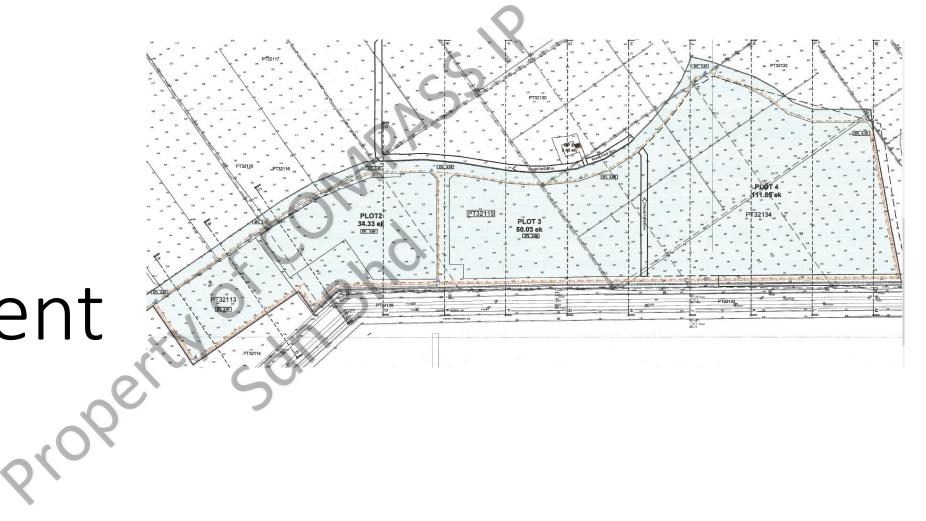
COMPASS @ Kota Seri Langat Flood Risk Assessment. December 2021



## Flood Assessment





#### Flood Assessment

- Among key considerations for a good site includes understanding if the site is flood risk and also its connectivity during any floods.
- In any flooding situation there are 2 immediate scenarios to look into:
  - Property Damage Property is under water
  - Business Operational Unable to operate due to flooding of roads in/out of business property.
- It was found during the major deluge of rain flooding parts of Selangor and vicinity of Banting area on Dec 16 to 18, 2021, KSL Compass industrial site was not flooded:
  - Property Damage Plots 1 to 4 were free from any flooding.
  - Business/Operational Interruptions. Key roads leading to/from Compass site was free from flood water:
    - SKVE was not flooded and still open to traffic
    - Jln Klang/Banting adjacent to Giant Banting/Compass site was open to traffic.
    - WCE is an elevated highway with little risk of flooding when it becomes operational.

### Ground/Platform Levels

Findings: COMPASS site is about 0.6m-0.8m higher than ground level at Jln Klang -Banting

Kota Seri Langat 📀

riot 182

District and Land Office of Kuala Langat

District Land Kuala Langat Office

LOWER GROUND

Pertubuhan

igat

Existing Ground Level = ~3.4m (Klang/Banting Road next to GIANT Banting)

Santine Ro

lospital Selayang

Sekolah Agama Menengah Tinggi

Mahkota Industrial Park

Plot 3

FPL 3.90m

Platform gets higher towards direction of WCE

**Linde Malaysia Sdn Bt** FPL = Finished Platform Level

**HIGHER** 

Plot 4

Showa Denko Carbon

Malavsia Sdn B

FPL 4.10m

GROUND

COMPASS



## Freehold & Flood Free

- COMPASS @ Kota Seri Langat has excellent flood mitigation features that include
  - Large detention pond at heart of the development
  - 6 meter wide monsoon drains circumventing the entire development feeds excess water to the detention pond
  - Location site an average of 3.9 meters above sea level
- Exit routes via the WCE and banting klang road were not affected by the floods.



Telok Panglima Garang

NTING BARU

KAMPUNG SUNGAI JAROM

Jenjarom

No Floods

KAMPUNG SUNGAI MANGGIS

KAMPUNG OLAK LEMPIT

KAMPONG BUKIT CHANGGANG

TELOK DATOK

Banting

3.19 mi

Image © 2021 Maxar Technologies

KAMPUNG LABOHAN DAGANG

500

Property Flooded Areas PASS IP Sdn Bhd (201801004873 (1266887-H))

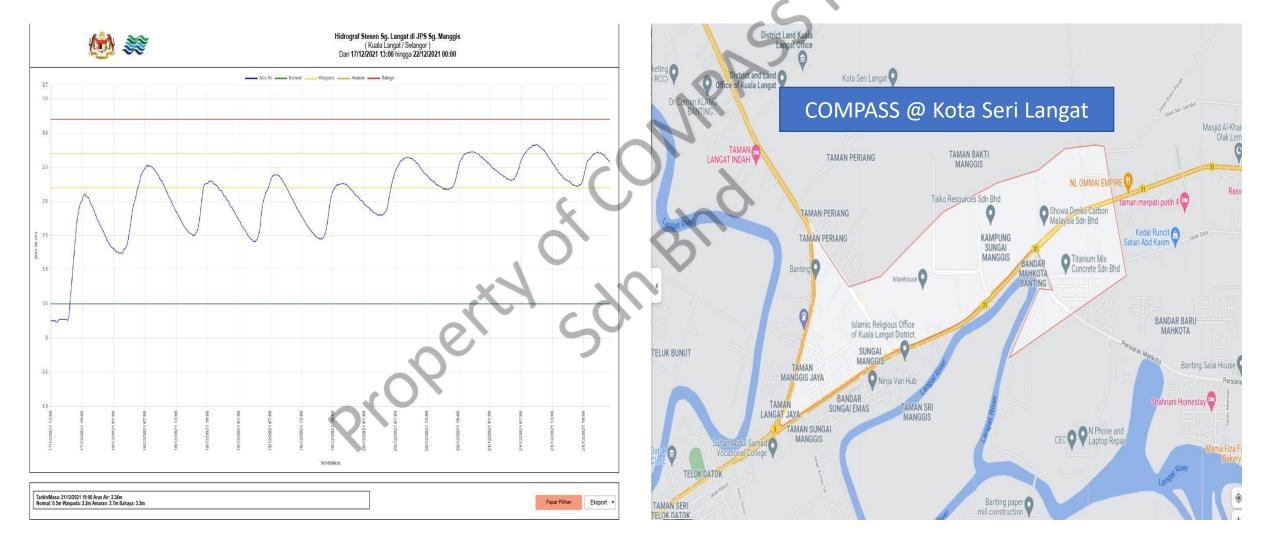
Read 1



River levels – Kota Seri Langat 17<sup>th</sup> December 2022 – 22<sup>nd</sup> December 2022



## Hidrograf Levels – Kampong Sungai Manggis









Tarikh/Masa: 21/12/2021 19:00 Aras Air: 2.36m Normal: 0.5m Waspada: 2.2m Amaran: 2.7m Bahaya: 3.2m

Papar Pilihan Eksport 👻



# AS End of Presentation