

# my Seri Alam

**UMLAND**  
United Malayan Land Bhd

**BANDAR**  
**Seri Alam**  
City of Knowledge 至達城

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SERI ALAM PROPERTIES SDN BHD (41628-A)  
(A wholly-owned subsidiary of UMLAND)

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## Premier Developer, Brings New Opportunities

### Emerald Residenz (Double Storey Terrace House)



**Crown Series** Land size: from 24'x75' Built-up: from 2,553 sq.ft.

**Tiara Series** Land size: from 22'x70' Built-up: from 2,187 sq.ft.

**E**merald Residenz, presents homeowners with spacious and comfortable living within a gated and guarded environment. These double-storey terrace homes come in two variations – the Tiara Series with land area of 22'x70' and built-up area of 2,187 sq.ft. while the larger 24'x75' Crown with built-up area of 2,553 sq.ft. Strategically located within a low density enclave (9 units per acre) and surrounded by lush landscape meadow, Emerald Residenz homes have very practical layout consisting of 4+1 bedrooms, 5 bathrooms and a myriad features in a modern ambience.

### Fortuna Hub Premier (4-Storey Shop Office with Elevator)



Land size: 24'x80' Built-up: 6,720 sq.ft.

Target completion in 2014.

**T**he Fortuna Hub Premier is a four-storey shop office with individual lifts. These 24'x80' commercial units have a built-up area of 6,720 sq.ft. suitable for SMEs, F&B operators, financial services, and hospitality businesses. With the rapid development of the surrounding area, the Fortuna Hub Premier is poised to become a thriving centre for business.

Now for a limited time, you can enjoy up to RM216,000 guaranteed rental return for the first 2 years and own an exciting business and investment opportunity in Bandar Seri Alam.



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Support our green initiatives by  
subscribing for my *Seri Alam*  
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## EDITOR'S NOTE

It's time to change the calendar and welcome 2014 fuelled with spirit and passion. As we flash back on those sweet memories of 2013, Seri Alam Properties Sdn. Bhd. (SAP) had an exciting and fulfilling year with 3 property launches, award recognitions from the industry, and active contributions for the community.

For 2014, SAP is raising the bar to surpass house buyers' expectations with greener lifestyle, greater quality, and better value for the discerning owners.

Thank you for your continued support and together, we usher in the New Year with new opportunities, new beginnings and new fortunes. On behalf of all personnel at SAP, we wish readers a Happy New Year.

## PAINTING TIPS

What a home would be without the touch of colours? Freshen up your new home sweet home to rejuvenate your inner calm spirit. Painting a room or a house can be a task that takes a couple of hours, a half-day, or more. But it all depends on what and how much you decide to paint. In this issue, my *Seri Alam* will share a few techniques and tips on how to paint your house like a pro.



### 1 Brush or roller

Both tools are easy to use in a painting job. To paint using brush with beveled bristles, paint five or six strokes perpendicular to the edge of the ceiling or the wall for a smooth finish. If you choose to use a roller, begin by making an M, a backward N, or a W pattern about 3 feet square.

### Tint the primer 2

A coat of primer is key to obtaining professional-looking results. The primer serves three main functions: First, it blocks stains and resinous knots from bleeding through; second, it provides one-coat coverage for the paint topcoat; most importantly, it improves adhesion, which greatly reduces blisters and extends the life of the topcoat.

### 3 Invest in canvas

Canvas drop cloths are durable, and rip- and puncture-resistant. They lay flat as you walk across them, presenting less of a tripping hazard. Canvas also absorbs paint drips, unlike plastic drop cloths that become slippery when spattered with wet paint. Plus, canvas can be reused countless times.



### Use paint grid 4

Use a paint grid instead of a paint tray. Hang the grid in the paint bucket. Dip half of the roller sleeve into the paint, and roll it against the grid to remove excess paint, which drips back into the bucket. At the end of the day, just drop the grid into the bucket and snap on the lid.

