

## NEW YEAR WISHES TO RESIDENTS

Dear Residents,

It has been a year of Challenges and Testing. The Myanmar Year 1382 has ended and we welcome the new 1383 this April. The past few months has been tough on all of us and we have experience challenges like never before. With this new year, we wish everyone the well-deserved peace, health and prosperity.

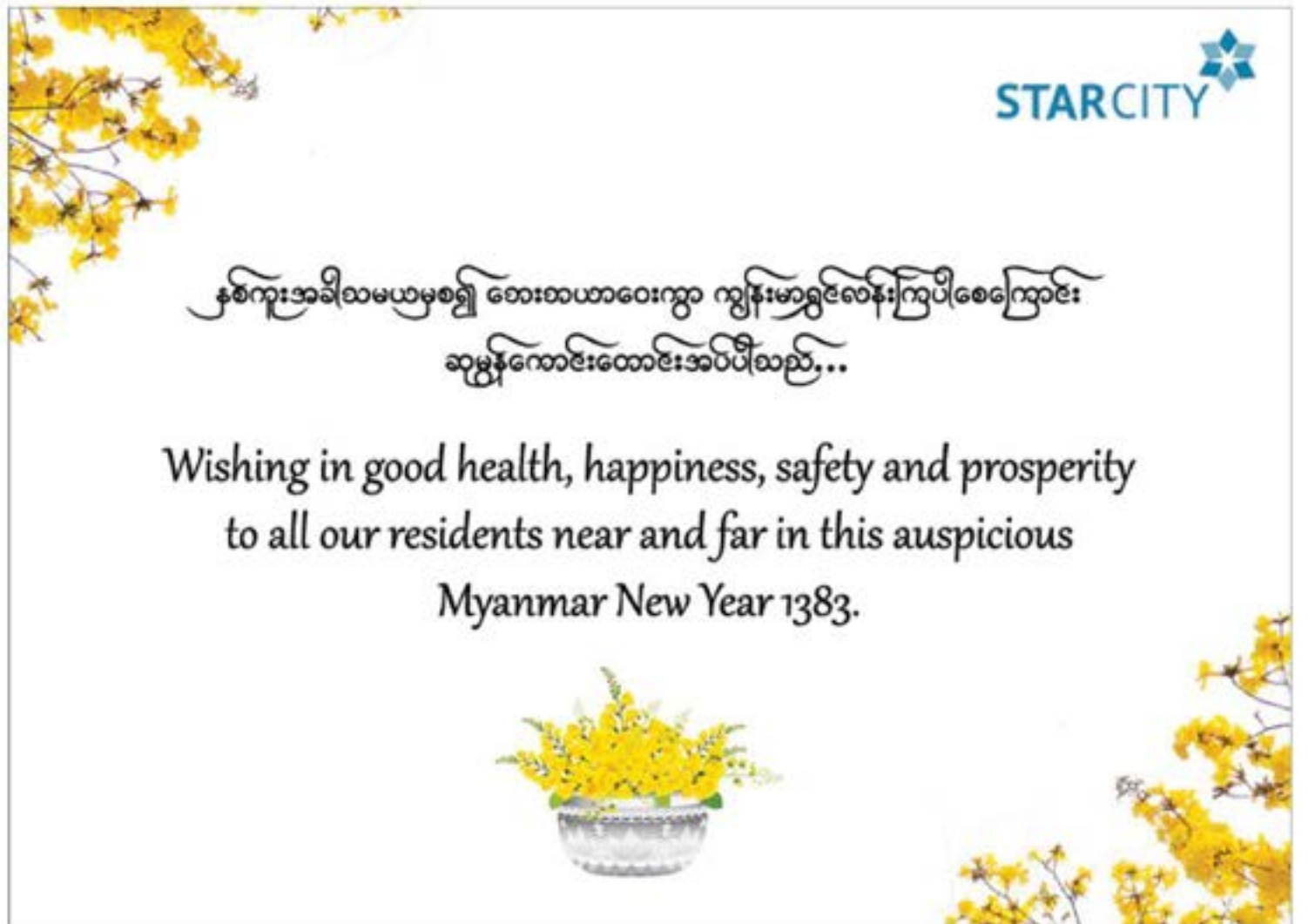
StarCity team has been working hard to continue providing our promised good life. We have implemented heightened security measures and increased health preventive activities like

regular disinfections, hand sanitizing stations and educational notices and events even throughout these difficult times.

