EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

INTRODUCTION

PROJECT PROPONENT
Scientex Lestari Sdn Bhd
Pejabat Jualan Scientex Utama
Jalan Persiaran Scientex Utama 2
81400 Kulai
Johor Darul Takzim

EIA CONSULTANT
Alam Dinamik Sdn Bhd
No.19 & 19A, Jalan Bukit Impian 1
Taman Impian Emas
81300 Skudai
Johor Darul Takzim

LEGAL REQUIREMENT
Environmental Quality Act 1974
First Schedule
16. Housing
Housing development covering an area of 50 hectares or more.

18. New Township
Construction of new township consisting of 2,000 housing accommodation units or more or covering an area of 100 hectares or more

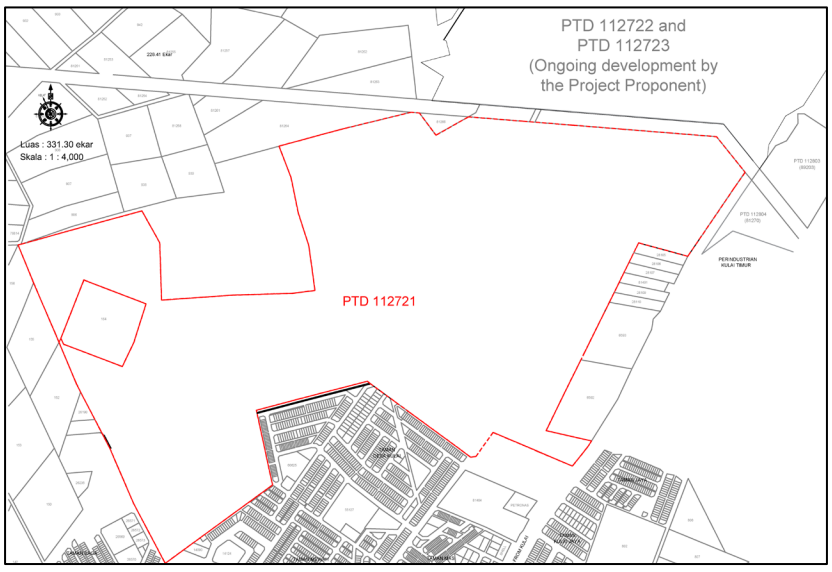
STATEMENT OF NEEDS

To fulfill the high population in Kulai district, Scientex Lestari Sdn Bhd intends to develop an area of 331.30 acres (134.07 hectares) into mixed development which includes residential (double-storey house and *Rumah Mampu Milik Johor* (RMMJ)), commercial areas and public facilities at PTD 112721. The development concept and site plan have considered several beneficial factors as follows:-

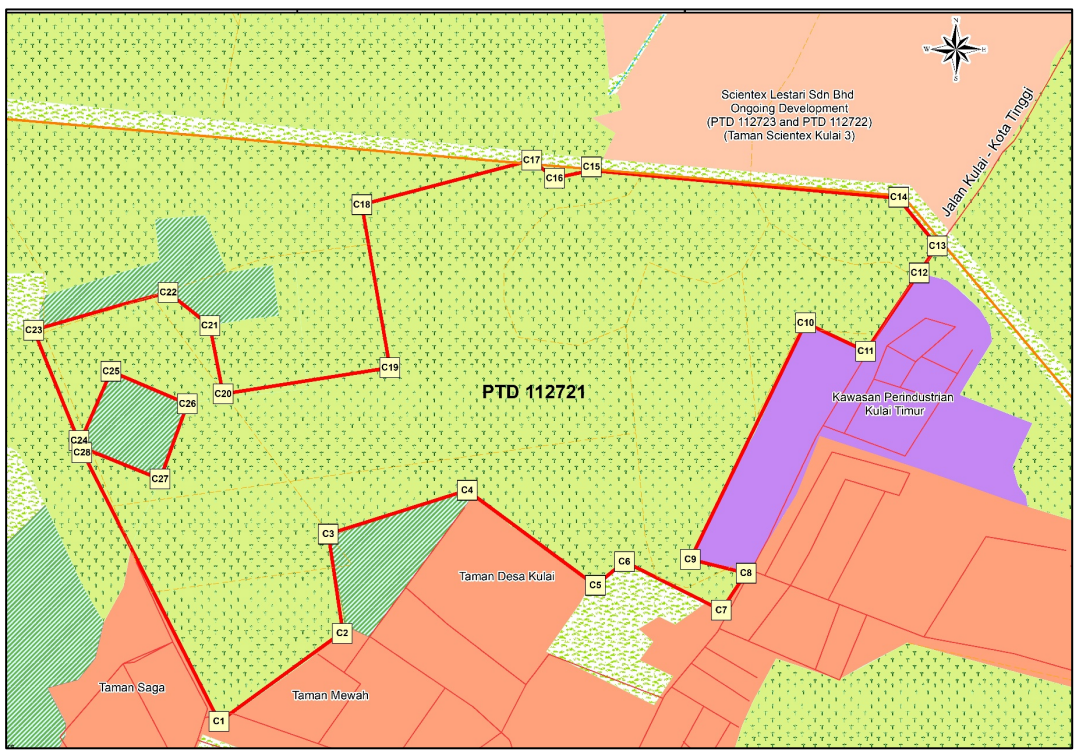
a) To fully optimize the development of the Project site as mixed development to meet the demand for housing and commercial needs at Kulai area.
b) To provide affordable housing (e.g: RMMJ) for local residents.
c) Development of commercial area help improve the local economy and job opportunities for local residents.

PROJECT LOCATION

The proposed Project of mixed development is located on 331.30 acres (134.07 hectares) of land at PTD 112721, Mukim Senai, Daerah Kulai, Johor Darul Takzim.



