



Centre for  
Management  
Technology®  
into our 26<sup>th</sup> year

*A 2-day program on*

# ***Property Development In Environmentally Sensitive Areas***

## **APPROACHES & CHALLENGES**

**18-19 May 2009 | JW Marriott Hotel, Kuala Lumpur**

### ***FOCUSING ON***

- Strategic Development Layout Planning And Land Conversion
- Geological Terrain Mapping
- Geotechnical And Soil Erosion Assessment
- Erosion Risk Mapping
- Erosion And Sediment Control Planning
- Landslide Hazard Zonation Mapping
- Environmental Impact Assessment
- Drainage And Stormwater Management
- Solid Waste And Wastewater Management
- Environmental Management Planning
- Early Warning System Application

## **SYNOPSIS**

Property development in environmentally sensitive areas (ESA), particularly in the highlands and hillslopes, has been mushrooming since 1980s in Malaysia. However, Malaysia has bitter memories of the Highlands Tower landslide tragedy in 1993, and the latest landslide tragedies at Ulu Yam Perdana, Hulu Selangor and at Bukit Antarabangsa just late last year where many lives have been lost and property damaged.

Such tragedies will certainly persist and worsen unless proper planning and management of land utilization is adopted at the early stage of any proposed property development in these areas.

In these two days we will be looking at various approaches of development control in environmentally sensitive areas. Based on the approaches adopted for development control in these areas, various challenges will be faced, such as limited usage of land due to the nature of the terrain, difficulties in construction and also the management of risks/hazards involved.

With specific approaches taken for development control, it would be beneficial to the knowledge-based community in moving a step closer towards a better understanding of land development issues and its after-effects in this country, thus ensuring that a more sound and sustainable development could be carried out in future.

## **KEY BENEFITS OF ATTENDING THIS PROGRAM**

- Providing hands-on information on development planning and control in ESA
- Understanding of specific requirements so that budget allocation could be provided to secure planning approvals
- Equipping property investors with adequate knowledge in selection of the right piece of property for investment in ESA as well as development potential
- Equipping property developers with know-how techniques to manage and successfully undertake such developments
- Equipping other professionals (i.e. architects, planners, engineers, contractors, risk management insurers) involved in land and property development on development control practices in ESA
- Acquiring better planning knowledge in minimizing risks of landslides, soil erosion and flooding issues within ESA

## *Day 1* **Monday, 18th May 2009**

### **9:00 INTRODUCTION TO ENVIRONMENTALLY SENSITIVE AREAS (ESA)**

- What is ESA?
- Classification And Restriction Of Development
- Environmental And Engineering By-Laws Relating To Development Control
- History Of Issues Relating To Development

10:15 Morning Coffee

### **10:30 DEVELOPMENT CONTROL APPROACH WITH CASE STUDIES - DRAINAGE AND STORMWATER MANAGEMENT**

- Strategic Development Layout Planning And Land Conversion
- Geological Terrain Mapping
- Geotechnical And Soil Erosion Assessment
- Erosion Risk Mapping
- Erosion And Sediment Control Planning
- Landslide Hazard Zonation Mapping
- Environmental Impact Assessment
- Drainage And Stormwater Management
- Solid Waste And Wastewater Management
- Environmental Management Planning
- Early Warning System Application

1:00 Lunch

- 2:00 **MITIGATING LANDSLIDES, EROSION AND FLOODING**
- Landslide And Erosion Factors And Tell-Tale Signs
  - Mitigation Of Landslides And Erosion
  - Storm Water Management

3:15 Afternoon Tea

- 3:30 **MITIGATING LANDSLIDES, EROSION AND FLOODING (cont.)**
- Specifications For Slope Protection
  - Best Management Practices On Erosion And Sediment Control

4:30 **DISCUSSION SESSION ON 'DEVELOPMENT CONTROL IN ESA'**

5:00 End of Day 1

*Day 2*  
Tuesday, **19th May 2009**

- 9:00 **PRACTICAL AND RELEVANT PLANNING TOOLS**
- Satellite Imageries
  - Aerial Photogrammetric
  - Survey And Spot Levels
  - Geological Features And Hazards
  - Site Reconnaissance Study

