

EXECUTIVE SUMMARY

Environmental Impact Assessment (First Schedule)

CADANGAN PEMBANGUNAN KEDIAMAN YANG MENGANDUNGI KEMUDAHAN DI ATAS LOT 7582, LOT 7583, LOT 7584, LOT 7601, LOT 7602, LOT 7603, LOT 7604, LOT 7605, LOT 7606 DAN PT 14985, PERSIARAN ALAM DAMAI, MUKIM PETALING, WILAYAH PERSEKUTUAN KUALA LUMPUR

BAYU DAMAI SDN BHD

No 5, Jalan Titiwangsa,
53200 Kuala Lumpur,
Wilayah Persekutuan
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Project Proponent



EIA Consultant

O&E TECHNOLOGIES SDN BHD

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Centum @ Oasis Corporate Park,
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47301, Damansara, Selangor.
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INTRODUCTION

- The proposed site is owned by Amanahraya Development Sdn Bhd and developed by Bayu Damai Sdn Bhd is a development of plot residence that have been approved for the Layout Plan by Kuala Lumpur City Hall (DBKL)
- The project is located at Lot 7582, Lot 7583, Lot 7584, Lot 7601, Lot 7602, Lot 7603, Lot 7604, Lot 7605, Lot 7606 and PT 14985, Persiaran Alam Damai, Mukim Petaling, Wilayah Persekutuan Kuala Lumpur
- The project area is 43.814 acre (17.73 hectare) excluding the part of the land from the land acquisition from Projek Skim Bekalan dan Pengagihan Air Langat II.
- The prescribed activity pertaining to the Project is:
 - First Schedule,**
 - Activity 13 : Development in Slope Area**
Development or land clearing less than 50% of an area with slope greater than or equal to 25° but less than 35°
 - Activity 14 C(i) : Sewage**
Construction of sewage treatment plant with 20,000 population equivalent or more
 - Activity 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.

PROJECT LOCATION

Point	Latitude	Longitude
1	3°3'37.46"N	101°43'45.45"E
2	3°3'37.89"N	101°43'55.14"E
3	3°3'17.50"N	101°43'44.56"E
4	3°3'17.82"N	101°43'54.98"E

REGIONAL SETTING

Pelan Bandaraya Kuala Lumpur

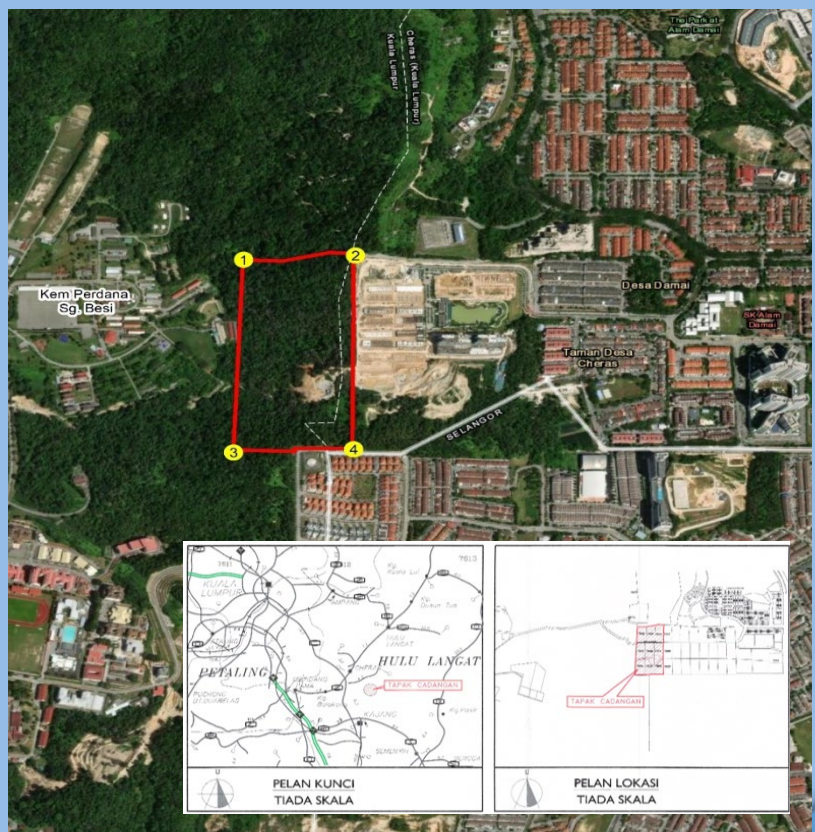
- Located in part of Map 239 & Map 244
- Residential Zoning.

