

Towards Green Garden City Vision 2020



Seri Alam Properties

Recognised As

Most Balanced Community

At TIMA 2016/17

Bandar Seri Alam (BSA) could not have been prouder to have been recognised as the Most Balanced Community at The Iskandar Malaysia Accolades (TIMA) 2016/2017. The inaugural award presentation ceremony was held on 15 May 2017 at Hotel Jen Puteri Harbour, Johor. Johor Chief Minister, Datuk Seri Hj Mohamed Khalid Nordin, presented the award witnessed by Chief Executive of IRDA, Datuk Ismail Ibrahim.

SAP's Executive Director, Mr Freddie Lee, who received the award said, "We are honoured to receive this prestigious award at this inaugural TIMA 2016/2017 Award ceremony. This is a huge recognition given by the authority to us and we want to thank IRDA for recognizing our efforts".

The award received is based on adherence to the prevailing low cost, affordable, bumiputera and foreign quotas requirements which are in line with SAP's mission to provide homes for the people and Iskandar Malaysia's vision and objectives specifically in relation to sustainability and social equity. BSA effectively utilises its 3,762 acres land, accommodating approximately 23,000 dwelling, commercial and industrial components. As a self-contained township, a wide range of dwelling type, size and pricing are provided. Such variety offers choice, affordability and a varied lifestyle in meeting community needs.

It is not surprising that BSA has been one of the most sought after addresses to live, work, play and invest in Iskandar Malaysia due to its vibrant nature. This 'City of Knowledge', known for its plethora of schools and institution, integrates green concept as part of its development, in addition to comprehensive facilities and amenities such as Police Headquarters, hospital, eateries, retailers, parks and lakes to accommodate the safety, wellbeing and lifestyle of its community.

The TIMA 2016/2017 Award ceremony was held in conjunction with Iskandar Malaysia's 10th Anniversary celebration.



AWARD WINNING TOWNSHIP



TIMA AWARD



GALA AWARD



BLUE RIBBON



PRIME MINISTER'S
HIBISCUS AWARD



FIRST CYCLE
CONNECTED TOWNSHIP



GREEN AWARD

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EDITOR'S NOTE

Hi there!

We hope all of you had a great Hari Raya celebration. After enjoying all the good food during the festive season, we hope everyone continues to look after their health by exercising and eating healthily.

In this July issue of *ms. Seri Alam*, we will be highlighting past and upcoming events as well as our regular Health Talk column for your reading pleasure. We are very excited that SAP will be launching Phase 2 of our Opal Residenz this quarter. Please check our calendar page for the official launch of the project.

Moving forward in this quarter, construction works for VIVO Pizza and Banafe Restaurant are currently in progress and both restaurants are expected to open by the end of this year or early next year. We will keep everyone posted on the openings.

Cheers,
Nur



Coffee cans become an attractive plant holder

You'll need:
Aluminum cans
3 Lengths of chain
Screws and nuts
Drill / Driver and 6mm HSS bit
Pliers
Key ring
Rust-Oleum 2X in your choice of colour
Potting soil, peat gravel and plants

1. Drill 3 equal-sized holes in each can at the same height from the top.
2. Secure the end of each (3) chain using a screw and nut. Don't screw too tightly, as you want a little movement for the chain. Repeat this to add the remaining two cans at different heights. DO make sure to keep the chain straight (not twisted) as you attach to the cans.
3. The bottom of each can was sprayed with Rust-Oleum 2X in satin green to avoid the attaching the chains to prevent scratching the paint.
4. The chains needed a cut growth to be trimmed first, and then cut otherwise they squeezed in like into the containers.
5. To hang the containers, screw a threaded hook into a fischer wall plug through the baring board.
6. Now you have no excuse for not adding a dash of greenery to a room. The hanger fits up a small corner and you can buy plants according to the light level in the room where they will be placed.



HAPPENINGS



29 April 2017

JOHOR OFF ROAD CHALLENGE 2017

The exciting Johor Off Road Challenge 2017 event was held at BSA from 29 April 2017 to 1 May 2017. Organized by Johor Jaya 4X4 Club, the 3-day event attracted close to 5,000 participants who signed up for 4X4, cycling and running activities.

