

Living On TheHILU

A Publication of BTRA

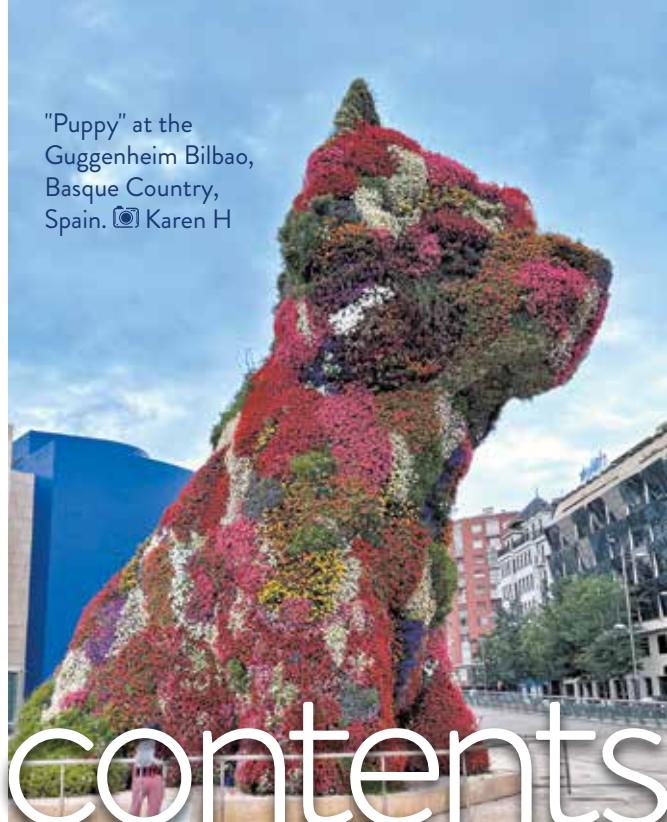
Dec 2025

www.btra.com.my



"Puppy" by Jeff Koons, Guggenheim Bilbao





contents

- 1** The President Speaks
- 2** Community Capsules
- 8** My BT





The President Speaks

Over the past six months, the need to strengthen our collective voice has become increasingly clear. BTRA membership — which brings together long-time residents devoted to preserving our natural surroundings and newer neighbours keen to contribute — has remained fairly steady for some years. We are deeply grateful to this committed group whose opinions, humour, and energy bring life and colour to our neighbourhood and members' chat group.

That said, one only has to glance at local headlines to see how swiftly our city's precious green spaces are changing. The recently introduced legislation on urban redevelopment has sounded alarm bells for many KL residents. Add to that the smaller development projects sprouting across city suburbs — replacing green assets with multiplexes and high-rise buildings — and the challenge becomes evident.

Bukit Tunku and Taman Duta may not be directly affected today, but none of us can say what lies ahead tomorrow, next month, or next year. To ensure BTRA continues to have a strong, representative voice on issues large and small, we need broader participation from residents.

In that spirit, BTRA is embarking on a new initiative aimed at encouraging greater resident involvement. It's nothing elaborate — just genuine neighbourly outreach and engagement, getting to know those who may, for now, see BTRA only as the publisher of this magazine.

I hope our members will, where possible, reach out to their neighbours and help share what BTRA stands for. The importance of a strong residents' association becomes ever more pressing as we move through the second half of this decade.

Over the past several months, BTRA has continued to engage DBKL on key neighbourhood matters — from the perennial issues of illegal parking on Langgak Tunku, Laman Tunku, and Dataran Tunku, to organised competitive runs that block access, and the damage caused by heavy construction vehicles. A summary of these discussions is included in this issue. We have been fortunate that DBKL has always been receptive to our views and supportive to our requests for assistance

There is much work ahead in the coming year. Strengthening resident participation remains central to everything we hope to achieve — from advocacy to preservation of the neighbourhood we call home.