10:15 Morning Coffee

- 10:30 **USAGE AND APPLICATION OF LOCAL PLANS**
- Understanding The Local Plan
  - Usage Of Local Plan For Development Control
  - Other Relevant Information

1:00 Lunch

- 2:00 **MINI WORKSHOP ON UNDERSTANDING OF DEVELOPMENT CONTROL IN ENVIRONMENTALLY SENSITIVE AREAS**
- Layout Feasibility
  - Usable Development Area
  - Drainage And Erosion Control
  - Landslide Hazard And Buffer Zones
  - Development Practicability
  - Investment Potential

5:00 Afternoon Tea and End of Day 2

#### **THIS PROGRAM WILL BENEFIT**

- property developers
- property investors
- architects
- engineers
- town planners
- environmental consultants
- insurance risk managers
- real estate agents
- policy makers
- all related professionals in property development

#### **METHODOLOGY**

Combination of lectures, presentation of specific case studies, interactive debates and a mini workshop for participants to apply newly acquired knowledge.

Program topics, speakers and schedules published herein are confirmed as at printing time. Please refer to the event's timetable page at [www.cmtevents.com](http://www.cmtevents.com) for the most up-to-date information.

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**Fees:** The full Registration Fee includes cost of all sessions, luncheon, coffee/tea & documentation.

	1 Person	Group fee for 3 or more* (from the same company)
<b>Regular Fee</b>	<b>RM2295</b>	<b>RM1995</b> <b>(MIN SAVINGS OF RM900)</b>

\* Terms and conditions apply.

**Cancellations, Refunds & Transfers:** A full refund will be promptly made for all written cancellations 3 weeks before the meeting. Thereafter, cancellations are not refundable. A substitute may be made at any time.

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Photocopy Registration Form to Preserve Brochure Copy. May 2009

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**CERTIFICATE OF COMPLETION**  
 A Certificate of Completion will be awarded upon successful completion of each program. This serves as evidence of your personal and professional commitment to you career.

**PROGRAM TIMING**  
 Registration: 8.30 am, Program Begins: 9.00 am,  
 Morning Coffee: 10.30 am, Lunch: 1.00 pm to 2.00 pm,  
 Tea Break: 3:30 pm, Program Ends: 5.00 pm

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**LEARNING PARTNER**

**IR. DR. TEW KIA HUI** obtained his Bachelor and Master's Degree in Civil Engineering in 1994 and 1996 respectively from University Technology of Malaysia. He went on to complete his Ph.D. in University of Malaya in 2005 specializing in geotechnical-erosion aspects.

He started his early career as a Research Officer with University Technology of Malaysia and subsequently MARA University of Technology carrying out specialized research on geotechnical-erosion related problems in environmentally sensitive areas (ESA) particularly the highlands and expressways in Malaysia.

Upon completion of his research projects, he went ahead to set up VT Soil Erosion Research & Consultancy and subsequently VT Soil Tech Sdn Bhd to cater for the ever-growing needs for specific research and consultancy works for various land and property developments in ESA.

He also has gone great depths to carry out in-house and collaborative R&D with local institutions of higher learning as well as related government agencies. His relentless works on his Ph.D. thesis entitled "Development of a near real-time early warning system on erosion risks/hazards" has led to the setting up of a Malaysian public information website, [www.ewarns.com.my](http://www.ewarns.com.my) which provides round-the clock free web access on the forecast and real-time early warning on rainfall and erosion risks/hazards in Cameron Highlands, with plans to be extended to other parts of this country in the near future. His invention has been awarded Gold Medals in the University of Malaya Research, Innovation and Invention Expo in 2005 & 2006; IPTA R&D Expo 2005; and Seoul International Invention Fair 2006 respectively. To date, he has more than 60 presented and published research papers; and also authored, co-authored and published 6 technical books.

Dr. Tew is a registered Environmental Impact Assessment (EIA) consultant with the Department of Environment, Malaysia in the fields of geotechnical studies, soil erosion and general environmental management and is also a registered Professional Engineer (PE) with the Board of Engineers, Malaysia.