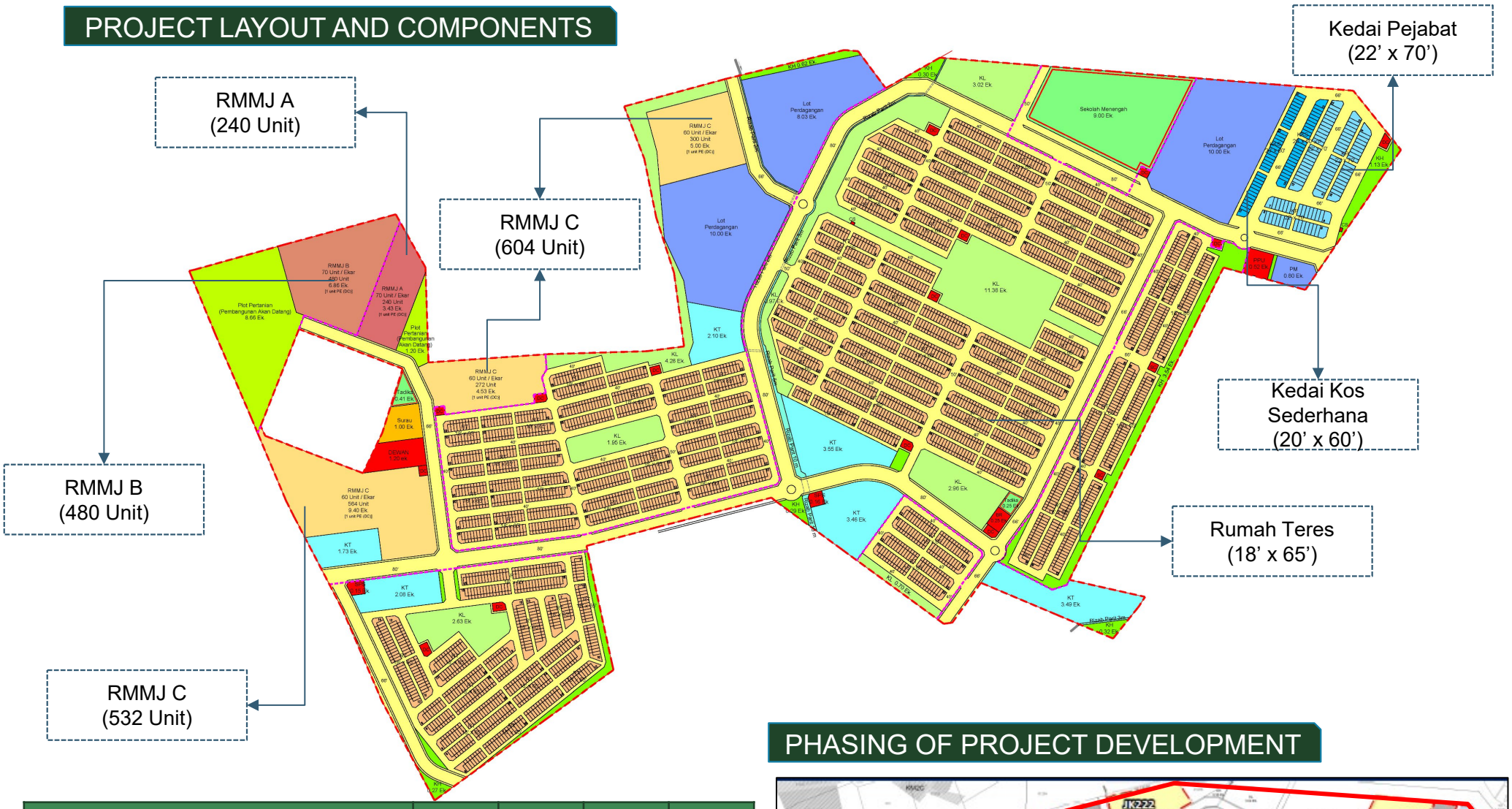
Point	Coordinates	
	Lat	Long
C1	1° 40' 12.318" N	103° 35' 53.932" E
C2	1° 40' 19.119" N	103° 36' 3.487" E
C3	1° 40' 26.796" N	103° 36' 2.407" E
C4	1° 40' 30.178" N	103° 36' 13.148" E
C5	1° 40' 22.832" N	103° 36' 23.067" E
C6	1° 40' 24.783" N	103° 36' 25.199" E
C7	1° 40' 21.032" N	103° 36' 32.731" E
C8	1° 40' 23.773" N	103° 36' 34.734" E
C9	1° 40' 24.726" N	103° 36' 30.805" E
C10	1° 40' 43.122" N	103° 36' 39.345" E
C11	1° 40' 40.928" N	103° 36' 43.998" E
C12	1° 40' 47.039" N	103° 36' 48.464" E
C13	1° 40' 49.984" N	103° 36' 50.401" E
C14	1° 40' 53.206" N	103° 36' 47.079" E
C15	1° 40' 55.183" N	103° 36' 22.766" E
C16	1° 40' 54.303" N	103° 36' 19.906" E
C17	1° 40' 55.698" N	103° 36' 18.145" E
C18	1° 40' 52.257" N	103° 36' 4.990" E
C19	1° 40' 39.660" N	103° 36' 7.164" E
C20	1° 40' 37.627" N	103° 35' 54.255" E
C21	1° 40' 42.910" N	103° 35' 53.228" E
C22	1° 40' 45.474" N	103° 35' 50.008" E
C23	1° 40' 42.556" N	103° 35' 39.599" E
C24	1° 40' 33.803" N	103° 35' 43.151" E
C25	1° 40' 39.380" N	103° 35' 45.583" E
C26	1° 40' 36.859" N	103° 35' 51.497" E
C27	1° 40' 31.048" N	103° 35' 49.379" E
C28	1° 40' 33.545" N	103° 35' 43.176" E



EXECUTIVE SUMMARY

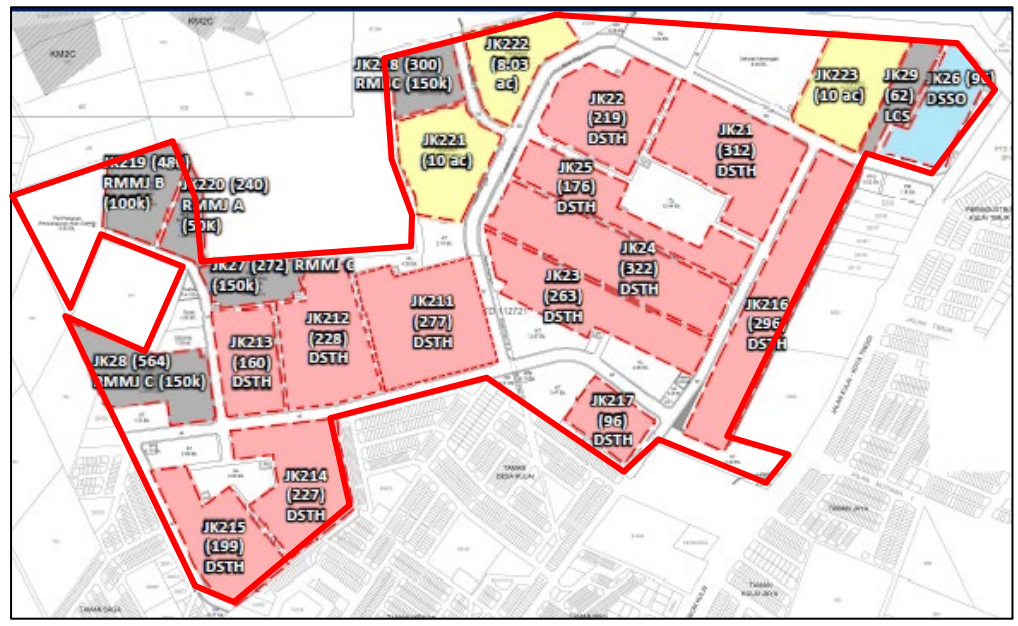
PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