### 5 Record the colour

Before replacing the light-switch covers and electrical-outlet covers in a newly painted room, write down the vital information (brand name, paint color, paint number) onto a piece of masking tape and stick it to the back of a switch plate. And there it'll stay until it's time to repaint, when you'll discover it.





# MAYA HEIGHTS, LUNA SHOWHOUSE OPEN FOR VIEWING



**O**ur elegant Luna Series of Maya Heights was launched on 19<sup>th</sup> October 2013 with a record-breaking number of bookings. Guests and future homeowners took the opportunity to be amongst the first to view our product and reserve their dream home. The event was also supported by our partner, BMW, where attendees test-drove the latest model during the two-day event.

Only limited units are available. Take a look and make your perfect living choice today. Please contact our sales personnel at 07-388 1111 or 019-775 1133 for more details.



### Luna Series

#### 2-Storey Terrace House

Land size: from 20'x60'

Built-up: from 1,670 sq.ft.

Price: from RM385,800



### Solar Series

#### 3-Storey Terrace House

Land size: from 20'x60'

Built-up: from 2,039 sq.ft.

Price: from RM487,800

# CASH GIVEAWAY\*



Interested to earn some extra cash? Join SAP's "CASH GIVEAWAY" promotion! It's easy and free from hassle. Don't miss this golden opportunity. Call us now at 607-388 1111 or 6019-775 1133 to find out more.

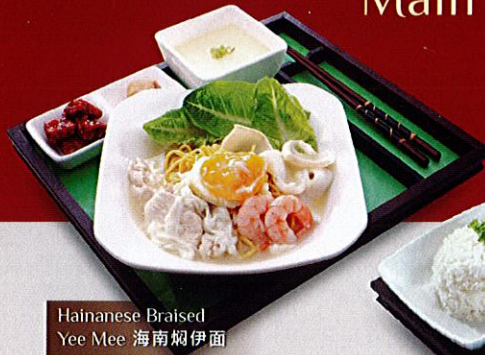
\*Terms and conditions apply



# Value Dinner Set

Main Dish + 3 Side Dishes

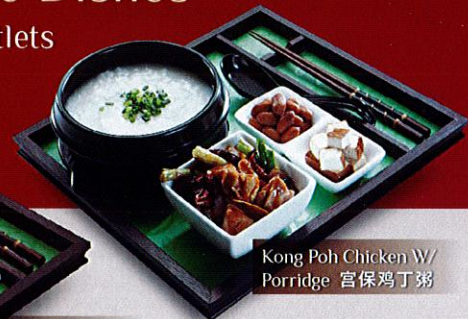
\*Available at all Outlets



Hainanese Braised  
Yee Mee 海南焗伊面



Basil Chicken W/ Rice  
(Taiwanese "San Bei Ji") 三杯鸡丁饭



Kong Poh Chicken W/  
Porridge 宫保鸡丁粥



**AEON Mall**  
Kulai Jaya  
**OPENING NOW**

**Country Garden**  
Danga Bay  
**COMING SOON**



\*Side dishes subject to change / 配菜将不时更换 \* Actual Presentation And Portion Of Food May Vary. \*食物图片仅供参考

## Amansari Residence Resort

The four -star resort which is owned by MB Group nestled in the midst of a high-end residential area within the Eastern Gate Zone of Iskandar Malaysia offers an affordable and comfortable stay to both business and leisure travelers alike.

The resort houses 236 well-appointed rooms, comprising 118 Deluxe rooms, 118 Junior Suites, 50 apartment units with private balcony and outdoor greenery views, and two elegantly furnished luxury penthouse units.

For leisure and relaxation the family-friendly resort offers a wide range of amenities such as free Wifi, television with selected ASTRO channels, outdoor swimming pool with sauna, fitness centre, squash, tennis court and Spa. For those who want to host meetings and functions, the hotel also has seven meeting rooms fitted with state-of-art technology.

Apart from that, the Resort has four food and beverage outlets namely the Courtyard Café, Grand Straits Garden Chinese Restaurant, Gozen Japanese restaurant and The Lips Beer Garden which are open for all day dining.



