

Location Livability & Risk Report

Lrg Ikhsan, Kampung Jln Kebun, 40460 Shah Alam

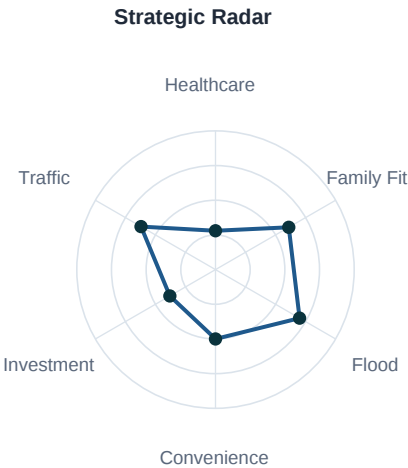
Radius 3 km | 6 Aug 2026

Area character: Mature Township

Composite Strategic Index

52 / 100

Elevated



01 · Executive Summary

Lorong Ikhsan is a low-lying residential lane in Kampung Jalan Kebun, Shah Alam, with a terrace house listed at RM485,000. The area's main draw is its affordability and proximity to Kota Kemuning, but chronic flash floods from clogged drains and heavy rain are a serious recurring risk. For own-stay buyers, the flood threat and limited mapped amenities demand cautious due diligence and possibly renegotiation. Lorong Ikhsan sits in Kampung Jalan Kebun, a mature, low-lying residential pocket of Shah Alam. A terrace house here is listed at RM485,000, which is competitive for the Klang Valley. The area's character is quiet and residential, but it is shadowed by a documented flood risk from clogged drainage.

- Flash floods reported in Jalan Kebun and Kota Kemuning after heavy rain. [R3]

Opportunity signals

- Mapped retail within 0.6 km supports daily convenience.
- Nearest mapped school (SK Bukit Kemuning (2)) sits inside a short school-run radius.

Risk signals

- Recurring flash floods in low-lying Jalan Kebun area, caused by clogged drainage and heavy rain (Sept 2024). [R2] [R3]
- Peak-hour corridor stress remains material (traffic risk 62/100). [R6]

02 · Risk, Safety & Hazards

Kampung Jalan Kebun is a low-lying area prone to flash floods. In September 2024, knee-high floods hit the area after heavy rain, caused by rubbish choking drainage outlets. Another incident saw Jalan Kebun and Kota Kemuning inundated after continuous rain. These events underscore a chronic drainage problem. The terrain is flat and low, which exacerbates waterlogging. No recent crime incidents are cited, but the flood risk is the dominant hazard. Insurance for flood damage is advisable, though premiums may be higher given the history.

AI Analysis

The flood risk here is not a one-off; it's a recurring pattern tied to poor drainage maintenance. For own-stay, this is a serious constraint-flooding can damage property and disrupt daily life. The September 2024 incident is recent and within 24 months, so it carries weight. If you proceed, negotiate a price that reflects the flood risk and invest in drainage improvements.

- Knee-high floods in Kg Jalan Kebun due to clogged drains, Sept 2024. [R2]
- Flash floods hit Jalan Kebun and Kota Kemuning after heavy rain. [R3]

Flood & Drainage History

Recurring flash floods in low-lying Jalan Kebun area, caused by clogged drainage and heavy rain (Sept 2024).

Natural Disasters & Terrain

Low-lying flat terrain prone to waterlogging.

Insurance & Mitigation Impact

Flood insurance advisable given documented flood history.

03 · Living Friction

For households with young children around Lorong Ikhsan, living friction centres on the morning school run, childcare reach, and after-school recreation. Mapped anchors include nearest school SK Bukit Kemuning (2) (1.7 km, ~3 min drive); nearest taska/tadika Tadika Apc Jalan Kebun (0.6 km, ~2 min drive); nearest playground/park Seksyen 30, Taman Asma (0.5 km, ~2 min drive); Public Hospitals within 20 km: Hospital Shah Alam (13.1 km, ~13 min drive); Hospital Tengku Ampuan Rahimah (13.7 km, ~15 min drive).

AI Analysis

Living friction for young families at Lorong Ikhsan is workable on current map evidence. Supportive signals: a nearby school keeps absolute school-run distance short; taska/tadika options sit inside a practical daily radius; a playground or park is close enough for after-school use. Pressure points: nearest Public Hospital escalation stretches to about 13.1 km; morning peak corridors are prone to jam on the school run; industrial or factory edges put lorries onto the same morning routes families use. Morning school-run traffic can choke on shared arterials, especially near school gates. Heavy-vehicle mix from nearby industrial edges can thicken those same corridors. For own stay households, price morning jam and childcare reach into lifestyle fit before treating the unit as family-ready.

