

Living On The HILL

JUNE 2021

A Publication of BTRA

www.btra.com.my



Arif 21

Watercolour by Arif Wan Abdullah



Cover image taken
at Taman Duta



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The President Speaks

I start this message with the very sad news of the passing of two people who served our community steadfastly behind the scenes. The first is our long-time BTRA Admin, Mrs Filmer. The second is Dato' KJ Chye, the founder of Magnus Force, the provider of our BTRA Security Patrol.

Both Mrs Filmer and KJ were important to the Association and the wider community in their respective roles. Invisible but always there, Mrs Filmer was the engine of the Association, managing matters to ensure hassle-free operations. KJ was the hand, heart and soul behind BTRA Security. With his managers and patrol officers, KJ introduced an added level of security to our suburbs, earning kudos from the Sentul District Police.

BTRA Committee extends its deepest condolences to their families.

To other matters – the creation of two open chat groups for **BTRA Members** and **BTRA Security Subscribers** members to share updates and issues in a timely manner. I must say there were sceptics at first, primarily concerning the potential volume of chatter. I'm pleased to say that ours are low-traffic groups and pretty focused. There may be bursts of conversation on a certain issue for a short while, but then "radio silence" if there's nothing to report. From my own observation, I can see that the Environment Sub-Committee is a front-liner in the Members group. Thanks to members who share alerts – because of this, actions can be taken to resolve matters.

It has not gone unnoticed that the parking woes along Langgak Tunku are still a bane. Summonses issued by the Police have not deterred visitors from parking on the street. I am aware of the conversations among members about this intolerable and, frankly, dangerous situation. Rest assured that the BTRA Committee is speaking to DBKL on the options to resolve it. Unfortunately, the process is taking longer than we would like, but we will target the spots that are **most hazardous** for first actions. Clearly, these are Laman Tunku, near the entrance gate (Gate A) of Taman Tunku; and Langgak Tunku, between the entrance and exit gates, both sides of the street.

The Stories of Taman Tunku has certainly taken on new life, as well as added diversity to our suburb. Some outlets are new branches of established businesses, while others are first-timers that have chosen Taman Tunku to start their endeavours. May I wish these retailers all success in their new outlets here.

As I write this, we have entered MCO3, having already endured about 15 months of restricted movement. The good news is that the national vaccination programme is rolling out. To those who've been vaccinated, well done, but do continue to stay safe. Much is still unknown about the disease and vaccines – how long immunity will last, for example, not to mention the increasing number of variants. To those of us who are still in queue, be patient and continue to follow SOPs. Our turn will come soon.

Muthanna Abdullah

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. 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). *Living On The Hill* is available at www.btra.com.my/newsletter.

The Engine of BTRA, Mrs Filmer

The BTRA Committee announces the very sad news of the passing of long-time BTRA Admin, Mrs Filmer, in March 2021 after a short illness.

Recruited in the early 2000s at a time when BTRA membership was growing, Mrs Filmer provided valuable backroom support to the Committee. Members will remember receiving Association correspondence, among them: AGM notices, the annual President's report and Financial Report; membership renewal reminders, including chasers; and announcements for member activities over the years.

"Mrs Filmer was certainly someone that gave valuable assistance and brought organisational capabilities to BTRA when she joined. Even as a part-timer, she set up a system in which BTRA could track its growing membership, important at a time when property developers were starting to take a keen interest in our suburbs," said John Smurthwaite, BTRA Honorary Secretary.

"Although she asked for early release in 2020 to attend to her medical needs, Mrs Filmer continued to assist from home. She was realistic, if nothing else, and was aware that a handover was necessary to ensure continued stability to BTRA Committee and members," added John.

The BTRA Committee extends its deepest condolences to her family.

Dato' KJ Chye, 1960 – 2021

Founder of Magnus Force

BTRA Community Loses a Security Friend

Dato' KJ Chye was born on 23 October 1960 in Kluang, Johor. He received his early education in Secondary English School Kluang (High School Kluang) before furthering his studies in the United Kingdom at Loughborough Technical College.

