



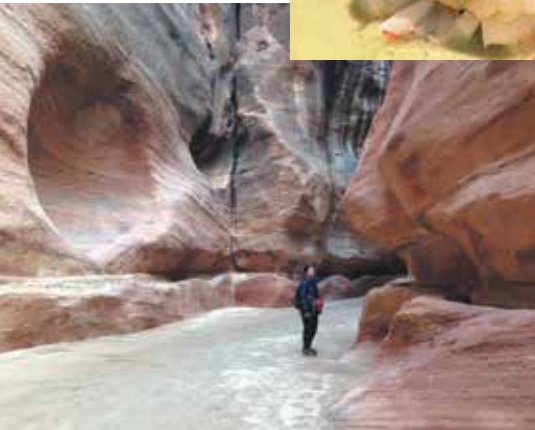
Living On  
**TheHILL**

JUNE 2017

Separation of  
household waste  
and recyclables -  
a guide

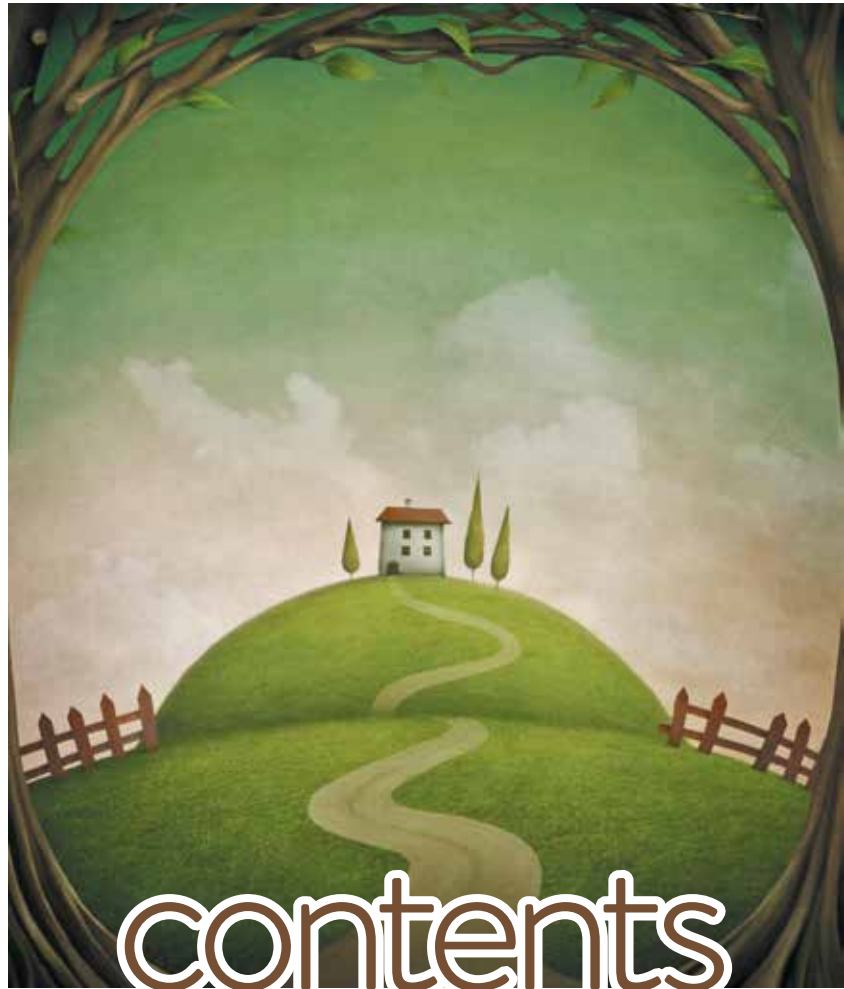
A conversation with  
Dato' Tan Hoe Pin  
Bukit Tunku property -  
still premium

4



18

21



# contents

26



- 1 The President Speaks
- 2 Community Capsules
- 10 My BT
- 14 BTRA Membership Forms
- 18 Vignettes
- 27 The Last Word
- 29 Useful Contact Numbers

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# The President Speaks

Each time I have to craft my message for Living On The Hill, I'm reminded that six months has passed – where did the first half of 2017 go?

The political and socio-economic trials and tribulations of our country continue, but here in our corner of Kuala Lumpur, we can be happy about a number of things. First, and arguably the most significant milestone of recent times, is the DBKL rejection of what would have been a relatively large property development at the junction of Jalan Tunku and Langgak Tunku. Reported recently in the media, DBKL disallowed the application by Thriven Global Berhad to build a high-rise condominium block, as well as a subsequent application for semi-detached houses, on a parcel of land in our neighbourhood. We can breathe a sigh of relief. Thank you DBKL!

Still on DBKL: Recently, YBhg. Datuk Wilson Lau Hoi Keong, a City Advisory Board Member of DBKL, toured The Hill with several BTRA Committee members. He subsequently visited The Hill again with several DBKL officers. BTRA Committee members were on hand to assist them. The most immediate and visible outcome has been the resurfacing of Langgak Tunku. We understand that they will or have already initiated further action to improve other roads and drains, will address landscape issues and took note of the abandoned and derelict properties within. We continue to engage DBKL on such matters with a view to keeping Bukit Tunku and Taman Duta well maintained. Again, Thank You DBKL!

Along these lines, in the December 2016 issue, we highlighted that the Jalan Tunku roundabout was suffering from negligence and would undergo a beautification. That's been completed and I must say the roundabout is looking 100% better. And there's a warm welcome sign there, too – I hope residents have noticed it! Many thanks to Committee member Mr Brahmal Vasudevan for underwriting the project and giving us something else to feel proud about.

On to civic matters. Many, if not all, of us are aware that the Government made separation of household garbage mandatory in September 2015. There was a grace period for KL residents to start this practice, without penalty for non-compliance. However, time's up. Residents who do not comply will be fined. In this issue, we provide a guide to separation of household garbage and recyclables, as well as a collection schedule for Bukit Tunku and Taman Duta. Every action, no matter how small, helps to protect our environment.

Lastly, the anticipated event with the Datuk Bandar to launch our BTRA App, which we hoped would happen in March has been postponed. Unfortunate for us, but the Datuk Bandar's office has said they will let us know of a new date in due course.

The month of Ramadan is upon us. I take this opportunity to wish our Muslim residents Selamat Berpuasa and Selamat Hari Raya Aidilfitri.

*Muthanna Abdullah*

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## Feedback? Suggestions? Comments?

If you have feedback or comments on Living On The Hill, or would like to suggest topics for future issues, or wish to contribute an article, please don't hesitate to email [bukit.tunku.residents@gmail.com](mailto:bukit.tunku.residents@gmail.com). Please enter "Living on the Hill" in the subject line for easy reference. We'd love to hear from you!

*(Contributions and correspondence may be edited for space and clarity)*

# Environment Sub-Committee Update

## 2016 - 2017

In late 2016, BTRA wrote to DBKL to raise the following issues:

| ISSUE  | RESPONSE BY DBKL  |
|--|---|
| <b>Flow of traffic from Langgak Tunku to Jalan Duta:</b>   |   |
| The narrowing of lanes [from two to one] to enter Jalan Duta from Langgak Tunku has had the undesirable side effect of causing massive daily traffic jams along Langgak Tunku, especially during peak hours. | Meeting between BTRA reps and Director of Civil Engineering and Urban Transport Department, DBKL. He indicated that they will look into possible action that can be taken to widen the merged lane safely.  |
| <b>Flood Mitigation Project [for Lembah Tunku]:</b>  |   |
| This project, initiated by DBKL in 2014, finally commenced in 2016 but came to a standstill after a few months.  | There were some issues with the contractor, which have since been resolved. Work has recommenced, and work on the drains in Lembah Tunku has been completed. Work is now ongoing on the retention pond located adjacent to the bridge near Taman Tunku. |
| <b>Derelict Properties:</b>  |   |
| Highlighted the issue of several abandoned/derelict properties in the area, which are unsightly and potentially dangerous [broken/loose hoardings, breeding ground for mosquitoes, etc].                     | BTRA compiled the complete list of these properties in May 2017. A preliminary list of 24 properties considered to be in the worst condition was prepared, and shared it with the relevant DBKL department.   |

Following the actions and engagement with DBKL as outlined, the neighbourhood was visited by Dato' Wilson HK Lau, a member of the Advisory Board of DBKL, in March 2017. During this visit, Dato' Lau and his team were driven around the area accompanied by several committee members, who raised various issues to him. These included general maintenance and examples of the condition of derelict properties in the area. In early March, Dato' Lau visited again with representatives from Alam Flora and DBKL responsible for the road sweeping, grass cutting, and tree trimming.

The BTRA Committee has requested a further meeting with the relevant department representatives on the issue of the derelict properties – a preliminary list of 24 properties considered to be in the worst condition has been sent to DBKL. We are hopeful that this, too, will be a fruitful meeting and there will be action against these errant property owners.

### Beautification of Roundabout

The mini roundabout [located at the junction of Jalan Tunku and Persiaran Bukit Tunku] has been beautified under the sponsorship of our resident, Mr Brahmal Vasudevan. It has been planted with palm trees and shrubs and is hopefully a forerunner of what is to come for our neighbourhood in other areas. Approval for this landscaping was required and obtained from DBKL.

### Maintenance of Neighbourhood

DBKL handles the upkeep of Bukit Tunku and Taman Duta – i.e. dealing with potholes, illegal banners, landslips, fallen trees on public roads, catching wildlife (snakes, monkeys), among other matters.

General maintenance is carried out by Alam Flora [essentially a contractor to DBKL], which provides services for the collection of domestic waste (including garden waste) two to three times a week, regular road sweeping, and grass cutting. Alam Flora also removes fallen branches, cleans drains, clears illegally dumped waste and debris, among other environmentally-based tasks. Since September 2016, there is a new sub-contractor undertaking these services. After some initial slack, they appear to be getting the hang of things and are providing a more efficient and regular service. Large scale cleaning [including tree trimming] takes place twice a year.

Streetlights fall under the purview of either DBKL or TNB; concrete poles with the red and blue stripes painted on them [majority of the poles in the area] are the responsibility of TNB, and metal poles are the responsibility of DBKL.

Residents are encouraged to take up issues affecting them or the environment directly with the relevant service provider.

