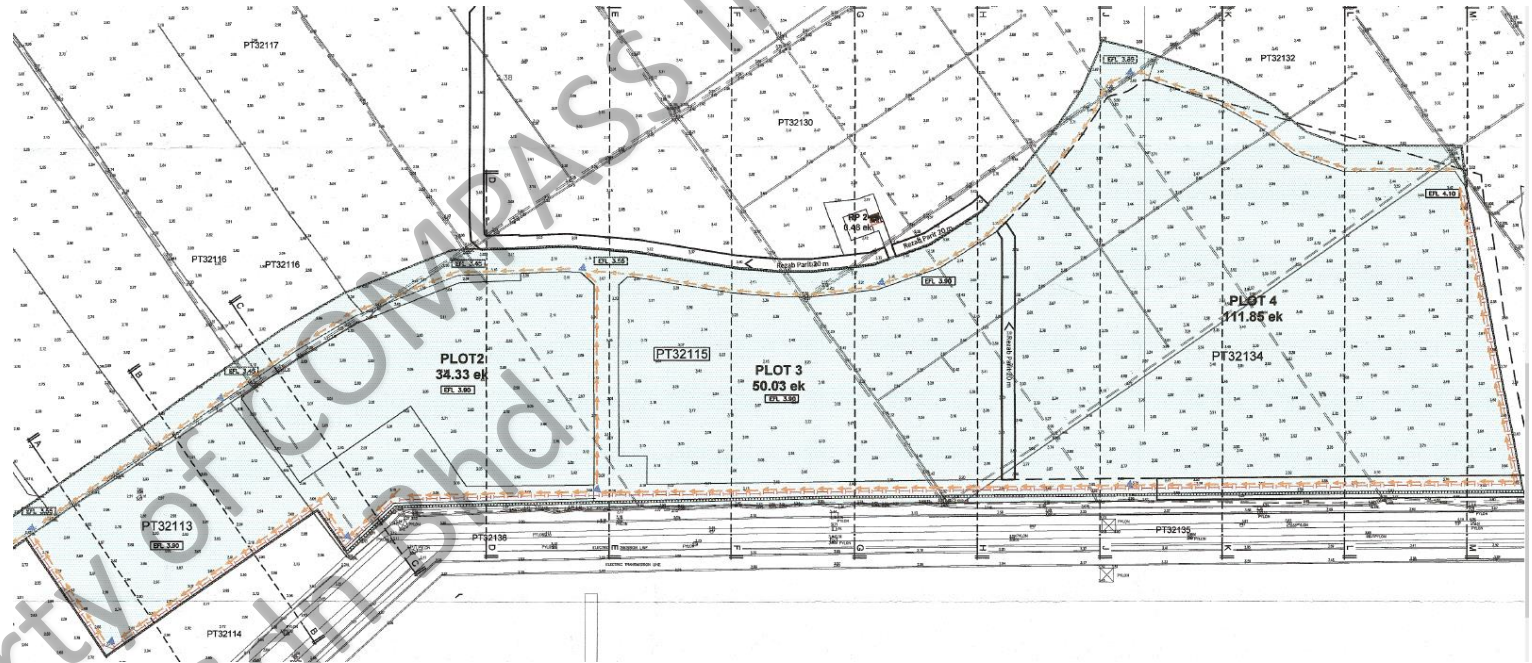




COMPASS @ Kota Seri  
Langat Flood Risk  
Assessment.  
December 2021