Upon returning to Malaysia, he followed his passion and worked in the Food & Beverage industry. Amongst the companies that he worked with were Season Confectionery & Bakery, McDonald's, and TGIF. Thereafter, he ventured into the security industry and rose to become the CEO of Genuine Guard Sdn Bhd prior to establishing Magnus Force Sdn Bhd, of which he was Managing Director. Under his vision and leadership, Dato' Chye grew Magnus Force, setting up operations throughout Malaysia. In addition to Magnus Force, he served as the Managing Director of Agensi Pekerjaan Inter City Sdn Bhd, a licensed recruitment

agency for domestic helpers and foreign workers, and Rela-QBM Sdn Bhd.

Dato' Chye was instrumental in setting up what is now known as the BTRA Security Scheme in 2002, a patrol service provided by Genuine Guard at that time. Among the earliest suburbs in KL to organise such a patrol service, it has proven to help deter home intrusions and petty crimes in our neighbourhoods over the years. After founding Magnus Force, Dato' Chye, along with his Magnus Force team, continued to ensure that the patrol service grew from strength to strength.

Despite being a successful businessman, Dato' Chye was a devoted family man and lived in Seremban since 1999. He spent time with his family, friends and with members of Royal Sungei Ujong Club where he served on the Executive Committee. Not forgoing his love for Johor, and as a true Johorean, he set up The Rotary Club of Tebrau and became its President to support his home state and fellow Johoreans.

Dato' Chye passed away on 7 January 2021 and is lovingly remembered by his wife Datin Wendy, and six children – Colin, Sandra, Hazel, Jason, Theresa, and Jennifer. He is also dearly missed by his brother Kee Nam, and sisters, Lian Lee and Lian Mei.



Huge Thanks to Essential Workers and First Responders Who Serve our Suburbs

The two members' chat groups have enabled BTRA Members and BTRA Security Subscribers to collaborate in the spirit of community living.

In recent months, members have called on several first-responder agencies for assistance or to resolve common problems, among them: the BTRA Security patrol teams for a number of neighbourhood security issues; Alam Flora for clearing drains and collection of indiscriminate litter; DBKL for mending potholes and broken pavement tiles, tree-cutting and removal of fallen branches after the huge storms; Sentul District Police for noisy motorists racing along Langgak Tunku and Jalan Bukit Tunku; the Sentul Fire Services for two fires in our suburbs; and TNB for electricity restoration.

We are indeed fortunate that these public service agencies have responded in quick time to resolve issues. A fast response is certainly necessary where fires are concerned. Beyond that, DBKL and Alam Flora teams have arrived within an hour of a report to clear fallen trees and unclog public drains.



The BTRA Security patrol team are the first to respond to reports of disturbances, with police patrols from Sentul District and DBKL not far behind.

Without these essential workers, molehills would have become mountains. In some cases, serious casualties could have occurred.

BTRA wishes to convey our heartfelt and sincere thanks to all Public Service workers – Alam Flora; DBKL tree-clearing team and the DBKL Anti-Mat-Rempit Team; Sentul District Police, Sentul Fire Services; TNB; and of course, our own BTRA Security patrol team – for prompt and timely response to various calls from members.



Quick response from Fire Services to a residence in Bukit Tunku

DBKL staff removing illegal posters



Alam Flora litter clean-up



The Stories of Taman Tunku: Refurbishment Complete

Selangor Properties has announced that the refurbishment of the landmark suburban retail hub is now complete. At time of writing, there are 13 retail outlets, with three more targeting to open later in the year: Alibi Speakeasy Bar; Boden Barber; and My Humble Bowl.

Open for business are:

F&B	Other Services
1. Ahh-Yum by Kampong Kravers	1. CIMB Bank
2. Cork & Cleaver	2. Green Studio
3. Evoke Gastrobar	3. Kasa Suasa
4. Kenny Hills Bakers	4. Omar Ali Bespoke
5. Princeps Bistro	5. POSH Nail Spa and Ambon
6. Wolf & Turtle Coffee	6. QRA
	7. Studio NAI

The entire crescent now has new green areas in the front and rear. There are also acknowledgements to the legacy of key individuals connected to the suburb – William Eyre Kenny, Tunku Abdul Rahman, and Dato’ Kington Loo.



POSH Nail Spa Installs UVC Light For Stronger Protection

Founded by Sereen Eng some 10 years ago, POSH Nail Spa opened its salon at The Stories of Bukit Tunku in April this year, offering a menu of manicure and pedicure services to residents of these suburbs and environs.