### Customer Service/Careline Numbers



• DBKL : 1.800.88.3255



• Alam Flora : 1.800.88.7472



• TNB : 15454

# Makeover for Jalan Tunku Roundabout

What a difference a makeover has done for the Jalan Tunku roundabout! The refreshed look comes after several weeks of digging and replanting. There is also a very nice sign board welcoming people to Bukit Tunku, thanks to BTRA Committee member Brahma Vasudevan.



# Separation of Household Garbage and Recyclables : A Guide



Since September 2015, the Government has made separation of household garbage mandatory, under the Solid Waste and Public Cleansing Management Act 2007. If you've been separating your household trash by category for recycling and disposal already, well done. That means you probably won't need to adjust these practices too much. For anyone who is still a bit confused about household garbage separation, here's a handy guide that will help you to sort and separate recyclables and residual waste.

Quite apart from the obvious positive environmental impact of separating trash and garbage over the long-term as an incentive, there is also the small matter of compound fines for non-compliance:

- For landed properties: **RM50** (first offence), **RM100** (second offence), **RM500** (third offence).
- For apartments/condominiums: **RM100** (first offence), **RM200** (second offence), **RM500** (third offence).
- Failure to pay the fine may result in a fine of up to **RM1,000** if found guilty.

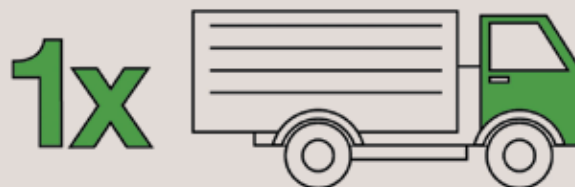
## Collection for Bukit Tunku and Taman Duta areas :

| TYPE OF COLLECTION                          | SCHEDULE AND FREQUENCY   |
|---|--|
| Domestic Residual Waste                     | Twice weekly from 06:30 hours<br><i>(see table for specific streets and locations.)</i><br><b>It is highly recommended that you call the Customer Hotline to confirm collection days on your street.</b> |
| Recyclable Waste, Garden Waste, Bulky Waste | Once weekly, on Tuesday, from 06:30 hours  |



**RESIDUAL WASTE COLLECTION**  
Residual waste will be collected **twice a week**.

**RECYCLABLE WASTE COLLECTION**  
Recyclable waste will be collected **once a week**.





**Customer Hotline: 1.800.88.7472**

It has been suggested that domestic residual waste can be separated into either green, blue, or white bags, which are then placed inside a heavy-duty black garbage bag in your large green garbage bin. Remember to lock the lid to prevent animals from digging into the trash and creating a mess.

There is no specific colour stipulated for recyclables, but some suggestions are:

 **Blue** : Paper

 **White** : Glass, ceramic. To minimise accidents and to preserve the integrity of the trash bag, it's useful to wrap glass and other breakable items in old newspaper first.

 **Green** : Metal, steel, aluminium cans; electronic waste, small electronic appliances; leather, rubber, shoes, fabrics; hazardous waste such as paint thinners, aerosol cans, poison, paint containers.

Make sure to use separate bags for each type of recyclable waste that requires a green bag.

These bags of recyclables should be tied securely to prevent animals from foraging, and placed next to the large green garbage bin.

Bulky waste (furniture, appliances) can be left as is, and you can call Alam Flora to organise a pick up for these bulky items. Do bundle your garden waste – branches, twigs etc – so it's neat and easy for our public service workers to collect.

Let's all do our bit to protect the only planet that supports our life!

Source: Ministry of Urban Wellbeing, Housing and Local Government: [www.kpkt.gov.my/separationatsource/en/](http://www.kpkt.gov.my/separationatsource/en/)

## SEPARATE SOLID WASTE IN **3 EASY STEPS:**

- 1 Separate according to types
- 2 Temporarily store them in suitable containers
- 3 Place them next to garbage bin on collection day

## WHY DO WE NEED TO SEPARATE SOLID WASTE AT OUR PREMISES?

- Preventing disposal of recyclable materials
- Reducing the amount of solid waste sent to landfills
- Reducing the country's allocation for solid waste disposal
- It is an offence under the The Solid Waste and Public Cleansing Management Act 2007 (Act 672) to not separate solid waste.

## WHAT NEEDS TO BE SEPARATED?



# RECYCLABLES

Placed **next to** the large green garbage bin. Collected **once a week**.



## 1. PAPER - Blue Bags



## 2. PLASTIC - White Bags

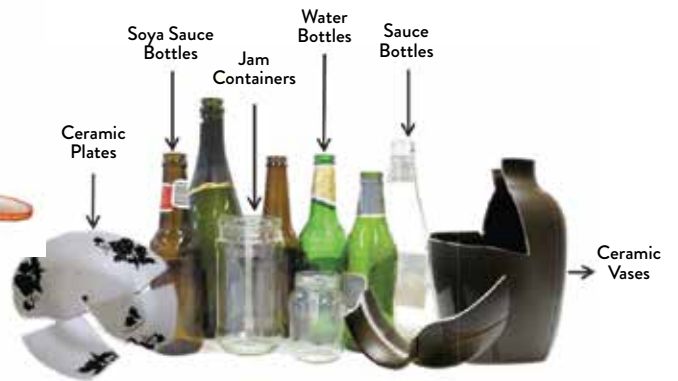


## 3. OTHERS - Green Bags

### I. METAL/STEEL/ALUMINIUM CANS



### II. GLASS/CERAMIC



### III. ELECTRONIC WASTE/ SMALL ELECTRONIC APPLIANCES



### IV. HAZARDOUS WASTE



### V. LEATHER/RUBBER/ SHOES/FABRIC





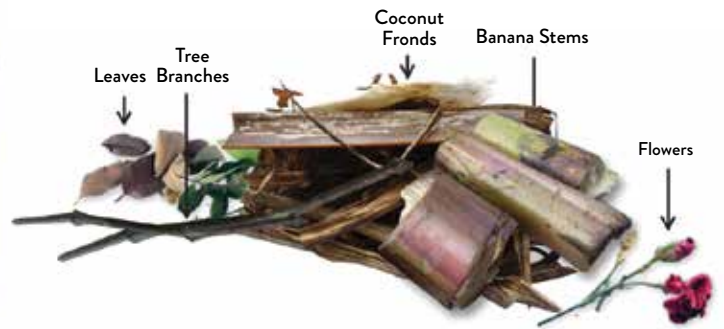
## BULKY WASTE

Can be left as is, and you can call Alam Flora to organise a pick up for these bulky items.



## GARDEN/FARM WASTE

Do bundle your garden/farm waste, so it's neat and easy for our public service workers to collect.



## DOMESTIC RESIDUAL WASTE

Placed **inside** a heavy-duty black garbage bag in your large green garbage bin. Collected **twice a week**.



### I. CONTAMINATED MATERIALS



### II. KITCHEN WASTE



### III. DISPOSAL DIAPERS



### IV. FOOD WASTE



# Domestic Residual Garbage Collection Schedule by Street

(provided by Alam Flora)

Call 1.800.88.7472 to confirm collection days for your street

| STREET<br><i>(alphabetical order)</i> | LOCATION               | COLLECTION<br>DAYS |
|---------------------------------------|------------------------|--------------------|
| Cerunan Tunku                         |                        | 2, 5               |
| Changkat Duta                         |                        | 1, 4               |
| Changkat Tunku                        |                        | 1, 4               |
| Dalaman Tunku                         |                        | 2, 5               |
| Dataran Tunku                         |                        | 2, 5               |
| Jalan 1/63                            |                        | 1, 4               |
| Jalan 1/63                            | Belvedere Condominium  | 1, 2, 3, 4, 5, 6   |
| Jalan Bukit Tunku                     |                        | 2, 5               |
| Jalan Carruthers                      |                        | 3, 6               |
| Jalan Cemerlang                       | Villa The Rhoda        | 1, 2, 3, 4, 5, 6   |
| Jalan Gallagher                       | Sri Duta 1 condominium | 1, 2, 3, 4, 5, 6   |
| Jalan Girdle                          |                        | 2, 5               |
| Jalan Ledang                          |                        | 3, 6               |
| Jalan Lembah Duta                     |                        | 1, 4               |
| Jalan Lembah Tunku                    |                        | 2, 5               |
| Jalan Mercu                           |                        | 2, 5               |
| Jalan Nusa                            |                        | 1, 4               |
| Jalan Syers                           | Rumah Pengaseh         | 1, 2, 3, 4, 5, 6   |
| Jalan Taman Duta                      |                        | 1, 4               |
| Jalan Tengku Ampuan                   |                        | 3, 6               |
| Jalan Tunku                           |                        | 1, 4               |
| Jalan Tunku Putra                     |                        | 1, 4               |
| Kelok Tunku                           |                        | 2, 5               |
| Laman Tunku                           |                        | 2, 5               |
| Langgak Duta                          | Sri Duta 2 condominium | 1, 2, 3, 4, 5, 6   |
| Langgak Duta                          |                        | 1, 4               |
| Langgak Tunku                         | Tijani 1               | 1, 4               |

| STREET<br><i>(alphabetical order)</i> | LOCATION | COLLECTION<br>DAYS |
|---------------------------------------|----------|--------------------|
| Langgak Tunku                         | Tijani 2 | 1, 4               |
| Langgak Tunku                         |          | 2, 5               |
| Liku Tunku                            |          | 2, 5               |
| Lorong Lembah Tunku                   |          | 2, 5               |
| Lorong Tinggian Tunku                 |          | 2, 5               |
| Lurah Tunku                           |          | 2, 5               |
| Lorong Duta 1                         |          | 1, 4               |
| Lorong Duta 2                         |          | 1, 4               |
| Lorong Duta 3                         |          | 1, 4               |
| Lorong Duta 4                         |          | 1, 4               |
| Lorong Duta 5                         |          | 1, 4               |
| Lorong Nusa 1                         |          | 1, 4               |
| Lorong Nusa 2                         |          | 1, 4               |
| Persiaran Bukit Tunku                 |          | 2, 5               |
| Persiaran Carruthers                  |          | 3, 6               |
| Persiaran Duta                        |          | 1, 4               |
| Persiaran Taman Tunku                 |          | 2, 5               |
| Persiaran Ledang                      |          | 3, 6               |
| Pinggiran Tunku                       |          | 2, 5               |
| Selekoh Tunku                         |          | 2, 5               |
| Simpangan Tunku                       |          | 2, 5               |
| Simpang Nusa                          |          | 1, 4               |
| Simpang Tunku Putra                   |          | 1, 4               |
| Tepian Tunku                          |          | 2, 5               |
| Tinggian Tunku                        |          | 2, 5               |

# A Message from... Trybe, your 'BTRA' App provider

*Dear Residents of Bukit Tunku and Taman Duta*

Greetings!