- Morning school-run corridors are prone to jam; industrial lorries can thicken the same routes.
- Nearest school: SK Bukit Kemuning (2) (1.7 km, ~3 min drive).
- Public Hospitals 20 km: Hospital Shah Alam (13.1 km); Hospital Tengku Ampuan Rahimah (13.7 km).

School Run & Morning Traffic

Weekday mornings around 07:00-08:00 can slow on school-bound corridors, especially where housing feeds into shared arterials. Proximity to industrial or factory edges means heavy lorries and trailers can share the same morning corridors, adding vibration, queueing, and stop-start delay on the school run. Even with SK Bukit Kemuning (2) relatively close, peak stacking at the gate and on the final approach still sets weekday family stress.

Taska, Tadika & Paediatric Reach

Childcare and child-care escalation for Lorong Ikhsan: nearest mapped taska/tadika Tadika Apc Jalan Kebun (4.1 km, ~7 min drive); nearest Public Clinic Klinik Kesihatan Bukit Naga (8.0 km, ~10 min drive); Public Hospital options within 20 km: Hospital Shah Alam (13.1 km, ~13 min drive); Hospital Tengku Ampuan Rahimah (13.7 km, ~15 min drive). Routine care leans on clinic reach; secondary/emergency escalation depends on Public Hospital distance.

Weekday Rhythm · Noise & Safety by Time of Day

Commute to UiTM-MTDC Technopreneur Centre · 16.4 km		
	Car	Motorcycle
Weekday AM	~42 min	~27 min
Weekday PM	~53 min	~32 min
Weekend	~36 min	~24 min
AM = Mon-Fri 07:30 to work. PM = Mon-Fri 18:00 return. Weekend = Sat ~10:00 to work. Car uses Google Routes pessimistic (bad-traffic day) model - often longer than leave-now on a light day.		

Morning (07:00-08:30)

Mapped weekday 07:30 drive to UiTM-MTDC Technopreneur Centre: ~42 min by car / ~27 min by motorcycle. Weekend (Sat ~10:00) baseline is ~36 min by car / ~24 min by motorcycle - weekday peak adds roughly 6 min by car. 07:00-08:30 school-run corridors can slow where housing feeds into shared arterials, especially near school gates. Industrial / logistics edges put heavy vehicles onto the same morning routes, adding noise, vibration, and stop-start delay.

Evening peak

Mapped weekday 18:00 return from UiTM-MTDC Technopreneur Centre: ~53 min by car / ~32 min by motorcycle. Evening return-peak can choke on shared arterials even when midday is workable; treat commute home as a second daily friction window, not free-flow.

04 · Industrial Nuisance & Environmental Risk

Shah Alam is a major industrial hub, and Kampung Jalan Kebun is not far from light industrial areas. While no specific factories are mapped within 3 km, the presence of industrial activity in the broader Shah Alam area means heavy vehicles may pass through Jalan Kebun, especially during working hours. This can contribute to noise and air pollution, though no specific readings are cited. The low-lying terrain also means that any industrial runoff could potentially affect drainage, though this is not documented.

AI Analysis

The industrial character of Shah Alam is a double-edged sword. On one hand, it provides employment opportunities nearby; on the other, it brings lorry traffic and potential pollution. For own-stay, the noise and dust from passing heavy vehicles could be a daily annoyance, especially if your house fronts the main road. If you're sensitive to noise, you might want to check the specific street's exposure. This isn't a deal-breaker, but it adds to the livability friction.

Heavy Vehicle & Logistics Routes

Jalan Kebun likely carries heavy vehicle traffic due to nearby industrial zones.

Air, Noise & Urban Heat

Potential noise and air pollution from industrial activity, though unquantified.

Long-term Livability Impact

Industrial proximity adds to daily noise and traffic, reducing livability comfort.

05 · Connectivity & Amenities



Study area map

Study pin (red) with 3 km radius ring. Key facilities marked: Klinik Kesihatan Bukit Naga (8.0 km); SK Bukit Kemuning (2) (1.7 km); Shah Alam Fire and Rescue Station (11.3 km); Eonsave - Bukit Kemuning (0.6 km). Distances match map-verified appendix rows.

Connectivity and essential services around Lorong Ikhsan use map-verified distances at the study pin. Public Hospitals within 20 km: Hospital Shah Alam (13.1 km, ~13 min drive); Hospital Tengku Ampuan Rahimah (13.7 km, ~15 min drive). Public Clinic: Klinik Kesihatan Bukit Naga (8.0 km, ~10 min drive). Balai Bomba: Shah Alam Fire and Rescue Station (11.3 km, ~12 min drive). Balai Polis: Balai Polis Taman Berjaya Shah Alam (3.1 km, ~5 min drive). Schools: SK Bukit Kemuning (2) (1.7 km, ~3 min drive); Sekolah Menengah Kebangsaan Kota Kemuning (1.8 km, ~4 min drive); Sekolah Kebangsaan Jalan Kebun (2.3 km, ~4 min drive). Daily life: Arabait Motorrad Jalan Kebun (0.1 km, ~1 min drive); Workshop Masdina (0.2 km, ~1 min drive); Eonsave - Bukit Kemuning (0.6 km, ~2 min drive); TOMENG AUTO GARAGE (1.5 km, ~3 min drive).