**Amansari**  
RESIDENCE RESORT

**Amansari**  
RESIDENCE RESORT  
(Member of MB Group)

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Owned by MB Project Sdn. Bhd. (591113-X)  
Managed by Amansari Hotels Management Sdn. Bhd. (906998-D)



# Congenital Heart Disease in Children (part 2)

**Dr. Hew Chee Chin**  
Consultant Cardiothoracic  
Surgery - Paediatric &  
Adult

Dr. Hew started her career in Cardiothoracic Surgery as a Senior Registrar in 1995. She was a Consultant Cardiothoracic Surgeon at National Heart Institute, Malaysia (IJN) prior to joining Regency Specialist Hospital. Dr. Hew has been consistently performing 350 cases per year and more than 300 closed heart surgeries



since 2004. Dr. Hew has been doing equal number of adult and paediatric cases and she subsequently performs more paediatric cases.

## 2. Open heart surgery

The surgery involves opening the chest and going on a cardiopulmonary bypass. These surgeries may be major and complex and recovery depends on the type of surgery performed.

## 3. Some congenital heart defects can be treated with medications that help the heart work more efficiently.

Some children may require multiple procedures and surgeries throughout their life. Although the outcomes for children with heart defects have improved dramatically, some still require ongoing care even after corrective surgeries.

## Prevention

The exact cause of most congenital heart defects is unknown. However there are some things that one can do to reduce the child's overall risk of birth defects:

- Get Rubella vaccine.
- Control chronic medical conditions, diabetes must be well controlled before pregnancy.
- Avoid taking any medications, unnecessary herbs, dietary

supplements without consulting doctors.

- Take multivitamin with Folic Acid. Daily consumption of 400mcg of Folic Acid has been shown to reduce birth defects in brain and spinal cord.

Regency Specialist Hospital provides comprehensive cardiology and cardiothoracic services supported by a team of experienced consultants and a cardiac catheterization lab that comes with modern diagnostic facilities. We offer wide range of cardiac care covering adult and paediatric cases.



## Treatment and care

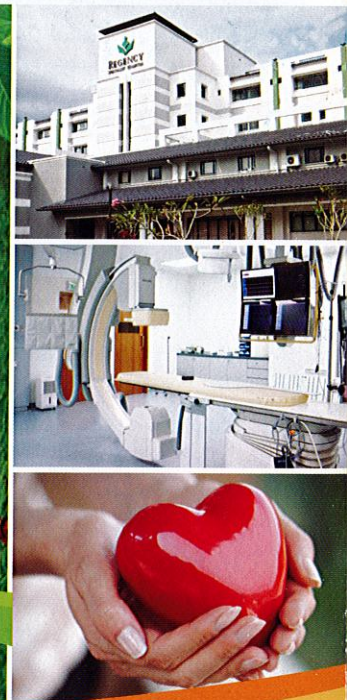
Treatment is based on the severity of the child's heart condition. Some mild heart defects do not require any treatment. Others can be treated with medications, interventional procedures or surgery.

## 1. Procedures using catheters

This procedure allows the repair to be done without surgically opening the chest and heart. The doctor inserts a thin tube into a vein in the leg and guides it to the heart with the help of an X-ray. Once the catheter is positioned, tiny tools are threaded through the catheter to repair the defect.

ADVERTORIAL

**REGENCY**  
SPECIALIST HOSPITAL  
立康专科医院



## Regency Care for Your Heart

## Regency Heart Services

For any heart conditions, you will want sound advice from experienced doctors. Here at Regency Specialist Hospital, our heart doctors provide accessible and quality care for patients with heart diseases. We are committed to help you return to a life you love.

Regency provides a wide range of diagnostic and surgical services for patients with cardiovascular diseases. Our Cardiology Department is equipped with a Cardiac Catheterisation Laboratory, which has advanced imaging technology to allow prompt and better treatment of heart conditions.