The event ended with a prize presentation dinner for all deserving winners. 🏆



UMLAND SHOWCASES THE APARTMENT



19 May 2017



The screening of the finale of The Apartment 5 was organised on 19 May 2017 at Amari Hotel, Johor Bahru. The reality television show produced by Imagine Group and filmed at BSA featured a series of themed interior designing whereby contestants were required to design and decorate a house each week.

Prior to the event, media members from Malaysia and Singapore were invited by SAP management to Emerald Residenz to view the development.

Sponsors, contestants, judges and media members from Malaysia and Singapore attended the screening of the finale of The Apartment 5. 🏆



HAPPENINGS

SAP COLLABORATED WITH **REGENCY ON WORLD HEALTH DAY**



In conjunction with World Health Day, SAP collaborated with Regency Specialist Hospital in organizing a meaningful event to raise health awareness on 19 May 2017.

Amongst activities organized during the event were zumba, a cooking demonstration by Double Tree Hotel's chef, a colouring contest for children, health check ups and exhibitions. Healthy cooking and dance competitions were the main highlights of the day for cooking and dancing enthusiasts.

SAP was also the main sponsor for the event. ▲

UMLand Southern's *Buka Puasa* with Johor Media

UMLand Southern played host to members of the local media in a buka puasa event at Amari Hotel, Johor Bahru in the past Ramadhan month. About 40 media members attended the event, including President of Kelab Media Johor, En Mohamad Fauzi Hj Ishak, and Vice President, Raja Jaafar Raja Ali. It was a good catch up session between the media and UMLand staffs. ▲





Questions Regarding Colon Cancer

1) What is colon cancer?

Colon cancer is an abnormal growth of cells in colon which tends to proliferate in an uncontrolled way and, in some cases, metastasize (spread).

2) How do I know if I have colon cancer? What are the symptoms?

The most accurate way to diagnose is doing a colonoscopy.

It is asymptomatic in the beginning, some patients will have diarrhea, constipation, blood in stool, bloating, weakness, body weight loss or pelvic pain in the late stage of disease.

3) How is colon cancer treated?

The standard treatment is doing operation (colectomy), some advanced stage patients will need chemotherapy or radiotherapy after or before operation.

4) Is surgery absolutely necessary for Colon Cancer?

Yes.

5) Will I be having laparoscopic (keyhole) or open surgery? What is the difference and which one will doctor prefer? Why?

Benefits of laparoscopic operation are less wound pain, smaller scars and patient can be discharged earlier if possible. It depends on the patient's general condition and the preference of patient as laparoscopic operation will be more costly than open surgery.

6) What effects should I expect after the surgery? When are these likely to happen?

Every surgery has risk and complications. There is possibility of post operative bleeding, wound infection, anastomotic leakage and etc.

7) Will my bowels go back to normal after the surgery? If not, what will happen?

It depends on the location of the cancer. Some patients might need temporary or permanent colectomy.

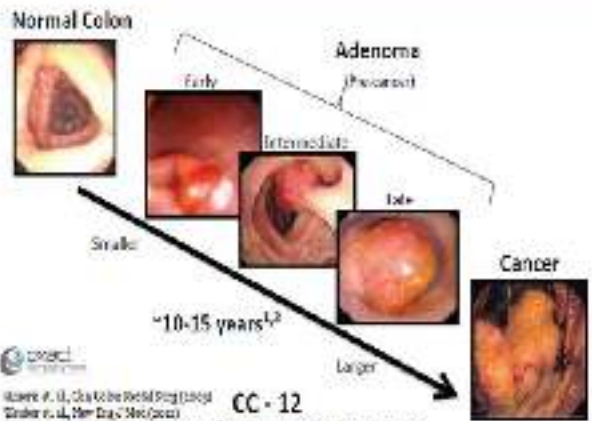
8) Will there be any long-term consequences which will affect my ability

to work or my lifestyle after my surgery? Most of the patients can regain their normal life style 2 weeks to 4 weeks after operations.