PROJECT LAYOUT AND COMPONENTS



Project Component	Unit	%	Area (acre)	%
Perumahan				
Rumah Teres 18' x 65' 2 Tingkat	2,777	57.91	81.42	24.58
Total (A)	**2,777**	**57.91**	**81.42**	**24.58**
Perdagangan				
Kedai Pejabat 22' x 70' 2 Tingkat	96	2.00	3.67	1.11
Lot Perdagangan	3	0.06	28.03	8.46
Pam Minyak	1	0.02	0.80	0.24
Total (B)	**100**	**2.09**	**32.50**	**9.81**
Perumahan Kos Rendah				
Rumah Mampu Milik Johor Jenis A	240	5.01	3.43	1.04
Rumah Mampu Milik Johor Jenis B	480	10.01	6.86	2.07
Rumah Mampu Milik Johor Jenis C	1,136	23.69	18.93	5.71
Kedai Kos Sederhana 20' x 60'	62	1.29	1.79	0.54
Total (C)	**1,918**	**40.00**	**31.01**	**9.36**
Total Development (A) + (B) + (C)	**4,795**	**100.00**	**144.93**	**43.75**
Pertanian				
Plot Pertanian (Pembangunan Akan Datang)	2		9.85	2.97
Total (D)	**2**		**9.85**	**2.97**
Kemudahan				
Kawasan Lapang			27.89	8.42
Kawasan Hijau			8.17	2.47
Surau	1		1.00	0.30
Dewan	1		1.20	0.36
Balairaya	1		0.25	0.08
Sekolah Menengah	1		9.00	2.72
Tadika	2		0.66	0.20
Pencawang Pembahagi Utama	1		0.52	0.16
Pencawang Elektrik	16		1.17	0.35
Pencawang Elektrik Padat	2		0.02	0.01
Stesen Pam	2		0.31	0.09
Kawasan Tadahan			16.41	4.96
Rizab Parit			1.29	0.41
Rizab Jalan			108.63	33.79
Total (E)	**27**		**176.52**	**53.28**
Overall Development (A) + (B) + (C) + (D) + (E)	**4,824**		**331.30**	**100.00**

PHASING OF PROJECT DEVELOPMENT



No	Phase	Start Date	End Date
1	JK21	August 2028	August 2030
2	JK22	October 2028	October 2030
3	JK23	February 2029	February 2031
4	JK24	May 2029	May 2031
5	JK25	June 2029	June 2031
6	JK211	January 2030	January 2032
7	JK212	April 2030	April 2032
8	JK213	June 2030	June 2032
9	JK214	December 2030	December 2032
10	JK215	February 2031	February 2033
11	JK216	June 2031	June 2033
12	JK217	September 2031	September 2033
13	JK26	January 2031	January 2034
14	JK27	July 2032	July 2033
15	JK28	November 2031	November 2034
16	JK218	January 2032	January 2035
17	JK219	January 2033	January 2036
18	JK220	June 2035	June 2038
19	JK29	September 2036	September 2039
20	JK221	January 2037	January 2040
21	JK222	March 2038	March 2041
22	JK223	April 2040	April 2043

Note: JK = Johor Kulai

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

PROJECT ACTIVITIES

Survey Setting Out

Original Ground Level (OGL) survey will be checked on-site and verified against the construction drawing for any discrepancies.

Access Point

One (1) access point will be provided during construction phase. The access point will be equipped with wash trough.

Site Clearing

Site clearance shall be carried out within the limit of contract by removal of fallen trees, shrubs etc. Stripping of top soil will be carried out up to about 150 mm layer of soil that can support vegetation.

Earthwork and Construction

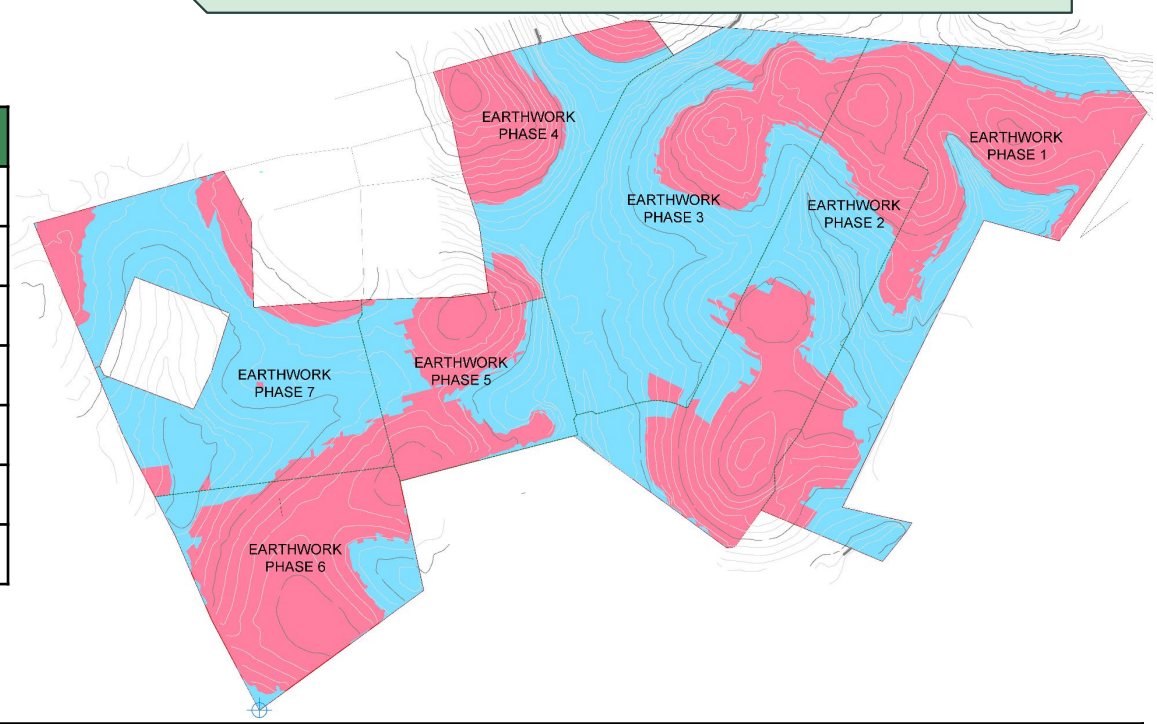
Earthworks will be carried out in seven (7) phases with a targeted completion in 15 months. A total of 293,900 m3 of import soil is required. It will be imported from ongoing project from the adjacent development of Scientex Lestari Sdn Bhd (PTD 112722 and PTD 112723).

Management of Biomass Waste

The estimated biomass waste generation is 7,196.97 tonnes of oil palm fronds and trunks. The biomass removed during land clearing will be deposited at the proposed development open space and low lying area within the Project.

