

PRE-LAUNCH OF IMPERIAL JADE RESIDENZ RECORDED HUGE SUCCESS

The pre-launch event of phase 1, Imperial Jade Residenz held on 18th September was a huge success with our Sales & Marketing team selling out all the units of Phase 1 within one hour of the event opening. Some of the buyers had even queued up as early as 8.00 pm the night before to ensure they did not miss the opportunity to own their dream homes.

Imperial Jade Residenz is the latest development by SAP that offers an exclusive living sanctuary of two-storey and three storey terrace houses. The development consists of 440 units set within 28.9 acres of land. Simplicity in sophistication, Imperial Jade Residenz comes in 5 modern designs to cater to customers' choices and preferences. SAP takes pride in our friendly and safe environment, thus the entire development boasts a grand entrance statement in a gated and guarded community for secured living. Amongst the unique facilities and exclusive features of this development are:

- Community centre
- Jogging track and pathway
- Open covered integrated children playground
- Outdoor gym
- Garden shelter (kiosk)
- Green back alley
- Colourful alley
- Main boulevard
- Back alley garden



Artist impression of Imperial Jade Residenz.

SAP's success in the pre-launch is attributed to various factors. SAP has positioned itself as one of the premier developers in Iskandar Malaysia which helps to boost buyers' confidence in our projects. In addition, Imperial Jade was priced from RM519,900 for early birds and coupled with impressive designs that appeal to the customer's taste and liking for properties within this range. Simply put, Imperial Jade Residenz definitely offers value for money for the discerning buyers.

SAP is committed in this pursuit and ensures customers satisfaction is always our top priority.



Customers queuing-up to enter the Sales Gallery.



Senior Management assisting Marketing & Sales staff during the pre-launch.



Eager customers waiting to book their units.

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Corporate Communications & Customer Care
Seri Alam Properties Sdn Bhd
Galleria Seri Alam
8 Jalan Suria
Bandar Seri Alam
81750 Johor Bahru
Johor
Tel : 07-388 1111
Fax : 07-387 9612
Email : csu_sap@umland.com.my
Website : www.umland.com.my

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22, Jalan Sri Plentong 3
Taman Perindustrian Plentong
81750 Masai
Johor Bahru
Tel : 07-386 2628
Fax : 07-351 3202

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Important Contact No.

Seri Alam Properties Sdn Bhd	07-388 1111
IPD Seri Alam Hotline	07-387 1422
Fire Station	07-251 3444
Hospital Sultan Ismail	07-356 5000
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EDITOR'S *Note*

With this issue, the year 2014 is drawing closer to an end. SAP had successfully carried out various activities in the last quarter. Our Crown Series show unit of Emerald Residenz was opened for viewing in September, followed by a successful launch of Imperial Jade Residenz. The latest offering of two-storey and three-storey houses in Bandar Seri Alam received overwhelming response from the homebuyers.

As a caring corporate entity, SAP continued our CRS activities in support of local charities and

those in need. We are happy to share that this year, SAP also supported global initiatives through the Ice Bucket Challenge, to create awareness on ALS disease and spread peace message in conjunction with World Peace Day.

Though 2014 is approaching to an end, our spirit remains high. We shall continue to strive for excellence and look forward to your continued support!

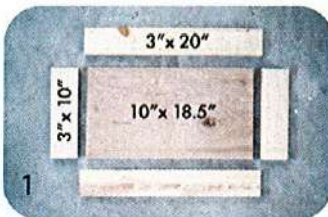
Tips from *mySeriAlam*

D.I.Y Personalised House Number

Have you ever been to a friend's house that you haven't been to before and driven slowly to spot the right house numbers? In this issue, *mySeriAlam* will share few easy D.I.Y personalised house numbers that looks cuter and more visible.

Materials:

- House numbers (big) • Faux grass • 2 1/2" wood screws
- 3/4" wood (you can also use a shadow box or deep wooden frame)
- Nails & hammer (can also use nail gun) • Multi-surface glue
- Few screws & screw gun • Paint (any colour to suit your preference)



Step 1: Saw the wood

(skip this step, if you use a shadow box or deep wooden frame)
Saw your wood according to these measurements:

- 1 x 10" x 18.5"
- 2 x 3" x 10"
- 2 x 3" x 20"



Step 2: Create a box

Once you get the correct measurement, nail each edge and you will get a wooden box. Paint your box according to your preference. If you choose to use a shadow box or deep wooden frame, remove the glass.