My name is Nick, from Trybe, your friendly neighbourhood app provider. We equip residents' associations and their residents with a simple, easy-to-use system to stay connected with their neighbourhoods. We aim to improve the safety, communication and efficiency by using the latest technology.

Your very own neighbourhood app for Bukit Tunku and Taman Duta is now available for download on all Android and iOS powered smartphones! If you haven't already downloaded the BTRA app, do give it a go by following these simple steps:

1. On your smartphone, click the AppStore (iOS) or GooglePlay (Android)
2. Search for 'BTRA' and download the app.
3. Launch the BTRA app and sign up to get started!\*

We invite you to explore the BTRA app and its glorious features –

- Receive Notices: Never miss out and always stay updated with neighbourhood news and announcements.
- Security Alerts: In-app button to discreetly summon security guards and notify elected emergency contacts.\*\*

- Emergency Contacts: An accessible list of emergency and local contacts located around your neighbourhood.
- Virtual Suggestion Box: A portal connecting residents to the BTRA Committee. Support your community by communicating through easier channels.

and many other useful features that make living on the Hill that much more awesome!

Download the BTRA app and experience a more connected way of living. We welcome your feedback so we can continue to provide the best service to your neighbourhood.

If you have any feedback or enquiries, kindly reach out to us at +603 7661 0733 or email us at [support@trybe.tech](mailto:support@trybe.tech) and we'll be right with you.

Our goal is to put unity back in community, let's get started!

Trybe | Your Neighbourhood App

\* Full features will be unlocked upon Admin approval.

\*\* The BTRA Security Scheme features on the app are exclusive to BTRA members who have subscribed to the service only. Bukit Tunku and Taman Duta residents who are not yet BTRA members may join BTRA, and thereby qualify to subscribe to the Security Patrol service.

# Inner and Outer Bukit Tunku

Andrew Barber

There is a forested mountain reserve near Banten in Java, not far from Jakarta, where a shy, ancient aboriginal people – the Baduy – live protected and isolated from the rest of the world. The mountain is a national park, and access for outsiders is restricted to “Outer Baduy” [Luar]. At the heart of the mountain lies “Inner Baduy” [Dalam] where these reclusive jungle dwellers live a life unchanged and unchallenged by the modern world, because access to outsiders is forbidden. Living in both “inner” and “outer” Bukit Tunku over the course of the last 20 years has led me to ponder whether our own forested bukit community has anything in common with our Baduy counterparts.

“Reclusive and shy” are not adjectives often associated with Bukit Tunkuites. Indeed, I suspect we would tend to perceive ourselves as being gregarious and outgoing, and clearly at the top of the Kuala Lumpur pecking-order, though confident enough not to have to bang our drum too loud. I contrast this patrician attitude with that of parvenu Damansara, which spreads its range on a daily basis, with housing developments being promoted in “Damansara This” and “Damansara That” – but when Waze gives its verdict, we discover that “Damansara This” is in fact half way to Klang. So, perhaps because Bukit Tunku is corralled by a set of major roads, or more likely due to our fierce independence and sense of place, we have retained our territorial integrity.

But can we speak of an “inner” and “outer” Bukit Tunku? Having lived in a colonial bungalow on the outer fringes of Bukit Tunku, then in a house on Jalan Tunku followed by an apartment in Selekoh Tunku at the top of the hill, we have sampled most of what the Bukit has to offer.

We started our sojourn in a colonial era British High Commission bungalow in what was then known as Jalan Maxwell – it was grand but being at the bottom of the hill near the Indonesian School, was very much Bukit Tunku Luar. We had our own ball-room (who doesn’t?) and a stairway that divided grandly and ostentatiously, and meant that two small girls could have “tray races” down each side of the stairwell before hurtling alarmingly across the parquet floor. The plumbing was quixotic and blue opaque glass in much of the ground floor was a legacy from The Emergency – it was apparently more difficult for the communists to shoot the occupants if they couldn’t see in.

In those days, we had a huge veranda facing our own little forest with a most wonderful set of trees providing cover and home to a large number of birds and wood squirrels. It was all too good to be true, and the land was sold from under our feet by the High Commission. We were apparently “over-housed” – which was bureaucratic cover for “we want to sell the land and make lots of money” – which is just what they did. The property was later demolished and quixotically it is the site of the condominium that we now live in. The plumbing now is much better, and we can see through the windows, though we don’t have our own jungle, have fewer balls, and tray races down the stairs are relegated to family history.

Having been “demolished-out,” we moved to a much more modest but sensible house in Jalan Tunku – a gentleman’s stroll from some of the finest curry puffs then available in Kuala Lumpur. After a year or so there we went hard-core and headed to Bukit Tunku Dalam. Living in Selekoh Tunku at the top of the hill certainly had plenty of raw nature to it. The steep valley at the back of the apartment looked straight into the upper levels of a jungle canopy, where we were entertained by monkeys, woodpeckers and squirrels. During the rainy season, the presence of so many trees resulted in a rather pervasive earthy aroma and a dank, gloomy feel to the apartment. But on a sunny day it seemed to us quite extraordinary, such was the view from our back balcony, that we lived in the centre of a busy bustling city. But the draw of this wonderful aspect was not so great that we became “reclusive jungle dwellers.” After a year hard-core, we headed down the Bukit, full circle to where we had started – though this time to a newly-built condominium, where we traded blue glass, dodgy plumbing and a ball-room we never set foot in for modern comforts, a swimming pool, a gym, security and clear glass.

From our perambulations around the Bukit, I can confidently say that the Bukit Tunku lifestyle deserves to be preserved. Our neighbourhood is, without doubt, an increasingly rare green-lung within a busy city, and the inhabitants are a rare and special breed. But while we probably would not wish to forbid access to outsiders, as our Baduy counterparts have done, we do need to be attentive not to allow our precious trees and green cover to be chopped away and eroded. It’s what makes the Bukit such a wonderful place to live.

*Andrew Barber is a former British diplomat and, with his wife Caroline, is a long-term resident of Bukit Tunku. These days he writes, mostly about Malaysian history, while running a corporate risk and intelligence company.*

# A Conversation with... Dato' Tan Hoe Pin

**D**ato' Tan Hoe Pin is a well known and respected member of Malaysia's business community, particularly in the automotive industry where he has spent most of his working life. While still very active in business, Hoe Pin appreciates the blessings that life has thrown his way. Here, we find out what drives him, what keeps him awake at night...

## On living in Bukit Tunku and BTRA:

We believe in "organised development." We can't stop development completely, we understand that. However, what we want is the opportunity to collaborate with DBKL to review applications for property development projects in Bukit Tunku, and make sure residents' needs, as well as the developers' needs, are met. Ultimately, we want to ensure that the character and lifestyle associated with Bukit Tunku remain unspoilt, whether from property developers or private individuals. By our actions, we all have a responsibility to make sure Bukit Tunku retains its position as a KL's premier address.

I'm pleased to say that through concerted efforts of the Committee, DBKL has begun to hear our voice and we have made significant progress in how development projects are treated. Importantly, we have strong relationships with key people at DBKL who can actually get things done, for example, the flood mitigation works, permission to beautify the roundabout on Jalan Tunku, action on derelict properties, and other such things.

Not only do we all, as a community, want Bukit Tunku to be a great place to live, but from a personal perspective, my family has lived here for more than 30 years. My late father lived here, my mother still lives here, and all five Tan brothers and our families live within shouting distance of each other. We are hoping our sister and her family will join us here! So as a family, we naturally want the best environment to live in, for ourselves and our children.

## What is your most memorable moment living in Bukit Tunku?

In the early days of BTRA and our "soft activism," when property development was in its boom days and developers were eyeing Bukit Tunku, residents were faced with the project now known as Tijani. I remember a signature campaign, followed by a "unity walk," that we hoped would persuade the authorities to listen to our views. What I remember very well, and what I found gratifying, was the sheer number of people who participated in this campaign and who showed up for the walk. This gave me hope that yes, residents really want to keep Bukit Tunku safe from large-scale development projects.

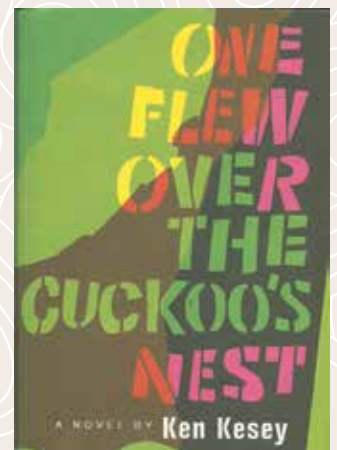
If Tijani was built according to its original high-density plan, the look and feel of Bukit Tunku would have changed irrevocably. Thankfully we, the developers and the authorities reached a compromise. The Tijani that we know today is a scaled-down development from what it could have been. This "unity walk" also enabled many of us to meet each other and mobilise on a common purpose. Many who walked that day still live in Bukit Tunku. I hope they, too, remember that campaign and what we achieved with it.

## What books do you read, have read, or would recommend?

As a businessman, I don't read fiction so much. I mostly read business books – how to build a business, customer service, management styles. Here are three that I would recommend.

The first is the Bible. I read a passage of the Bible every day. Apart from my own faith, I believe the Bible has a lot to offer. It's a story book; it has history; it has murder and mystery; it has intrigue; it has elements of the "supernatural"; it has human interest stories, tales of love and loyalty, commitment, faith, unquestioning belief, feats of bravery and courage, human failure and redemption. You don't have to be religious to appreciate the stories in the Bible. I think anyone can find a personal or inspirational message in any passage, either in the Old Testament or New Testament, something that speaks to you personally. After all, think of the number of movies and TV shows that are based on biblical tales!

