

## RIVER PARK PROGRESS

*"It seems to me that the natural world is the greatest source of excitement; the greatest source of visual beauty; the greatest source of intellectual interest. It is the greatest source of so much in life that makes life worth living."*  
Sir David Attenborough

So much of what I do focuses on constructing residential or commercial buildings. While balancing functionality and aesthetic is a key part of the design process, it's not something that everyone can appreciate in the final product.

This is why the River Park project at StarCity has been such a refreshing break from my day to day norm.

With the River Park, our ambition is to hero the natural world, using construction techniques only to make it more accessible for the residents to enjoy.

Where possible, all materials for the River Park are sourced locally; the majority of the grass, flowers, plants and trees are grown in the StarCity nursery or relocated from elsewhere on the estate, the riverside mangroves are original freed from the weeds by which they are usually obscured, the bamboo is all

recycled and the timber local. We are fortunate that Myanmar offers such a wealth of sustainable, durable and beautiful materials to choose from.

The River Park will be an exciting place for kids to play while others take in the visual beauty of the flowers or do sunrise yoga with a view of the river. And for those looking for a sense of calm, the sensory Zen Garden will offer somewhere to reflect and recharge. The River Park will bring the residents of Star City a space to explore and unwind in the beauty of the nature that surrounds the estate.

The River Park looks forward to welcoming its first visitors later in 2020, and the Star City community should look out for an invite to the social and cultural Grand Opening after the monsoon season!



Dylan Rae  
Deputy Project Director  
Yomaland



## JETTY GROUND BREAKING CEREMONY MARKS THE CONSTRUCTION COMMENCEMENT

Yoma as a developer has always been dedicated to give our residents a well rounded living within all our Estates. With this dedication, TED management has been working tirelessly to provide the best transportation connectivity with StarCity and the rest of the city.

A Jetty in StarCity with regular intervals of water buses connecting to town has always been in the planning. The management is excited to announce this planning has made progress and construction of the Jetty have started. As seen in the picture, the project team conducted a traditional ground breaking and blessing ceremony on the 4<sup>th</sup> of June, 2020 for the commencement of construction. This is indeed an Exciting journeys ahead for residents and visitors alike.

Urban mobility is essential in creating spatially inclusive and successful urban developments, allowing people to access jobs, services and city resources. Connectivity and accessibility are key components of sustainable living. We at Yoma is determine to make connectivity an essential part of our developments.



# YOMA LAND

## CONNECTING YANGON'S COMMUNITIES

PHOTO: PUN HLAING FERRY

Yangon is a rapidly developing city which provides extraordinary opportunities for investment in real estate and the development of products to suit differing community needs. Yoma Land's current portfolio reinforces the diverse offer of real estate in Yangon, with predominately landed housing in the 264 hectare Pun Hlaing Golf Estate (population 2,000) Hlaing Thar Yar, a range of homes in StarCity (population 4,000) a 198 hectare mixed use development at Thanlyin and a fully integrated mixed-use 220,000 sqm development at Yoma Central, currently under construction in the heart of downtown Yangon.

JICA's Strategic Urban Development Plan 2018 outlines Yangon's Future Vision as an "Attractive International Port & Logistics Hub – A City of Blue, Green and Gold".

Yangon's population is growing fast and as urbanisation takes hold, so do problems with inadequate infrastructure provisions such as water, wastewater, power supply and solid waste disposal.

Yangon's transportation system is under increasing pressure. The Comprehensive Study of the Urban Transport Development Program in Greater Yangon (YUTRA Update 2019) identifies possible project costs of around 35bn USD for upgrading Yangon's integrated transportation system by 2035.

Urban mobility is essential in creating spatially inclusive and successful urban developments, allowing people to access jobs, services and city resources. Connectivity and accessibility are key components of sustainable living.

Yoma Land supports residents' healthy lifestyles by providing plenty of open spaces & community facilities, and by encouraging resilient transportation choices for example making it safer for residents to walk and cycle by providing effective traffic calming measures in all its developments.

Good accessibility to public transport is key, and Yoma Land's locations link directly to numerous YBS bus routes, seamlessly connecting the entire city. StarCity is currently designing a Transport Hub for the estate, which proposes to bring YBS services to within walking distance of its residents. StarCity also operates a popular daily shuttle bus connecting to downtown Yangon; Pun Hlaing is planning to introduce a similar service.



