

RIVER PARK DEVELOPMENT

Dear Residents,

We understand your frustrations when we close the golf course for non-golfer entry. This decision came after a long and hard consideration between our management team and the golf course operation. One of the main reason we have decided to stop entry was due to the fact that several of the residents were not following the regulations set up the golf course management and were posing a risk to themselves as well as to our golfers who were on the course, with their unruly behaviors. There is also the other reason for pests and critters that might be lurking among the bushes during sundown.

We decided that it was best for us to activate this regulation to protect both the golfers and the casual strollers.

But do not be weary, we would like to ensure you that the resort-living, active outdoor lifestyle we offer in Star City is something that our Star City management will always protect and ensure.

This is one of our biggest perks of living in a 480 acres development with 60% of it catered to encourage that objective.

First of all, we would like to announce the building of our public park between the organic farm and Flood Gate 1. The park will overlook the beautiful sunset against the river and is due to complete around the 4th quarter of 2020. Carefully designed, with plenty of shade the park features a hill from which to view the river and which at night can transform on special occasions to a public event space or open theatre. The many varieties of the tree from all over Myanmar being planted will form the start of the Star City Community Forest program and the park has been designed to include a yoga/outdoor gym area, a family area for BBQ, a contemplation zone and toddlers safe play area.

#StarCityOurHome

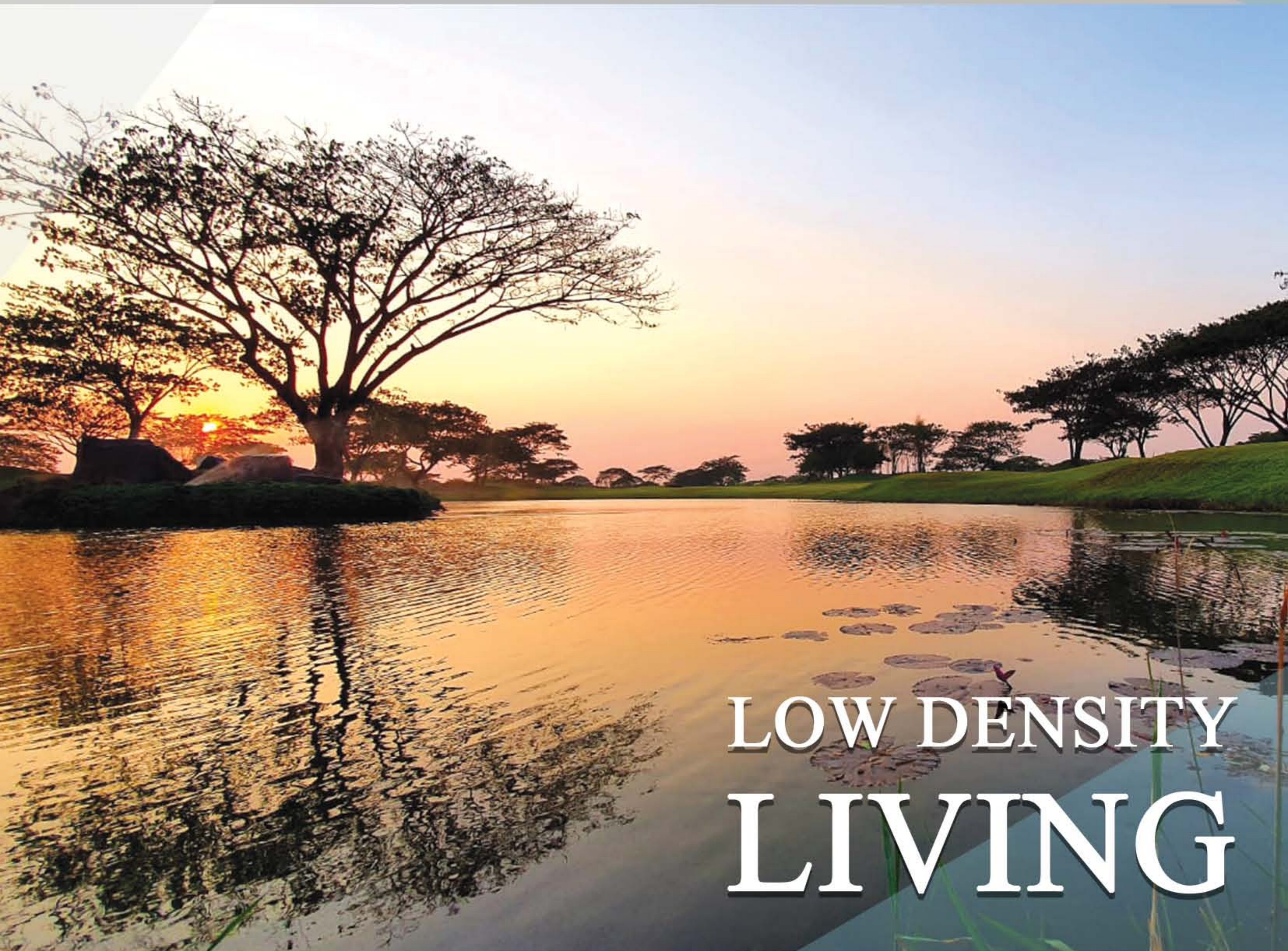


GALAXY SOCCER FIELD

Dear Residents, we hear you. The soccer/rugby field is in the making. With the new Galaxy community center and public park in development, we are going to deliver the much awaited soccer field in our Phase 1 delivery.