AI Analysis

For own stay buyers at Lorong Ikhsan, connectivity is constrained on current map evidence. Supportive signals: mapped SK/SMK options keep school-run distance short. Pressure points: Public Hospital escalation stretches beyond 8 km for the nearest acute options; peak-hour corridor jam still dominates weekday mobility. Distances below use the same map-verified figures cited in the appendix.

- Public Hospital: Hospital Shah Alam (13.1 km). [R8]
- Public Hospital: Hospital Tengku Ampuan Rahimah (13.7 km). [R7]
- Public Clinic: Klinik Kesihatan Bukit Naga (8.0 km). [R11]

Essential facilities (map-verified)

Public Hospitals within 20 km (general acute):

- Hospital Shah Alam - 13.1 km (~13 min drive)
- Hospital Tengku Ampuan Rahimah - 13.7 km (~15 min drive)

Public Clinic: Klinik Kesihatan Bukit Naga - 8.0 km (~10 min drive)

Balai Bomba: Shah Alam Fire and Rescue Station - 11.3 km (~12 min drive)

Balai Polis: Balai Polis Taman Berjaya Shah Alam - 3.1 km (~5 min drive)

Education access (5 km)

Sekolah Kebangsaan: SK Bukit Kemuning (2) - 1.7 km (~3 min drive)
Sekolah Menengah Kebangsaan: Sekolah Menengah Kebangsaan Kota Kemuning - 1.8 km (~4 min drive)
Sekolah Kebangsaan: Sekolah Kebangsaan Jalan Kebun - 2.3 km (~4 min drive)
Sekolah Kebangsaan: Sekolah Kebangsaan Bukit Rimau - 3.9 km (~5 min drive)
Sekolah Kebangsaan: Sekolah Kebangsaan Kota Kemuning - 4.1 km (~6 min drive)

Nearby access & amenities

Restaurant: NURHAZIQA FUSION KITCHEN - 0.1 km (~1 min drive)
Restaurant: Nasi dagang Tranung - 0.1 km (~1 min drive)
Restaurant: Warung Zara - 0.1 km (~1 min drive)
Restaurant: Warung D'family - 0.2 km (~1 min drive)
Restaurant: Chicky Hut Jalan Kebun - 0.2 km (~1 min drive)
Elevation profile: 12m AMSL - Mid-elevation band (5-15m AMSL): moderate seasonal runoff risk on low-lying adjacencies.
F&B cluster: 20 mapped outlets (FDI 13/100; food density only, not general retail convenience)

Daily life (map-verified)

Car Workshop / Bengkel: Arabait Motorrad Jalan Kebun - 0.1 km (~1 min drive)
Car Workshop / Bengkel: Workshop Masdina - 0.2 km (~1 min drive)
Supermarket / Hypermarket: Econsave - Bukit Kemuning - 0.6 km (~2 min drive)
Car Workshop / Bengkel: TOMENG AUTO GARAGE - 1.5 km (~3 min drive)
Supermarket / Hypermarket: Pasar Mini Hasrin Enterprise - 3.1 km (~6 min drive)
Supermarket / Hypermarket: You & Me Trading - 3.1 km (~4 min drive)

06 · The Deal Breaker

This closing call for Lorong Ikhsan lists the residual living risks - flood, chronic jam, public-care reach, industrial nuisance, school-run friction, and security - that should decide buy, renegotiate, or walk away.

AI Analysis

The deal-breakers for living at Lorong Ikhsan span flood and drainage, chronic peak-hour jam, Public Hospital and clinic reach, industrial nuisance or pollution, school-run friction, and security comfort. On current evidence those residuals include: flood/drainage posture (Recurring flash floods in low-lying Jalan Kebun area, caused by clogged drainage and heavy rain (Sept 2024)); moderate but recurring peak-hour corridor stress (traffic risk 62/100); Public Hospital options within 20 km: Hospital Shah Alam (13.1 km); Hospital Tengku Ampuan Rahimah (13.7 km); industrial nuisance, heavy-vehicle mix, or pollution/noise exposure on residential edges; morning school-run stacking toward SK Bukit Kemuning (2) even at 1.7 km. Insider risk is the residual brochure tours skip: industrial nuisance on residential edges, heavy-vehicle corridors, and the deal-breaker frictions inventoried above - living costs most listing agents will not volunteer once the pitch is underway. What actually kills the deal is not a single headline. Flood exposure can raise insurance loadings and dampen resale if ponding recurs. Chronic corridor jam erodes weekday livability faster than brochure amenity lists admit. Distant Public Hospital cover turns child or elderly emergencies into a real lifestyle tax. Factory edges and heavy lorries compound noise, air, and morning-route stress for own-stay families.