As a community-driven estate, health, safety, and overall well-being of our residents are at our utmost priority. Thus, we continue making sure the gardens & river park, the sports fields, gyms, F&B outlets, the pools, and the golf course are in operation and are always well maintained. As our neighboring countries are experiencing a new form of Covid-19, we encourage our residents to stay vigilant in protecting yourself and others.

Please remember to wear masks at all times when you are outside. Keep a safe distance in crowded places. Wash your hands regularly and cover your nose and mouth with your elbows when coughing or sneezing. Pun Haling clinic will remain open and doctors will also be available on call if you would like to seek medical advice.

**#Stay Strong. Stay Safe.**



နှစ်ကူးအခါသမယမှစ၍ စေးစာယာဝေးကွာ ကျန်းမာရွှေ့လမ်းကြပါစေကြောင်း  
 ဆုမွန်ကောင်းတောင်းအပ်ပါသည်...

Wishing in good health, happiness, safety and prosperity  
 to all our residents near and far in this auspicious  
 Myanmar New Year 1383.



## EMOTIONALLY HEALTHY FAMILY

When it comes to health and well-being, we all know that it is very important to be physically healthy and mentally happy. As human being, there's always have emotions such as Happiness, Sadness, Enthusiasm, and Depression. Great emotional pain leads to depression and so many more could not control of losing their lives today.

To understand these all emotions, you need to examine of your every single feelings whether you are happy or sad or depression. You would need to adjust and control them once you knew your good or bad feelings. Nowadays those who can control it can be called good EQ (Emotional Quotient) people and they can even manage stress with the best control. Mood control can help you to control your emotions to be happy not only in your family world but also in your social life.

So, for being mentally healthy and happy, here are some suggestions on a regular basis to do for having a love, warmth and positive family relationship.

- laugh together and share your feelings with your family
- divide household chores
- eat at least one meal together per day
- reduce amount of spending on screen-time, exercise regularly to stay healthy and do some house cleaning on the weekends
- do not blame each other and try to value your own thing

Family is all about love & support each other. So, try these tips to become healthy family relationship with caring, sharing, understanding, listening each other and give some advice whenever your family member feels upset. Be careful of words and behaviors that can be traumatic for your child's future.

It is also important to realize that a lack of mental health and happiness can endanger the life of a normal healthy person, and so, try to build resilience, no matter what the problem is. Everything is visible. If we have compassion for each other without hurting the other person, the world will less suffer. Mental health problems will also be reduced and you will be able to live a happier life.

In conclusion, we all live in a precious human life. So, it is advisable not to love each other while trying to control all emotions, cultivate optimism and endurance in order to be healthy and happy in body and mind.

#StarCityOurHome #TheGoodLife



## COVID-19 Precautions



Wear mask at all times when you go outside.  
အပြင်ဘက်သို့ထွက်ခွာရာတွင် mask ဝတ်ပါ။



Wash hands frequently with soap or alcohol-based hand rub.  
လက်ကို မကြာခဏ အဆေးကြောပါ။



Observe good personal hygiene at all times.  
မကြာခဏ သီးခြားထုပ်ထွေးသော ယုတ်နုခြင်းနှင့် ဆရာဝန်များနှင့် ဖိုလီသတ် ဆေးဆေးကြော၍ အနံ့မှောင်မိုက်ခြင်းမှ ရှောင်ကြဉ်ပါ။



When coughing or sneezing, cover your mouth and nose with tissue paper or flexed elbow.  
မတုတ်မတိုင်း နှာမတုတ်ခွာရာတွင် လက်အဖေး သစ်စိတ်ဆေးဝတ်ဆင်စားပစ္စည်းဖြင့် ဝတ်၍ ဖုံးပါ။



Avoid touching eyes, nose or mouth with uncleaned hands.  
သစ်စိတ်ဆေးဝတ်ဆင်စားပစ္စည်းဖြင့် သီးခြားထုပ်ထွေးသော ယုတ်နုခြင်းမှ ရှောင်ကြဉ်ပါ။



Avoid close contact with people suffering from a fever and cough.  
မနားကောင်ဖြစ်နေသူများနှင့် အနီးကပ်ထိတွေ့ခြင်းမှ ရှောင်ကြဉ်ပါ။



6-ft apart for safe distance.  
ထပ်စိုက်မှု ရှောင်ကြဉ်ရန် အခြားလူများနှင့် ၆ နေရာခန့် ဝေးပါ။



## How Do I Secure My Home From Intrusion?

ပိတ်ပင်မှု၊ ဝင်ရောက်မှု၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး



Burglars target front and back doors first, so make sure you have sturdy locks in place.