We are also elated to announce that in this delivery stage, we will be including a playground and an outdoor gym. The community field at Galaxy Tower will have ample spaces for families to enjoy outdoor activities with plenty of grassy lawn areas. You can start planning your group yoga classes, family picnics or just to come lay on the grass with your favorite book, and enjoy the beautiful unpolluted sky of Star City.

#GalaxyTheGoodLife #TheGoodLife



LOW DENSITY LIVING

Among the essential needs for the people to survive, “food, clothes, warmth & rest” must be the most basic physiological needs. Usually, everyone would consider to seek out other social and emotional needs after fulfilling the above mentioned physiological needs.

But, as the residents of Yangon City with a population of around (7) Millions of people currently living, you might prioritize living ahead of other basic needs. It would help if you had a warm place in which you can call yourself home after struggling with your daily routines in the urban lifestyle.

These days, most of the major banks in Myanmar are offering home loan plans for the general public, and there is a growing number of interested people to buy a condo

unit with the home loan plan among the middle-class people with a considerable amount of income.

The reason behind this fact is that it’s more cost-effective in the long run to buy a condo unit by applying a home loan plan with a reasonable interest rate rather than renting a house at a lower price.

However, there are some facts you might need to put into your consideration before buying a condo unit at Yangon.

When looking into buying a condo unit, the most common considerations would be the price, location, and amenities (swimming pool, gym). However, many people fail to pay attention to the fact of how densely populated the project is or will eventually be.

There is a potential risk in which this factor would affect your living situation if you don’t pay close attention.

Generally, most of the condominiums have fewer and larger units compared to other residential buildings.

Condo contractors and real estate agents consider this factor as the major selling point while targeting the well-earned middle-class people and the high-class people.

You can regard the low-density condo units with a fewer number of residents as a luxury feature of your buying decision. Some of the perks of low-density condo units are as follows:

1. Better recreational spaces

When looking for a condo development, the most important aspect to look for is the residential to recreational spaces ratio. In congested cities like Yangon, most condo developments have lesser and lesser recreational spaces. For a higher standard of living and breathable space, it's always important that the recreational spaces of a condo development make up to at least 50% of the overall development. So to say 50% residential space with the other 50% making up parks/gardens and green areas will give you and your family a much needed break out area to relax and enjoy the outdoor. Thus it is vital to look for a development that encourages an active outdoor lifestyle.

2. Increased fire/ natural disaster safety

In the event of a fire or a natural disaster like an earthquake, you will find yourself in a safer environment if you chose to buy a condo unit that is a low-density and low-rise. In the events mentioned above, people are more likely to freak out and find the nearest exit as soon as possible, and it might result in a casualty or injury cases because of that. In comparison, your chance of getting to safety can be better in a low-density condominium because of fewer people who need to get evacuated in times of crisis. You can also expect well inspected and regularly maintained fire-escape ladders in low-density condos, and that will increase your chance of survival while facing fire or earthquake crisis.

3. Better security

It's natural to expect the security staff who will monitor the safety/ security of your building, but the surveillance won't be that reliable when it comes to densely populated condominiums as there will be more people coming in and out of the building. You can count on the better security setting from a low-density condo building as there will also be fewer people in and out of the building.

5. Less noise pollution

In a developing country like ours, noise pollution is becoming a more and more complicated issue. You will find it difficult to get away from noise pollution in a densely populated place like residential buildings. But, low-density condo units are the ideal places to evade noise pollution due to the fact of fewer residents and the behaviors and actions according to a high social class of those residents.

6. Better use of amenities

Swimming pool, a common playground for the kids, and a shared gym for the adults. However, it might not be enjoyable sometimes to use these facilities as you might need to share those with your neighbors, and it can result in a crowded place, which is not an ideal situation for good hygiene. You can be at ease to use these amenities in a low-density condo because of the luxury of fewer residents in the building.



4. More private setting

Privacy is considered the luxury feature in a world of the mass population. Middle class people with significant income and high-profile celebrities would like to choose an environment with better privacy as they would prefer a quieter lifestyle. Because of the fact of fewer residents compared to densely populated residential buildings, low-density condo units are the best choices when it comes to better privacy settings.



Investing for the future by purchasing a condo unit is a risky game for most of the middle-class people, so you should consider every fact before making the buying decision. After learning the perks of living a compact lifestyle in a low-density condo described in this article, you won't regret your buying decision of low-density condo units as you can get the most out of the luxury features of living in a condo.









PROPERTIES OF THE MONTH

CITY LOFT UNITS ON SALE - NEW TOWER A2 LAUNCHED

City Loft is a modern urban housing project that aims to address the starter home needs of young and aspiring Yangonites. The site is a development of 11 towers which sits on a 14 Acres of Land.