I would like to thank the BTRA Committee for their dedication throughout 2025, and I look forward to what 2026 will bring. We also appreciate the continued support and cooperation of DBKL, the office of our Member of Parliament, and the many public service agencies that serve our community.

Wishing everyone Season's Greetings, Gong Xi Fa Cai, and every good wish for the New Year — the Year of the Horse begins on 17 February.

Muthanna Abdullah

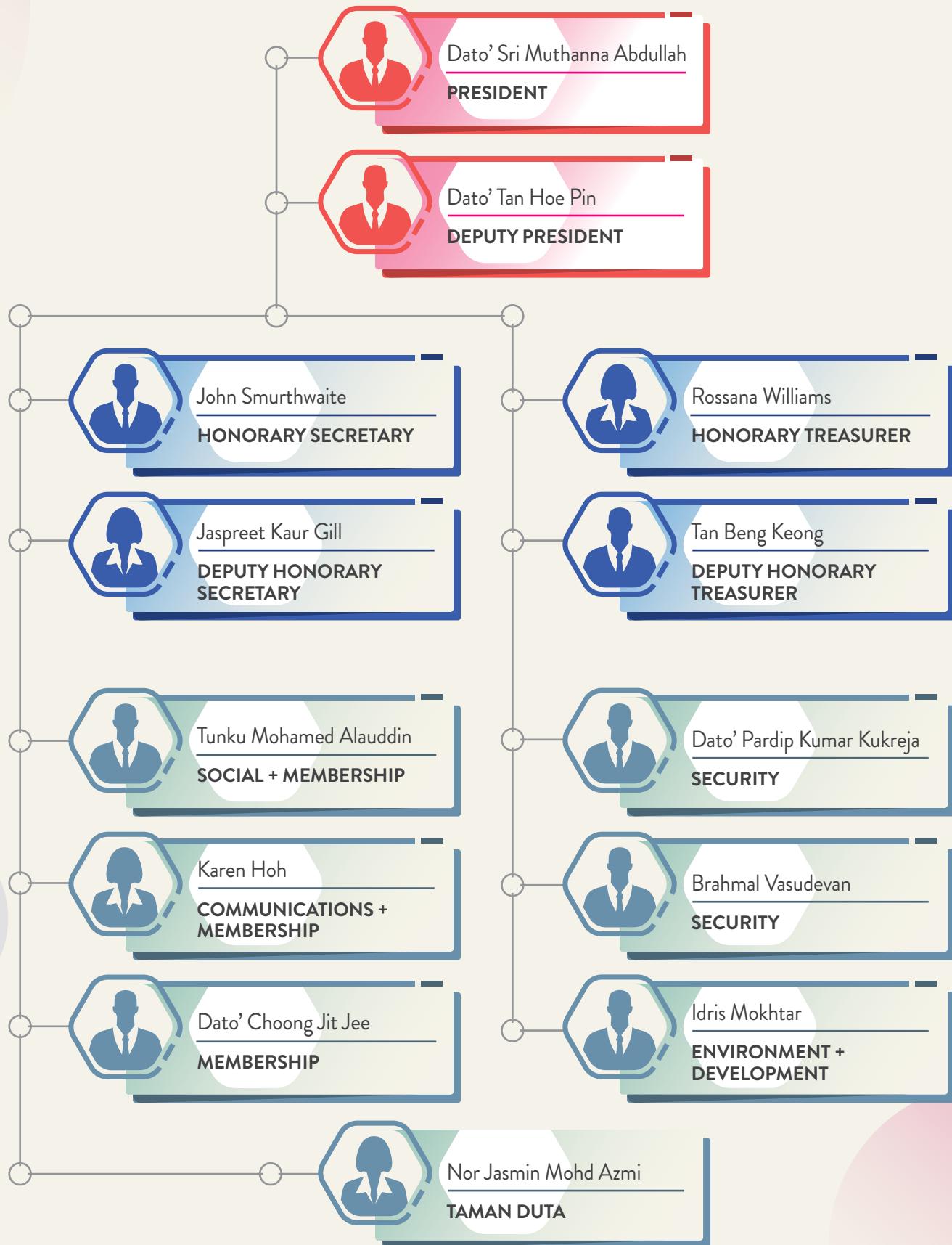


Feedback, Suggestions and Comments

Please email bukit.tunku.residents@gmail.com

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

Bukit Tunku Residents' Association Committee 2025 to 2026



A New Walkway on Langgak Tunku

A new 300-metre walkway linking the National Tennis Centre to *The Stories* was completed in July, giving residents and visitors a much safer way to cover the short distance from the tennis centre or IKIM to *The Stories*.

Until now, there had been no safe walking path along this stretch. Pedestrians — from joggers and cyclists to parents with strollers — were forced to share the road with fast-moving traffic. The risks were significant, with cars, vans, and even large construction vehicles regularly using Langgak Tunku as a through-route to and from Jalan Tuanku Abdul Halim (Jalan Duta).

The road surface itself added to the hazard. Uneven from patchwork repairs and repeatedly damaged by heavy construction vehicles, it made walking both uncomfortable and dangerous.

This new walkway is therefore a welcome addition to the neighbourhood — a small but meaningful improvement that makes daily life in Bukit Tunku safer and more pleasant for everyone.



Park at the National Tennis Centre — Not on the Streets

On Wednesday, 6 August, Yap Yee Vonne and Shawn Obek from the office of YB Hannah Yeoh visited the new walkway and spoke to local news reporters about the importance of this feature along one of Bukit Tunku's main arteries. BTRA was represented by Committee Members Dato' JJ Choong, who spearheaded the project with DBKL, along with Idris Mokhtar and Karen Hoh.

