



## **I-BERHAD (7029-H)**

### **ENVIRONMENTAL POLICY**

#### **1) INTRODUCTION**

I-City is a commercial development on 72 acres sub-divided into 6 plots of freehold land in Section 7, Shah Alam. The development comprises Shop Offices, Office Towers, Incubators, Hotels, Serviced Apartments, SOHO, SOVO, Retail Areas and Shopping Mall.

In conjunction with the various developments being carried out, an Environment Management Plan was put into place to ensure that the environmental impacts which will inevitably arise during the construction and operation stages are properly managed and any potential adverse environmental impacts are mitigated or minimized as far as possible.

#### **2) PROJECT BRIEF**

The key parameters of the development are as follows:

- Developer - I City Properties Sdn Bhd
- Land title - Geran 27449, Lot 4598, Mukim Bukit Raja, Selangor
- Location - The general location of the project site is shown in Plan 1
- Governing local authority - Majlis Bandaraya Shah Alam.
- Layout Approval - Bil. (2) dlm.MBSA/PRG/2016-95 (7B) JLD.5 obtained in July 2006. However, this has since been updated under reference Bil (22) dlm MBSA/PRG/2016-95 (7B) JLD.13
- The overall development is subdivided into 6 plot:
  - 1) Plot 1 (lot 16965) – *Mixed Development (Under planning)*
  - 2) Plot 2 (lot 16964) – *i-SOHO (Small Office Home Office) Development*
  - 3) Plot 3 (lot 16966) – *Citymall Development (Under planning)*
  - 4) Plot 4 (lot 16968) – *Cybercentre Development (Under planning)*
  - 5) Plot 5 (lot 16971) – *Mixed Development (Block A-F, J, K, L, M, Hotel& SOVO)*
  - 6) Plot 6 (lot 16967) – *i-Residence*

#### **Site Description**

- The project area was formerly an estate land
- Sungai Rasau flows on the eastern and southern boundary of the site
- The Bukit Rajah Industrial Estate is on the western boundary of the site
- There are semidetached houses on the northern boundary
- plt has a hilly terrain with elevations ranging from approximately 30.5m to 4.0m

#### **Plot 2 (i-SOHO)**

Plot 2 housed 7 tower of 32 – 34 storey SOHO development with 2 floor of podium retail area and 6 storey of carpark. The approval for i-SOHO Development was approved on 12 December 2012 (MBSA ref: (21) MBSA/PRG/KP/600-3/SEK:7/0206/2012). These 3001 unit SOHO is built in 4 phases:

- a) Phase 1 – Block A & A1 (956 units)
- b) Phase 2 – Carpark Block below Block A - E
- c) Phase 3 – Block B & B1 (826 units)
- d) Phase 4 – Block C, D, E (1219 units)



<b>Development Component</b>	<b>Land Area (acres)</b>
Phase 1 : Block A & A1	0.983
Phase 2 : Carpark Block + Podium Retail	4.290
Phase 3 : Block B & B1	0.986
Phase 4 : Block C, D, E	0.975
Landscape Area	2.527
Infrastructure : Road	2.369
<b>TOTAL</b>	<b>12.130</b>

The progress of this project site now has reached 10% completion for phase 1 with full completion targeted by June 2017.

#### **Plot 5 (Mixed Development)**

Plot 5 has the largest mixed-development land (21.56 acre) of overall i-City development. It houses the commercial and leisure components of i-City. The final approval for all the components was obtained vide approval dated 3<sup>rd</sup> May 2013 (Ref: (15) MBSA/PRG/KP/600-3/SEK: 7/0231/2012) with original approval dated back to 2007.