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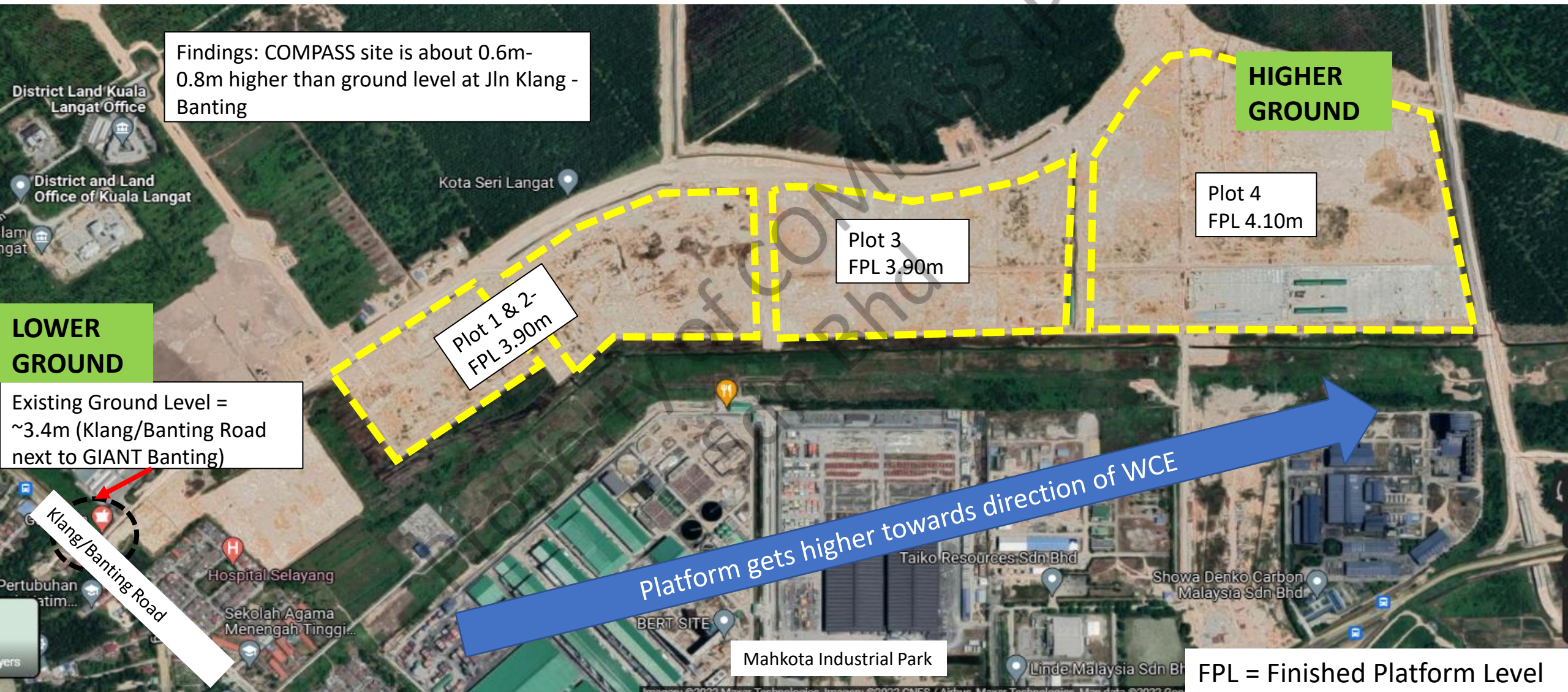
# Flood Assessment