The second is "One Flew Over The Cuckoo's Nest," by Ken Kesey. Many people would know of the award-winning movie, starring Jack Nicholson as the protagonist, Randall McMurphy. It's the story of a man who fakes insanity to serve a sentence in an institution rather than work on a prison farm for his crimes. To me, the story is a statement on how society views a person. Here's someone who pretends to be "crazy" but actually is not, who has to live with people who are suffering from all kinds of mental illnesses. He comes up against the head nurse who rules with an iron fist – his antics, their constant battles, and their consequences form the story as seen through the eyes of another patient. Is McMurphy's behaviour evidence that he is mentally unfit or are they the actions of someone who knows exactly what he's doing? Do his co-residents think he is crazy, like them, because of his antics? Does the head nurse think McMurphy is mentally ill, or faking it and rebelling just to bait her? What is the truth? In the end, McMurphy's behaviour results in a lobotomy, radical and irreversible treatment in those days to curb aggression. How society views us and brands us based on our actions will always be relevant. In personal and professional life, this is important to me.



The third is “UP Your Service” by Ron Kaufman. This is a book about customer service, a key aspect of the car business. I’m well aware of the general sentiment surrounding after-sales service, which can often be frustrating for customers. I’ve been on the customer side myself! Apart from the inconvenience of not having your car for a day or more, customers have to deal with service staff who may not be the best communicators or know how to resolve customer issues. Less than optimum service has a domino effect if not checked, and it then becomes much more difficult to deal with it. There are volumes of books on customer service, but I found this one to be most practical for my purpose. The thing about these kind of books is that you can refer to them again and again, and apply the principles to different situations.

### **Which five historical figures would you invite to dinner together?**

So many to choose from! I somehow managed to narrow my list:

Moses. I want to ask him what’s it like to meet God face to face? What does it feel like to ask God to give him the power to, first, lead his people out of Egypt, and second, to part the Red Sea?

Mother Teresa. I want to find out what vision she received to make her give her entire life to helping the poor. To me, the immensity of her commitment, to dedicate her own life to live among the poorest of the poor and those marginalised by society is something that we might not see again.

Mahatma Gandhi. I’m sure Gandhi is a highly sought-after dinner guest! This modern and unusual warrior did not resort to violence in his quest for independence. How quaint that sounds, especially today! What made him use a radically different approach to pursue such a lofty goal, while others only knew how to brandish weapons? Can we replicate this kind of “diplomacy” to resolve conflicts today? I have my doubts, but I want to ask Gandhi how he did it.

Adolf Hitler. Not everyone’s dinner guest, for sure. I want to ask him, face to face, why he orchestrated the extermination of millions of people in such an inhumane way.

Qin Shi Huang (approx. 259 to 210 BC). Founder of the Qin Dynasty and the person to unify China, admittedly through war. He made himself “First Emperor” of a unified China. He was responsible for introducing economic and political reforms, a national road system and building at least part of the Great Wall. The vast mausoleum that houses the life-size Terracotta Army is among his legacy. What drove him to do all this? To me, he was a person far ahead of his time.

### **What makes you most happy? What makes you most sad?**

Happy: Spending time with my family and friends brings me great happiness. I know that is a cliché, but there’s truth in clichés! I’ve been working for almost 40 years, and it’s true that as time passes, appreciation of family and close friends increase in importance. I’m trying to do that more now, while I still have

energy and the ability to enjoy a good wine or two (or more)!

Sad: Our society seems to be decaying, because people have lost the basics of humanity. Respect, tolerance, compassion – I see these qualities are in short supply today. I feel the next generation – my children’s generation – will have it tougher because society is becoming more individualistic, all about “me, me, me.” I hope I’m wrong.

### **What’s your favourite sport? Favourite team?**

When I was younger, I played badminton. I played quite well, if I say so myself, until I did my knee in. That was the end of my hopes to represent Malaysia in badminton! I now play golf. I like it because I have a regular golf gang, and we just play for fun (and sometimes money). I enjoy watching the golf majors, and I particularly like the Ryder Cup. I support Team Europe because these are the best and some of the highest-paid players from different countries coming together to play, not for money, but for country and continent.

### **What’s your favourite travel or holiday destination?**

Japan. It’s one of the most organised societies in the world, in my opinion. The people are great – everyone is so polite! Even taxi drivers. You don’t get taxi drivers taking you on a long route to your destination just to earn extra fare. The food – need I say more – is fantastic. It’s nothing like the Japanese food we get here. I have not had a bad food experience in all my trips to Japan, quality of food or service.

### **What would you say to someone who is starting his or her career?**

Welcome to the “University of Life”! The learning continues after you leave school! In fact, what you learn from now on is the real deal. Expect a long journey – it’s not a hundred-metre sprint; it will be a marathon. You can’t rush certain things and there are rarely any short cuts (that are legal or ethical). Give your best in your job, because you can only get the most out of it if you give your best.



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Please return this portion with your payment. You will receive a sign and an electronic tag, to be mounted on the gate, gate post or a nearby wall, and the guards' contact details after we receive your cheque. The sign and electronic tag are properties of BTRA, and must be returned if your subscription is terminated.

Amount : RM3,000 for 12 months  
Payee : **Bukit Tunku Residents' Association - Security**  
Forward to : Adam Smurthwaite  
15 Dalaman Tunku  
50480 Kuala Lumpur

BTRA member (Please tick)?  Yes  No

(If not, you need to become a member first. Please email [bukit.tunku.residents@gmail.com](mailto:bukit.tunku.residents@gmail.com) for a membership form)

Subscriber's Name

Bank

Cheque No  -  Amount RM  .

House Address

Email Address

House and Mobile 1.  -  2.  -

Phone\* (of residents,  
not of landlord)

3.  -  4.  -

5.  -  6.  -

\*To enable the Caller-Line Identification system to trace your emergency calls, please give us a list of the phone numbers that might be used to call the guards. Note that if your mobile phone does not send out its ID and displays "Private number" at the receiving end, then your call cannot be traced.





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## ANNUAL MEMBERSHIP SUBSCRIPTION FORM

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I hereby apply for membership of the Bukit Tunku Residents' Association Kuala Lumpur in the appropriate category:

- Ordinary Member** - Owner or Resident of property  
- Representative of Management Corporation of condominium
- Associate Member** - Applicable to family members of Ordinary Member residing with Ordinary Member  
- Resident proprietor of condominium
- Corporate Member** (Applicable to corporation owning one or more properties in Bukit Tunku)

Name :

Address :

Postcode :  City :

Residence Phone:  -  Fax:  -

Office Phone :  -  Fax:  -

Email Address :

Mobile :  -

Occupation :

Signature Of Application :

Date :  /  /   
(Dd/mm/yy)

Cheque No :  -

Amount : RM  .

Property Ownership (Please tick) :  Sole Owner  Joint-owned  Company-owned

### ANNUAL SUBSCRIPTION/ VOTING

- Ordinary / Corporate RM 200 – voting rights
- Associate RM 50 – no voting rights

# DBKL Rejects High-Rise Development Application in Bukit Tunku

For those who missed two stories in The Star (13th April and 15th April, Business), Bukit Tunku has been saved, once again, from a possible high-rise development on a vacant piece of land on Jalan Tunku. The piece in question is actually secondary jungle located on Jalan Tunku. If you drive along Jalan Tunku from the direction of 1, Jalan Tunku (Tunku's old house), at the clock roundabout take the 1:00 o'clock exit towards Langgak Tunku, it's on your left before turning into Langgak Tunku. It seems there is a house buried under all that wild foliage!

The 13th April story reported that property developer, Thriven Global Berhad, announced that its 51%-owned unit, Mulpha Argyle Property Sdn Bhd, was selling 2.5 acres of vacant land in Bukit Tunku to real estate firm Mount Well Sdn Bhd for RM27.5 million (RM249.84 per sq ft) – after 10 years. This transaction would result in a loss of some RM11.4 million for the company.

The property developer said its cost of investment in the land was RM30.75mil (RM279.32 per sq ft) in 2007. As at 31 December 2016, the land had a net book value of RM38.38mil (RM348.69 per sq ft).

As expected, this announcement travelled the grapevine and created quite a buzz among property sector players. Many

wondered how the land in a “top-class residential area” was sold at a loss rather than at a premium.

Thriven Global group managing director, Ghazie Yeoh Abdullah, said that the aim was to build “bungalows” (likely double-storey detached houses) on the land, but said only six could be built. Therefore, the project would not generate the type of returns expected for the company. It's not surprising, because this vacant land slopes deep into a ravine, and a lot of money would be needed to clear the secondary jungle, make sure the soil is stable and build the necessary infrastructure to support the new development – as a start.

In the 15th April story, Ghazie further explained that before selling the land, the company applied to DBKL to develop 52 condominium units to make the project more viable. The application was rejected, after which the company applied to develop 16 semi-detached homes. This second application was also rejected. Hence, the decision to sell the land.

While it remains to be seen what the new owner has in store for this land, kudos to DBKL for upholding its regulations with regard to Bukit Tunku zoning. And big thanks to the Committee of BTRA, who has forged a strong relationship with the powers that be at DBKL.



*Thriven Global group managing director, Ghazie Yeoh Abdullah. DBKL disallowed the company's applications to build condominiums and semi-detached houses in Bukit Tunku.*

Source:

The Star, Business, Thursday 13 April 2017, “Prime land sold at a loss poser,” URL: [www.thestar.com.my/business/business-news/2017/04/13/prime-land-sold-at-a-loss-poser](http://www.thestar.com.my/business/business-news/2017/04/13/prime-land-sold-at-a-loss-poser)

The Star, Business, Saturday 15 April 2017, “Thriven explains Bukit Tunku land sale,” URL: [www.thestar.com.my/business/business-news/2017/04/15/thriven-explains-bukit-tunku-land-sale](http://www.thestar.com.my/business/business-news/2017/04/15/thriven-explains-bukit-tunku-land-sale)

Image source: [www.theedgeproperty.com.my](http://www.theedgeproperty.com.my)



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# Restaurant Review: Kompassion II

Iqbal Abdul Rahim



*Pucuk Paku with Young Coconut*



*Kimchee Omelette*

First up was a tian of Pucuk Paku with Young Coconut (RM20). The ferns were cooked with a bite and laden on top with coconut shavings, micro salad and roast desiccated coconut. The lime and fish sauce dressing was infused in the fern. This simple yet attractive appetiser was a refreshing start to our meal, with a delicious lime scent that laced the entire dish. We had ordered two other starters and they arrived together: Kimchi Omelette (RM20) and the Tofu Salad with Miso Dressing (RM15.90). The tofu salad had a lovely bitter flavour that was the perfect counter to the omelette's spicy tang. All three starters could have been perfectly paired with steamed brown rice (RM3.50) to make a complete meal.