EARTHWORK DURATION

Phase	Period	Duration
1	March 2027 to Mid of May 2027	2.5 months
2	Mid of May 2027 to July 2027	2.5 months
3	March 2027 to January 2028	11 months
4	October 2027 to Mid of November 2027	1.5 months
5	Mid of November 2027 to January 2028	2.5 months
6	February 2028 to Mid of March 2028	1.5 months
7	Mid of March 2028 to May 2028	2.5 months



CUT AND FILL VOLUME

Phase	Area	Volume of Cut (m^3)	Volume of Fill (m^3)	Remarks
1	55.43 acres (22.43 ha)	487,300	420,800	Surplus earth of 66,500 m^3 will be used to fill Phase 3 area.
2	57.18 acres (23.14 ha)	715,400	440,200	Surplus earth of 275,200 m^3 will be used to fill Phase 3 area.
3	68.03 acres (27.53 ha)	237,800	1,225,400	A total of 988,500 m^3 of earth is required, which will be imported from - the adjacent ongoing development of Scientex Lestari Sdn Bhd (293,900 m^3) - Phase 1 (66,500 m^3) - Phase 2 (275,200 m^3) - Phase 4 (296,700 m^3) - Phase 5 (56,200 m^3)
4	30.30 acres (12.26 ha)	558,600	250,500	Surplus earth of 308,100 m^3 will be used to fill Phase 3 (296,700 m^3) and Phase 7 (11,400 m^3)
5	28.37 acres (11.48 ha)	215,600	159,400	Surplus earth of 56,200 m^3 will be used to fill Phase 3 area.
6	36.72 acres (14.86 ha)	701,900	67,600	Surplus earth of 634,300 m^3 will be used to fill Phase 7 area.
7	55.28 acres (22.37 ha)	78,400	725,000	A total of 645,700 m^3 earth is required, which will be imported from - Phase 4 (11,400 m^3) - Phase 6 (634,300 m^3)
Overall (Whole Project)		**2,995,000**	**3,288,900**	**A total of 293,900 m^3 of earth will be imported from the adjacent development of Scientex Lestari Sdn Bhd (PTD 112722 and PTD 112723)**

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

PROJECT IMPLEMENTATION SCHEDULE

Phase / Duration		Earthwork Phase							Development Phase																					
(Year)		P1	P2	P3	P4	P5	P6	P7	JK21	JK22	JK23	JK24	JK25	JK211	JK212	JK213	JK214	JK215	JK216	JK217	JK26	JK27	JK28	JK218	JK219	JK220	JK29	JK221	JK222	JK223
2027	Q1	Mar 2027		Mar 2027																										
	Q2	Mid of May 2027	Mid of May 2027																											
	Q3		Jul 2027																											
	Q4				Oct 2027 to Mid of Nov 2027	Mid of Nov 2027																									
2028	Q1			Jan 2028		Jan 2028	Feb 2028 to Mid of Mar 2028	Mid of Mar 2028																							
	Q2							May 2028																						
	Q3								Aug 2028																					
	Q4									Oct 2028																				
2029											Feb 2029	May 2029	Jun 2029																	
2030									Aug 2030	Oct 2030				Jan 2030	Apr 2030	Jun 2030	Dec 2030													
2031											Feb 2031	May 2031	Jun 2031					Feb 2031	Jun 2031	Sep 2031	Jan 2031		Nov 2031							
2032														Jan 2032	Apr 2032	Jun 2032	Dec 2032					Jul 2032		Jan 2032						
2033																		Feb 2033	Jun 2033	Sep 2033		Jul 2033			Jan 2033					
2034																					Jan 2034		Nov 2034							
2035																								Jan 2035		Jun 2035				
2036																									Jan 2036		Sep 2036			
2037																												Jan 2037		
2038																										Jun 2038			Mar 2038	
2039																											Sep 2039			Apr 2040
2040																												Jan 2040		
2041																													Mar 2041	
2042																														
2043																														Apr 2043

EXISTING ENVIRONMENT

Topography and Land Use

Elevation of the Project site is 10.05 to 63.69 m above mean sea level. The land uses within 5 km radius from the Project site consist of residential, industrial, commercial and other facilities. The Project site is occupied by oil palm plantation.

Geology and Soil

The Project site lies in acid intrusives (undifferentiated) area. Two (2) boreholes was drilled within the proposed Project site on 19th to 24th September 2024 to obtain soil profile.

Climate & Meteorology

Based on Senai Meteorological data, the dominant wind direction is from north to south. The monthly mean rainfall amount at Senai for year 2014 – 2023 was in the range of 112.9 - 331.2 mm.

Hydrology

The Project site is located within Sg. Skudai basin. Surface runoff from the Project site discharges into three (3) tributaries which meanders about 0.65 km (southwest), 1.36 km (south) and 1.34 km (southeast) respectively before entering Sg Skudai. After the confluence, Sg Skudai meanders about 24 km before discharging into Selat Johor.

Water Quality

River water was sampled at eleven (11) stations. Water Quality Index (WQI) for all stations fall between Class I and III.

Ambient Air Quality

Sampling of ambient air was carried out at five (5) stations. The concentrations of all parameters were well below the specified limit except PM_{10} and $PM_{2.5}$ at station A5 and $PM_{2.5}$ at station A4.

Noise Level

Noise measurement was carried out at five (5) stations. The measured noise levels at all sampling stations are well below the specified limits.

Traffic

- The proposed Project site can be accessed via Jalan Kulai – Kota Tinggi.
- Jalan Kulai – Kota Tinggi is currently operating at level of service (LOS) ranging from LOS A to LOS D.