**Our Cardiology Services include:**

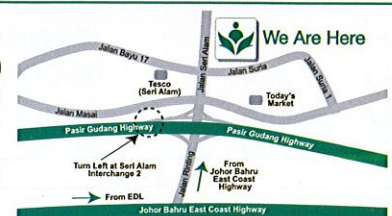
- Non-Invasive Cardiac Investigations
- Cardiac CT Scans
- Invasive Cardiac Procedures
- Angiogram, Angioplasty & Stenting

**CPF Medisave**  
**APPROVED**

For more information, please visit [www.regencyspecialist.com](http://www.regencyspecialist.com)

**Call us at 07-381 7700**  
to make an appointment today!

Regency Specialist Hospital Sdn Bhd  
No. 1 Jalan Suria, Bandar Seri Alam,  
81750 Masai, Johor, Malaysia.



15 minutes from city centre via EDL highway.



## PRODUCT HIGHLIGHTS

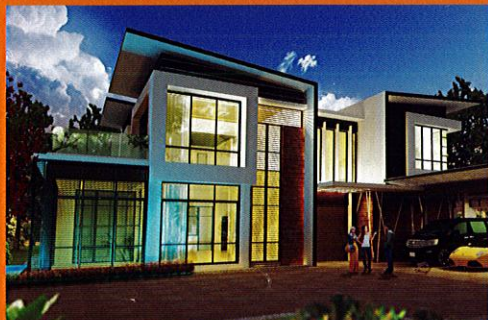


## Register your interest with us!

Phase 3C2 (Diamond Villaz (Double Storey Bungalow))

Phase SP2 (2-Storey Cluster)

Phase SP2 (2-Storey Semi-Detached)



Type: Brilliant

For more info and detail enquiries, please contact our sales personnel at 07-388 1111 or 019-775 1133.

## ROADSHOWS & UPCOMING EVENTS

### January 2014

2 – 7 Jan  
9 – 13 Jan  
17 – 19 Jan  
23 – 26 Jan

KSL City, Johor Bahru  
JB Sentral (CIQ)  
Plaza Angsana, Johor Bahru  
TESCO Tebrau, Johor Bahru

### February 2014

7 – 9 Feb  
14 – 16 Feb  
21 – 23 Feb  
21 – 25 Feb

Giant Plentong, Johor Bahru  
TESCO Plentong, Johor Bahru  
Giant Tampoi, Johor Bahru  
Plaza Pelangi, Johor Bahru

### March 2014

7 – 9 Mar  
14 – 16 Mar  
21 – 23 Mar  
28 – 30 Mar  
28 – 30 Mar

iProperty @ Persada, Johor Bahru  
JB Sentral (CIQ) (TBC)  
TESCO Bukit Indah, Johor Bahru (TBC)  
TESCO Tebrau, Johor Bahru (TBC)  
JB City Square



*Award-winning Developer*

All events, sales, product launches and event times are subject to change without notice. Please call SAP sales office for the latest updates.





# then & now



By **Rajeswary Nagalingam**  
Resident



**M**y earliest recollection of the township was when it was known as Han Yang Estate owned then by Chee Tat Plantations Sdn Bhd (now known as Seri Alam Properties Sdn Bhd). It was twenty seven years ago (1986) when I first stepped onto the estate to attend a job interview as a typist clerk. Thinking back, it was a very bumpy ride passing through the laterite road with oil-palm trees lining both sides and I can still sense the eeriness from journeying under the shades.

As I drove home from work yesterday, I recall the early days of BSA and am amazed with the changes and transformation of this township. From just a single laterite road through the oil palm and rubber plantation, the township is now interconnected with dual carriage ways, intersections, bridges and flyovers that have criss-crossed the entire area.

Having mentioned the laterite road, it also brings to mind the dry season on this road. Every time a heavy vehicle (lorries or tractors) drove by, you would have a whoosh of powdery dust blown onto you. I remember the sides of the road which had cash crops growing on the ground of the plantation, being blanketed with the dust residue, where the colour of the crop would turn from green to a clay yellow.