The components of the development are as follows:-

- a) Phase 1: 6 block of Shoplots 3-5 storey (156 Unit) (Block A-F)
- b) Phase 2: 3 block of Offices/Shoplots 3-5 storey (34 Unit) (Block J,K,L)  
           1 block Datacentre (Block M)  
           1 Hotel (216 Rooms)  
           1 block Incubator (SOVO) 12 storey
- c) Phase 3: 6 block Incubator (SUITE) 38 storey (2676 Units) (Block A-F) 1  
           block Incubator (OFFICE) 23 storey (Block G)  
           1 block Office Building 6 storey (Block N) (30 Units)

with retail area – Clarke Quay Walk and 9 storey carpark.

<b>Development Component</b>	<b>Land Area (acres)</b>
Phase 1	1.970
Phase 2	2.090
Phase 3	6.460
Landscape Area	7.510
Infrastructure : Road	3.270
Infrastructure : Electrical Substation	0.260
<b>TOTAL</b>	<b>21.560</b>

The progress of this project site has now reached 100% completion for phase 1 and 50% completed on Phase 2 (with Block JKL and M completed and Hotel SOVO – 10% completed).

#### **Plot 6 (i-Residence)**

Plot 6 has the first residential development in i-City with 346 units of serviced apartments and 20 units of villas. The approval of i-Residence development was received on 20 January 2012 (Ref: (33) MBSA/PRG/KP/600-3/SEK: 7/0129/2011).



<b>Development Component</b>	<b>Land Area (acres)</b>
Serviced Apartment	1.340
Guard House	0.003
Landscape	0.446
Infrastructure : Road	0.642
<b>TOTAL</b>	<b>2.431</b>

The progress of this project site has now reached 20% completion with full completion targeted by May 2014.

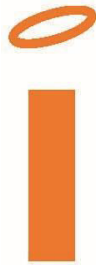
### 3) ENVIRONMENT MANAGEMENT UNIT

The Environmental Management Unit is responsible for implementing the Environmental Management Plan formulated for the project. The role and responsibilities for each member of the team are as follows:

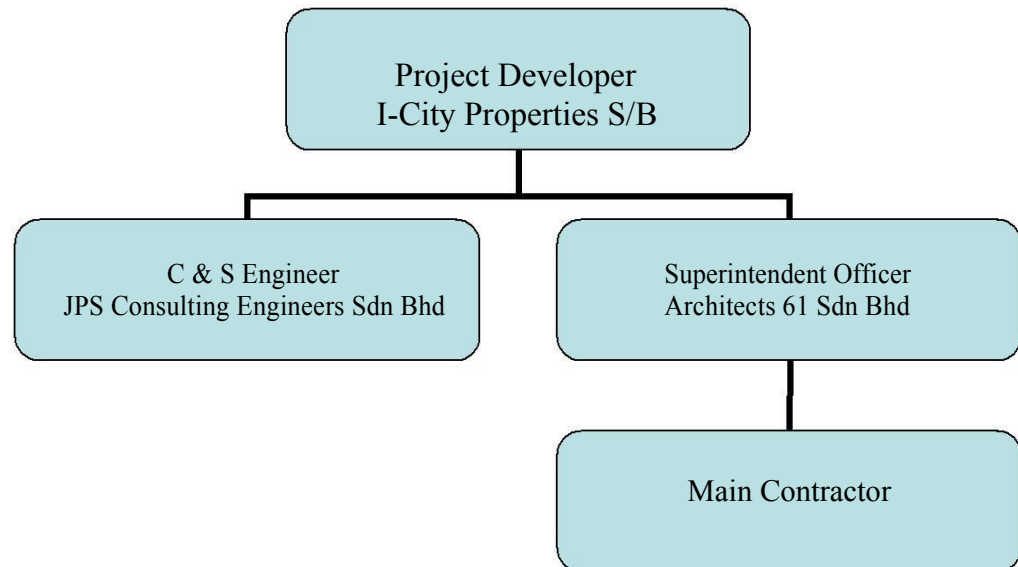
<b>Corporation</b>	<b>Role</b>	<b>Task</b>
<p><b>I-City Properties Sdn Bhd</b> D-1-G, Jalan Multimedia 7/AJ, CityPark, i-City 40000 Shah Alam, Selangor</p> <p>Tel : 03-55218800 ( Puan Sri Tey Siew Thuan)</p>	Project Developer	Provide sufficient resources for overseeing and implementation of the EMP.
<p><b>Architects 61 Sdn Bhd</b> Suite C-12-03, Block C, Plaza Mont Kiara Mont Kiara 50480 Kuala Lumpur</p> <p>Tel: 03-62031820 (Ir. Jeffrey Ling)</p> <p><b>Atelier ADT Akitek Sdn Bhd</b> Unit W608, Level 6, Metropolitan Square No.2, Jalan PJU 8/1, Bandar Damansara Perdana 47820 Petaling Jaya, Selangor</p> <p>Tel: 03-77297378 (Ir. Termizi)</p>	<p>Superintendent Officer (Plot 2,6)</p> <p>Superintendent Officer (Plot 5- Phase 1 &amp; 2)</p>	Ensure project satisfies regulatory requirements through involvement of project consultant and contractor.