While complying with MCO SOPs, Sereen decided to go one step further. As a proactive health measure, the salon is equipped with Ultraviolet-C lighting that disinfects and sterilises the outlet each night.

UV-C light is known to kill or inactivate micro-organisms, such as bacteria, viruses, mould and other pathogens, in air and water systems. Its application to disinfect has been an accepted practice since the mid-20th century and is used primarily in the medical sector. It has, over time, been used to sterilise drinking water, and has found uses in air purifiers.

Yet to be seen in a nail salon anywhere else in Malaysia, Sereen believes that POSH Nail Spa is the first of

its kind in the country to install UV-C lighting for disinfection and sterilisation. In anticipation of the continued presence of Covid-19, and its possible variants, Sereen feels this proactive approach can help to reassure customers that the salon is putting its strongest foot forward in terms of protection for customers and staff.

The UV-C lights are activated after business hours, bathing the salon in blue through the night. SOPs are enforced during business hours – face masks are required, social distancing is in practice, as well as temperature screening at the door.

The salon is currently offering a promotion exclusively at the new outlet – an “anti-aging spa manicure and pedicure,” valid until 30th September 2021.

POSH Nail Spa (www.poshnailspa.my) is located at G1, The Stories of Taman Tunku, Bukit Tunku. For appointments, call 6211.1890 or 012.612.8219.



Caring for your swimming pool

As we find ourselves spending more and more time in the comforts of our own home, those of us fortunate enough to have a private swimming pool in the backyard have come to appreciate the convenience and value of that investment in home comfort. From those scorching hot days where a refreshing dip is all you can think about, to those loooong days where some quiet time in the jacuzzi makes everything right again – a swimming pool at home just seems to make sense!

In addition to enhancing your property's value and desirability, a well-made swimming pool can give your house that little something extra, transforming an empty backyard into one with luxury resort vibes. The right swimming pool allows homeowners to convert under-utilised outdoor spaces into attractive and peaceful social areas suitable for any occasion – a backyard barbecue is undoubtedly made better when grilling next to a pool, and what better way is there to keep children entertained whilst burning off excess energy!

All this opportunity for wholesome family fun, and in the safety and comfort of your own home no less, makes having a swimming pool at home a great investment for the long-term! Whilst having a swimming pool at home can be wonderful, care and attention needs to go into its maintenance to make sure it is ever ready for anyone who wants to **MAKE A SPLASH !**



Pool Chemistry 101 with ASIAPOOOLS

Pool water chemistry is probably one of the most underrated aspects of swimming pool maintenance – correctly balanced water is essential to a comfortable swimming experience, not to mention the long-term effect on your pool tiles and equipment.



pH Level

Maintain healthy pool water pH of between 7.2 to 7.6



Chlorine Level

Ensure sufficient sanitisation which ranges from 1.0-3.0ppm



Total Alkalinity (TA)

Act as buffer to pH fluctuations by keeping within range of 80 - 120 ppm.



Salinity

Sufficient salinity of 4,000-6,000 ppm is optimal sanitisation of salt pools



Quick Tips!

GOOD POOL CHEMISTRY

Saves on maintenance cost



Reduces unnecessary cost and wastage of chemicals from pool maintenance.

Protects tiles & finishing



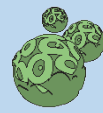
Scale formation and damage to tiles, grout and internal finishing.

Protects equipment



Scale build-up from high calcium can damage pipes and pool equipment.

Removes algae



Growth of algae can promote bacterial and microbial presence.

POOL PUMP

Cost to Power



The technology in variable speed pumps can lead to small savings which add up in the long term.

Material Quality



Advanced lightweight non-reactive plastic bodies are preferred to older generation cast iron bodies.

POOL MAINTENANCE

Treat your pool routinely



Having regular cleaning and treatment using only genuine and safe chemicals.

Use trusted services



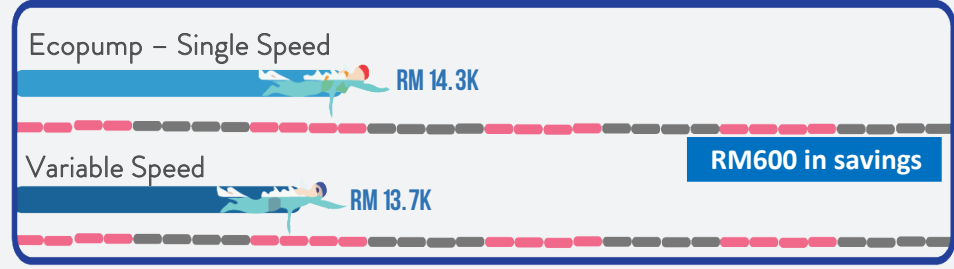
Only rely on certified and trusted pool service providers that understand your pool's need as each pool is different.