Step 3: Cut your faux grass and glue it

Measure the inner part of the box, cut the faux grass according to the measurement. Put some multi-surface glue on the inner part of the box and place the grass on top. Allow the glue to dry.



Step 4: Add in the numbers

Arrange the house numbers on top of the grass, screw or nail the numbers just a bit shorter than the grass, to create an 3D illusion of the numbers are nestled into the grass.

Step 5: Place on the wall

Place hangers on the desired place and hang the house number sign or screw 4 corners of the box on to the wall. Voila! You will get an awesome house number design and your friends will spot you home within seconds.



Current LAUNCHES



A BMW 316i awaits one lucky winner of Emerald Residenz / Fortuna Hub Premier purchasers.*

Be the first to be updated on our new launches.
For more info and detail enquiries,
please contact our sales personnel at
07-388 1111 or 019-775 1133.



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- Free Legal Fee and Stamp Duty on SPA • 10% Rebate

Phase 1 : Fully Sold Phase 2 : New Exciting Deal Awaits You



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Land Area:
from 24' x 75'
from RM878,900



Tiara
2-storey Terrace House
Land Area:
from 22' x 70'
from RM759,900

IMPERIAL JADE RESIDENZ (Phase 2 - Limited units still available)



2-storey Terrace House
Land Area:
from 20' x 60'
from RM539,900



3-storey Terrace House
Land Area:
from 20' x 60'
from RM672,900

FORTUNA HUB PREMIER

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Expected ready for occupancy by December 2014

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Land Area: 24' x 80'
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014-270 2218 (Amir)
010-220 4631 (Syazana)

Estate agents are welcome.

New PRODUCTS Highlights



Call us now!

Opal Residenz (Section 1)

**OPTION TO
PURCHASE**



Opal (Amber)
2-storey Semi-Detached House
Lot Size: 32' x 80'



Opal (Ivory)
2-storey Cluster House
Lot Size: from 32' x 70'

AMBER HEIGHTS

2 & 3 Bedroom Apartments

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- Surau
- Library / reading area
- Lounge area
- Management office
- Games room
- Swimming pool
- CCTV covered carpark, lift lobby & guardhouse area
- Vehicles card access system
- 2 nos. of lift per block
- Basketball court
- Shelter
- Outdoor fitness area
- Children playground
- Maze garden
- Plaza area with sitting
- Sunbath area
- BBQ & pergola with sitting

EARN EXTRA CASH!

Introduce a friend or relative,
we will reward you with 1%
of the purchase price.



Happenings

Ramadhan Contribution, 3rd July 2014

Held in conjunction with the holy month of Ramadhan, 30 single mothers and recipients under the Parliament of Pasir Gudang received a pleasant surprise from SAP. This year SAP generously distributed "duit raya" and hampers as a CSR towards the needy, which had cheered their spirits to welcome the month of Syawal. The event was graced by YB Hajah Normala Abdul Samad, Member of Parliament Pasir Gudang and attended by Mr Freddie Lee, Executive Director of SAP and top Management of SAP.



SAP Hari Raya Celebration 21st August 2014

Spreading the season of cheer in BSA, SAP organized a Hari Raya Celebration at Galleria Seri Alam. Held in conjunction with the month of Merdeka, the event was graced by YB Hajah Normala Abdul Samad, Member of Parliament Pasir Gudang and attended by staffs and family members, business partners, and the community of BSA.



SAP Supports Popular Sports of Rugby & Hockey and Arts Festival

In support of Johor Rugby Carnival 2014, Hockey Sultan Johor Cup 2014 and the 11th JB Arts Festival, SAP and companies under UMLand Group contributed towards the organizing of these international events held in Johor Bahru. The Group contributions were presented during the mock-up cheques presentation ceremonies attended by UMLand and SAP top Management teams.