<p><b>JPS Consulting Engineers Sdn Bhd</b> Unit A-11-5, 5<sup>th</sup> Floor, Block A, Jaya One, Section 13, 72A Jalan Universiti</p> <p>Tel : 03-79552496 (Ir. Tan Ay Bing)</p> <p><b>WEA Engineers &amp; Associates Sdn Bhd</b> No.8-4, Jalan SP 2/2, Taman Serdang Perdana, Seksyen 2, 43300 Seri Kembangan Selangor</p> <p>Tel: 03-89436686 (Dr. Wong Fook Keong)</p>	<p>Engineering Consultant (Plot 2)</p> <p>Engineering Consultant (Plot 6 and Plot 5 – Hotel &amp; SOVO)</p>	<p>Ensure the conditions stipulated under the EMP are fulfilled.</p>
<p><b>Fairway Terrace Construction Sdn Bhd</b> 31-1, 1<sup>st</sup> Floor Jalan 5/76B, Desa Pandan, 55100 Kuala Lumpur.</p> <p>Tel: 03- (Mr. Wong Yuen Foh)</p> <p><b>Sin Seong Hin Sdn Bhd</b> 28-1, Jalan 8/62A, Bandar Menjalara, Kepong, 52200 Kuala Lumpur</p> <p>Tel: 03-62761708 (Mr. Chan Kah Wai)</p> <p><b>Sustain Geotechnics Sdn Bhd</b> No.35-3 (2<sup>nd</sup> Floor) Jalan SS23/15, Taman SEA, 47400 Petaling Jaya. Selangor</p> <p>Tel: 03-78043366 (Ir. Lam yook Lon)</p>	<p>Main Contractor (Plot 6)</p> <p>Main Contractor (Plot 5- Hotel &amp; SOVO)</p> <p>Main Contractor (Plot2-Substructure Works)</p>	<p>On ground implementation of all recommendations outlined in the EMP.</p>



## ENVIRONMENTAL MANAGEMENT UNIT





#### 4. Mitigation Measures

There were several activities associated with implementation of the project that were expected to produce significant impact on the environment during the construction stage. The activities have been identified and proper mitigation measures carried out to reduce its magnitude and prevalence in the environment. These measures are presented as part of management plan and also as part of the works contract.

The mitigation measures being carried out at the project site for countering the respective impact are as follows.

No	Mitigation Measures	Site Compliance
<b>1.00</b>	<b><u>Air Quality And Dust Control</u></b>	
1.01	Road watering at truck trails.	Full time truck at site for road watering. ( Photo attached )
1.02	Speed of Construction vehicles moving in and out of the construction area.	Construction vehicles speed controlled at 30km/hr
1.03	Tyre washing basin at the entrance/exit of the area for lorries/vehicles.	Wash Trough provided at site. ( Photo attached )
1.04	No burning of dried up woody materials, leaves, tree branches, shrubs and etc.	All organic debris material transport out from site.
1.05	Turfing of exposed ground.	All slopes turfed with hydro seeding. ( Photo attached )
1.06	Barricade or wall site at a height of between 8 to 12 feet around the site.	12 ft. high perimeter hoarding provided at site. ( Photo attached )
<b>2.00</b>	<b><u>Soil Erosion And Sedimentation</u></b>	
2.01	The development site should be cleared in stages. The construction should commence as soon as possible and bare land must be turfed immediately.	<u>Lot 16967</u> Major earthwork completed on October 2012. Building Construction work commenced immediately upon completion of earthwork work.  <u>Lot 16964</u> Major earthwork estimated to be completed by October 2013.