The Pump is the Heart of your Pool

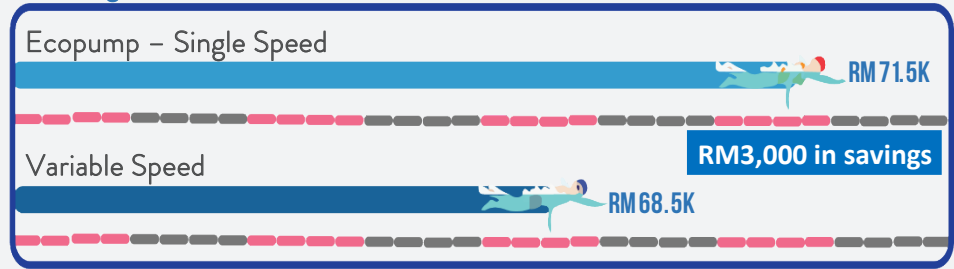
The pump is the heart of your pool's filtration system; without it, your pool would lose its sparkle and soon turn green. Choosing the right pump for your pool will ensure you experience fewer problems and more efficient energy use and running costs, not to mention better pool water clarity.

Variable speed pumps are the latest evolution of the swimming pool pump set, incorporating a multi-speed motor which can be set to run at lower speeds resulting in less energy consumption and quieter operation. This allows your system to be running for longer periods leading to better pool water circulation without a shocking electricity bill! Over time, a variable speed pump leads to cost savings which outweigh its higher up-front cost!

Running Cost at Year 1



Running Cost at Year 5



Whether you're after a new pump set or looking to repair an existing one, Asiapools is your one-stop shop for swimming pool care! Our friendly team will be happy to assist and advise you whether it relates to checking your pool chemistry or sprucing your pool up to give it a new look so you and your family can **MAKE A SPLASH!**

You may find us at :



ASIAPOOLS (M) SDN BHD

No. 10, Jalan Murai Dua, Batu Complex, 4km Jalan Ipoh, 51200 Kuala Lumpur

Email : inquiry@asiapools.com.my | Website : www.asia pools.com.my

Tel : 03^N6251 7788 | Fax : 03-6257 3896

Thumbs Up For BTRA Members Chat Groups

Two groups using the WhatsApp messaging service have been created for BTRA Members and BTRA Security Scheme subscribers to facilitate sharing of useful updates and happenings within the two suburbs.

“The BTRA chat groups have been useful in terms of understanding the most common issues and grievances in our community, as well as surfacing suggestions that may be viable,” said BTRA President Dato’ Muthanna Abdullah.

“By tracking such issues, we are able to address them with the relevant authorities, including our MP, YB Hannah Yeoh, if necessary. We are indeed fortunate to have such a proactive and responsive MP to help BTRA resolve these issues.”

Since its creation in January 2021, the 90-plus-strong BTRA Members group has fast become the go-to place for alerts and updates on a number of community matters, among them: street maintenance; clogged or damaged drains; collection of trash; tree-pruning; precarious TNB poles; and littering. Once an issue is

raised, the specific public service agency is alerted, following which a team is dispatched to check and resolve the matter.

Besides the usual environment maintenance, members alerted the group to two fires at residences in Bukit Tunku (February) and Taman Duta (April). Calls to first responders brought the Fire Services to the sites within minutes. In both cases, a large contingent of fire trucks were deployed to the respective properties to manage the blaze. Fortunately, there were no casualties.

In recent weeks, ferocious storms have resulted in fallen trees blocking access to Bukit Tunku and Taman Duta, including to and within some residential properties. These trees have also brought down electricity and telecommunications cables along the roads, disrupting electricity supply and connectivity. Public service agencies were called to deal with these situations, and many teams have worked through the night to restore electricity and clear roads.

BTRA Security Chat Group: An Extra “Pair of Eyes”

Started in April 2020, participants of this group comprise subscribers to the BTRA Security Scheme.