- Press Conference of Johor Rugby Carnival 2014 @ The Puteri Pacific Hotel, Johor Bahru - 12th August 2014



- The Official Launch Ceremony of Sultan Johor Cup (International Hockey Tournament Below 21) @ Thistle Hotel, Johor Bahru - 26th August 2014



- The 11th JB Arts Festival Media Conference @ Double Tree by Hilton, Johor Bahru - 24th August 2014



Roadshows

& UPCOMING EVENTS

OCTOBER

3 - 5 Oct	Mega Property @ Persada Johor
9 - 12 Oct	Property Exhibition @ Tesco Tebrau
27 - 29 Oct	Property Exhibition @ CIMB Johor Jaya (TBC)

NOVEMBER

1 Nov	Crime Prevention Programme @ IPD Seri Alam
7 - 9 Nov	Property Exhibition @ Galleria Kota Raya
14 - 16 Nov	Angsana Fest 2014 @ Angsana Mall
15 - 16 Nov	Seri Alam Fiesta @ Galleria Seri Alam
20 - 23 Nov	Property Exhibition @ Tesco Seri Alam (TBC)
27 - 30 Nov	Property Exhibition @ Tesco Tebrau

DECEMBER

5 - 7 Dec	Homefair @ Persada, Johor Bahru
9 - 15 Dec	Property Exhibition @ AEON Permas Jaya (TBC)
19 - 21 Dec	MAPEX @ Sutera Mall
25 - 28 Dec	Property Exhibition @ Giant Plentong (TBC)

Ice Bucket Challenge UMLAND Southern Johor 4th September 2014

It was a fun sight at the Galleria Seri Alam when close to 30 staffs and the top Management of SAP participated and got all drenched with ice cold water in the Ice Bucket Challenge. SAP organized this exciting activity to support global initiative in creating awareness on ALS disease. The media members were also present to witness and report on the event.



Samsung Malaysia Electronics (SME) President Visits Emerald Residenz Show Unit 10th September 2014

SAP was delighted to receive the President of Samsung Malaysia Electronics (SME) Sdn Bhd, Mr Dongyong Lee and his team members on 10th September 2014 who were in BSA to visit the Emerald Residenz's exclusive show unit. Mr Freddie Lee, Executive Director and Mr Frankie Tan, Senior General Manager of Township Division, SAP led the visit and briefed them on the key features of the development.



Moon Cake and Lantern Festival & the Opening of Emerald Residenz Show unit 13th September 2014

The Mid Autumn festival is back with more exciting activities and fun. The event which also marked the opening of Emerald Residenz, Crown Series show unit, offers twice the fun with lion dance performance, lantern-making competition and "fire eater" show. The event was graced by Mr Tan Tuan Peng, Councillor of Majlis Perbandaran Johor Bahru Tengah and attended by members of the community, potential buyers and the Management of SAP.

Located within a low density enclave, Emerald Residenz offers luxurious double storey house in a gated and guarded community. Show unit now open for viewing, from 9.00 am to 5.00 pm daily.



Walk & Cycle for Peace at BSA 21st September 2014

Recognizing the importance to have a peaceful and harmonious environment, SAP held a meaningful event Walk & Cycle for Peace at BSA on World Peace Day. Approximately 200 students and community of BSA took part in this event. Graced by YB Hajah Normala Abdul Samad, Member of Parliament Pasir Gudang, the event took off with the release of pigeons, as a symbol for peace and freedom. The event was organised to create awareness of the World Peace Day and spread the message of peace amongst the BSA community.



Health TALK

Chronic Kidney Disease (CKD)



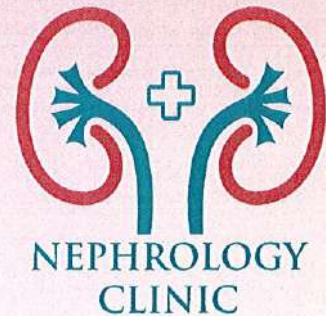
This article is contributed by Dr Yaw Chong Hwa, consultant physician and nephrologist at Regency Specialist Hospital. Dr Yaw's medical specialties lie in general medicine, general nephrology, critical nephrology care, kidney transplantation and dialysis care.

Kidneys play a major role for waste removal from our body. They work 24 hours a day and 7 days a week. Therefore it is important to maintain a good healthy kidney function.