Pelan Struktur Kuala Lumpur 2020

- Improve the quality and environmental of housing.
- Revitalizing the City Center by increasing the number population.

RFN-4, 2021:

- to concentrate the nation's scarce with urban centers with the greatest growth potential for job creation along with the key economic corridors while protecting the rural areas and natural environment.



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STATEMENT OF NEEDS



Economic Growth

In conjunction with Fourth National Physical Plan: To provide adequate and quality housing, enhance capability and accessibility to own or rent house and set future direction to ensure sustainability housing sector



Employment

The Project is expected to produce 99% job opportunities to nearby community. With this mixed development directly can spread community activities with the local community through the sharing of existing and future facilities

Increased Demand

This development is in line with the increase in demand for residential development and to give initiatives to enable first home buyers especially those with low and moderate incomes to buy houses especially in major cities.



PROJECT OPTIONS

Site Option

- ⦿ The proposed Project is in line with the landuse zoning of the area that is **Residential**.
- ⦿ The proposed Layout Plan for this mixed development does not involves changing the land use of the residential zone and also it does not conflict with any land use zone that has been set by DBKL.
- ⦿ Based on the Kuala Lumpur City Plan 2020, the proposed site located in part of Map 239 and Map 244 and zoned as a residential zone with a density of 80 ose

Development Option

50 percent of the entire proposed housing unit is for Residensi Wilayah, Condominium, public facilities and utilities development.

“No Project” Option

- ⦿ The existing status of environmental quality and geological condition will remain untouched. No disturbance of wildlife habitats and destruction of flora ecology will be happened.
- ⦿ From the economic point of view the opportunities that come with urban progress such as employment opportunities and revenue generation to the state government shall be lost, together with the various downstream benefits generated by the construction sector.