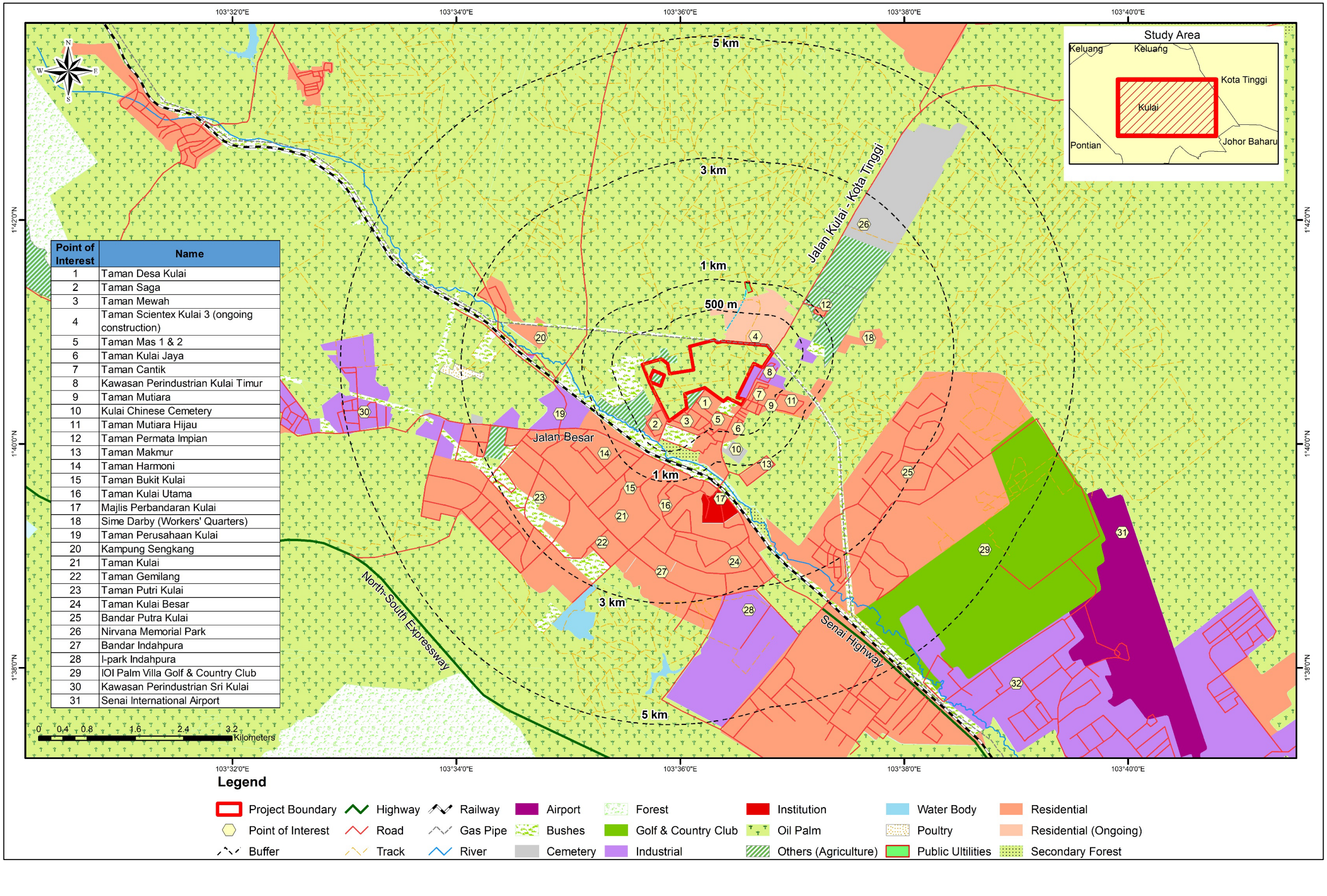
Socio- economic

Local authority is Majlis Perbandaran Kulai (MPKu). Based on Rancangan Tempatan Daerah (RTD) Johor Bahru & Kulai 2025 (Penggantian), the Project site is located within *Kelas Penggunaan Blok Perancangan Kecil BPK 2.7: Kulai 4*.

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112722 AND PTD 112723, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

LAND USE 5 KM RADIUS



Point of Interest	Name
1	Taman Desa Kulai
2	Taman Saga
3	Taman Mewah
4	Taman Scientex Kulai 3 (ongoing construction)
5	Taman Mas 1 & 2
6	Taman Kulai Jaya
7	Taman Cantik
8	Kawasan Perindustrian Kulai Timur
9	Taman Mutiara
10	Kulai Chinese Cemetery
11	Taman Mutiara Hijau
12	Taman Permata Impian
13	Taman Makmur
14	Taman Harmoni
15	Taman Bukit Kulai
16	Taman Kulai Utama
17	Majlis Perbandaran Kulai
18	Sime Darby (Workers' Quarters)
19	Taman Perusahaan Kulai
20	Kampung Sengkang
21	Taman Kulai
22	Taman Gemilang
23	Taman Putri Kulai
24	Taman Kulai Besar
25	Bandar Putra Kulai
26	Nirvana Memorial Park
27	Bandar Indahpura
28	I-park Indahpura
29	IOI Palm Villa Golf & Country Club
30	Kawasan Perindustrian Sri Kulai
31	Senai International Airport