2.02	Denuded areas should to be protected with temporary vegetation or covered with straw.	Building Construction work will commence immediately upon completion earthworks.
2.03	Surface runoff must be diverted away from denuded areas.	Exposed slope all turfed by hydro seeding. (Photos Attached)
2.04	Sediment basins to avoid any nearby streams from being filled by eroded soils.	Cemented & Cascade drain provided. (Photos Attached)
2.05	Erosion control must be installed during early stages of the project.	Sediment basins provided at site next to Sg. Rasau (Photos Attached)
3.00	<b><u>Water Quality</u></b>	
3.01	An appropriate temporary drainage system.	Proper temporary drainage and silt trap system constructed at site.
3.02	Land clearing on slopes, the exposed areas should be covered with plastic sheets during the earthwork and construction phases.	Replanting has been carried out immediately upon completion of earthworks.
3.03	Temporary sanitation facilities.	Modular self-contained septic tank system provided at site. (Photos Attached )
3.04	Waste oil and grease from the construction site shall not be disposed into any water body.	All wastes stored in proper drums and sent out from site. (Photos Attached )
4.00	<b><u>Noise</u></b>	
4.01	The impact of noise during site clearing and construction can be reduced by phasing the development.	Whole I-City development is being carried out in sub phasing.
4.02	A buffer zone with natural vegetation should be maintained.	Buffer zone varies from 26' to 300' provided around this development. (Drawing Attached )
4.03	Noise level near residential areas to be below 65 dB(A)	Development is sitting on higher ground than the residential area. Machineries and equipments where possible will be reduced decibels by mufflers and silencers.



4.04	A less noisy piling method	Drop hammer and bored piling method is being used for piling.
5.00	<b><u>Solid Waste</u></b>	
5.01	The base camp has to be provided with sufficient garbage bins located.	Sufficient garbage bins have been provided at strategic locations. Collection of waste is being carried out regularly.
5.02	All unwanted tree branches and soil are to be collected and disposed at the nearby landfill.	Not Applicable.
5.03	All construction waste has to be managed properly by designating an area for its storage and disposed off at the nearest landfill.	All construction waste material stored properly at designated location before transported out from site.
6.00	<b><u>Ecology</u></b>	
6.01	Proper landscape cover should be adopted to replace vegetation cover.	Proposed Landscape drawing attached. This drawing has been approved by MBSA.
6.02	The clearance of vegetation should be planned and carefully supervised.	Not Applicable.
6.03	A systematic forest clearing activities (if any) should be undertaken.	Not applicable. This development is sitting on ex-plantation land.
6.04	Construction activities should be stopped at night to allow many nocturnal animals to move out for feeding and hunting at night.	Not applicable. Existing Site daily working hours 8.00am to 6.00pm.
6.05	Management of ecology including protection of wildlife species should be incorporated into the Eco-Management Centre during the operational stage of the project.	Not applicable.
7.0	<b><u>Utilities</u></b>	
7.01	Temporary sanitation facilities shall be provided at the construction site.	Modular self-contained septic tank system provided at site.





Road watering at truck trails



Wash trough provided at site



All exposed ground, slopes are turfed



12ft high perimeter fencing provided at site



Exposed slope turfed



Cemented and cascade drain



Sediment basins provided next to Sg. Rasau



Modular self-contained septic tank system provided at site



Waste oil contained in demarcated area



Construction waste stored in proper container and send out from site



**Buffer Zone plan**