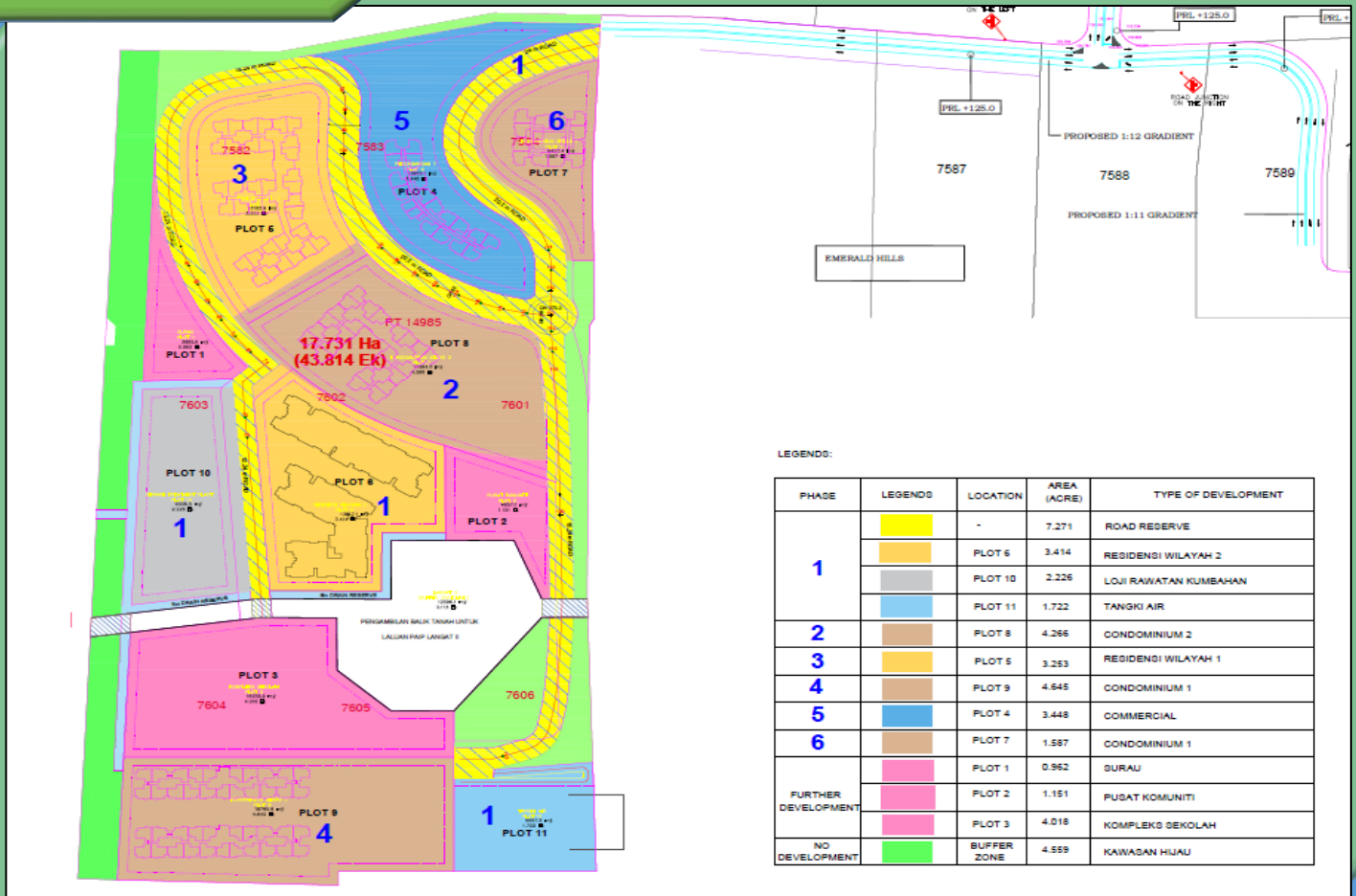
PROJECT ACTIVITY



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PROJECT LAYOUT



PROJECT COMPONENT

Landuse	Details		
	Unit	Area (Acre)	Percentage (%)
Residency			
Residensi Wilayah (Plot 5&6)	3,001	6.720	15.36
Condominium (Plot 7,8&9)	3,001	10.511	24.00
Total	6,002	17.231	39.30
Commercial			
Commercial (Plot 4)	-	3.463	7.90
Total	-	3.463	7.90
Public Facilities			
Surau (Plot 1)	(1)	0.961	2.20
Pusat Komuniti (Plot 2)	(1)	1.154	2.60
Sekolah Kompleks(Plot 3)	(1)	4.003	9.10
Total	(3)	6.118	13.9
Infrastructure / Utility			
Kawasan Hijau /Lapang Berpusat	-	1.866	4.30
Kawasan Lapang Buffer 25m (Serahan)	-	3.245	7.40
Tangki Air (Plot 11)	(1)	1.643	3.70
Loji Rawatan Kumbahan (Plot 10)	(1)	2.221	5.10
Rizab Parit (Serahan)	-	0.840	1.90
Rizab Jalan (Serahan)	-	7.187	16.40
Total	(2)	17.002	38.00
Overall Total	6,002	43.814	100.0
Others		AREA (Acre)	
Kawasan Kebenaran Laluan Paip Langkat 2		0.252	

- The major development component of this project is the residential component which occupies an area of 17.231 acres (39.30% of the total development). This component consists of two (2) Residensi Wilayah and three (3) condominium. The proposed landuse elements cover residential and commercial sectors together with infrastructure facilities. Apart from that, adequate open areas will be provided in this particular development.
- This project activity (site clearance and earthwork) will be developed by sequencing of plot area with total plot is 11 plots in order to ensure that the sediments, runoffs can be controlled. The phase will divide into 6 phases. Each phase is range from 1.587 to 16.631 (ac). For phase 1 divided 3 plot (Plot 6, 10 and 11) and road reserve area.

