalaysia.

We have good working relations with many leading construction firm registered with Construction Industry Development Board (CIDB) from G5 (projects not exceeding RM5million) to G7 (projects worth RM10million and above) categories.

Apart from the above, our network of professional service providers include legal firms and tax consultants who will be able to guide investors through the legal and taxation regulations in Malaysia.



MANUFACTURING LICENSING AND OTHER REGULATORY PERMITTING APPLICATION ASSISTANCE

We have assisted our clients to apply for manufacturing license issued by Malaysian Investment Development Authority (MIDA). A manufacturer is required by law to obtain a manufacturing license from MIDA if it meets a certain threshold. The Industrial Coordination Act (ICA), 1975 requires person(s) engaging in any manufacturing activity to obtain a license from the Licensing Officer in respect of the manufacturing activity. The ICA was introduced to ensure an orderly development and growth of the country's manufacturing sector.

Key among the requirements for the manufacturing license are environmental regulatory approvals. AGV Environment and its associate firms are very well versed in Malaysian environmental regulatory requirements. We have the experience and the expertise, and have assisted many large (foreign direct investments and local investments) projects obtain the necessary environmental approvals necessary for the manufacturing license.

Our service for investors is end-to-end. AGV's senior consultants will attend MIDA meetings as and when required, and meet with industrial estate operators as well as state government development agencies to find the most suitable locations with the right infrastructure and support for the proposed project. We will work with authorities in the locality of the intended site to obtain the preliminary approvals for the MIDA license considerations. We have good working relationship with management of the various developments corridors in Malaysia and state development agencies to assist our clients in the process of finding the most suitable location for industrial projects.





Environment, Health, Safety & Sustainability Consultancy Group

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