We have 2 kidneys which located at both site of our backbone below the rib cage. Each kidney weights about 150g. It purified the blood send to them and produced urine as a waste.

Chronic Kidney Disease (CKD) is a slow progressing disease which affected kidneys' function. It is non-reversible. A patient will need renal replacement therapy eg, haemodialysis, peritoneal dialysis or kidney transplantation if the function of kidney is insufficient in maintaining body need (End Stage Renal Failure).

Risk factors for CKD are diabetes mellitus, hypertension, urinary stone disease, abuse of analgesic or drugs, glomerulonephritis diseases, elderly, urinary tract abnormalities or family history of renal failure.



A patient with early stages of CKD may not have any symptoms. Some patients may experience leg swelling, fronty urine, shortness of breath, blood in urine, back pain, fatigue, poor appetite or anaemia. A urine and blood screening will be done for early detection and measurement to prevent progressing to end stage renal failure.

Kindly consult your doctor for early detection and prevention.

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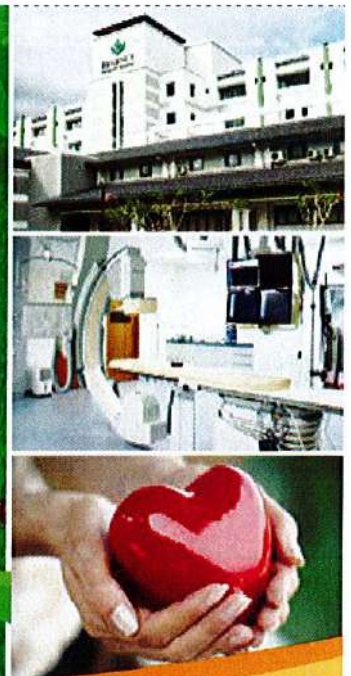
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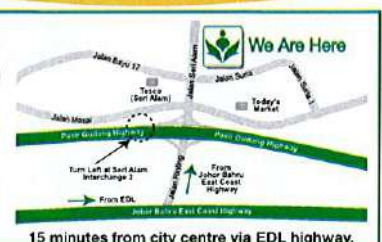
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NEWS

NEWS | STARMETRO 3

Thursday
23 OCTOBER 2014

New hospital in Pasir Gudang

PASIR GUDANG: Residents in Pasir Gudang can look forward to get medical treatment and related services in the district with the opening of a hospital here.

Pasir Gudang MP Normala Abd Samad said the project had received approval from the Federal Government under the 11th Malaysia Plan and is expected to start early 2016.

She said a 20.23ha land in Jalan Gunung in Bandar Seri Alam township here has been identified as the site for the Pasir Gudang public hospital.

"We expect the hospital to be completed within three years after the project kicks off," Normala said when met at the "Program Wanita Industri 1Malaysia" here on Sunday.

The event was attended by Deputy Women, Family and Community Development Minister

Azizah Mohd Dun and Deputy Human Resources Minister Datuk Ismail Abdul Mutalib.

She said under phase one of the project, the facility would be a full-fledged district hospital with 100 beds costing between RM100mil and RM150mil.

Normala said the number of beds would be increased to 300 under its future expansion and also related facilities to cater for the surge of population here and the surrounding areas.

"This is good news for many Pasir Gudang residents who have been waiting to have a public hospital in the area for many years," she said.

Normala said the hospital would cater to the medical needs of about 350,000 residents from Pasir Gudang and nearby areas such as Masai, Plentong and Kong Kong.

Presently, Pasir Gudang residents seeking treatment at public hospitals would have to go to the Sultan Ismail Hospital in Panda or the Sultanah Aminah Hospital in Johor Baru.

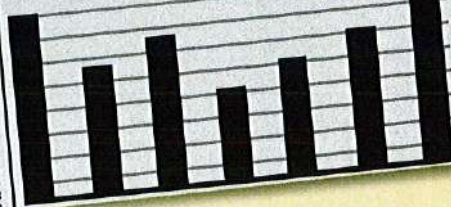
Separately, she said a secondary school would be built in Taman Scientex, Pasai and could accommodate about 2,000 students.

Normala said the school project would start next year and expected to be completed after two years, it would help to reduce over-crowding at existing secondary schools in Masai.

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