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01

TOPOGRAPHY

Condition Site: Site terrain is classified as hilly with the reduced levels ranging
Lower elevation: 54m
Higher elevation: 158m



02

GEOLOGY & MINERAL

Geology: the project is underlain with carboniferous with acid intrusive rocks

03

CLIMATE

Station Reference: Malaysian Meteorological Department (MMD) station in Petaling Jaya (3°6'6.9984"N 101°38'42"E)
Climate Condition: humid tropical with uniform temperature, high humidity and heavy rainfall heavy rainfall



04

LANDUSE

Distance (km)	Landuse: Residential, Industrial, Public Institutions and Utilities			
	North	West	East	South
0-1 km	<ul style="list-style-type: none"> Taman Eko Rimba Sg. Besi 	<ul style="list-style-type: none"> UPNM Kem Perdana Sg. Besi Sekolah Kebangsaan Pengkalan Tentera Darat 	<ul style="list-style-type: none"> Emerald Hills Taman Damai Murni Taman Damai Budi 	<ul style="list-style-type: none"> Taman Gayana Taman Damai Implan 2 Dewan Tun Temppler
1-2 km	<ul style="list-style-type: none"> Taman Damai Rasa SMK Orkid Desa 	<ul style="list-style-type: none"> SMK Sungai Besi SJK(C) Kwong Hon SK Sungai Besi SJK(T) Sungai Besi 	<ul style="list-style-type: none"> Residensi PR1MA Alam Damai Dewan Serbaguna Alam Damai Balai polis Alam Damai 	<ul style="list-style-type: none"> Bandar Damai Pemail Taman Desa Bukit Cahaya
2-3 km	<ul style="list-style-type: none"> Taman Tasik Damai Taman Connaught UCSI University Taman Orkid Desa 	<ul style="list-style-type: none"> Gurdwara Sahib Kuyow Terminal Bersepadu Selatan (TBS) 	<ul style="list-style-type: none"> Surau Raudhatul Ulum Taman Bukit Angsana SMK Bandar Tun Hussien Onn (2) Surau As-Sobirin 	<ul style="list-style-type: none"> Taman Juara Jaya Kawasan Perindustrian Balakong Masjid As-Syarif, Taman Sungai Besi Indah
3-4 km	<ul style="list-style-type: none"> SJK(C) Imbi Masjid Saidina Uthman Ibn Affan Institut Latihan DBKL SK Bandar Tun Razak 1 SMK Bandar Tun Razak 	<ul style="list-style-type: none"> Asia Pacific University Taman Putera Indah Sekolah Sukan Bukit Jalil 	<ul style="list-style-type: none"> Masjid Bandar Tun Hussien Onn Surau Al-Amin SMK Cheras Perdana Masjid Nurul Ehsan 	<ul style="list-style-type: none"> Australian International School Malaysia Kuil Bala Subramaniam Taman Seri Timah Taman Industri Taming Jaya
4-5 km	<ul style="list-style-type: none"> Taman Midah Hospital Pakar kanak-kanak UKM SMS Selangor Stadium Cheras 	<ul style="list-style-type: none"> Stadium Nasional Bukit Jalil International Medical University Taman Salak Selatan 	<ul style="list-style-type: none"> Mudun Chinese Methodist Church Klinik Kesihatan Batu Sembilan Cheras SMK Perimbun 	<ul style="list-style-type: none"> SMK Desa Serdang Taman Industri Selesa Jaya Sekolah Kebangsaan Seri Serdang

EXISTING ENVIRONMENT



05

HYDROLOGY



project site is a located within the Klang River Basin and sub-catchment for the project area which delineated into one (1) sub-catchment namely Sg. Kuyoh. There are no main rivers flowing within the project site.

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EXISTING ENVIRONMENT



06

SOCIO-ECONOMIC



Department of Statistic Malaysia:

Population at Klang Valley – 8,420,000

Involved Community:

Taman Dahlia, Taman Suria Jaya, Taman Gayana and Taman Baiduri

07

UTILITIES



Solid waste disposal: Solid waste generated from Kuala Lumpur will transit to Transfer Station (Taman Beringin)

Electricity: Supply by TNB and at the site itself, there is own substation for operation usage.