Once upon a time, Taman Tun Dr Ismail (TTDI) was the suburb that newly minted couples rushed home to, smug in the knowledge that their burb had the most trees per kilometre of road in all of KL. A few decades later, as the second decade of the 2000s rolled in, they have yet another reason to feel pleased with themselves.

And this is in no short measure thanks to the youngsters who have come home from studying, working, traveling and living overseas. TTDI is now littered with cafes, eateries, patisseries, and restaurants. Some of them good, some of them not. The lesser ones have faded from memory whilst the better ones have survived and continued to innovate.

Kompassion II (K2) bills itself as a restaurant serving fusion Asian cuisine. We won't point out to them that almost everything served on a Malaysian dining table is already fused. That aside, they do a good job of presenting Thai food in delightful, clever ways. The restaurant is cement floored with a simple interior design. Think empty soda cans as sculpture and black and white prints as wall deco. Both the air conditioning and lighting help to create just the right atmosphere for K2 to be a family and office party destination.

The menu is extensive and you might need help to navigate it. Thankfully, the waiters are well versed with the food they serve so our ordering was smooth sailing.

By now, our interest had really piqued, everything so far looked and tasted good. We were looking forward to the mains, which arrived one after the other with quiet dignity. The Green Curry Lobster and Avocado (RM50) was also presented in a tian, which disappointed me a little. I had hoped to see more of the bare, white lobster flesh. But it made up with its intense flavours, lacking only a touch of coriander in the curry. It was a beautiful dish of yellow-green with bright orange fish egg offset by the white porcelain bowl. The avocado was a touch of positive madness, adding a soft creaminess to the dish.

The next to arrive was the Lamb Shank Hang Laey Curry

*Green Curry Lobster with Avocado*



*Tofu Salad*



Lamb Shank Hang Laey Curry



Grilled Fish with Miso Paste

### A few other places to visit in TTDI:

#### Frisky Goat Café

72, Jalan Burhanuddin Helmi

*A very cool café with good salads and coffee.*

#### Bowery Petit

48, Persiaran Zaaba

*The place to go to sate your pastry cravings.*

#### Goodness Greens Café

32, Jalan Datuk Sulaiman

*This pleasant cafe has all sorts of salads in the most interesting combinations.*

(RM50). The shank was well braised and the meat was beautifully tender, pretty much ready to fall off the bone at the touch of a fork. The Lang Haey curry is peanut based and a little heavier than the green curry, something to note if you're ordering both.

Seafood is always the test of a good Thai restaurant. The Thais pride themselves on their marine produce and their fish recipes, so we felt the Grilled Fish Fillet with Miso Paste (RM50) would be a good indicator. And, indeed, it was. Two slices of grilled white fish lay in a bowl adorned with sliced tomatoes, onions and sprinkled with sesame seed. The flesh came apart easily and the freshness of the fish contrasted well with the deep flavour of the miso. The skinned tomatoes added a sour-savouriness to the dish.

Dessert has always been my favourite course and K2 has all the Thai classics. With a twist. We were actually a little full by this stage but I insisted and ordered the Lime Mango Cheesecake

(RM10), Kompassion II Mango Sticky Rice (RM10) and Pandan Gelato (RM10). All three were excellent; the cheesecake was not too dense and went well with a strong black coffee. The ultimate Thai dessert of mango sticky rice was served with black glutinous rice, a pleasant and aromatic change. My favourite for the evening was the gelato, which was served with cendol and sweetcorn. The gelato, flavoured with screwpine or pandan was light and fragrant.

K2 is definitely worth a visit despite its distance from Bukit Tunku. The best time would be around 8.30 for dinner, when the traffic in TTDI has already calmed down. If good Thai food is what you're after, then Kompassion II is worth the trek.

15, Lorong Datuk Sulaiman, Taman Tun Dr Ismail  
60000 Kuala Lumpur. Tel: 03.7731.7016 (Closed Mondays)

Mango Sticky Rice



Pandan Gelato



Erstwhile Kenny Hillbilly Iqbal has not strayed far from this leafy corner of Kuala Lumpur and can be spotted having coffee at Kenny Hills Bakers on any given afternoon. A former contributor to The Edge, Iqbal is a walking database when it comes to restaurants in KL and PJ, and considers each new restaurant an adventure.

# Surprising Jordan

Karen Hoh



For many years, I resisted travelling to the Middle East: too much sand, too hot, no shopping, not modern, and more recently, not safe. Even after Indiana Jones and the Last Crusade, which famously featured Petra’s splendid Treasury facade, I was still not

sufficiently moved to visit, despite having been to Greece, Italy, Egypt, and Turkey, partly out of interest in ancient history (and related ancient myths and tales).

After liberation from corporate life in 2015, I committed to visit new destinations. Inspired by close friends who visited Jordan in 2016, I thought “if not now, then when?” The main concern was safety, because Jordan’s neighbours are Syria, Iraq, Israel, Egypt and Saudi Arabia. But my friends and many travel articles reassured me, so together with my good friend Eileen, we set off in late February 2017 on our first trip to Jordan.

Sunset over the Dead Sea; Israel on the other side



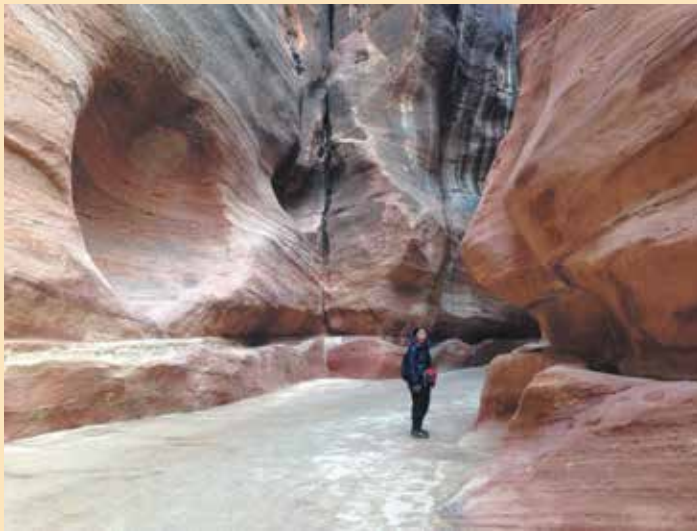
Dead Sea: how low can you go?



Giant replica of the Staff of Moses at Mount Nebo, said to be the burial place of Moses.



The Baptism Site, where John the Baptist is said to have baptised Jesus



*Colours of the Siq, Petra*

Rum, the desert stomping ground of the WW1 British military hero, TE Lawrence, who fought alongside Arab tribes against Turkish rule in 1915. Who remembers the classic movie, Lawrence of Arabia?

Jordan did not disappoint in any respect. What I came away with:

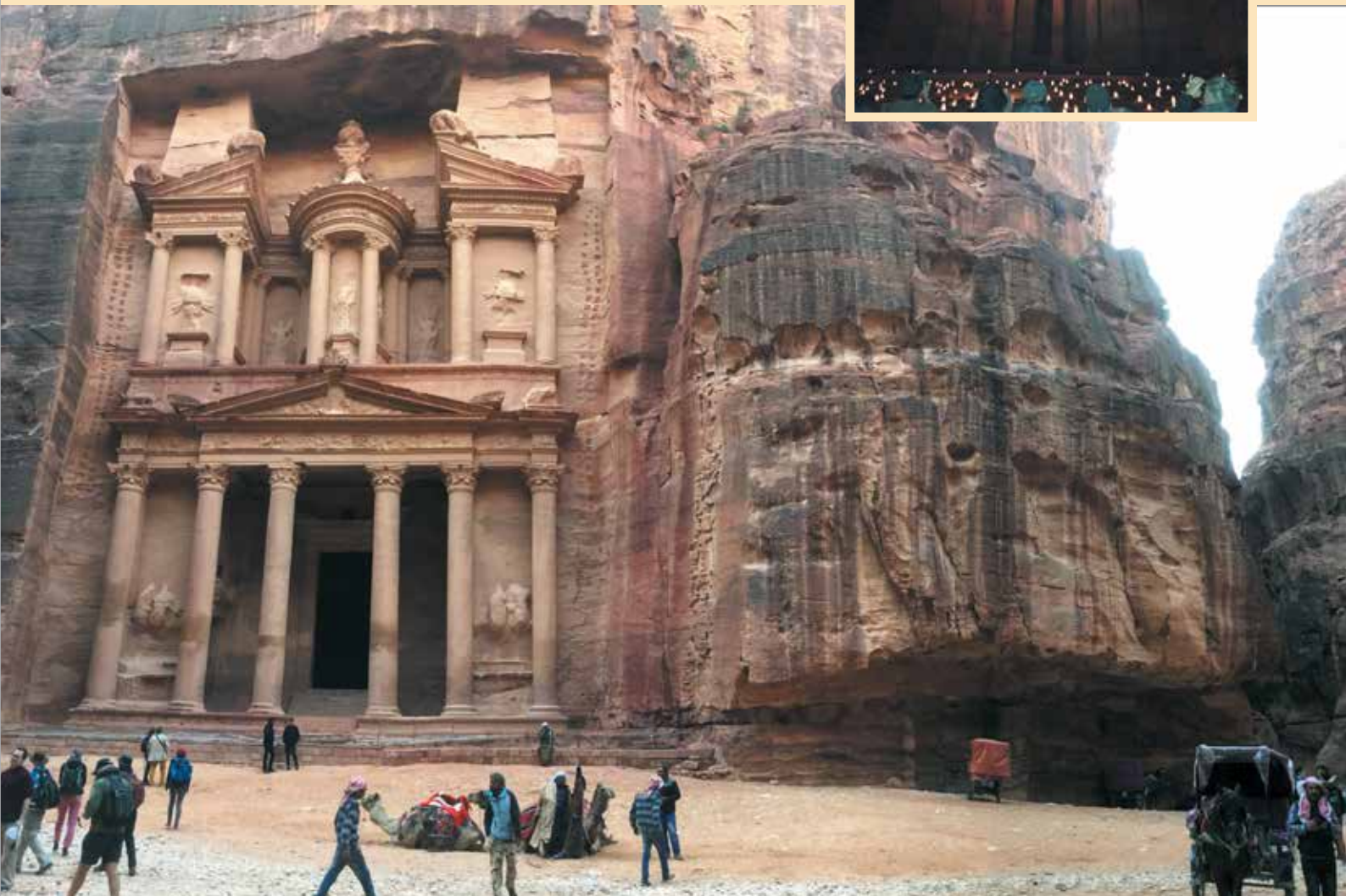
**Jordan is safe to visit.** It may be surrounded by conflict zones, but Jordan is sort-of the Switzerland of the Middle-East – an Arab League member that has diplomatic relations with Israel. Despite its proximity to Syria and Iraq, and its many refugees, I can categorically state that there wasn't anything we saw that made us fear for our safety. I'm not a proxy for the national tourism board, but this fascinating country really