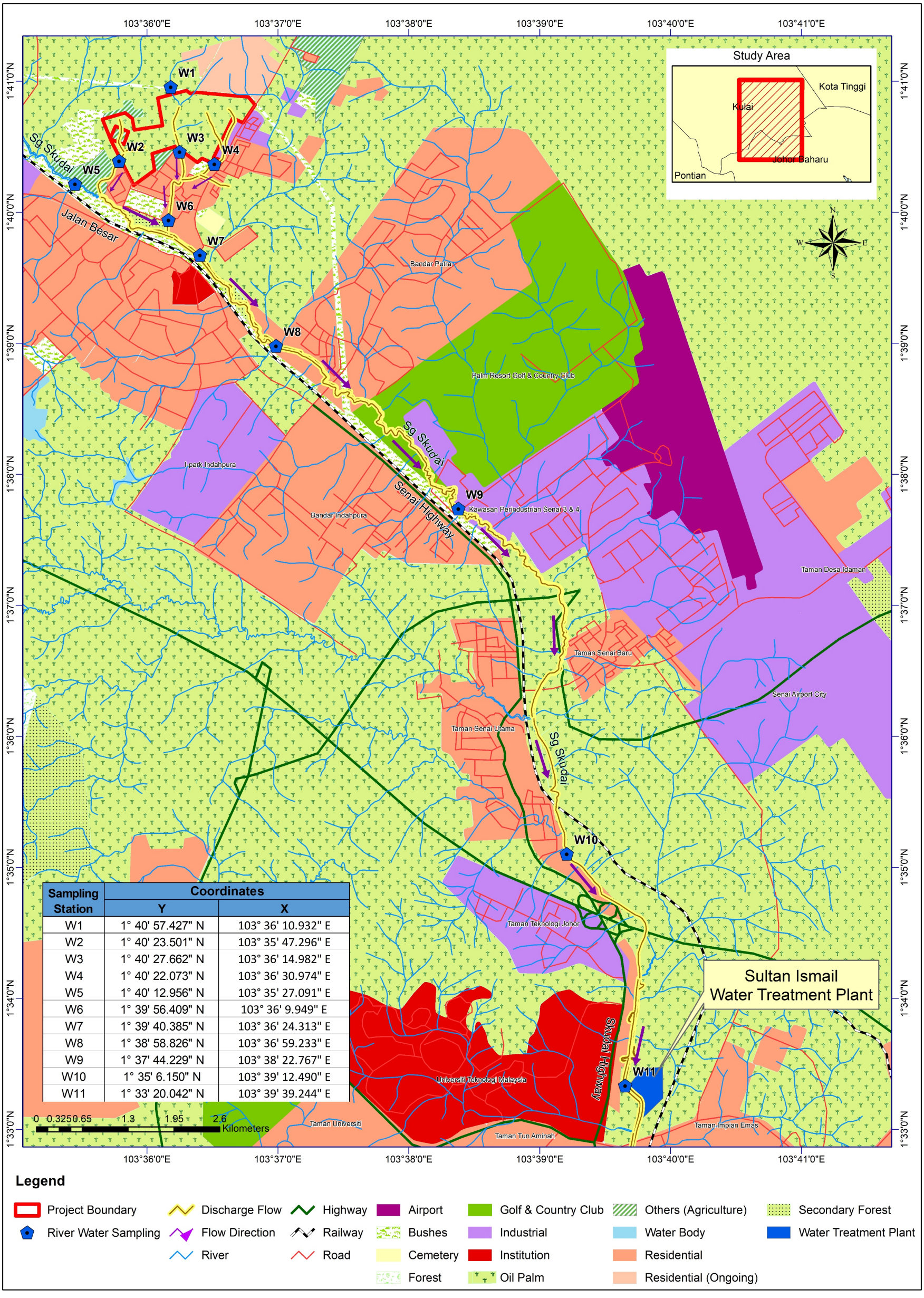
Legend

- Project Boundary
- Point of Interest
- Buffer
- Highway
- Road
- Track
- Railway
- Gas Pipe
- River
- Airport
- Bushes
- Cemetery
- Forest
- Golf & Country Club
- Industrial
- Institution
- Oil Palm
- Others (Agriculture)
- Water Body
- Poultry
- Public Ultilities
- Residential
- Residential (Ongoing)
- Secondary Forest

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

SAMPLING STATIONS FOR RIVER WATER



Sampling Station	Coordinates	
	Y	X
W1	1° 40' 57.427" N	103° 36' 10.932" E
W2	1° 40' 23.501" N	103° 35' 47.296" E
W3	1° 40' 27.662" N	103° 36' 14.982" E
W4	1° 40' 22.073" N	103° 36' 30.974" E
W5	1° 40' 12.956" N	103° 35' 27.091" E
W6	1° 39' 56.409" N	103° 36' 9.949" E
W7	1° 39' 40.385" N	103° 36' 24.313" E
W8	1° 38' 58.826" N	103° 36' 59.233" E
W9	1° 37' 44.229" N	103° 38' 22.767" E
W10	1° 35' 6.150" N	103° 39' 12.490" E
W11	1° 33' 20.042" N	103° 39' 39.244" E

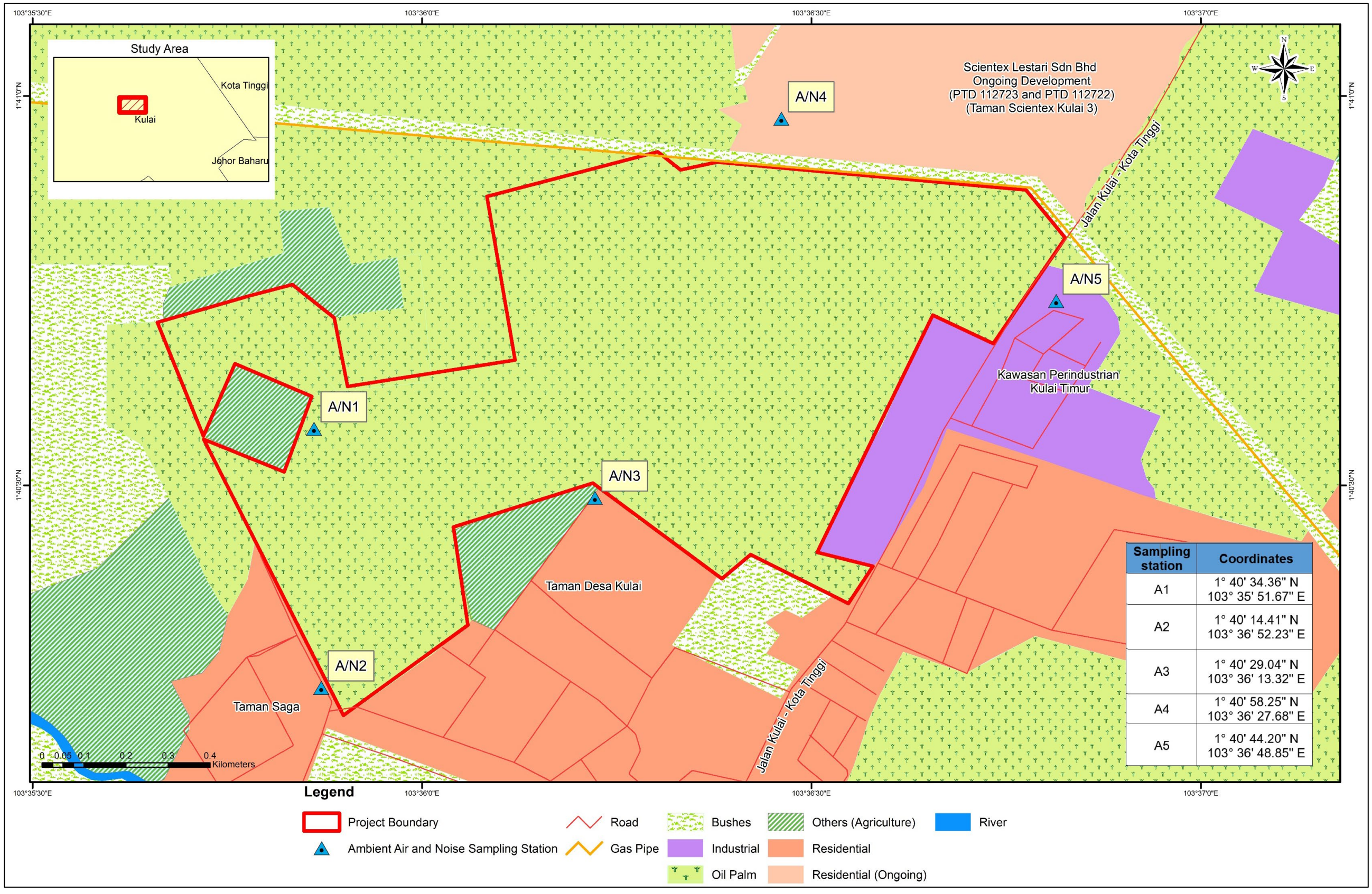
Legend

Project Boundary
River Water Sampling
Discharge Flow
Flow Direction
River
Highway
Railway
Road
Airport
Bushes
Cemetery
Forest
Golf & Country Club
Industrial
Institution
Oil Palm
Others (Agriculture)
Water Body
Residential
Residential (Ongoing)
Secondary Forest
Water Treatment Plant

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112722 AND PTD 112723, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

SAMPLING STATIONS FOR AMBIENT AIR QUALITY AND NOISE LEVEL



EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

RESULTS OF WATER QUALITY

Classification of Water Quality Based on National Water Quality Standards for Malaysia (sampled on 1st June 2023, 7th October 2023 and 18th December 2024)