ဝင်ရောက်မှုမှ ကင်းရှင်းရေးအတွက် အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး



Reinforce your doors if they're not sturdy enough already.

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Have other security systems in place and keep them maintained.

အန္တရာယ်ကင်းရှင်းရေးအတွက် အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး



Install a remote monitoring system so you can see what's happening while you're away.

အပြင်ဘက်သို့ထွက်ခွာရာတွင် အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး၊ အန္တရာယ်ကင်းရှင်းရေး



Keep in touch with neighbors in order to help each other in case of any emergency.

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Get repairs taken care of as possible by a trustworthy professional.

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Buy a safe to keep valuables secure.

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Don't leave your keys in sight, not by a letterbox or window.

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## Fire Safety Awareness for homes



- Make sure that your home electrical appliances are cleaned and maintained regularly
- Avoid overloading extension cords and multi adaptors
- Keep your kitchen tidy and clean greases from Exhaust, Hood, Stove and Ovens
- Keep cooking appliances clear of combustible materials such as rags, towels and packaging materials.
- Never leave burning candles, incense sticks unattended
- Do not store/keep excessive combustion materials
- Do not smoke and throw cigarette remains carelessly in the common areas
- Do not throw hot ashes, fragile, bulky, unpacked garbage items to the garbage chute

### Emergency systems and evacuation awareness

- Observe and familiarize yourself with Emergency Exit routes, Signages, Break glass alarms and Assembly points
- Ensure Emergency exits are not obstructed. Please inform to Estate Management if any Fire Exits are obstructed.
- Fire fighting equipments such as Fire extinguishers, Fire hose reel cabinets and Smoke stop lobby doors should not be blocked or tampered with.
- Families with elderly or physically challenged person should keep wheel-chairs OR seek assistance from neighbors in case of emergency evacuation



## PROPERTIES OF THE MONTH

### 2 Bedrooms Apartment at Galaxy Tower

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

Newly built high-rise buildings (Galaxy Towers) at StarCity 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.

2 bedroom apartments with the size of more than 1,000 sq.ft including below services from 800 USD to 1050 USD.

- 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 will 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.

Enquiry: 09 765441223/ 09 765441224  
Email : [starcityrentals@yomaland.com](mailto:starcityrentals@yomaland.com)



## PROPERTIES OF THE MONTH

### STAR VILLAS - YOUR NEXT BEST ADDRESS

Star Villas, the first-of-its kind landed houses in StarCity was introduced in late 2020. The project sits on a beautiful 9.19 acres land mass and located right off the second exit upon entering StarCity.

There are two phases – Phase I comprises 28 standard villas and 4 custom villas and Phase II comprises 10 standard villas and 2 custom villas.

A standard villa includes a two-storey house with a total of 3 ensuite bedrooms, designated service quarter and accommodation, on 80 x 80 ft (90-years leasehold grant) land. The villa is carefully curated to encompass efficient layout, ample garden space, and cozy modern interiors, complimented with a timeless design architecture. It is inclusive of interior fit out and landscaping.

It is an ideal place for anyone who is looking to grow a family in a safe, charming environment.

**Call 09 - 777 223 399**  
for more information or private viewings.



*feel* delight

Order online or call us  
09401728278

**20L Water**  
**1,000 ks**

**Open:** 7:00 AM

**Close:** 8:30 PM



SCAN ME



feeldelight.net

We deliver only within Star City



**KUDOS BAKERY**

7:00 AM till 7:00 PM

09 444 6666 19

09 444 6666 18

# the HANGAR

**FOOD COURT (Open Daily, 6:00AM - 9:00PM)**





Date: April 28, 2021

**GYM OPENING UPDATE**

Dear Valued Members,

We would like to inform you that due to unforeseen circumstances there are some changes in regards to the operator of the Gym.

We are delighted to update that the Gym will now be operated under StarCity Management under the AllStarFitness Brand. The renovation has also been taken over by StarCity. To provide the promised upgrade, the gym will be equipped with new machines and facilities.