# 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.

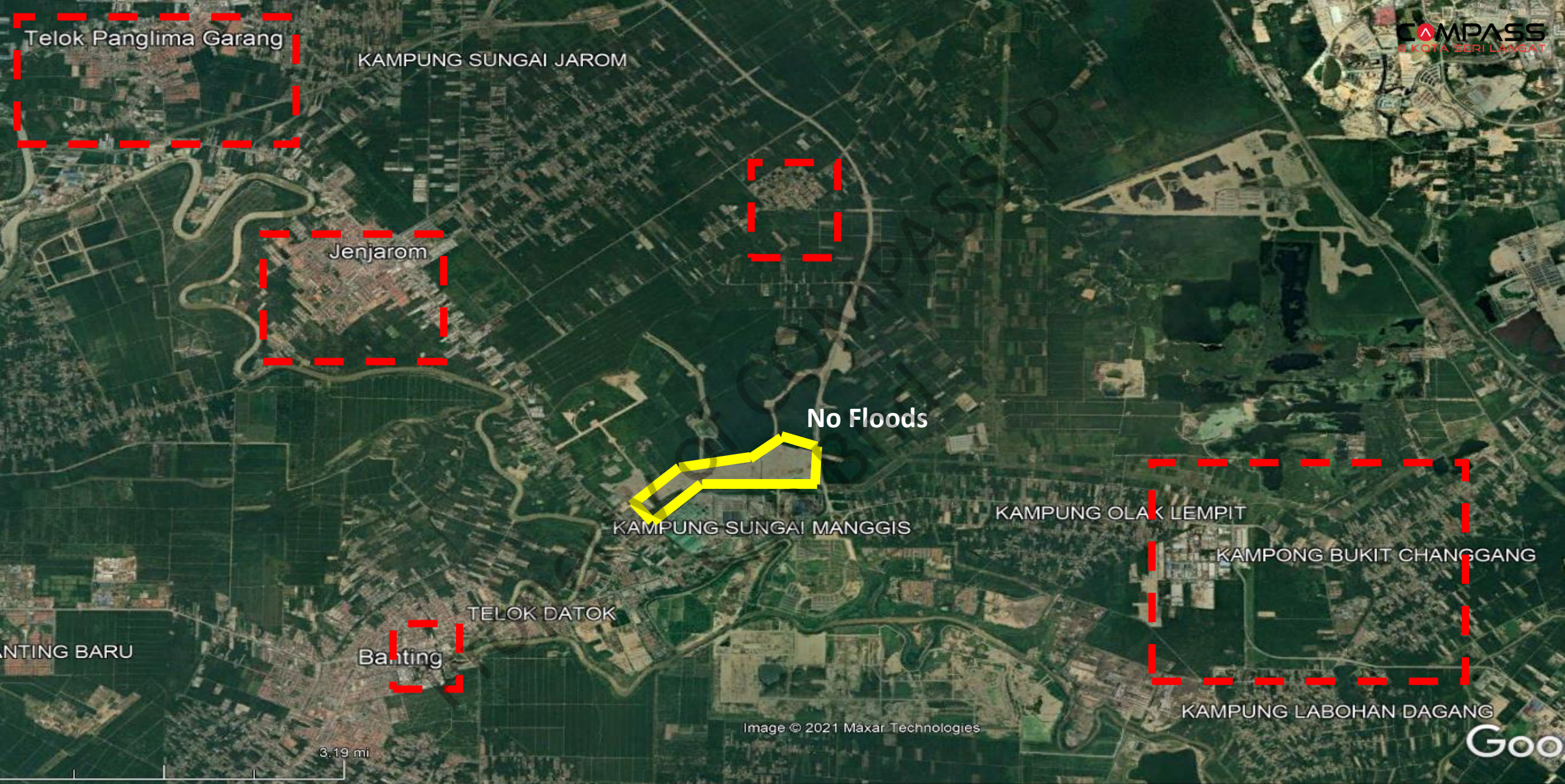
# Ground/Platform Levels



# 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.





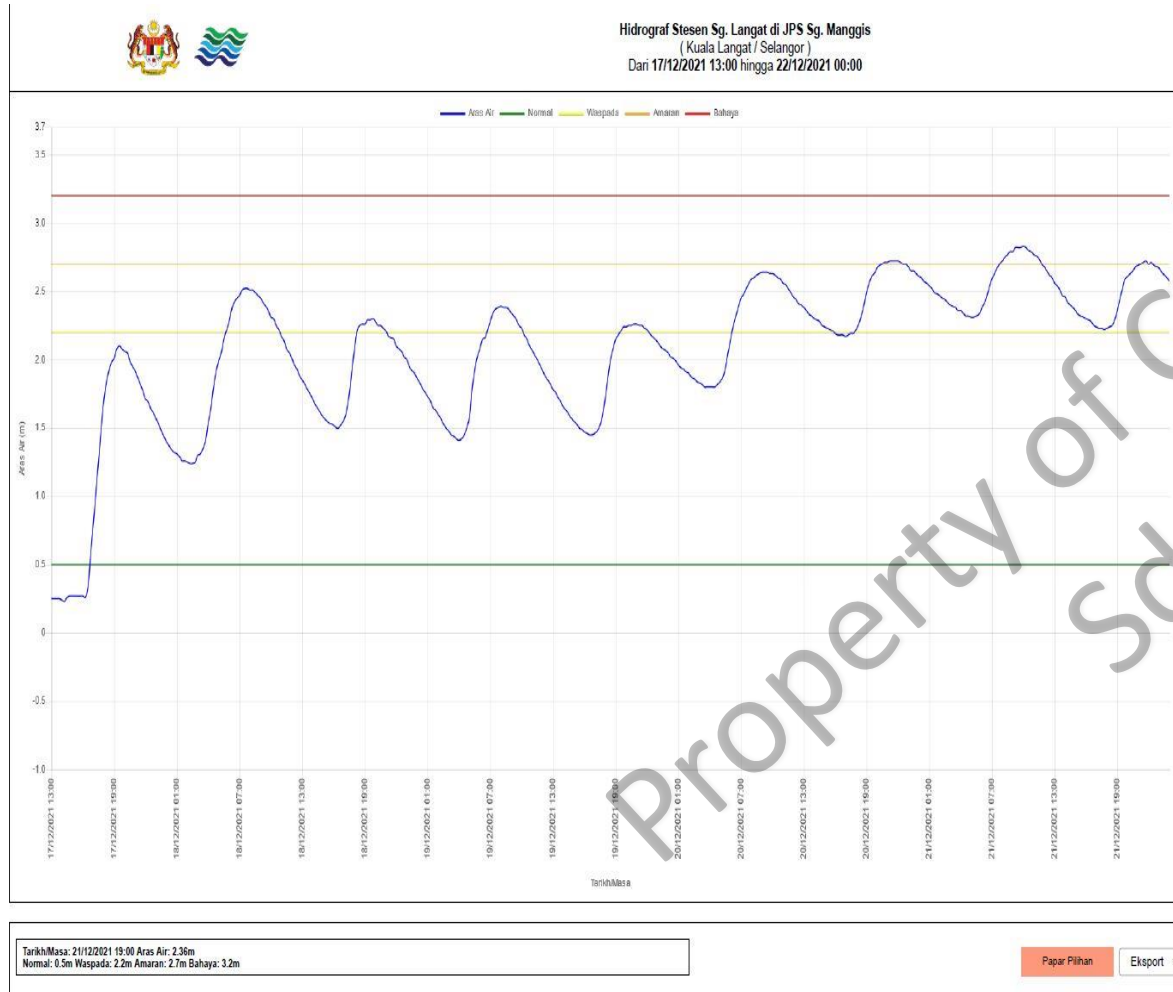
