

HAPPENINGS IN AND AROUND HIGH –RISE RESIDENTIAL BUILDINGS IN MALAYSIA

A true account of flash floods reported to Architect Centre by a Management Corporation (MC):

Rainy days are here again. We, the residents of Desa Permai Indah are keeping vigil day and night. “Water-watching” becomes our preoccupation. If you do not understand our term, it means standing by the window to watch out for the rising water -level at our car park lots. Then it’s rushing down to shift our vehicles to safer ground. It has been a long-drawn battle with the previous MCs for years to resolve this flooding problem in our condominium. Few years back, a pre-dawn flash flood caught many of us unaware. By the time the neighbours came a-banging on our doors to shift our cars, it was too late. Our cars were damaged. Who compensates us for all our losses?

Look at all the cracked and sunken perimeter culvert drains around all the blocks -they have been rendered dysfunctional with all the cracks. The drainage is horribly poor. Covered parking lots have also sunk and cracked due to the heavy vehicles moving in and out causing the perimeter drains to crack up too.

Previous MCs had come up with some mitigation measures for the flood waters to drain out after being pressured by worried residents. However, the problems are not effectively resolved due to incorrect diagnosis and hence flood mitigation repairs. What would be the impact on the value of the property if this flooding problem is not solved?

Solving the flash problems by improving the drainage and repairing all the sunken and cracked culvert drains is top priority and urgency in our condominium. However, the previous MC, tried to bull-doze their way into forcing residents to agree to building more car parks in our lovely green- lung, our beautiful garden, upgrading our club house to a double storey building and building jogging tracks etc instead. What would be the environmental impact when the garden is tiled up for new car parks? At least our garden area helps to drain or absorb the rain waters. After spending thousands of ringgit of our management fees on all sorts of drawings and grandiose plans, they were booted and voted out at the AGM.

Thank God, the new MC of 2009 has finally taken steps to open tenders to contractors to repair the sunken drains and build sumps to solve this flash flood problems.

An independent professional like Architect Centre is critical to help the MC/JMBs comprising the common residents to put issues at hand into perspectives based on various technical aspects such as building plans, building by-laws, maintenance of properties and its surroundings, roles and responsibilities of the MC/JMBs under the Strata Titles Act.

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Watch out – water rising



Sunken and cracked drains



Flooding in covered car-park



Car park raised up with concrete pad to avoid flood



Specially built pipes to channel water away from flooding areas



More car parks to be built here??