9) Prevention of colon cancer

Control body weight, high fiber diet, regular exercising, quit smoking and drink in moderation could prevent colon cancer.

Natural History of Colorectal Neoplasia



A modern autologous aesthetic treatment for skin rejuvenation

Platelet Rich Plasma (PRP)

RM 1288

WHAT

What is PRP procedure?

Vampire Treatment or Platelet Rich Plasma (PRP) is an advanced therapy to rejuvenate your skin from your own blood products by infusing it through microneedling or mesotherapy.

HOW

How does it work?

- Stimulate tissue repair & regeneration
- Increase skin collagen production
- Smooth out lines & wrinkles
- Restore a healthy glow to skin

WHO

Who is the suitable candidate for this treatment?

Patients who wish to treat any of the following greatly benefit:

- Neck rings
- Grayish, pale or uneven skin tone
- Fine lines
- Increased pore size
- Uneven skin texture
- Smile lines
- Aging Hands
- Acne scars
- Scar softening
- Crow's feet

NEW! Vampire Treatment

Regency Specialist Hospital Sdn Bhd (60173443)
Aesthetic Services

Tel: +607 381 7700 ext: 2500

No. 1, Jalan Suria, Bandar Seri Alam, 81750 Masai, Johor.

EVENTS HIGHLIGHTS

Dates Distribution to Emerald & Opal Residents



UMsrec Bubur Lambok & CSR Activity



NEW @ BSA

UPTOWN PG NIGHT BAZAAR

Opens 6PM - 2AM daily
Jalan Suria 7, Bandar Seri Alam

- Clothing • Gadgets • Beauty / Health Products • Food
- Carbooth • Busker, Live Band, Karaoke
- Fun Activities - archery, giant inflatables, battery powered car

Contact:

011-2086 0737 (EN NAZRI) / 013-751 3787 (EN NIZAM)
012 994 9061 (PN WAWA)

<https://www.facebook.com/Uptownpggroup/>

Organizer



In collaboration
with





5 Universities & Colleges +
2 International Schools +
Nam Heng Chinese Primary School +
Japanese School



Open For Sale
Freehold



TYPE AMETHYST
FREEHOLD
永久地契

DOUBLE STOREY SEMI - DETACHED

Land Size: 32' x 80' | Built-up area: 2,443 sqft



TYPE RUBY
FREEHOLD
永久地契

DOUBLE STOREY CLUSTER

Land Size: 36' x 73' | Built-up area: 2,361 sqft



TYPE ZIRCON
FREEHOLD
永久地契

DOUBLE STOREY CLUSTER

Land Size: 32' x 73' | Built-up area: 2,226 sqft



至
運
城



07 388 1111 | 019 775 1133

SEKILAS DAN PROJEK BERSAMA SAMA MELAKSAJAKAN
A wholly-owned subsidiary of UMLAND
Makmur Seri Alam (Seri Alam Sales Gallery)
5, Jalan Suna, Bandar Seri Alam, 81550 Johor Bahru, Johor
Tel: 07 388 6684

Seri Alam
Seri Alam Properties Sdn Bhd

OPEN DAILY 9.30AM - 7.00PM
Including weekends & public holidays

Unit Residensi (Blok D2) - Developer License: 9778-3/206-2018/015401 - Valid Date: 20/03/2017 - 22/03/2019 - Akta (Insurans & Sales Permit) No.: 9778-3/206-2018/015401 - Valid: 23.6.17 - 22.6.19 - Expected Completion Date: July 2019 - Building Plan Approval Authority: MPM - Building Plan Approval No.: MP/102/UM/539/2018/01 - Licenced No.: 91 - Total units: 62 - Land Area: 360,000 sqm - 10 units: 32' x 60' (2,400 sqft) RM 325,111 (RM) RM 1,025,222 (M) - Cluster - Gross: 28 units (32' x 73' (2,226 sqft) (RM 325,111) (RM) RM 926,367 (M) - Cluster - Total: 26 units: 36' x 73' (2,361 sqft) (RM 325,111) (RM) RM 8,533 (M) (RM 1,015,233 (M))

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