The new and refreshed AllStarFitness is scheduled to open on 1<sup>st</sup> June 2021. We would like to thank all our Gym Members and Residents for your kind understanding and patience amidst these turbulence changes.

See you back soon. Keep well and stay safe!

Yours Sincerely,  
Sports & Recreation Department

Thianjaya Estate Development Ltd.  
Thianjaya Township, Yangon, Myanmar | T: 95 94 21956-3 | starcity@yoma.com

The Good Life.



**STAR CITY LINKS  
DRIVING RANGE**

Come and improve your game in peace and tranquility with scenic views. We are ready to serve you there.

**DRIVING RANGE HOURS**

6:00 AM - 6:00 PM (OPEN DAILY)

**DRIVING RANGE OFFERS**

- 50 balls basket: 4,000 MMK
- 10 Balls voucher card: 32,000 MMK
- Pitching/Bunker Area: 5,000 MMK per hour
- Chipping/Putting: FOC

Note: Advertising space available in Driving Range and Golf Course.

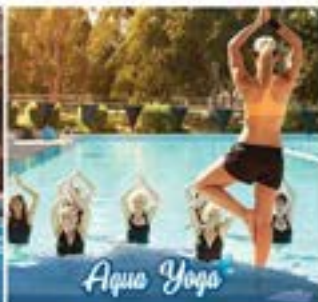
For more information, please feel free to reach us  
09 765 444 581, 09423851101 and proshop@yomaland.com



**Newsletter**  
SPORTS & RECREATION



Aqua Zumba



Aqua Yoga

Come join us to be Fit, Fun and Fabulous!

Aqua Zumba by Zar Physio

Aqua Yoga by May

Start Date	Every Sunday	Location
2 <sup>nd</sup> May 2021	7:00 AM - 8:00 AM	AS Pool

Start Date	Every Saturday	Location
1 <sup>st</sup> May 2021	7:00 AM - 8:00 AM	AS Pool

**TERMS AND CONDITIONS WILL BE AFFIRED AS FOLLOWS:**

- Limited capacity not more than 20 persons
- Please bring your own towel and water bottle
- Swimming Cap must be used
- Users need to sign on waiver form before entry
- Temperature check at reception

**Classes Fee (ENROLL NOW!)**

- 1 Time - 30000 kyats
- 4 Times - 36000 kyats
- 8 Times - 64000 kyats

Enroll Now At AS Pool Reception

**FOR MORE DETAILS:**

Please contact to our Sports & Recreation Department  
Egakkhaya Road, Thianjaya Township  
Tel: 094-23851101, 095-9421956  
Email: starcity@yomaland.com  
www.starcity.com

Another Quality Program of



**Newsletter**  
SPORTS & RECREATION



All Star Pool

**SWIMMING CLASS BY EI**

Date	Wednesday, Thursday and Friday
Time	7:00 AM to 8:00 AM



- Start Date: 5<sup>th</sup> May 2021 (Tuesday 12 Times)
- Resident: 100,000 kyats
- Non-Resident: 150,000 kyats

Term: last day of enrollment 1<sup>st</sup> May 2021.  
swimming pool terms & conditions apply  
Note: Height 3 feet and above only

ENROLL NOW  
at AS Pool

**FOR MORE DETAILS:**

Please contact to our Sports & Recreation Department  
Egakkhaya Road, Thianjaya Township  
Tel: 094-23851101, 095-9421956  
Email: starcity@yomaland.com  
www.starcity.com

**STARCITY**  
COMMUNITY ANNOUNCEMENT



STARCITY Thanlyin Viber Community - Please join this group for important announcements and happenings within the estate.

အိမ်ရာဝင်းအတွင်း အရေးကြီးသတင်းကြေညာချက်များနှင့် ဖြစ်ပေါ်နေသမျှကို သိရှိနိုင်ရန်  
 ❗ STARCITY Thanlyin Viber Community အဖွဲ့သို့  
 ဝင်ရောက်ပေးပါရန် စိတ်ဝင်စားပါသည်။



StarCity Leasing Team would like to wish you a very happy birthday and our warmest wishes for a wonderful year of good health, happiness and success!