- Stress-test flood/drainage, peak jam, hospital reach, industrial edges, and school-run together - not in isolation.
- Public Hospitals 20 km: Hospital Shah Alam (13.1 km); Hospital Tengku Ampuan Rahimah (13.7 km).
- Buy only if the full residual stack is acceptable at the asking price; otherwise renegotiate or walk.

A · Appendix · References & Methodology

This report synthesizes map data, news reports, and a property listing within a 3 km radius. Findings are evidence-bound; no facility or incident is named unless cited. Scores are derived from mapped amenities and hazard notes.

Freshness guide: map distances and facilities verified on 6 Aug 2026; schools / hospitals / clinics are relatively stable location data; market and sentiment references are time-sensitive and should be read from the cited URLs' publication or transaction window.

References

[R1] Nominatim study center

Report spatial scope centered on Lrg Ikhsan, Kampung Jln Kebun, 40460 Shah Alam, Selangor, Malaysia.
<https://www.openstreetmap.org/?mlat=2.9756216&mlon=101.5345341#map=15/2.9756216/101.53453...>

[R2] Clogged drains cause floods in Kg Jalan Kebun

Knee-high floods in Kampung Jalan Kebun, Shah Alam due to rubbish choking drainage outlets after heavy rain.
<https://www.thestar.com.my/metro/metro-news/2024/09/28/clogged-drainage-led-to-floods-in-...>

[R3] Flash floods hit Jalan Kebun areas

Low-lying areas around Jalan Kebun and Kota Kemuning inundated by flash floods after continuous heavy rain.
<https://www.thestartv.com/v/flash-floods-hit-jalan-kebung-and-kota-kemuning-after-heavy-ra...>

[R4] Terrace house for sale Lrg Ikhsan

Seksyen 30 terrace house at Jalan Kebun, Lrg Ikhsan listed for RM485,000.
<https://ziba-property.com/Malaysia/jalan-kebung-lrg-ikhsan-seksyen-30-shah-alam-selangor-m...>

[R5] Transport links from Jln Kebun

Multiple options including bus, car, taxi to Kuala Lumpur from Kampung Jln Kebun area.
<https://www.rome2rio.com/s/Jln-Kebun-Tambahan-Kampung-Jln-Kebun-Shah-Alam-Selangor-Malays...>

[R6] Waze live traffic Lorong Ikhsan

Realtime driving directions and traffic updates available for Lorong Ikhsan, Shah Alam.
<https://www.waze.com/live-map/directions/my/selangor/shah-alam/lorong-ikhsan?to=place.Chl...>

[R7] Public Hospital: Hospital Tengku Ampuan Rahimah

Verified nearest public hospital from Curated public hospital directory (13.7 km, ~15 min drive from study center).
<https://www.openstreetmap.org/?mlat=3.0056&mlon=101.4416#map=16/3.0056/101.4416>

[R8] Public Hospital: Hospital Shah Alam

Verified nearest public hospital from Curated public hospital directory (13.1 km, ~13 min drive from study center).
<https://www.openstreetmap.org/?mlat=3.0726&mlon=101.5185#map=16/3.0726/101.5185>

[R9] Public Hospital: Hospital Putrajaya

Verified nearest public hospital from Curated public hospital directory (26.3 km, ~30 min drive from study center).
<https://www.openstreetmap.org/?mlat=2.9289&mlon=101.6731#map=16/2.9289/101.6731>

[R10] Public Hospital: Hospital Banting

Verified nearest public hospital from Curated public hospital directory (34.4 km, ~31 min drive from study center).
<https://www.openstreetmap.org/?mlat=2.8065&mlon=101.5049#map=16/2.8065/101.5049>

[R11] Public Clinic: Klinik Kesihatan Bukit Naga

Verified nearest public clinic from Curated public clinic directory (8.0 km, ~10 min drive from study center).
<https://www.openstreetmap.org/?mlat=3.00321&mlon=101.50532#map=16/3.00321/101.50532>

[R12] Balai Bomba: Shah Alam Fire and Rescue Station

Verified nearest balai bomba from Google Places (11.3 km, ~12 min drive from study center).
https://maps.google.com/?cid=6764212439607504700&g_mp=Cilnb29nbGUubWFwcy5wbGFjZXNMudjEuUGx...

[R13] Balai Polis: Balai Polis Taman Berjaya Shah Alam

Verified nearest balai polis from Google Places (3.1 km, ~5 min drive from study center).
https://maps.google.com/?cid=12007892059382899876&g_mp=Cilnb29nbGUubWFwcy5wbGFjZXNMudjEuUG...