Parameter	W1	Class	W2	Class	W3	Class	W4	Class	W5	Class	W6	Class	W7	Class	W8	Class	W9	Class	W10	Class	W11	Class
Dissolved Oxygen (mg/l)	7.21	I (>7)	3.55	III (3-5)	6.70	II (5-7)	4.64	III (3-5)	6.55	II (5-7)	4.22	III (3-5)	6.62	II (5-7)	5.93	II (5-7)	6.55	II (5-7)	5.83	II (5-7)	2.48	IV (1-3)
BOD_5 at 20°C (mg/l)	< 1	I (<1)	< 1	I (<1)	3	III (3 -6)	< 1	I (<1)	3	III (3 -6)	4	III (3 - 6)	< 1	I (<1)	4	III (3 -6)	4	III (3 -6)	4	III (3 -6)	10	IV (6-12)
COD (mg/l)	< 2	I (<10)	< 2	I (<10)	12	II (10-25)	< 2	I (<10)	23	II (10-25)	19	II (10-25)	< 2	I (<10)	12	II (10-25)	13	II (10-25)	13	II (10-25)	32	III (25-50)
Total Suspended Solids (mg/l)	2	I (< 25)	2	I (< 25)	6	I (< 25)	5	I (< 25)	527	V (>300)	< 1	I (< 25)	37	II (25-50)	13	I (< 25)	33	II (25-50)	16	I (< 25)	23	I (< 25)
Ammoniacal Nitrogen (mg/l)	0.05	I (<0. 1)	0.12	II (0.1- 0.3)	0.33	III (0.3-0.9)	3.28	V (> 2.7)	0.16	II (0.1-0.3)	3.29	V (> 2.7)	1.22	IV (0.9-2.7)	2.03	IV (0.9-2.7)	2.53	IV (0.9-2.7)	3.40	V (> 2.7)	3.58	V (> 2.7)

Water Quality Index (WQI)

Parameter	Sampling Station										
	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11
Water Quality Index (WQI)	96	78	88	75	77	66	84	75	75	74	52
Class	I	II	II	III	II	III	II	III	III	III	III

RESULTS OF AMBIENT AIR QUALITY

Parameter	Concentration (µg/m³) at sampling station					*Limit (µg/m³)
	[1]A1	[1]A2	[1]A3	[2]A4	[2]A5	
Particulate Matter less than 10 micron (PM_{10})	69.4	83.3	69.4	83.3	153	100 (24 hours)
Particulate Matter less than 2.5 micron ($PM_{2.5}$)	13.9	27.8	27.8	41.7	41.7	35 (24 hours)
Carbon Monoxide (CO)	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	30,000 (1 hour) 10,000 (8 hours)
Sulphur Dioxide (SO_2)	< 1	< 1	< 1	< 1	1	80 (24 hours)
Nitrogen Dioxide (NO_2)	< 1	< 1	< 1	< 1	< 1	70 (24 hours)

**Malaysia Ambient Air Quality Standards (MAAQG) (2020)*

[1]: sampled from 10th to 12th December 2024

[2]: sampled from 12th to 14th October 2023

RESULTS OF NOISE LEVEL

Sampling Station	Noise Level L_{Aeq}	DOE Recommended Noise Level
Day Time		
***N1**	41.5	[1]65 dBA
***N2**	47.6	
***N3**	45.9	
#N4	43.8	
#N5	50.3	[2]75 dBA
Night Time		
***N1**	39.7	[1]60 dBA
***N2**	41.5	
***N3**	41.2	
#N4	42.5	
#N5	45.9	[2]75 dBA

[1]Guidelines for Environmental Noise Limits and Control (DOE Malaysia, 2019) – Second Schedule; Permissible Sound Level (L_{Aeq}) by Receiving Land Use for Existing Built Up Areas; Suburban and Urban Residential, Mixed Development.

[2]Guidelines for Environmental Noise Limits and Control (DOE Malaysia, 2019) – Second Schedule; Permissible Sound Level (L_{Aeq}) by Receiving Land Use for Existing Built Up Areas for Industrial Zones

**: measured from 10th to 12th December 2024*

#: measured from 12th to 13h October 2023

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

POTENTIAL IMPACTS AND MITIGATIONS

Soil Erosion

IMPACT

- Soil erosion and sedimentation during construction phase.

MITIGATION

- Proper planning of earthwork and implementation of Best Management Practices (BMPs) such as sediment basin, check dam, silt fence and wash trough.

Hydrology

IMPACT

- Change of land use will increase the amount of surface runoff.

MITIGATION

- Proper implementation of BMPs such as earth drain to collect surface runoff into sediment basin, providing sufficient sediment basin and regular maintenance (i.e. desilting) will help to mitigate the risk of flooding at the Project site.
- Provision of detention ponds to regulate the post development flow.

River Water

IMPACT

- During construction phase, the main concern to water quality is discharge of surface runoff with high Total Suspended Solids (TSS).
- Untreated sewage flow into water bodies.

MITIGATION

- Proper planning of earthwork and implementation of BMPs such as sediment basin, check dam, silt fence and wash trough.
- Sewage from the proposed development shall be channelled to a sewage treatment plant (STP) to undergo treatment.

Ambient Air

IMPACT

- The construction and earthworks activities will result in suspended particulates or airborne dust.
- The movement of vehicles on access roads and exhaust fumes could stir up dust during construction phase.

MITIGATION

- Spraying of water on the roads especially at exit and inlet points.
- Vehicles to pass through a wash trough prior to leaving the construction site
- Monitoring of traffic volume and observation of speed limits for heavy vehicles during construction phase.

Noise Level

IMPACT

- During construction phase, the operation of stationary and mobile equipment or machineries may contribute to the noise level.

MITIGATION

- Full hoarding of ample height and shielding to control noise propagation for areas without planned noise barriers.
- Practice sequence of operations so that piling and other ground impacting operations do not occur in the same period.
- All construction vehicles must be checked for proper installation of engine silencer to reduce emitted noise level

Traffic

IMPACT

- The presence of large vehicles, as well as movements onto and off the Project site is expected to contribute to small increase on traffic volume within the area during this construction phase.
- The development of the proposed Project will lead to increase in traffic volume on the surrounding roads.

MITIGATION

- Precautions for the construction traffic management must be taken to ensure minimal disruption and potential danger to traffic and road users during the construction phase.
- To upgrade and improve the roadway and new access (junction) to the Project site shall be provided as per recommendation in the TIA report.

Waste Management

IMPACT

- Activities during construction and operational phase will generate scheduled waste, solid waste and biomass.
- Generation of domestic waste from households.