Water Supply: Syarikat Bekalan Air Selangor (SYABAS)

08

ROAD NETWORK



Accessible Road to Project Site:

The Project site can be accessed through Lebuhraya Hubungan Timur – Barat and Lebuhraya Cheras – Kajang. This highway will connect with Jalan Alam Damai and Persiaran Alam Damai which functions as the main road to the proposed Project and directly access to the local road which is Jalan 6/15 4d

09

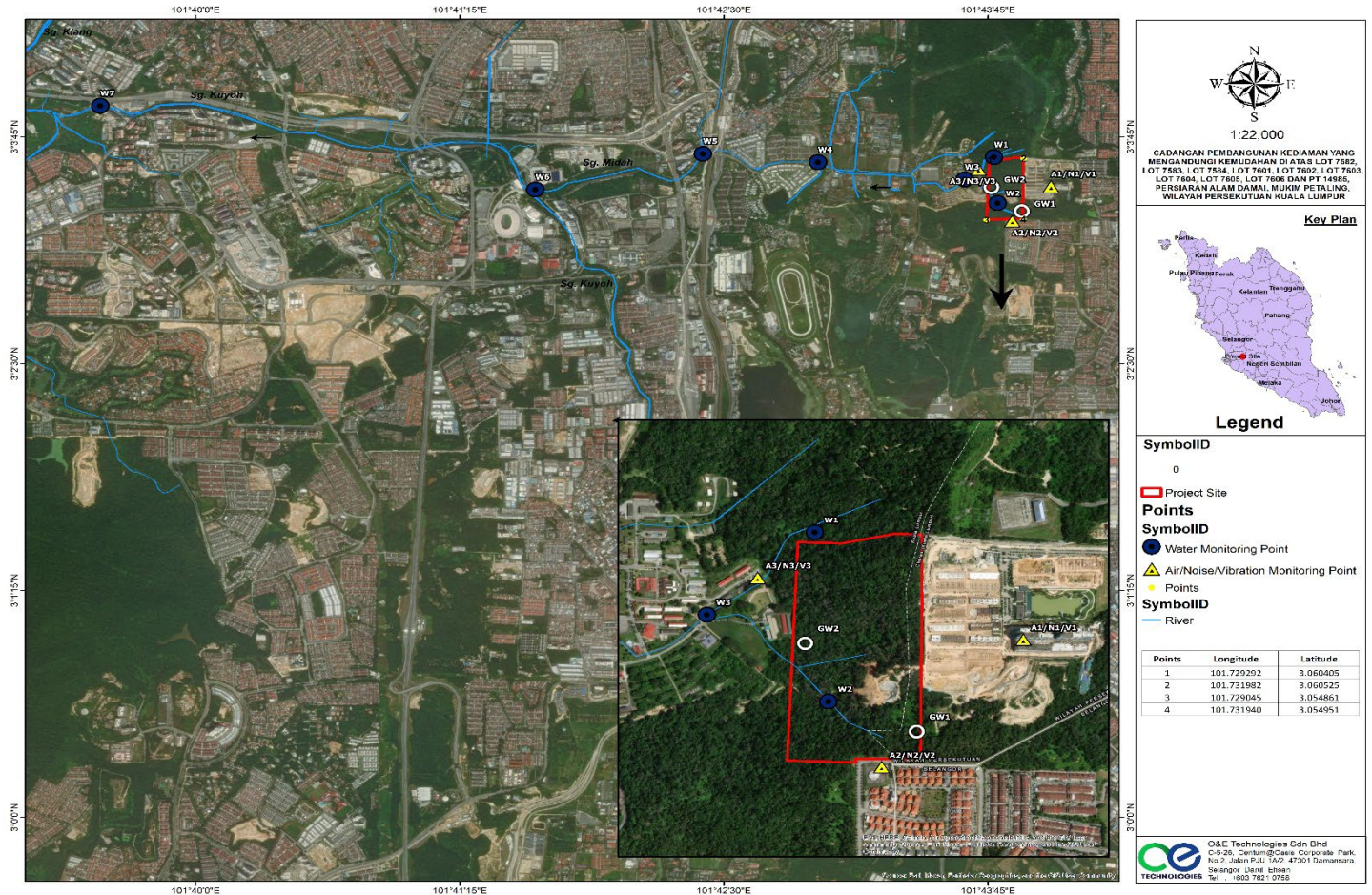
ENVIRONMENTAL BASELINE INVESTIGATION



Air Quality	Three (3) point location sampling for parameter PM _{2.5} , PM ₁₀ , SO ₂ , NO ₂ , O ₃ and CO. All readings were below than the stipulated standards of Malaysian Ambient Air Quality Standards, 2020 (MAAQS).
Noise	Three (3) point location sampling for parameter LAeq, LAmin, LAmax, L ₉₀ and L ₁₀ . All of the noise level recorded during the daytime and nighttime