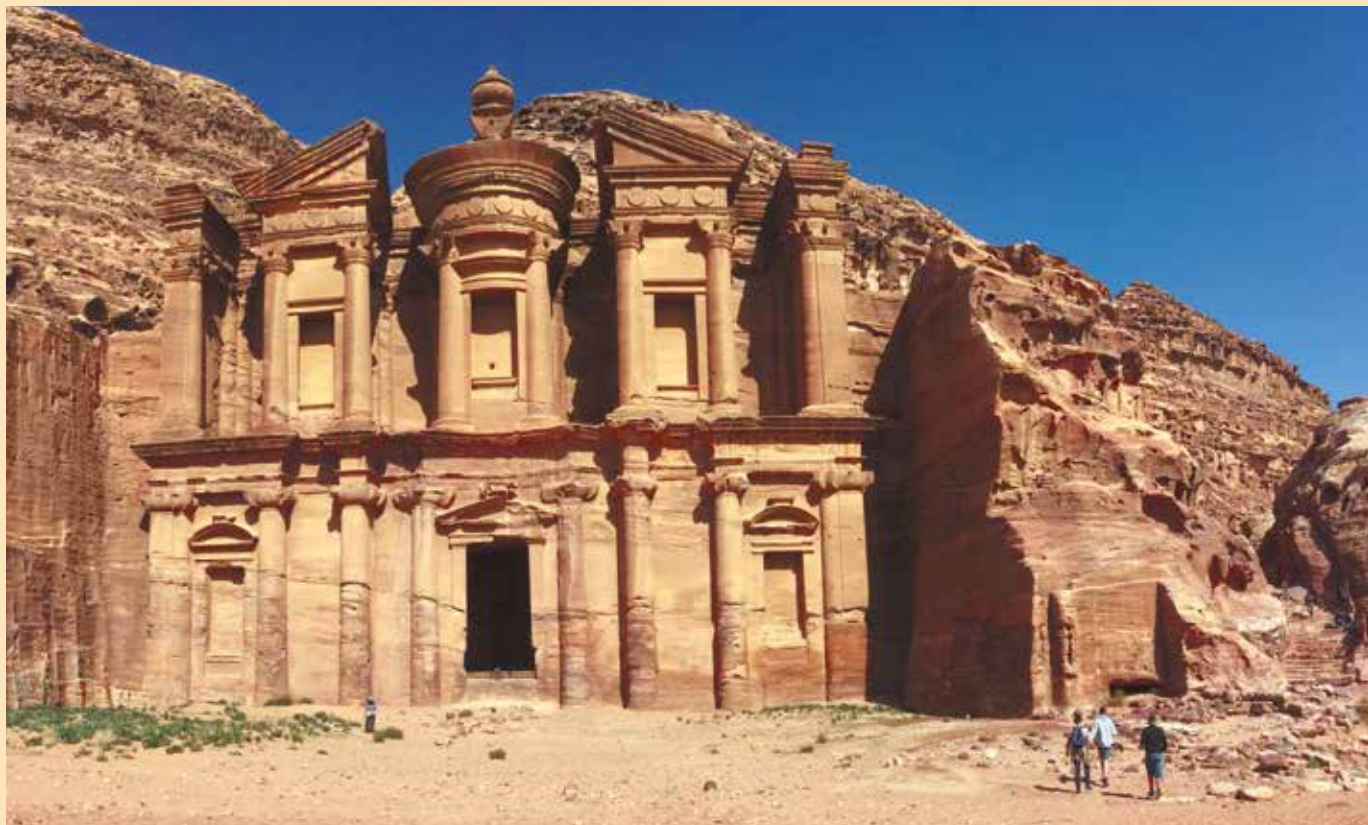
We gave ourselves two weeks, enough time to properly do our itinerary, which included the must-see places of Petra, the Dead Sea and the Baptism Site. Then, there were other sites: the incredibly well preserved ancient Roman city of Jerash (Jordan's 2nd tourist site); the vast and awesome Dana Nature Reserve; Mount Nebo, where Moses (or Musa) is said to be buried after leading his people to the edge of the Promised Land; and Wadi



*The Treasury at Night, Petra*

*The Treasury, Petra*





*The Monastery, Petra*

needs tourists to return. So, take the usual precautions you would travelling to or in any country today, and give Jordan a visit.

### **There's so much more to Petra than the Treasury**

We gave Petra the benefit of three days. Until I got there, I did not know just how vast it is, and how much walking and climbing one has to do. To get to the magnificent Treasury, the first main structure, we walked about 900 metres down a gentle incline through a wide valley known as the Bab el-Siq to arrive at the entrance to The Siq, a canyon formed by natural disasters centuries ago. This is the only visitor access to the City of Petra proper. It's a further one-kilometer downhill trek going in, which means it's uphill on the return trip! There is the option of horse carriages, but where's the fun in that? Walking through The Siq is a prelude of what's to come.

The Nabataeans, who built the settlement between the 3rd Century BC and 1st Century AD, had an appetite for carving structures into the sandstone. Evidence of their architecture surrounds you in The Siq, and it was clear theirs was a very high culture.

After finally confronting the Treasury, we continued "round the corner" to the city centre, where there is an amphitheatre, the royal tombs, and other architectural relics of the Nabataean (and later) civilisations. I could just imagine how lavish these buildings were back in the day. An unexpected bonus was seeing what

nature had done to the sandstone over the centuries, creating dramatic palettes of earthy colour.

**Petra: don't miss the Monastery.** What I found even more impressive, though, was the Monastery. Its façade is similar to that of the Treasury, but the Monastery is so much taller. Getting there will forever be etched in our memories, muscles and bones, for we had to climb some 850 natural steps to reach it. And that means 850 steps back down! For perspective, there are about 270 steps at Batu Caves. I highly recommend making the effort, but be aware that it's a 5.5-kilometre hike to the foot of these steps from the entrance to Petra. That said, there are many architectural relics and other sites to see along the way, enough time to mentally prepare for the climb! The reward is worth it – truly breath-taking. There are tea and fresh juice vendors at the site so you can replenish your energy and get ready for the trek down. And there's WiFi, so you can upload your photos straight

*The otherworldly beauty of Wadi Rum*





to Facebook! I should add that the views on the ascent and descent are spectacular.

**Petra: great for getting high.** Another must-see in Petra is the High Place of Sacrifice, which is 1,000+ metres up Jebel Attuf mountain. More steps, on a “stairway” narrower than the one to the Monastery, so basically, “don’t look down”! Animals were sacrificed to the Nabataean deities. There is speculation about human sacrifices, but no one’s saying anything.

On the way down, we were lucky when one of the many Bedouin trinket vendors offered to take us back to the main entrance walking the Bedouin path, bypassing The Siq. We’d already made three round-trips through The Siq, so we were thankful for a change of scenery. And did we get one! The walk over hill and dale was magical – the views, rock formations, the fresh air, the absence of donkeys and other humans – and our impromptu guide introduced many herbs and plants they use for healing and cooking plucked straight from the ground. An unforgettable respite from the madding crowd.

### **Wadi Rum really is otherworldly beautiful**

There are deserts, and then there are deserts. The desert of TE Lawrence defies description, but I offer Eileen’s poetic effort: “silky red and white sand bordered by craggy cliffs that boil out of the surface, bearing the scars of centuries of wind and sand.” This is the place where you can enjoy as authentic a Bedouin experience as you can get in this day and age. Wadi Rum has also served as the terrain for Mars and other planets in recent movies, among them Red Planet, Prometheus, The Martian, and Rogue One: A Star Wars Story.

We had a two-hour drive into the desert, which was once an important trade route, evidenced by Nabataean inscriptions on the rocks that were directional signs for camel caravans traversing the vast place. Our drive culminated in watching the sun set over the desert, after which the temperature plunged rapidly.

As for our Bedouin experience, while we avoided the camels, we did stay in a tent and sit outside in the freezing night air looking at a clear and starry sky. Yes, the desert is very cold at night,

no matter the season. It felt like 5°C or lower. Our tent had no heating but did have electric blankets, and hot water was available only between 17:00 and 21:00 hours. Our camp was six months old, mostly powered by solar energy and only open to foreigners.

To get a fuller and richer Wadi Rum experience, at least two days are needed, depending if you opt for the camel, horseback or jeep experience.

### **The Dana Nature Reserve is a hidden wonder**

Jordan’s largest nature reserve covers about 320 square kilometres of mountains and valleys along the Great Rift Valley. It’s been described as a “melting pot of species” from three continents - Africa, Asia and Europe – ensuring rich biodiversity. It’s said to be the only nature reserve in Jordan that includes all four of the country’s bio-geographical zones. We hiked only a fraction of the Reserve, but we could see the difference in the eco-systems on our trails.

We stayed at the 150-year old Dana Village itself, a once-thriving community undergoing revitalisation under the auspices of an NGO, the Royal Society for the Conservation of Nature, with support from the United Nations. The RSCN was established in 1966 to protect and manage Jordan’s natural resources and biodiversity, and aims to make Dana Nature Reserve a model of integrated conservation and socio-economic development.

Whether you’re a seasoned hiker, environmentalist, nature photographer, or just someone who enjoys the outdoors and fresh air, Dana Nature Reserve has something for you. We met small groups from France, Germany, and Singapore who opted

*Sunset in the Red Desert*





to stay one night at Dana Village, then hike across the valley (at least six hours) and stay at the ecolodge at the other end. We stayed three nights in Dana Village, once again enjoying the comfortable temperatures in the day for hiking, and enduring the very cold temperatures after sunset.

Our accommodation was pretty basic, but hot water was available 24 hours. Heating came in the form of a medium-size gas heater, which was not really effective, but added to the rustic experience!