Many subscribers living in Bukit Tunku have highlighted issues relating to a group of cars with modified exhausts that race along Langgak Tunku towards the scenic vista on Jalan Bukit Tunku. These incidences have notably become more frequent, with what sounds like more vehicles joining the original few.

These motorists come in the evening and park opposite Kenny Hills Grande to enjoy the night view of KL skyline. When done, they leave their considerable trash on the grassy shoulder. The BTRA Security Patrol team have been called several times to politely ask them to leave, with additional support from the

DBKL Anti-Mat-Rempit team and Sentul District Police.

“Security is highly important and having a dedicated group to share such activity is invaluable,” said Brahmal Vasudevan, who heads the BTRA Security Sub-Committee.

“Photos or videos are very useful. Group members who have their own CCTV cameras have generously shared images that help to identify vehicles and suspicious activity in our suburbs. This collegiality is much appreciated and the BTRA Security Patrol team can be directed to troubleshoot promptly,” Brahmal added.

The BTRA Committee works with relevant parties, including the police, to resolve these problems as best as possible.

Some photos shared by group participants



Trees felled by ferocious storms in the past months.



Neighbourhood urban wildlife sheltering from a serious storm

MONDAY, MAY 10, 2021

Govt. Notices/ Tenders 228 Govt. Notices/ Tenders 228 Govt. Notices/ Tenders 228

DEWAN BANDARAYA KUALA LUMPUR

P.U. (B) 258/2021

FEDERAL TERRITORY (PLANNING) ACT 1982

NOTIFICATION OF ADOPTION OF THE DRAFT PROPOSAL FOR ALTERATION OF LOCAL PLAN FOR THE FEDERAL TERRITORY OF KUALA LUMPUR

IN exercise of the powers conferred by section 16 of the Federal Territory (Planning) Act 1982 [Act 267], the Commissioner of the City of Kuala Lumpur, with the approval of the Minister, has adopted the draft proposal for alteration of local plan for the Federal Territory of Kuala Lumpur named as the Kuala Lumpur City Plan 2020 (Alteration 3)(Part I) on 3 March 2021.

A copy of the Kuala Lumpur City Plan 2020 (Alteration 3)(Part I) may be inspected or purchased during office hours at the Department of Town Planning, Level 14, Menara DBKL 1, Jalan Raja Laut, 50350 Kuala Lumpur from 10 May 2021.

The fee for the purchase of the Kuala Lumpur City Plan 2020 (Alteration 3)(Part I) shall be as prescribed in the Federal Territory (Planning)(Fee For Purchase of Local Plan (Alteration 3)(Part I)) Rules 2021 [P.U. (A)221/2021].

Dated 30 April 2021
[DBKL/JUP/BPPP/GN/808 JLD.8;PN(PU2)396/VIII]

DATUK SERI HAJI MAHADI BIN CHE NGAH
Commissioner of the City of Kuala Lumpur

www.dbkl.gov.my

Benefit of BTRA Membership

Dato' Muthanna added that despite early misgivings of chat groups for a number of reasons, both groups have been active when necessary but not intrusive.

“As easy as it is to participate, it’s also easy to mute or leave the group, if one prefers. That said, I’m pleased to see that members are reaching out to discuss common concerns, including resolving some, if it’s practical to do so.”

Eligibility for either chat group requires membership to BTRA. Non-member residents of Bukit Tunku and Taman Duta may email BTRA at bukit.tunku.residents@gmail.com or send a text message to 012.205.1976 for membership forms, if interested.

"A forest bird never wants a cage"

Henrik Ibsen, 1828 to 1906

Photographs by tian hooi,
Bukit Tunku resident.