complied to the maximum permissible Sound Level as stated in Annex A, Schedule 1 of The Guidelines for Environmental Noise Limits and Control, Department of Environment, 2019.
Vibration	Three (3) point location sampling for parameter PPV. All of the vibration level recorded during the daytime and nighttime complied to the Guidelines for Environmental Vibration Limits and Control, Third Edition 2021.
Water Quality	Seven (7) points of river water sampling are analyzed for 18 parameters. The results were compared with Class III limit of the National Water Quality Standards for Malaysia (NWQS). All samples collected were classified as Class II which in clean condition.
Hydrology	Five (5) points of hydrology sampling are analyzed for width, depth and flowrate.

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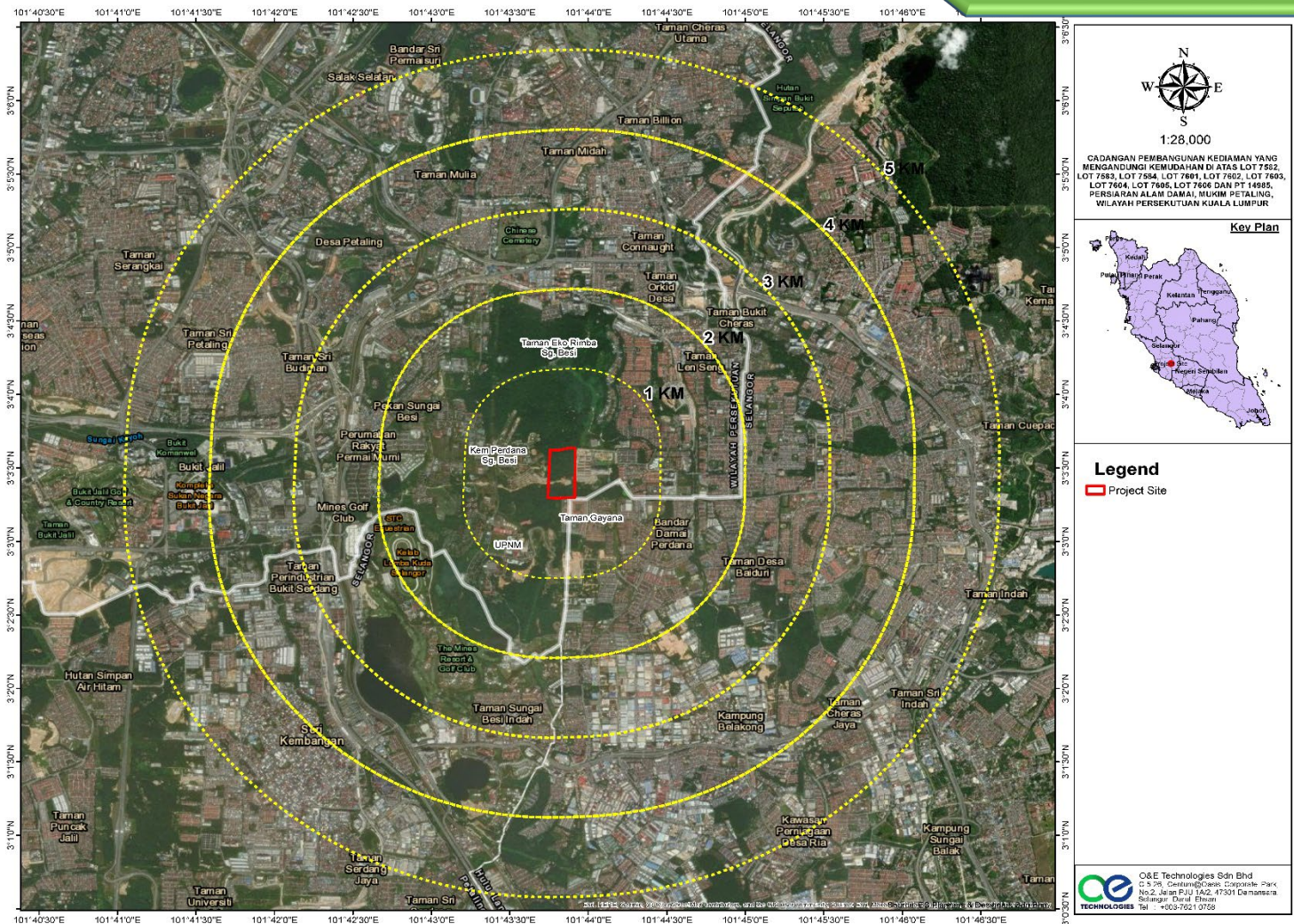