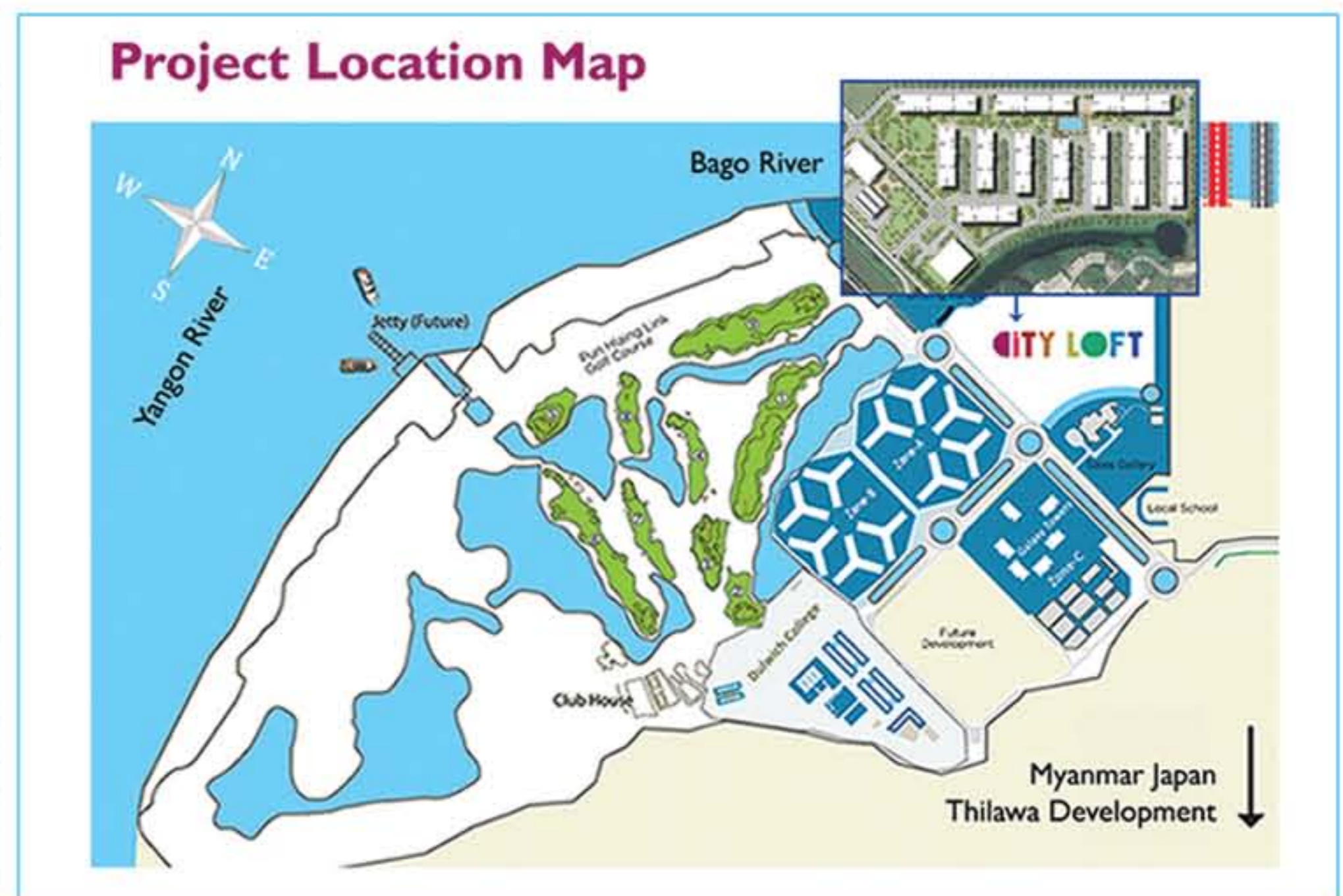
The addition of City Loft apartments will bring vibrancy to the Star City community. With commercial strip at the forefront of this development, Star City Residents will get to enjoy new amenities such as the Wet Market, a Public Transport hub and a Super Market. The Units types for sales in City Loft starts from an Entry Studio apartment to a family type 3 Bed apartment with prices ranging from 500 Lakhs to 1600 Lakhs.

With an attractive referral fee of 1% for all Star City existing residents, there couldn't be a better reason to encourage your friends to come and be your neighbor in this beautiful estate.

<p>STUDIO UNIT (ST)</p>   <p>312 SQ.FT</p> <p>Starting From 500 Lakh</p>	<p>1 BEDROOM UNIT (T1)</p>   <p>484 SQ.FT</p> <p>Starting From 800 Lakh</p>
<p>2 BEDROOM UNIT (T2)</p>   <p>710 SQ.FT</p> <p>Starting From 1200 Lakh</p>	<p>3 BEDROOM UNIT A (T3A)</p>   <p>850 SQ.FT</p> <p>Starting From 1600 Lakh</p>

Contact us now at
09 777 223355- 77

cityloftsales@yomaland.com



PROPERTIES OF THE MONTH

GALAXY TOWER UNITS FOR LEASE

Looking for an apartment at a safe residential campus with protected layers of security?