We hiked the “easy” trails. On hindsight, we should have started earlier, around 8:00 am, because by 10:30 am, the sun was blazing. Nevertheless, the hikes, fresh air and scenery were invigorating. Dana Village lies at an altitude of about 1,000 km, so basically you’re descending on the trail, which means climbing back up after!

The Great Rift Valley is stunning. It stretches as far as the eye can see, shrouded in mist at the other end. Jordan has many nature reserves, each with its own unique nature adventure experience. Just look up [www.wildjordan.com](http://www.wildjordan.com).

### What of the rest of the Levant?

Jordan’s heritage and historical sites, from Petra in the south to Jerash (a full Roman settlement) in the north and everything in between, are mostly still intact, thanks to the many who are working to excavate and preserve as much of the history as they can find. It made me think of neighbours Syria and Iraq, whose historical ruins must now be even more ruined. Sites that pre-

date organised religion, yet other sites that are significant to the three monotheistic religions, possibly gone forever.

Jordan is well worth a visit – and Jordanians would welcome you! Amman (ancient name Philadelphia) is the commercial and administrative capital, and has the trappings you’d expect in other cities, as in trendy streets with hipster restaurants, and souqs (markets or bazaars). The food – falafel, hummus, tabbouleh, babaghanoush, shish, mansaf, sharwerma; Arab bread, Jordanian bread, Lebanese bread, Syrian bread; spiced black tea or coffee with cardamom; fresh olives, pomegranates, persimmons, oranges, dates; seeds and nuts spiced and roasted or smoked; sweet patisseries that make your arteries crack just looking at them. Cheese featured quite a lot in many savoury and sweet dishes, which surprised me.

Would I go back to Jordan for another visit? Can’t say. But there are a couple of other places in the region that would undoubtedly surprise me no end.

*Site of a marketplace in the ancient Roman city of Jerash*



# Art and Food: Feast for the Eyes

*Art and music can stimulate one's appetite and tantalise one's senses, so foodies with an interest in art, head over to Jalan Bangkung in Bangsar to feast your eyes and eat your fill.*

It is not often that you get to see original works of art in restaurants, but at five restaurants in Jalan Bangkung, diners are able to view several beautiful works of art by mainly Southeast Asian artists. The art pieces on display at Bobo, Cava, Leonardo's, Lucky Bo and Opus are part of the private collection of lawyer, restaurateur, and art collector, Ed Soo.

Ed shares his view of art: "I feel strongly that art can help us understand the world we live in, and that art can also heal our souls, enrich and inspire us. Therefore, I have made art an important part of my life. I hope by displaying original works of art at the restaurants, I can inspire my customers to make art a part of their lives," he says.

Ed continues to explain that historically in the western world, when kings, aristocrats and churches were the patrons of art, they would commission the best artists of their time to produce

works of art, which would be displayed in public spaces - palaces, town halls, city squares, and churches.

Nowadays, with a few exceptions, art is acquired by the wealthy, and stored in their private homes (and some even in warehouses). Art galleries and museums, where people would usually go to see art, can be intimidating. Ed feels that collectors should share their art collections with the public, by displaying them in public spaces.

Ed walks the talk by sharing some of his collection at the five restaurants he oversees in Jalan Bangkung. He explains some of the reasons behind the pieces at each restaurant. "Not everything about art needs to be high-brow. The way a work of art 'speaks' to a person is unique and personal, so to each his or her own."

Chen Liu, *Invincible Submarine*

*Photo: Frederik Paulus.*





**Justin Lim, Hunter Gatherer**

*Photo: Steve Tan. Courtesy Justin Lim and Richard Koh Fine Art, Kuala Lumpur*

Optimistic Melancholics series, and entitled “Dinner at Sisli”. There is a certain stillness and emotional tension evident in the work that lures people’s eyes to the painting. In support of Malaysian artists, Ed shares a playful sculpture of a gold nugget by young Malaysian artist, Haffendi Annuar. Lucky Bo, also known as WAGyu at night, serves local favourites during the day and the best value wagyu steaks at night. The wagyu tomahawk cut comes with a complimentary serving of delicious beef fat char kway teow.

Opus is a veritable culinary institution. It has been serving the neighbourhood for over 15 years, and it still has the same chef. Five photographs by Malaysian artist Nadiah Bamadhaj, who is now based in Yogyakarta, adorn the walls and draw the eyes of diners. These photographs are part of her series Keseragaman, which explores ideas of uniformity in society.

Reservations are recommended to experience the art and savour the food.

At Bobo, which serves a nasi lemak feast on the first floor, and has a piano lounge on the second, a stunning neo surrealist painting entitled “Invincible Submarine” by Chinese artist, Chen Liu greets diners. “It’s one of my favourite paintings,” says Ed. “I think Chen Liu’s artistic skill and flair are simply amazing, so much so that it would be a crime if I didn’t share it with my customers!” Bobo has performances curated by singer Sean Ghazi every weekend, making it THE place in Bangsar, if not Kuala Lumpur, to come for lively jazz and popular music.

At Cava, a Spanish restaurant that serves tapas and paella, “and arguably the best sangria in town,” says Ed, there is a striking red and black abstract work by Malaysian artist, Bayu Utomo Rajikin entitled “Bunga Kata”. Bayu is part of the Matahati collective and founder of House of Matahati. Ed says he chose this piece for Cava, because the colour matches the curtains.

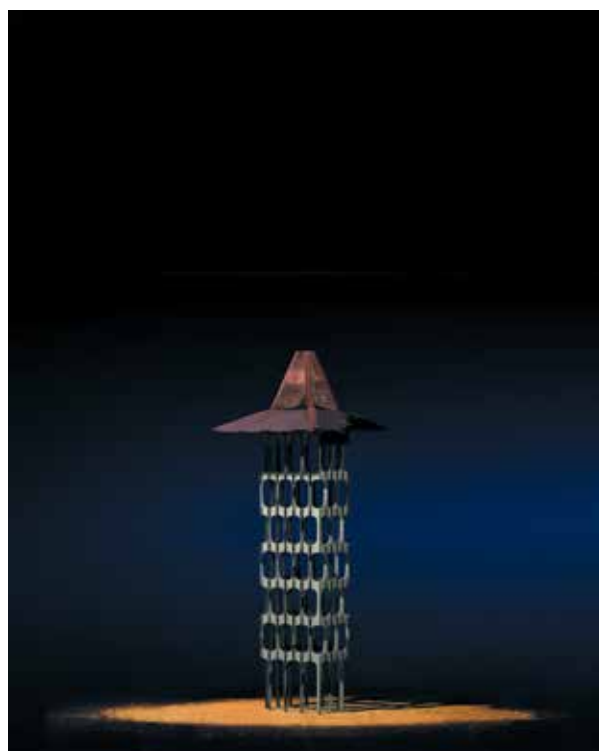
Leonardo’s is named for the Renaissance Man himself, Leonardo da Vinci. It has a cool New York City vibe with its red brick walls and high ceilings. That said, its cuisine includes local favourites such as bah kut teh and hokkien mee. The largest painting there is of a skull entitled “Hunter Gatherer” by young Malaysian artist, Justin Lim.

At Lucky Bo, named after Ed’s dog, there is an evocative painting of two men having dinner. It is from Malaysian artist Leon Leong’s

*Ed Soo periodically gives talks on “The Art of Collecting.” Interested parties can contact Ed at [edsoo@edsoo.com.my](mailto:edsoo@edsoo.com.my).*

**Nadiah Bamadhaj, Lompat, Lompat, Lompat Apek Lompat**

*Photo: Nadiah Bamadhaj. Courtesy Nadiah Bamadhaj and Richard Koh Fine Art, Kuala Lumpur*



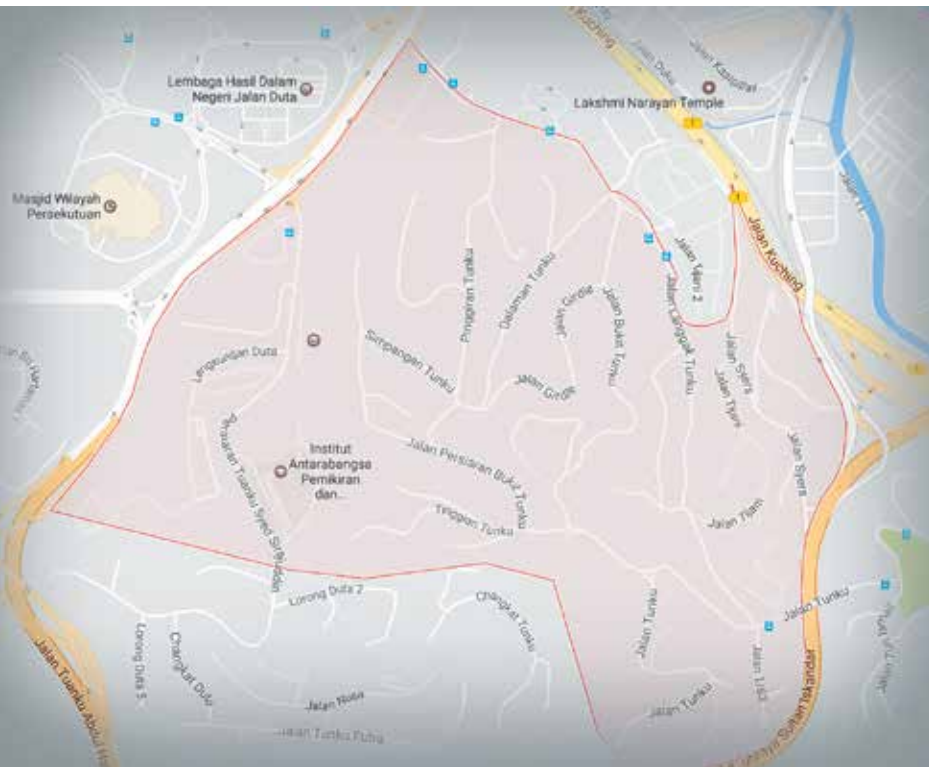
# Bukit Tunku: Still Premium After All These Years

Rahim & Co

Bukit Tunku – that tranquil and leafy corner of Kuala Lumpur – has long been considered the enclave of the city’s old money elite with its shady, tree-lined winding roads, undulating terrain and palatial-like houses peeking out from behind lush green foliage. Truly exclusive due to the formidable price tags of its properties, Bukit Tunku remains a top pick for the über-wealthy as a primary address based almost purely on the pedigree of the name itself.