Element	Numbers of Sampling Points	Frequency	Compliance & Standard
Water Quality	7 points (Tributary within the project site & Sg. Koyoh)	Monthly	National Water Quality Standards (NWQS)
Air Quality	3 points (In the project site & nearest receptors area – Tmn Gayana, Emerald Hills & UPNM)	Quarterly	New Malaysian Ambient Air Quality Standard 2020 (NMAAQS)
Noise Level	3 points (In the project site & nearest receptors area – Tmn Gayana, Emerald Hills & UPNM)	Quarterly	Guidelines for Environmental Noise Limits and Control, Third Edition, 2019
Vibration Level	3 points (In the project site & nearest receptors area – Tmn Gayana, Emerald Hills & UPNM)	Quarterly	Guidelines for Environmental Vibration Limits and Control, Third Edition 2021

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5 KM LAND USE



Distance (km)	Landuse: Residential, Industrial, Public Institutions and Utilities			
	North	West	East	South
0-1 km	<ul style="list-style-type: none"> Taman Eko Rimba Sg. Besi 	<ul style="list-style-type: none"> UPNM Kem Perdana Sg. Besi Sekolah Kebangsaan Pengkalan Tentera Darat 	<ul style="list-style-type: none"> Emerald Hills Taman Damai Murni Taman Damai Budi 	<ul style="list-style-type: none"> Taman Gayana Taman Damai Impian 2 Dewan Tun Temppler
1-2 km	<ul style="list-style-type: none"> Taman Damai Rasa SMK Orkid Desa 	<ul style="list-style-type: none"> SMK Sungai Besi SJK(C) Kwong Hon SK Sungai Besi SJK(T) Sungai Besi 	<ul style="list-style-type: none"> Residensi PR1MA Alam Damai Dewan Serbaguna Alam Damai Balai polis Alam Damai 	<ul style="list-style-type: none"> Bandar Damai Permai Taman Desa Bukit Cahaya
2-3 km	<ul style="list-style-type: none"> Taman Tasik Damai Taman Connaught UCSI University Taman Orkid Desa 	<ul style="list-style-type: none"> Gurdwara Sahib Kuyow Terminal Bersepadu Selatan (TBS) 	<ul style="list-style-type: none"> Surau Raudhatul Ulum Taman Bukit Angsana SMK Bandar Tun Hussien Onn (2) Surau As-Sobirin 	<ul style="list-style-type: none"> Taman Juara Jaya Kawasan Perindustrian Balakong Masjid As-Syarif, Taman Sungai Besi Indah
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IMPACT ASSESSMENT & MITIGATION MEASURES



Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> Removal of vegetation and associated undergrowth will expose soil surface to wind and rain. The discharges either due to overflow condition or during the unlikely event cooling tower or cooling water basin burst 	<ul style="list-style-type: none"> A reasonably good level of housekeeping and construction practice on site to ensure that debris do not find their way into receiving water bodies and cause water pollution. Provision of flocculation blocks in certain unit of perimeter should be considered in the event where the effluent exceeds of 50 mg/L for TSS regularly. Proper sewage system will be provided by the Project Proponent for worker on site with following. The temporary sanitary facilities will be de-sludge on a regular basis. Temporary toilets with septic tanks specified by Suruhanjaya Perkhidmatan Air Negara (SPAN) for workers on site. Advise to conduct wastewater characteristic study at final discharge of Sewage Treatment Plant to determine whether the discharge is subject to Environmental Quality (Sewerage) Regulations 2009 (PPKAS 2009) All sewage and sullage generated from the worker camp should be channelled to the Temporary Septic Tank (TST). Implement the regularly maintenance to perimeter drain to removal of the trash and debris that may clog the outlet/trash rack.

Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> Movement of construction vehicles Exhaust emissions from heavy machinery and equipment. Dust exposure from stockpile (raw/product) area. Flue gas that generated from combustion of fuel oil and syn gas will be treated in air pollution control system 	<ul style="list-style-type: none"> Areas cleared for open spaces shall be turfed as soon as possible. Tyre-washing facility to be established at all entrances to public roads or at points when the trucks leave the project site. Truck loads, such as sand, aggregate, cement, soil and other materials that are brought into the construction area should be covered. Stockpiles shall be covered, unless the stockpiled materials result in no visible emissions. Filter should be installed on the machines that produce exhaust emission and serviced regularly.



Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> Occupational hazards on workers Ignition Probabilities on the availability of a flammable mixture. Representative Release Scenarios of leak to catastrophic failure. Poor housekeeping will pose disease occurrence such as vector borne (malaria, dengue and etc.) and zoonotic diseases (malaria and leptospirosis) 	<ul style="list-style-type: none"> Proper safety signage should be posted at the entrances of the construction site to warn the public. Provide good facilities that related to emergency such as emergency plan, first aid kit, fire extinguisher and telecommunication facilities. Workers shall be provided suitable PPE. Emergency Response Plan (ERP) shall be updated to address all potential scenarios Vector control through elimination of breeding sites and fogging to avoid any vector-borne and zoonotic disease

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IMPACT ASSESSMENT & MITIGATION MEASURES



WASTE GENERATION

Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> Minor vegetative biomass waste during site clearing activities. Generation of domestic/solid waste from construction area. Generation of scheduled wastes. These wastes if carelessly handled on-site and not stored in suitable containers can contaminate surface water and also pose potential fire hazard on-site. Improper management of the domestic waste from construction site will create odour and health problem. 	<p>Construction and Domestic Waste</p> <ul style="list-style-type: none"> Maintain high quality of housekeeping on-site. construction wastes shall be sorted on site into inert and non-inert components. Solid waste should be stored in containers of sufficient capacity (preferably covered). Sufficient number of waste bins to be provided. <p>Scheduled Waste</p> <ul style="list-style-type: none"> Handling scheduled wastes should be carried out according to the Environmental Quality (Scheduled Wastes) Regulations, 2005. The wastes should be stored in sealed drums, labelled and placed in a proposed scheduled waste storage. Scheduled wastes should not be kept on site for more than 180 days or exceed 20 tonnes.

Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> The frequency of lorries entering and leaving the project site can cause damage to public roads. The proliferation of lorries and construction vehicles passing through the main roads causes temporary congestion and disrupts the smooth running of other vehicles. Sediment and mud transport with associated road traffic problems 	<ul style="list-style-type: none"> Transportation of construction materials will be carried out only during off-peak hours of the day. The speed of travel will be restricted to reduce probabilities of spillage and the transportation routes for construction materials will be judiciously chosen to avoid congested traffic routes and populated zones. Temporary route will be constructed for materials delivery. Provide proper construction signage along the main road towards construction area and provide flagman if necessary.



TRAFFIC CONGESTION



SOCIAL ECONOMIC

Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> The presence of foreign workers can be very sensitive and upsetting especially if local culture is not respected. Occupational hazards to public user roads and communities. 	<ul style="list-style-type: none"> Racial clashes and other social problems especially at the worker camp could be avoided if workers interest could be looked after, cordial relationship should be maintained. Maximize the use of local labour as far as possible. Inform and brief to the communities of on-going works and risk if any. Suitable hoarding/barriers to be constructed to prevent the public from wandering into project site.

Potential Impact	Mitigation Measures
<ul style="list-style-type: none"> Disturbance to humans due to noise generated from the construction activities, machineries and heavy vehicles movement. 	<ul style="list-style-type: none"> Installed temporary noise barrier at the surrounding the project site that facing the sensitive area such as settlement. Use of low energy and low noise impact equipment for construction work process. All machinery equipment shall be regularly maintained and use silencer if necessary.



NOISE QUALITY