Newly built high-rise buildings (Galaxy Towers) at Star City is a safe and pleasant haven for you. Brand new fully furnished apartments with windy and nice looking views are ready for you at reasonable rent inclusive of Estate Management Fee and Commercial Tax.

Choose from 1 bedroom, 2 bedroom or 3 bedroom apartments with the size ranging from 647 sq ft to 1624 sq ft including below services.

- Internet
- TV Channels (Sky Net)
- Limited pass access to Community Swimming Pool
- Dedicated 24 hours security team
- Individual Intercom System

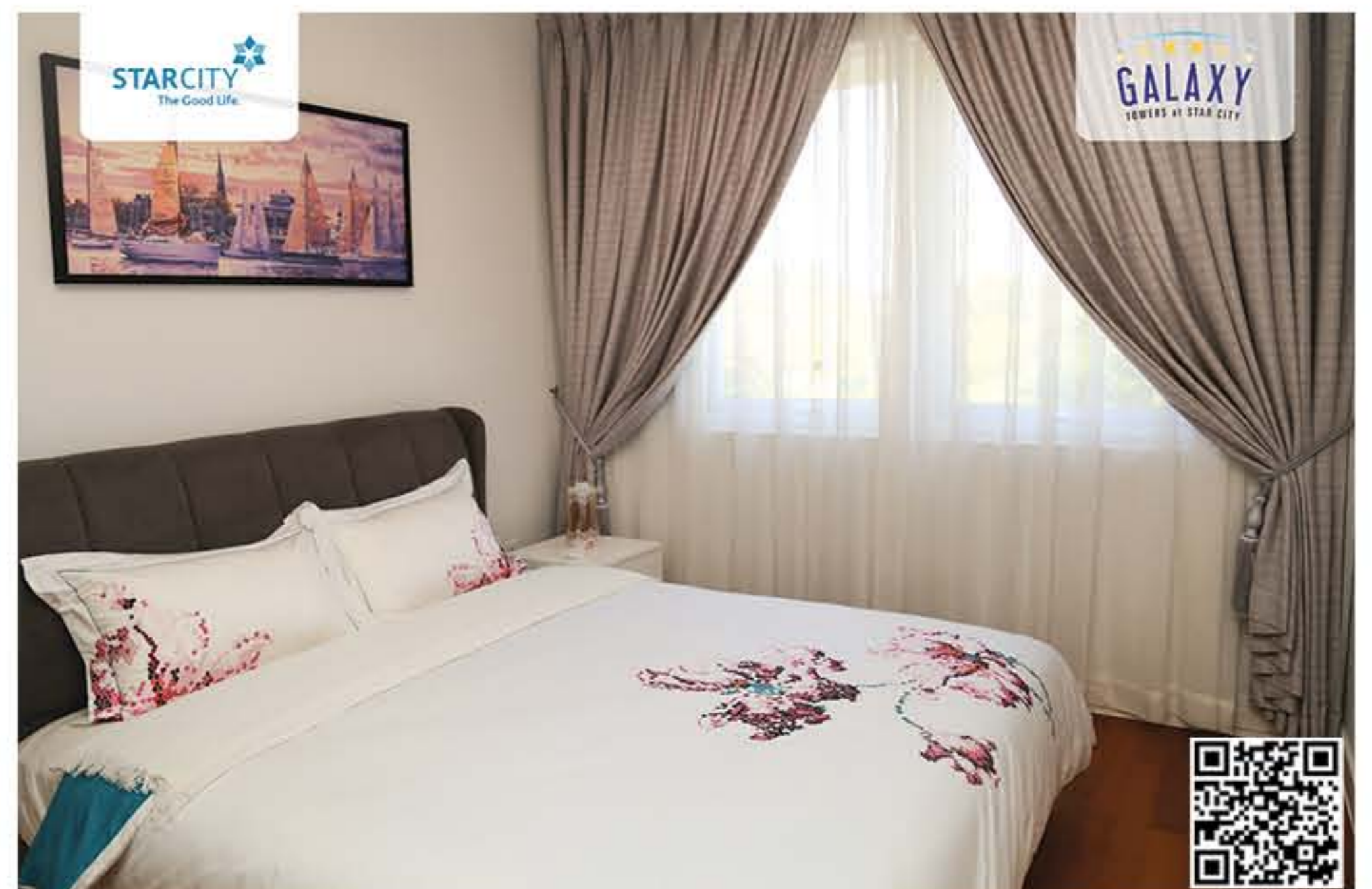
Whether you are a busy professional, returning expat, or a newly married couple, looking for a place to stay in Yangon, you'll find exactly what you need within our extensive home inventory. Our leasing consultants are ready to assist you in finding a home that suits your individual needs.