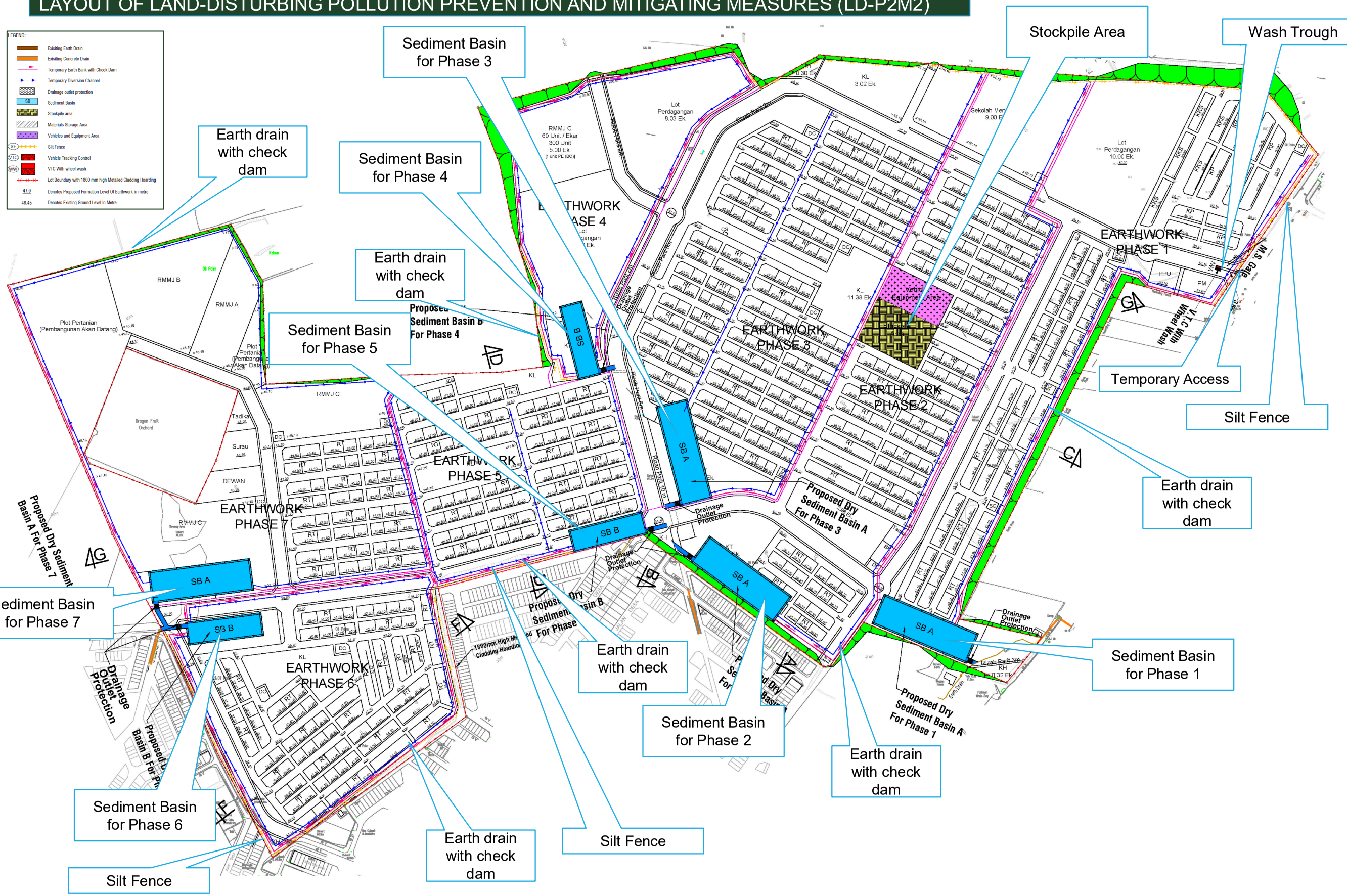
MITIGATION

- Scheduled waste should be managed in accordance with the Environmental Quality (Scheduled Wastes) Regulations 2005 during construction phase. Solid waste shall be disposed of at the disposal site approved by the local authority during construction and operational phase.
- Biomass can also be shredded into small pieces prior to removal and disposal at the proposed development open space and low-lying area within the Project site.

EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112722 AND PTD 112723, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

LAYOUT OF LAND-DISTURBING POLLUTION PREVENTION AND MITIGATING MEASURES (LD-P2M2)



EXECUTIVE SUMMARY

PROPOSED MIXED DEVELOPMENT AT PTD 112721, MUKIM SENAI, DAERAH KULAI, JOHOR DARUL TAKZIM

PROPOSED ENVIRONMENTAL MONITORING PROGRAMME

CONSTRUCTION PHASE

Impact Monitoring

Water quality
- Four (4) water quality monitoring stations.
- Comparison with National Water Quality Standards (NWQS).

Ambient air
- Three (3) ambient air monitoring stations.
- Compliance with Malaysia Ambient Air Quality Standards (MAAQS) 2020.

Noise level
- Three (3) noise monitoring stations.
- Compliance with Second Schedule, (Receiving Land Use for Existing Built Up Areas) Planning Guidelines for Environmental Noise Limits and Control 2019

Performance Monitoring

Sediment basin
- Monitor silt storage zone and basin outlet.
- Daily checking and desilting for every 3 months or as needed.

Wash trough
- Monitor catch basin.
- Daily checking and desilting for every 3 months or as needed.

Temporary earth drain
- Monitor drain.
- Daily checking and desilting for every 3 months or as needed.

Temporary Access road
- Road should be well-paved to prevent dust generation and prevent damage to vehicles using the road.

Workshop
- Maintenance of oil storage tank to ensure no oil spillage and proper disposal of waste oil, paint, etc.

Performance Monitoring

Stockpile area
- Stockpile should be covered during storm.

Silt fence
- Monitor silt collection area.
- Daily checking

Compliance Monitoring

Sediment basin
- Monitor discharge point of sediment basin during storm event more than 12.5 mm and concentration of TSS shall not more than 50 mg/L.

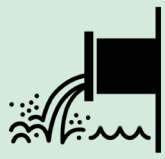
Workers' quarters
- Monitor quarters for sanitary condition and desludging frequency of septic tank.

Scheduled waste
- Monitor for chemicals (solid and/or liquid) at machineries and power generators.
- Compliance with Environmental Quality (Scheduled Wastes) Regulations 2005.

OPERATIONAL PHASE

Compliance Monitoring

Solid Waste
- Compliance with local authority guidelines for disposal.



Sewage
- Discharge point of sewage treatment plant (STP).
- Compliance with Standard A of Environmental Quality (Sewage) Regulations 2009.

ABANDONMENT PHASE

Impact Monitoring

Water quality
- Four (4) water quality monitoring stations.
- Comparison with National Water Quality Standards (NWQS).

Ambient air
- Three (3) ambient air monitoring stations.
- Compliance with Malaysia Ambient Air Quality Standards (MAAQS) 2020.

Noise level
- Three (3) noise monitoring stations.
- Compliance with Second Schedule, (Receiving Land Use for Existing Built Up Areas) Planning Guidelines for Environmental Noise Limits and Control 2019

Compliance Monitoring

Solid waste
- Collection and disposal of waste from dismantling of structures.
- Compliance with local authority guidelines for disposal upon demolition work.

Scheduled waste
- Monitor for chemicals (solid and/or liquid).
- Compliance with Environmental Quality (Scheduled Wastes) Regulations 2005.