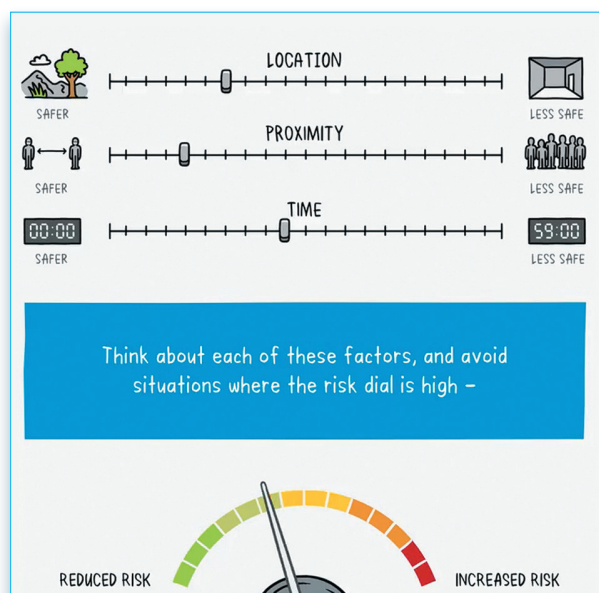
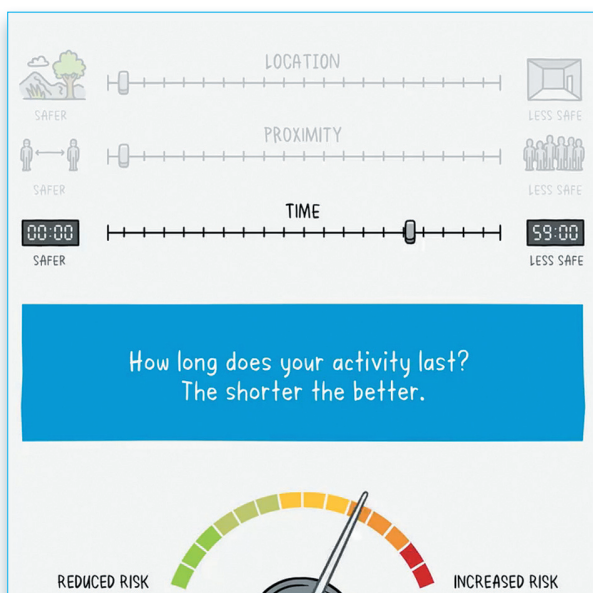
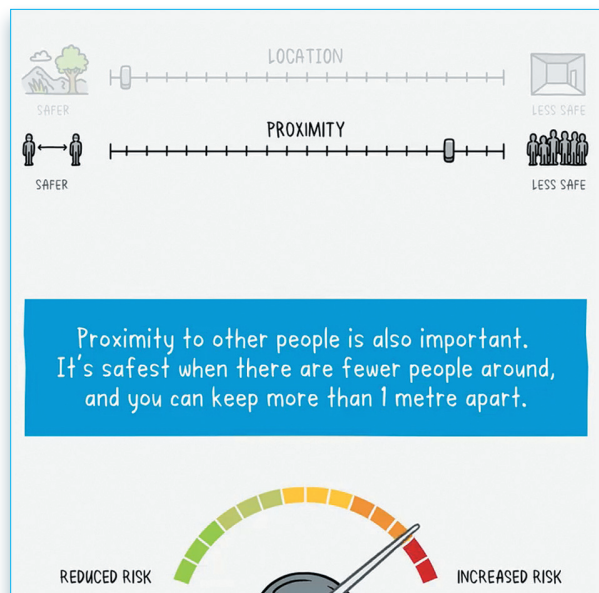
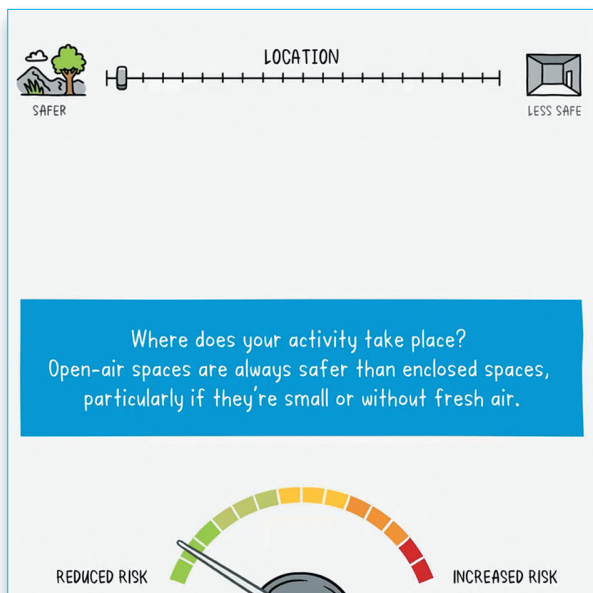
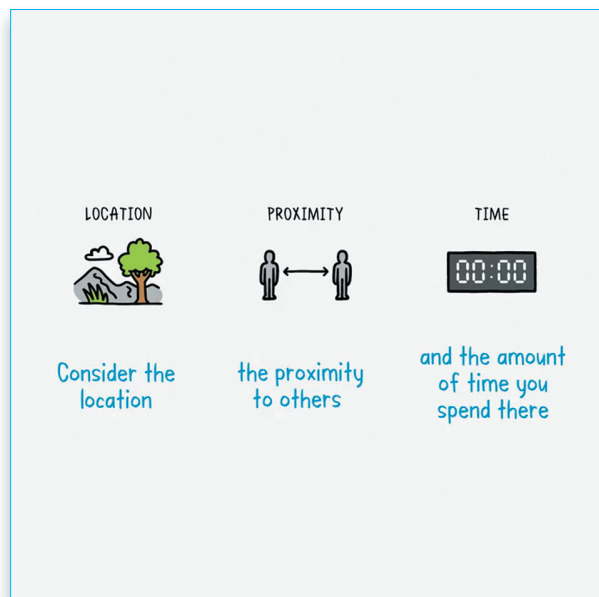
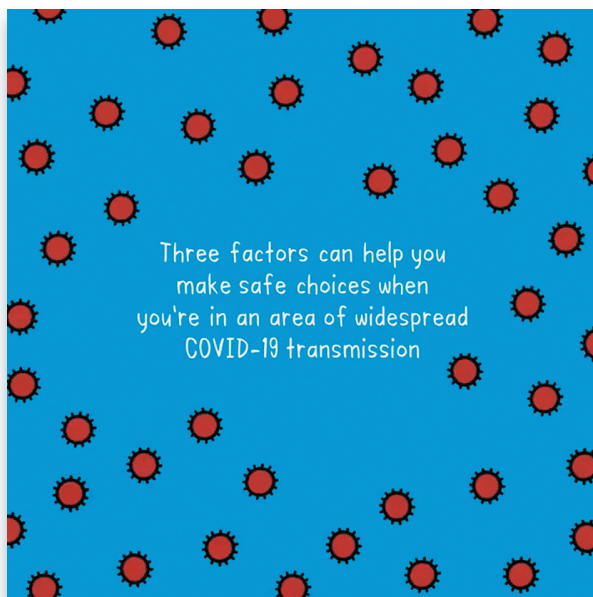
A few feathery friends spotted
in the garden and along the
tree-lined streets of Bukit
Tunku.