"MYANMAR'S VERY FIRST PROJECT WITH PIPED-IN GAS SYSTEM"

Enquiry: +95 95 737 8609 (May Thar) and +95 506 1782 (Thet Su)

Email: maytharnoetun@yomaland.com; thetsupan@yomland.com



COMMUNITY ANNOUNCEMENT



Kristi's Kitchen Yangon

- TOPPINGS
- FRESH BREAD
- DAIRY PRODUCTS
- DESSERTS AND CAKES
- HOMEMADE DUMPLIGS, ETS

NO CHEMICAL & PRESERVATIVES
ALL FRESH
ASK FOR MORE

Facebook page for order:
@KristisKitchenYangon

WhatsApp:
+79602802899

Location:
StarCity, B1



Ziyo Bake

Star City resident can order the following Bread & Cakes

1. Uzbek naan
2. Brick bread
3. Loaf of bread
4. Layered onion bread
5. Layered butter bread
6. Honey Cake
7. Chocolate Cake
8. Napoleon cake

Contact :09443272071



CHARCOAL ROTISSERIE CHICKEN

STAR CITY



DD CHICKEN DELIVERY

DD Chicken will be offering **FREE** delivery to **STAR CITY** every Tuesday!

Please inbox us via Facebook (DD Chicken Delivery) or call us at +95 9755083653 before end of day Monday so we can process your order before Tuesday. Thank you!



SUBSTAINABILITY TIPS CLOTH FACE MASKS

Let's choose Cloth /Fabric Face Masks as a sustainable choice!
Cloth masks are washable, reusable and recyclable. Fabrics such as cotton prevents liquid droplets from passing through and therefore provides incremental protection against airborne particles.

Obviously, front line works have to use disposable masks for safety reasons. But for daily usage, a cloth mask is a sustainable option; it help to reduce waste, is less expensive and helps to alleviate the current medical supply shortage.

Reference: <https://et2c.com/cloth-face-masks-sustainable-choice/>



COMMUNITY ANNOUNCEMENT



A Farm To Home!

FREE RANGE EGGS
ORGANIC VEGETABLES
ORGANIC SEASONAL FRUITS

Ah Tee Family farm products arrive on every Friday from Pyin Oo Lwin and Hmaw Bi farms and will deliver to you door on Saturday.



09 979 231 451/ 09 762 140 090

MASK FOR SALES

Reusable Cotton & Non-Woven Mask

Medium & Large Sizes
Price: Ks 4,000 for 3 Pcs, Ks 6,000 for 5 Pcs

www.facebook.com/mmdcollections

GET INVOLVED TODAY!

Call for Contributions to Star City Newsletter!

We are inviting you to participate for the following categories in Star City monthly newsletter.

- Buy or Sell unused stuff
- Home-made Food Order
- Anniversary or Birthday Wishes
- Lost or Found etc

Send your contributions to email communication@yomaland.com

CALL: 056 - 23150 Ext 1239 or 09 403078549 during office hours

BUY

(re)SELL

CITY LOFT STARCITY

Heartfelt thank you everyone to join us on our

Mother's day

Virtual Celebration on

May 10th 2020

STARCITY COMMERCIAL OFFERS



For your convenience , we will
dedicate a hotline number for
STARCITY Residence
(056 – 23150, Ext: 1315)

You can call us to :

- ❶ Check the availability of any bread or cake.
- ❷ Order in advance for pick up in the store
(no need to queue).



Stay Safe!



DULWICH COLLEGE | YANGON |
| STAR CITY CAMPUS |



WE PUT STUDENTS FIRST SO THEY BECOME LEADERS, INNOVATORS,
CREATIVE THINKERS, AND ENTREPRENEURS OF TOMORROW.

To find out more about Dulwich College Yangon please call 09 409607479 / 09 966423015 or
email admissions@dulwich-yangon.com.mm, or visit yangon.dulwich.org

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STAR CITY OFFERS

CITY LOFT

**Refer a Friend
&
Get Referral Fee**

Exclusively for Star City & City Loft Residents

*Terms & Conditions Apply



CITY LOFT

Please show your **StarCity Links Member Card** to
Enjoy up to **15 Lakhs** discount on your City Loft Unit
Purchase. You can also **Refer a Friend** and get a
Referral Fee of **1%** of the Unit Price.

Exclusive Incentive for All StarCity Links Members



Inquire more @ 09-777 22 33 55, 09-777 22 33 66, 09-777 22 33 77

MEET OUR MANAGEMENT

Ko Aung Pyae Phyo joined Star City in 1-Jun-2015 as Security Officer and he was promoted to Chief Security Officer in 1-Jun-2017. He is responsible for managing Estate Management Security services.

Prior to joining Star City he has served in the Army for 10 years as a Military Officer. He has good experience in the private security services industry in Myanmar, where he served at a private security service for Kempinski Hotel (Nay Pyi Daw) as an instructor and operation executive during the President Obama's Myanmar trip in 2013.