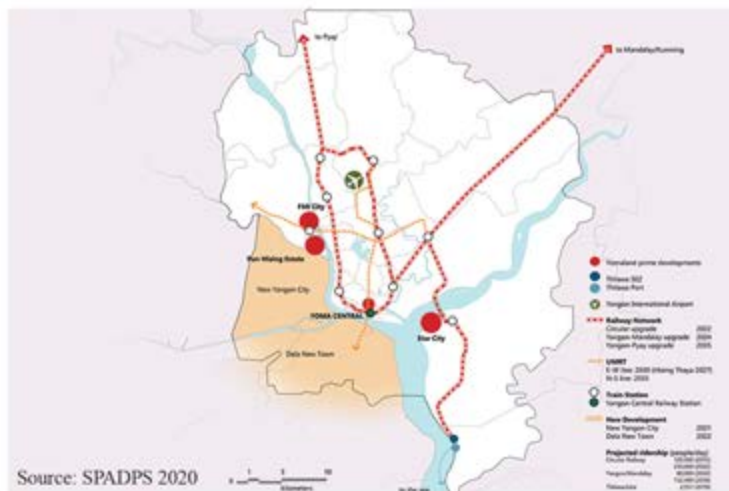
Rail travel provides a great journey option. StarCity is currently connected to the rail network at Aung Thu Kha Station, and new suburban commuter lines are proposed to pass near Pun Hlaing & StarCity in the future providing access not just to bustling downtown's Yangon Central Railway Station, but also to nearby employment hubs of Hlaing Thar Yar and Thilawa respectively.

Whilst the private vehicle should be the last choice in journey options for sustainability reasons, Yoma Land assets have robust road connections, which are constantly being improved by government initiatives such as new bridge construction or road layout and intersection upgrading, helping to reduce congestion and journey time.

Car parking and security is provided at all Yoma Land locations.

For those without a car but in search of self-drive options, Yoma Fleet Car Share provides a convenient service, with pick up and drop off points at many locations around the city.

Yoma Land is constantly exploring new transportation options. One such initiative is water transportation, which will connect StarCity & Pun Hlaing via Pansodan & Kyee Myin Daing to increase connectivity by reducing door to door travel time via a reliable, convenient and desirable mode. Exciting journeys ahead for residents and visitors alike.



## ABOUT TESSA MORTON

Ms Tessa Morton has 18 years' town planning & development experience in UK, Indonesia & Myanmar. She has worked in Myanmar for the last 6 years, for Yoma Land on Yoma Central (as Environmental & Social Compliance and Approvals Manager) and StarCity Thanlyin (as Real Estate Development Planner). Her work covers all disciplines related to masterplanning including urban design, transport, flooding, infrastructure, permitting and environmental & social compliance. She has also worked as City Planner for New Yangon Development Company.

Prior to Myanmar, Tessa worked as masterplanner for Lippo Karawaci managing large scale integrated development planning for projects across Indonesia. In the UK, Tessa worked at Jones Lang LaSalle, providing town planning advice to clients including BBC, Imperial College London, ExCeL Exhibition Centre and Wind Farm developers. Tessa started her career in telecommunications deployment, providing environmental & town planning support to deployment for Bechtel, Hutchison 3G & Vodafone. Tessa is a Chartered Member of the Royal Town Planning Institute. She studied in the UK, obtaining BSc (Joint Honours) Geography and Town & Country Planning, MSc Real Estate Management and MA Town Planning.



## 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.

**STUDIO UNIT (ST)**




**312 SQ.FT**

Starting From 500 Lakh

**1 BEDROOM UNIT (T1)**




**484 SQ.FT**

Starting From 800 Lakh

**2 BEDROOM UNIT (T2)**




**710 SQ.FT**

Starting From 1200 Lakh

**3 BEDROOM UNIT A (T3A)**

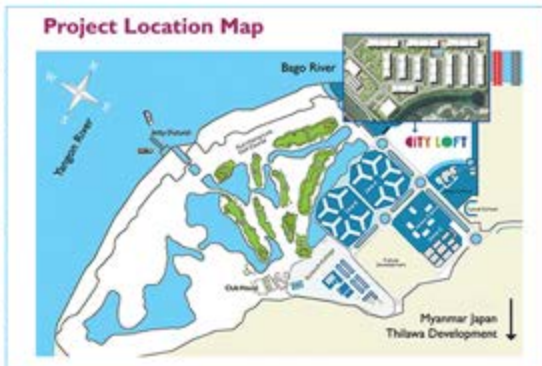



**850 SQ.FT**

Starting From 1600 Lakh

Contact us now at  
09 777 223355- 77

[cityloftsales@yomaland.com](mailto: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](mailto:maytharnoetun@yomaland.com); [thetsupan@yomland.com](mailto:thetsupan@yomland.com)



# STARCITY COMMERCIAL OFFERS

**YOMA FLEET**  
CAR SHARE



Yoma Car Share, a self-drive hourly to daily car rental, is offering new hourly rates for the Suzuki Swift and Ertiga rental to support the return-to-work movement during Covid-19 period. Swift and Ertiga can be rented at as low as **MMK 1,240 per hour** for your daily commute to work.