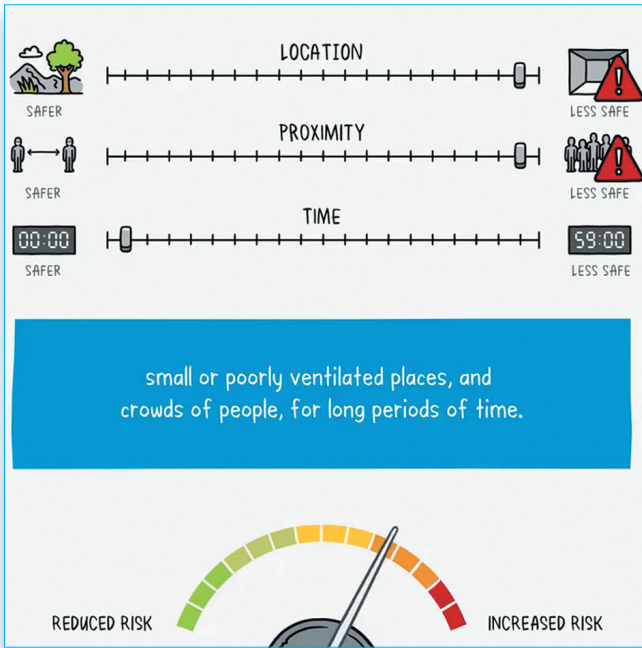




*Clockwise from top: Zebra Dove;
White-Breasted Kingfisher; Woodpecker; Robin.*

Stay Safe. #KitaJagaKita





Stay safe and always remember to:

World Health Organization

Promote health, keep the world safe, serve the vulnerable

www.who.int

Young people are also at risk of COVID-19 infection and transmission.

If you feel unwell, stay home and monitor your health. Follow your national health advice.