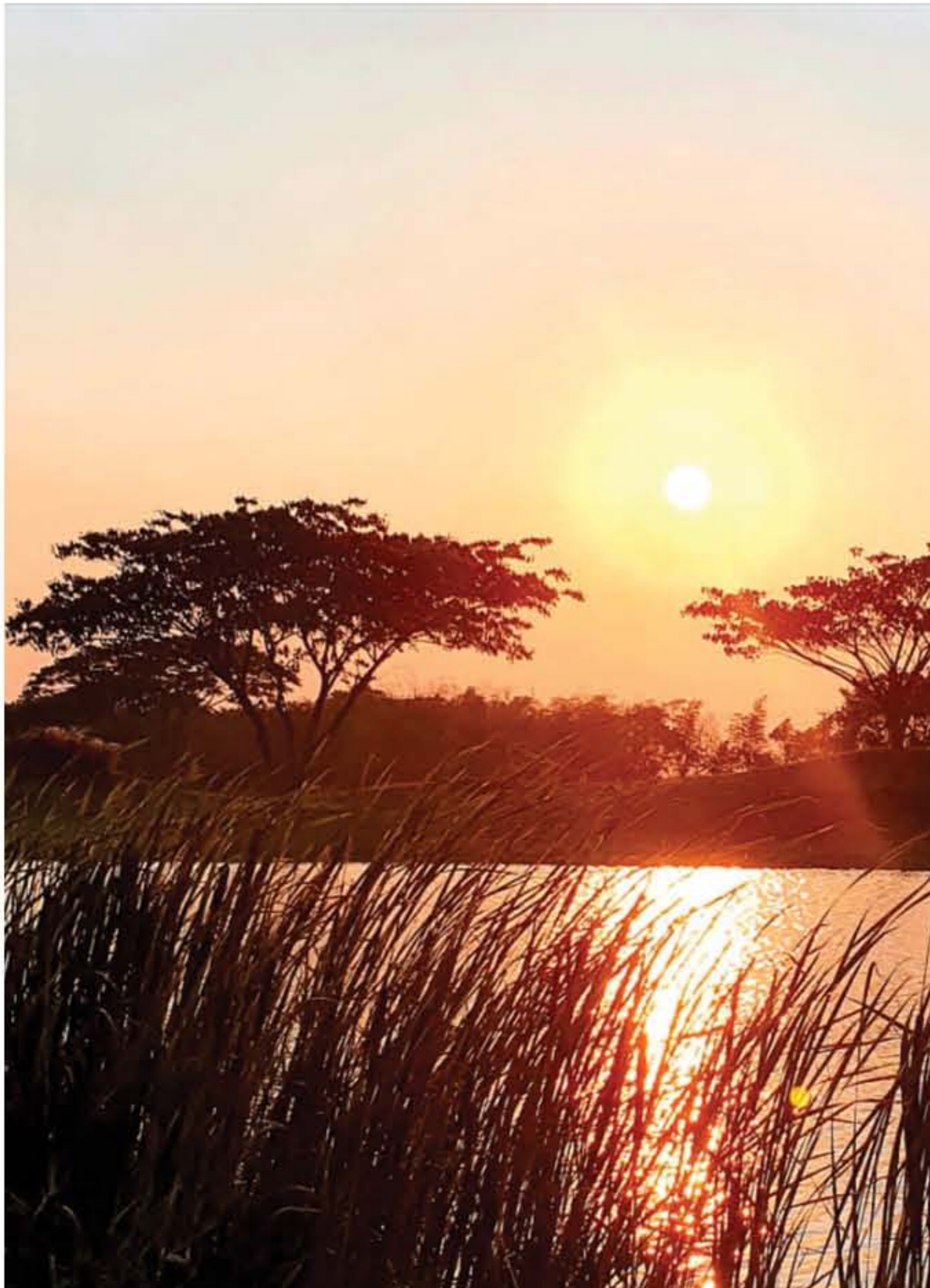
Ko Aung Pyae Phyo is one of the most valued staff members of Star City and he has played a vital role in the implementation of COVID-19 prevention measures of the Estate. Star City Security team under his leadership has received positive recognitions and appreciation by our residents and customers for their protection and safeguarding of our homes during this challenging period.

Star City would like to thank Ko Aung Pyae Phyo for his great service and loyalty.

#TEDCulture #TEDSpirit



STAR CITY COMMUNITY FOREST



Star City Management has been planting an exciting campaign for the Residents. We would like to introduce you to the idea of a Community Forest, where new trees are planted or existing trees are named and tagged for every new baby born in the estate for every new owner that moves in, for every new step in life a marriage, a promotion or even a simple declaration of love. These are some initial ideas that our team of 8 managers has been working on. We have a whopping number of mature and beautiful trees around the estate but we can definitely do more, there are never enough trees for us, when it comes to environmental sustainability.