*Happy Birthday*  
To  
*April Bonn*

- Mrs. Aye Mya Kyi Phyu
- Mr. Piboon Khemthong
- Ms. Nan Khaing Tha Zin Moe
- Ms. Thandar Khaing



ယိုစိန်မှုကိုကာကွယ်သော Valve ရေသန့်တူးကိုသို့ Seal Cap ပါတဲ့ အိုးအသစ်

- FREE**
- Gas Installation
  - Gas Inspection
  - Delivery



**Save 12000 Ks**



5 Kg      12.5 Kg

Parami Gas သား Star City ကြယ်စင်အိမ်ရာဝင်းအတွင်းတွင် Royal Peace Company မှ တရားဝင် တင်ပို့သည်။ ကိုယ်စားလှယ်အဖြစ် မြန်မြန်ပေးပို့ပါသည်။

Address: Former PM Office Compound, Star City, Thanlyin Tsp, Yangon.  
 Hot Line No. 09 258 984 077, 09 258 984 078



## MEET OUR MANAGEMENT

This month we are happy to introduce our Communication and PR Manager, Linn Linn Soe Lwin. She joined Star City Team as Events & Residents Relations Manager since Oct 2019 and it was a newly formed department to create cultural, seasonal and other holiday events where families and friends have an opportunity to meet and have fun together.

In Dec 2017, she expanded her team as Community and Communication to host regular Saturday Fresh Market designed to reach out to the community and expand their networks and build closer relationships amongst each other.

In Feb 2020, she is then entrusted again to be Communication and PR Manager to promote and communicate the Star City's brand identity of "The Good Life." towards the community and a wider public.

To bring out the CSR initiatives of StarCity and to encourage our residents in giving back to the nearby community, she also helps organizes many charitable events within the estate.

Ma Lin has put up her best efforts in communicating important messages and educational notices during the start of the pandemic Covid-19.

With her valuable experience from The Myanmar Times as Head of Sales, her efforts and initiatives were an asset to the community.

On top of all the professional badges she carries, she is the most down to earth and friendly person to liaise with whether among colleagues or with the residents. You can see her hanging around Saturday Fresh Market with the biggest smile every week. Give her a big wave the next time you see her around.

#TEDCulture



## STARCITY RESIDENTS DONATED GENTLY USED ITEMS, ESSENTIAL FOOD AND CONSUMER GOODS TO OUR STAR CITY STAFF (BLUE COLLARS)



On April 17, 2021, Star City residents has been donated gently used items, essential food and consumer goods to our Star City Staff (Blue Collars) families. On behalf of management and staff, we thank sincerely to Ms. Graice Htoo, Ms Jenna Phu and friends for this organizing and gratitude to all residents for active participation and overwhelming support in this event. Wishing all the best in Myanmar New Year 1383 and we would able to overcome everything.

#StaySafe #StaySupported

# STARCITY THINGYAN FRESH MARKET



# THINGYAN FRESH MARKET



STARCITY 

# Fresh Market is Happening **WEEKLY**

Every Saturday

1<sup>st</sup> May 2021

15<sup>th</sup> May 2021

8<sup>th</sup> May 2021

22<sup>nd</sup> May 2021

29<sup>th</sup> May 2021

Time : 7:30AM - 10:30AM

Venue : the Hangar Plaza Car Packing Area, City Loft



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



cityloftsales@yomaland.com  
starcitysales@yomaland.com  
customer-care@yomaland.com



09 777 22 33 55 - 77  
09 777 22 33 99  
Tel : 056 23150 - 3,  
Extension- 1112/1119



## KEY CONTACTS

### ▶ ESTATE MANAGEMENT OFFICE

Mobile: 09 765 444 536 (Zone A, B)  
Mobile: 09 765 444 637 (Galaxy)  
Mobile: 09 765 444 683 (City Loft)  
Email: em-galaxy@yomaland.com  
Email: em-cityloft@yomaland.com

### ▶ SECURITY HELP DESK

Hotline: 09 765 444 638  
Email: security@yomaland.com

### ▶ HOUSE KEEPING DEPARTMENT

Phone: 056-23150 Ext: 1227, 1124  
Email: emhousekeeping@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: starcityrentals@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

### ▶ RESALE OFFICE

Phone: 056-23150 ~ 153 ext: 1118, 1151  
Mobile: 09-2525 85875, 09-681 6565 28  
Email: kyikyihlaing@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