Yoma Car Share is also growing its rental hub locations around Yangon for this initiative. Currently, there are 15 rental hubs in Yangon including Star City and one-way drop is available (you can rent from one rental hub and return at another). Yoma Car Share cleans and disinfects all cars upon the return of the reservations. For more info, inquire at 09 YOMA FLEET (09 9662 35338) or [www.yomacarshare.com](http://www.yomacarshare.com)

Yoma Car Share app is also available on iOS App Store and Google Play Store



OPEN 6AM - 9PM  
BREAKFAST • LUNCH • DINNER

## HOMESLICE PIZZA A5 STAR CITY

*Pizza • sandwiches • wraps • salads  
• share plates • small bites • healthy  
breakfasts • local food • fresh juice •  
smoothies • coffee • beer • wine*

DINE IN - TAKE AWAY - FREE DELIVERY  
09967997508

Call us to book for your private functions or catering at a good price!

## SUSHI IS BACK IN STAR CITY!



**MON TO FRI**  
**11 AM - 11 PM**

☎ 09 261 957 711



At the 10th



OPEN DAILY • OPPOSITE GOLF RANGE

BURGERS - WRAPS - SALAD - SHARE PLATES

DRAUGHT MYANMAR BEER • IMPORTED BEERS •  
GOOD QUALITY WINE • SPIRITS • COCKTAILS

Large out door bar - under cover beer garden seating  
with fans - BBQ area - kids play area - pool table -  
outdoor sports TV - Bands on request

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# STARCITY COMMERCIAL OFFERS



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

You can call us to :

- 1 Check the availability of any bread or cake.
- 2 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](mailto:admissions@dulwich-yangon.com.mm), or visit [yangon.dulwich.org](http://yangon.dulwich.org).

**GRADUATE  
WORLDWIDE.**

SHANGHAI | BEIJING | SUZHOU | SEDUL | ZHUHAI | SINGAPORE | YANGON

## 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

# STARCITY COMMUNITY ANNOUNCEMENT

Happy Birthday  
Nazar!



Be happy, my Harry Potter! ❤️  
Love from  
PaPa & MaMa

B4 Resident

## 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

BUY



(or) SELL

Send your contributions to email  
[communication@yomaland.com](mailto:communication@yomaland.com)  
CALL: 056 - 23150 Ext 1239 or  
09 403078549 during office hours

## FOUND

Found a wallet in the walk way near the entrance of B5 Building on April 24, 2020. Owner may come & collect it by identifying the contents in it at Zone AB Management Office during office hours.

Mobile: 09 259 889 429 (Zone AB)  
Email : [cm-zoneab@yomaland.com](mailto:cm-zoneab@yomaland.com)



## OPEN HOUSE MOVING OUT SALE

19<sup>th</sup> June, 2020  
(Friday)

9:00 AM -5:30 PM

#A2 - 319

METRO

## FREE DELIVERY!

with no minimum order condition

No matter how much you order,  
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30<sup>th</sup> June 2020

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better than this in the market!

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Go to [www.metro-wholesale.com](http://www.metro-wholesale.com)

Yangon  
only





## MEET OUR MANAGEMENT

Pyae Sone Kyaw joined StarCity back in 6<sup>th</sup> March, 2020 as Sports and Recreation Manager. His responsibilities are managing the pools, gyms and the playgrounds of StarCity.

He is a National Basketball Player, who have more than 10 years experiences in the sports field and have been coaching the basketball clubs and university basketball team. Before he join StarCity, he worked at Ananda Telecommunication Company as Customer Care Manager. With a great track record in the sporting industry and experience in customer relationship field he would be exploring to provide more health & wellness activities programs in both indoor & outdoor settings for the residents of StarCity.

TED management appreciate his efforts in coming up with innovative ideas to turn StarCity into an active & health conscious community.

#TEDSpirit #TEDCulture



## STARCITY CARRY OUT ITS ESTATE WIDE DISINFECTION



StarCity Management, in collaboration with the township authorities of Thanlyin, carried out an Estate-wide disinfection at all common areas in May.

With retails and offices reopening, StarCity is gearing up to open its doors for outside visitors. The pictures seen here are the township fire engines spraying disinfection solutions across all roads and corridors. Additionally, the Estate team have also carried out full disinfection on all the common areas. These disinfections will be carried out regularly over the next months throughout the year.

As a community driven estate, the safety of residents remains the highest priority for the management team.

StarCity have now opened its doors for guest visits starting from 18<sup>th</sup> May. The Sales Gallery showcasing the country's most popular mid-range housing, City Loft, is also fully operational as of 25<sup>th</sup> May. Find out more about Estate activities in the monthly newsletters <https://www.starcityyangon.com/newsletter/>









#StarCitySmiles

## Congratulations!

### Stay Home Photo Contest Winners



Chit Thee Bonza



Nisha Godwin



Kay The Khone



Thungo Zair



Mi Mi Mye Win

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

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

09 777 223355- 77  
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: maythamoetun@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