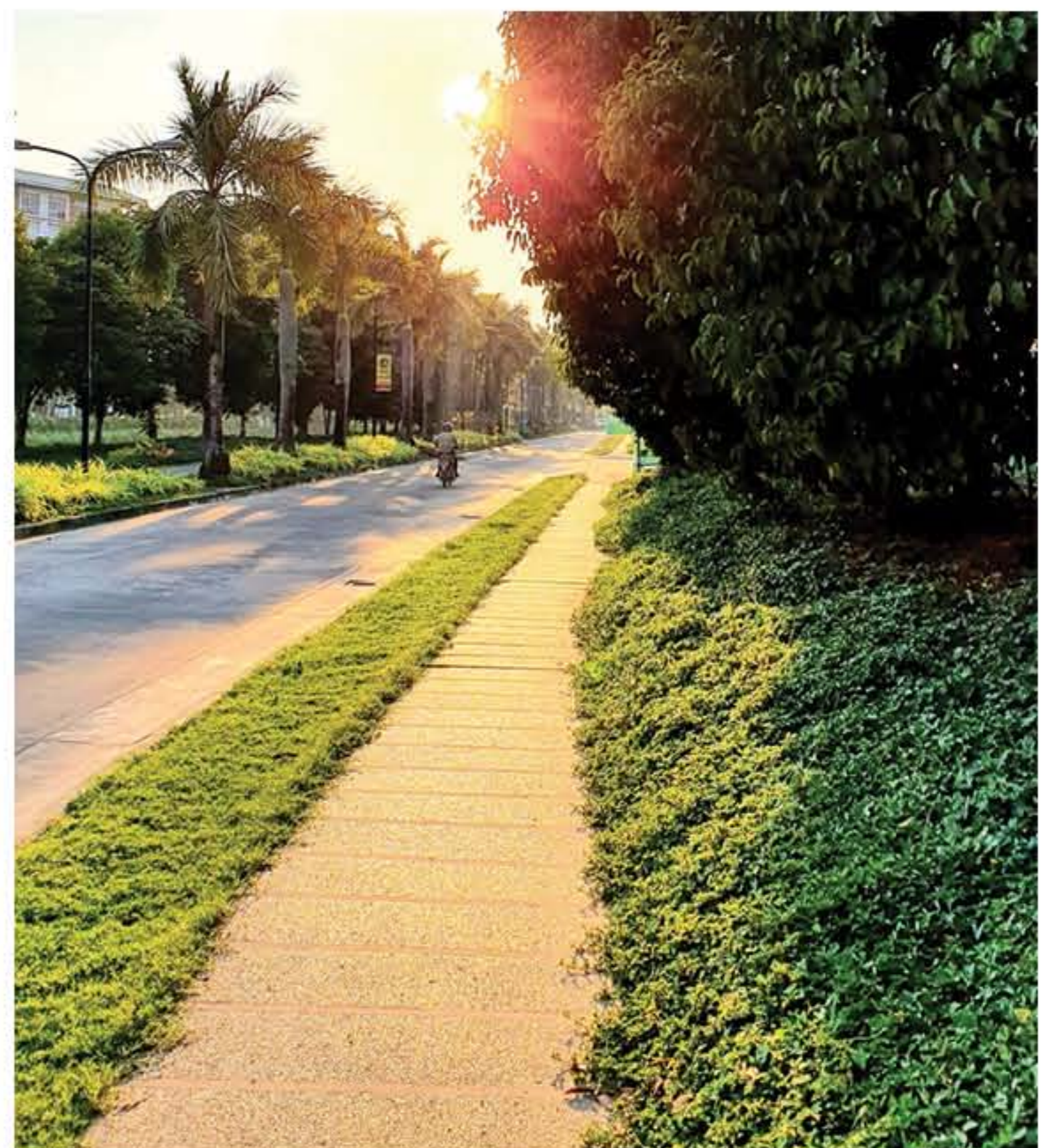
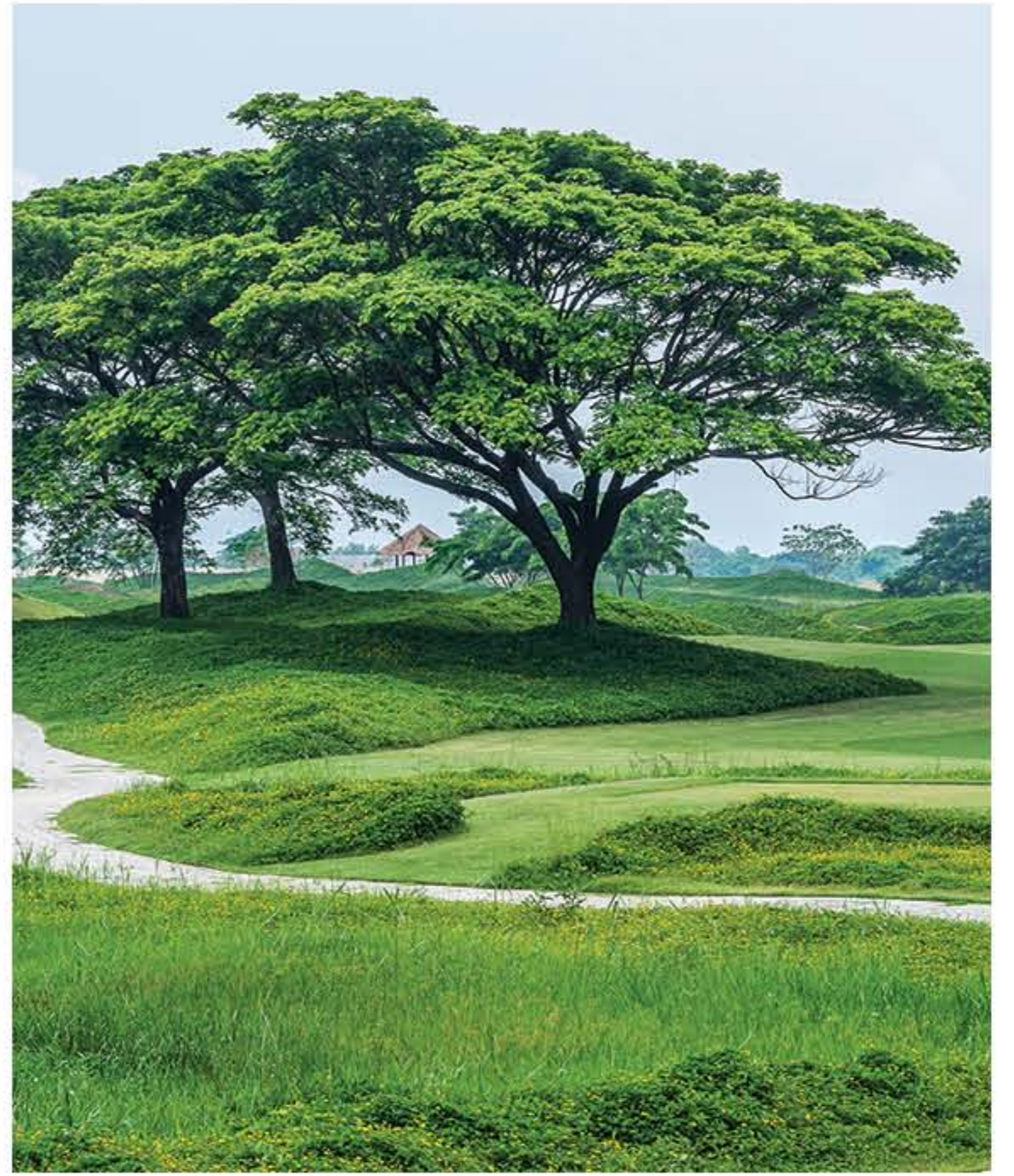
Community forests provide affordable access to outdoor active lifestyle, nature and fresh air.