**Reported Flooded Areas**

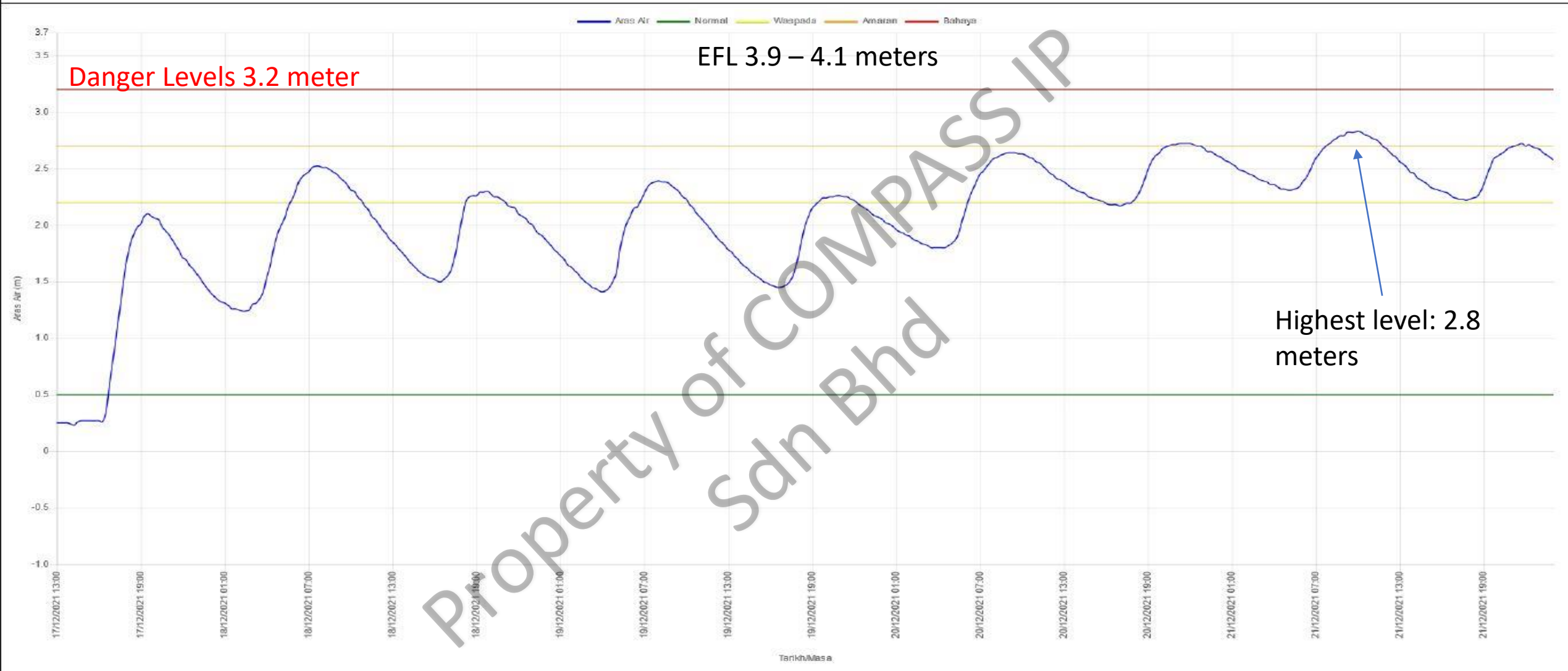
# River levels – Kota Seri Langat

17<sup>th</sup> December 2022 –  
22<sup>nd</sup> December 2022

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# 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

End of Presentation