However, values in Bukit Tunku can sometimes be a source of consternation. In a recent case highlighted in the media, a particular company came under heavy fire for selling a prime parcel of land in Bukit Tunku for RM250 per sq ft – far below what many commonly believe to be the market value for Bukit Tunku land. Just how is it possible that Kuala Lumpur’s most aspired-to, most coveted address could fetch such a relatively measly price? Let’s take a closer look to gain some insight on this puzzling question.

| YEAR | VICINITY              | LAND AREA (Sq. Ft.) | TRANSACTIONED PRICE (RM) | TRANSACTIONED PRICE (RM psf) (LAND AREA) |
|------|-----------------------|---------------------|--------------------------|--|
| 2013 | Jalan Girdle          | 27,469              | 16,800,000               | 612                                      |
| 2014 | Selekoh Tunku         | 25,019              | 10,600,000               | 424                                      |
| 2014 | Selekoh Tunku         | 57,367              | 22,000,000               | 384                                      |
| 2015 | Persiaran Bukit Tunku | 28,504              | 12,000,000               | 421                                      |
| 2015 | Dataran Tunku         | 29,674              | 9,200,000                | 310                                      |
| 2015 | Jalan Girdle          | 26,053              | 7,300,000                | 280                                      |
| 2015 | Persiaran Bukit Tunku | 29,664              | 14,300,000               | 482                                      |
| 2016 | Changkat Tunku        | 61,537              | 27,000,000               | 438                                      |
| 2016 | Persiaran Bukit Tunku | 27,441              | 12,623,780               | 460                                      |



Tunku as compared to its fellow posh neighbour just a few kilometres away, Damansara Heights, where values tend to range from RM600 to RM700 per sq ft but where the land plots are significantly smaller.

Finally, planning guidelines in Bukit Tunku are notoriously rigid with low-density restrictions strictly enforced; putting off many a developer with notions of carving up a piece of Bukit Tunku

As can be seen from the table of transactions, values in Bukit Tunku can range from RM280 per sq ft to above RM600 per sq ft. The wide range reflects the diverse nature of Bukit Tunku properties where the physical attributes of individual properties can vary significantly, with the most influential factor being topography. Putting the “Bukit” in Bukit Tunku, the terrain here ranges from flat to gently undulating to steeply sloping with some properties just practically entirely made up of sloping hillside. The steeper the gradient, the less flat surface area a property possesses, the more difficult (read: expensive) it is going to be to construct the house of your dreams, and hence, the less valuable that property will be.

Another consideration is the size of the land plots: individual parcels in Bukit Tunku are big – anywhere from just over 11,000 sq ft to 60,000 sq ft and even beyond; a throwback to colonial days perhaps when the British trading houses built large but graceful company houses on sprawling grounds in what was then Kenny Hills. Individual lots in Bukit Tunku are, in fact, generally much larger than any other residential area in Kuala Lumpur. This has led to relatively lower prices (on a per sq ft basis) in Bukit

into smaller housing units and thereby making it more accessible to a wider market. In fact, according to press reports, in the case mentioned above, the property had originally been acquired by the company for development purposes about 10 years prior but planning restrictions prohibited them from building more than six detached houses on the site; effectively throwing the proverbial wrench into the works and forcing them, eventually (after a decade!), to give up and sell for slightly less than what they paid for it. In other words, planning restrictions in Bukit Tunku have not changed whereas other neighbourhoods in Kuala Lumpur have seen approved densities and plot ratios increase substantially over the same period.

These three factors then – the varying topography, large lot sizes, and zoning regulations – contribute significantly to the wide range of values in Bukit Tunku. Yet in spite of (and actually because of) these factors, Bukit Tunku remains THE address in Kuala Lumpur - a fact that stands testament to its gorgeous, old world charm; constant and resolute in a rapidly changing city.

*Bukit Tunku has always held a special place in our hearts here at Rahim & Co where we have effected many sales over the decades. From the days of selling the last remaining properties of the British Government to the present day where we are currently pursuing a mandate to sell a 60,000 sq ft plot at an indicative value of over RM400 per sq ft, we can't help but feel a twinge of nostalgia and a sense of respite whenever we enter this cool, leafy haven.*



## USEFUL CONTACT NUMBERS

### DEWAN BANDARAYA KUALA LUMPUR (DBKL)

All matters / complaints – need only to call: DBKL Hotline (24 hours) [www.dbkl.gov.my](http://www.dbkl.gov.my) **1.800.88.3255**

### ADDITIONAL DETAILS FOR DBKL

|  |                               |
|--|-------------------------------|
| Public Health (Bukit Tunku-Damansara Zone)<br>• Abandoned houses / land / swimming pools<br>• Breeding mosquitoes, festering rodents, snakes<br>• Fogging of public drains | General Line <b>2027.5300</b> |
| Enforcement 24 hours – Emergency   | <b>4024.4424</b>              |
| Maintenance of drains, broken drains, structural problems  | General Line <b>2617.9392</b> |
| Maintenance of monsoon drains  | General Line <b>2617.9453</b> |
| Tree trimming / overhanging branches   | <b>2693.4132</b>              |
| Stray cats and dogs  | <b>4021.1682</b>              |
| Snakes / Beehives (24 hours)   | <b>9284.3434</b>              |

### OTHER PUBLIC SERVICES

#### ALAM FLORA

[www.alamflora.com.my](http://www.alamflora.com.my)

Garbage collection, cleaning, clearing of drains,  
sweeping of roads, grass cutting, recycling

**1.800.88.7472**  
General Line **2052.7922**

#### POLICE

Sentul Station  
Bukit Aman  
KL Traffic Police

**4048.2222**  
**2266.2222**  
**2071.9999**

#### SYABAS (water works)

[www.syabas.com.my](http://www.syabas.com.my)  
Puspel 24 hours  
Email: [puspel@syabas.com.my](mailto:puspel@syabas.com.my)

**1800.88.5252**

#### TNB (electricity)

[www.tnb.com.my](http://www.tnb.com.my)

Breakdown, power failure, streetlights

**15454**

#### INDAH WATER KONSORTIUM

[www.iwk.com.my](http://www.iwk.com.my)

Service/Operations Enquiries

**2284.7828**

#### TELEKOM MALAYSIA

[www.tm.com.my](http://www.tm.com.my)

Dropped telephone cables, faulty lines

**100**

#### DEPARTMENT OF ENVIRONMENT

Open Burning – 24 hours

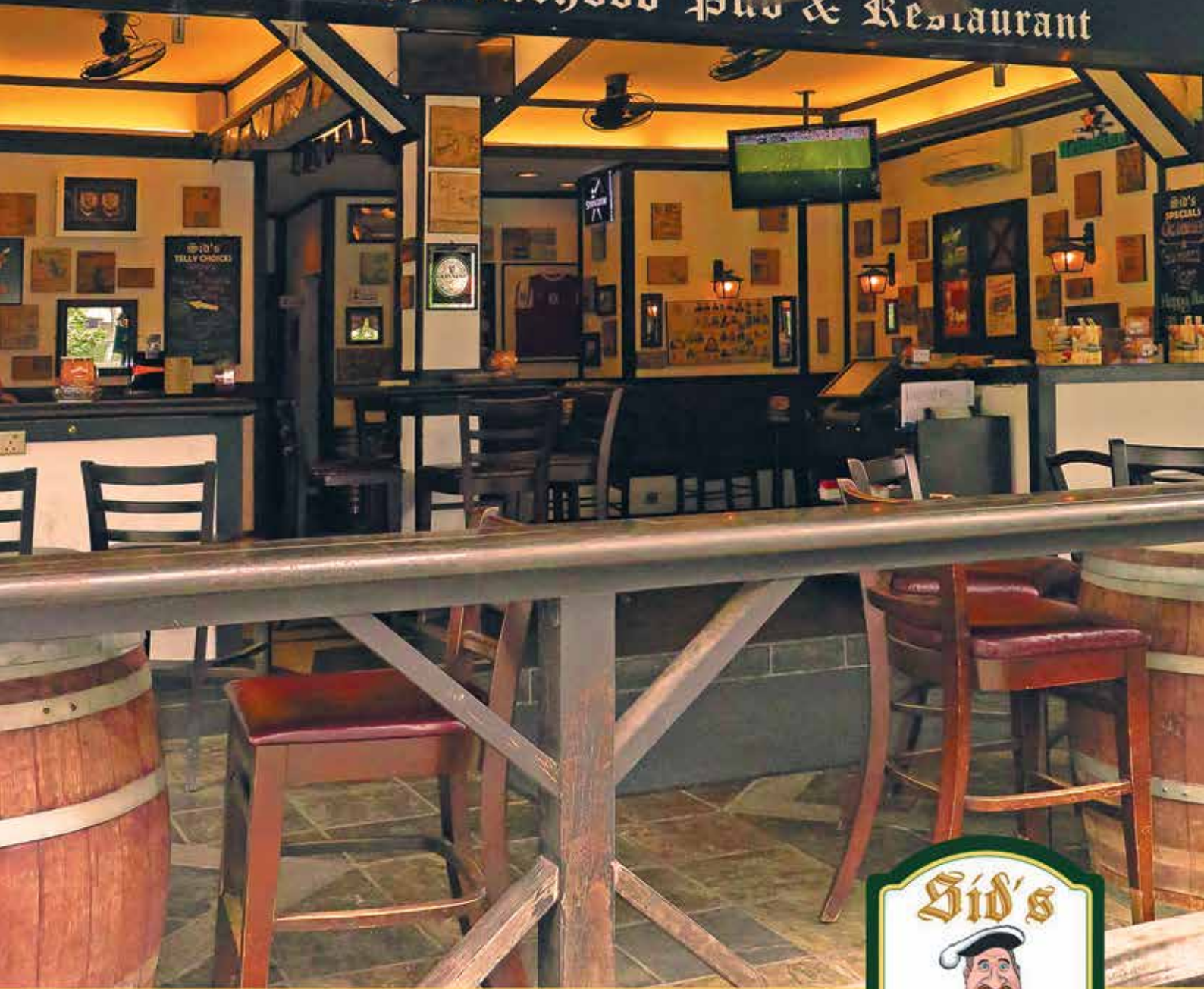
**1800.88.2727**

Phone numbers updated 9.1.2017 • Websites added 20.12.2016

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