A forest could offer Eco friendly opportunities for Yangonites and visitors to enjoy a leafy green respite from the hustle and bustle of the city to walk, run, or simply quietly experience the serenity of nature in all its diversity. This is the lung of the city, this is where we get the oxygen to clean up ourselves.

Best of all, we'll be proud to name ourselves the green estate of Yangon, Myanmar with the least amount of pollution. Don't believe us, just take a look at our clear sky and the inhibition of wild birds around you.

Staytune for the development of this idea!

#StarCityOurHome







Star City Sales Gallery
Kyaik Khauk Pagoda Road,
Thanlyin Township,
Yangon, Myanmar.



cityloftsales@yomaland.com
starcitysales@yomaland.com
customercare@yomaland.com



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09 750 229 503
Tel : 056 23150 – 3,
Extension- 1112/1119



KEY CONTACTS

▶ ESTATE MANAGEMENT OFFICE

Phone: 056-23150 Ext: 1206, 1256
Mobile: 09 259 889 429 (Zone AB)
Mobile: 09 259 889 441 (Zone C)
Email: em-zoneab@yomaland.com

▶ SECURITY HELP DESK

Hotline: 09 699 872 699
Email: security@yomaland.com

▶ ALL STARS FITNESS

Phone: 056-23150 Ext: 1194
Email: recreation@yomaland.com

▶ PUN HLAING CLINIC

Phone: 056-23150 ext 1270, 1271
Mobile: 09 4495 23534
Email: htetaunghlaing@phsh.com.mm

▶ RENTAL & COMMERCIAL LEASING OFFICE

Phone: 056-23150 ext: 1186, 1162
Mobile: 09 957 378 069, 09 506 1782
Email: maytharnoetun@yomaland.com

▶ A5 MANAGEMENT OFFICE

Phone: 056-23150 Ext: 1198, 1199
Email: a5-management@yomaland.com

▶ ALL STARS KIDS

Phone: 056-23150 Ext: 1220
Email: recreation@yomaland.com

▶ HOUSE KEEPING DEPARTMENT

Phone: 056-23150 Ext: 1227, 1124
Email: emhousekeeping@yomaland.com

▶ STAR CITY LINKS GOLF COURSE & DRIVING RANGE

Phone: 056-23150 Ext: 1241
Mobile: 09 42385 1101
Email: starcitylinksinfo@yomaland.com

▶ COMMUNITY POOL

Phone: 056-23150 Ext: 1260
Email: recreation@yomaland.com

▶ ALL STARS POOL (A5)

Phone: 056-23150 Ext: 1225
Email: recreation@yomaland.com

▶ RESALE OFFICE

Phone: 056-23150 ext: 1118, 1151
Mobile: 09-420018869, 09-409796759
Email: kyikyihlaing@yomaland.com