My memories also go back to the time when during one of the rainy seasons, the access to the estate was

flooded, making it impassable. The neighbouring granite company assisted in transporting people & motor cycles using very gigantic excavators. Some ten to fifteen people and a motor-bike or two would be in the mouth of the excavator, which would then be driven through the flood waters to higher or drier ground. These excavators were very huge, with tyres taller than the average man, that even the waist high flood, barely touched these tyres.

The rainy season would also cause the water to be very murky, due to the muddy rainwater from all over would drain into the catchment ponds. Thus would arise the shortage of good clean water. In fact my brothers would joke about this saying we got "draft teh susu" straight from the tap as the water would be the exact replica of milk tea.

"Drafts" like these were when the tankers would cart water to the staff quarters to supply the daily ration to the households. It was during this times that my late mother (God rest her soul) would collect the rain water in drums using a muslin filter. I must say I have probably never seen such crystal clear, cold natural water ever in my life other than from taps. Rain water collected in this manner would mostly be used to water plants, wash the outside of the house and for other ablutions but never for consumption and in cooking. Nowadays the township has an uninterrupted

supply of clean (SAJ) water distribution to every household.

As I reminisce about the past, the early mornings were always the best time of the day. You open the front door to the fragrance of rose perfumes that eke out of the rose bushes that lined the front of the house. And a close up of the rose flowers and leaves would reveal drops of dew from the night before. The kaleidoscope of colours before me was magical. There were bright fuchsia pink bougainvilleas, egg yellow alamandas, pink and white petunias and the stark orange or red and purple on the birds of paradise. Presently, as I drive through the township that is BANDAR SERI ALAM, there are well landscaped townparks, roads with their tall palm or pine trees on the road dividers, well manicured hedges and tree lined roads along "The Valley" which make me feel that this township has retained the splendor of the "GREEN" theme in its development.

With the passing of nostalgia.... the 'duststorms', floodwaters, thrilling rides and greenery, I am very grateful to the life that I experienced *then* and even more for the great living that I am having *now*.





## Splash & Dash at Excelsior International School

**E**xcelisior International School celebrated the start of its Community Programme with a busy morning of *Splash & Dash and Treasure Hunt* recently. Splash & Dash is derived from the fast-growing sport of aquathlon, an event that combines swimming and running. The races took place at Excelsior's extensive campus, utilising one of their two swimming pools, the grounds and the 400-metre athletics track. Students competed in two age groups for this inaugural event with the emphasis on finishing and having fun. All the students successfully completed the course and were presented with commemorative certificates and took a well-earned rest.

Then the Treasure Hunt, open to families and friends, began and more than 40 teams took part. All teams excitedly went their own way to complete the scavenger hunt, identify specific locations and answer questions that required them to roam around the whole campus.

All in all, it was a fantastic event and a wonderful start to the many activities that will be on offer to the Excelsior community.



## CARNIVAL AND CHARITY CONCERT "WE LOVE WE CARE"



**O**rganised by students of UniKL MITEC (formerly UniKL Pasir Gudang), Carnival and Charity Concert "Sadaqa, We Love We Care" received positive response from corporate sponsors, fellow students of UniKL and the public. The 2-day event was held on 30<sup>th</sup> November and 1<sup>st</sup> December 2013 to raise funds for the university's gazebo project. Amongst the highlights of the event were a Charity Concert Performance, Bazaar Expo, Games and Beetle's Car Display.

## DEEPAVALI, FESTIVAL OF LIGHTS @ GALLERIA SERI ALAM

**T**hursday, 28<sup>th</sup> November 2013 was a day filled with the spirit of 1Malaysia. All the staff of Seri Alam Properties (SAP) were dressed in Indian traditional garments for the celebration of Festival of Lights at Galleria Seri Alam, a light that sparks a new beginning and bonds a closer relationship. The event was attended by SAP's and DVSB's personnel with authentic Indian cuisine as part of the celebration.