If you experience difficulty breathing, seek medical attention immediately.

World Health Organization Western Pacific Region #StaySafe 22 April 2021

WHAT TO DO IF SOMEONE IS SICK IN YOUR HOUSEHOLD

Life has to continue even where COVID-19 is spreading. Here's how to stay safe.

- ISOLATE THE SICK PERSON**
 - Prepare a separate room or isolated space, and keep distance from others.
 - Keep the room well ventilated and open windows frequently.
- REDUCE CONTACT WITH THE VIRUS**
 - Identify one household member to be the contact person who is not at high risk and has the fewest contacts with people outside.
 - Wear a medical mask if in the same room as the sick person.
 - Use separate dishes, cups, eating utensils and bedding from the sick person.
 - Clean and disinfect frequently touched surfaces.
- TAKE CARE OF THE SICK PERSON**
 - Monitor the sick person's symptoms regularly.
 - Pay special attention if the person is at high risk for serious illness.
 - Ensure the sick person rests and stays hydrated.

! DANGER SIGNS

Call your healthcare provider immediately if you see any of these **danger signs**:

- Difficulty breathing
- Confusion
- Loss of speech or mobility
- Chest pain

REMEMBER, IT'S ALWAYS SAFER TO KNOW YOUR RISK. LOWER YOUR RISK.



USEFUL CONTACT NUMBERS

DEWAN BANDARAYA KUALA LUMPUR (DBKL)

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

ADDITIONAL DETAILS FOR DBKL

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

OTHER PUBLIC SERVICES

ALAM FLORA 1.800.88.7472 www.alamflora.com.my Garbage collection, cleaning, clearing of drains, sweeping of roads, grass cutting, recycling	AIR SELANGOR (water) 15300 www.airselangor.com
POLICE Sentul Station 4048.2222 Bukit Aman 2266.2222 KL Traffic Police 2071.9999	INDAH WATER KONSORTIUM 2284.7828 www.iwk.com.my Service / Operations Enquiries Email: care@iwk.com.my
TNB (electricity) 15454 www.tnb.com.my Breakdown, power failure, streetlights	DEPARTMENT OF ENVIRONMENT 1.800.88.2727 Open Burning – 24 hours
TELEKOM MALAYSIA 100 www.tm.com.my Dropped telephone cables, faulty lines	AMBULANCE SERVICE 999



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Please call or visit: **03-2727 7417** airaresidence.com for an appointment to view.

Developer: Selangor Properties Sdn. Bhd. [Reg. No: 196301000340 (5199 - X)] · Address: Level 2, Block D, Kompleks Pejabat Damansara, Jalan Dungun, Damansara Heights, 50490 Kuala Lumpur. Tel: 03-20941122 · Developer's license no.: 14467-1/08-2021/02817 (L) · Validity period: 28/08/2020 - 27/08/2021 · Advertising & Sales Permit no.: 14467-1/08-2021/02817 (P) · Validity period: 28/08/2020 - 27/08/2021 · Approving Authority: Dewan Bandaraya Kuala Lumpur · Approved building plan no.: BP T2 OSC 2019 0477 · Type of Property: Condominium · Tenure of Land: Freehold · Expected Completion Date: April 2021 · Remaining Units: 58 units · Built up area: Type A1 - 5,253 sf; Type A2 - 5,351 sf; Type B - 4,489 sf; Type C - 2,679 sf; Type D - 7,201 sf; Type E - 5,856 sf; Type F - 6,383 sf; Penthouses - 6,566 - 7,730 sf · Minimum Price: RM 5,284,600.00 · Maximum Price: RM 14,914,800.00 · Type A1, A2, B, C - 3 Carparks · Type D, E, F - 4 Carparks · Penthouse - 4 Carparks · Bumiputera Discount: 5% · Encumbrances: NIL · This advertisement has been approved by National Housing Department.

Refers to RESIDENSI AIRA DAMANSARA
A prestigious development by:

 **SELANGOR PROPERTIES SDN. BHD.**
The Art of Making Places

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COMBO**
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Nail Polish +
250g Premium Cake



**THE DIVA
COMBO**
RM199

Manicure +
Nail Polish +
500g Premium Cake



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The Stories
G1 & G1-1, Taman Tunku,
Bukit Tunku, 50480 Kuala Lumpur.