The Office of YB Hannah Yeoh has supported this initiative from the start, recognising that a safe walking path was essential to protect pedestrians moving between the tennis centre or IKIM and *The Stories*. Yee Vonne and Shawn played a hands-on role in ensuring the walkway met specifications and was completed on schedule. BTRA extends its sincere thanks to the Offices of YB Hannah Yeoh, and to Yee Vonne and Shawn, for their dedication behind the scenes.

Parking on Langgak Tunku, Laman Tunku, and Dataran Tunku is illegal. DBKL is increasing site inspections and introducing tow trucks on these streets to enforce compliance.

Illegal street parking creates significant safety risks. Vehicles parked thoughtlessly can obstruct the view of oncoming traffic or even block entrances to residences. At least one serious accident has already occurred, the victim of which required surgery after a collision involving a car exiting *The Stories* whose view was blocked by illegally parked vehicles.

Visitors to *The Stories* are strongly encouraged to use the ample parking at the National Tennis Centre. A shuttle service is available to ferry people safely to and from the premises. Parking at the tennis centre is also safer, as cars left on the streets are vulnerable to being hit by large construction vehicles that use Langgak Tunku as a main route to nearby sites.

Retail staff at *The Stories* who do not park on-site are likewise urged to use the tennis centre parking rather than the streets, for the same safety and logistical reasons.

Let's keep our streets safe for everyone — please use the tennis centre parking.

Two Sisters Looking for Their Forever HOME



Cocoa (right) and Cookie in September 2025

Cocoa (left) and Cookie in December 2023

Two rescued dogs — sisters Cookie and Cocoa — are ready to join a loving family in their forever homes. They have undergone the necessary health checks and have been cleared for adoption. If anyone would like to enjoy the company of a canine companion, please contact Sera at 016.816.1199.

Meet Cocoa and Cookie!



Hi, my name is **COOKIE**



Age : 3 years
Gender : Female
Potty-trained : On grass
Tricks : Sit
Health : Vaccinated, dewormed, defleaed and spayed

Personality :

- more reserved than Cocoa, but just as affectionate;
- leash walking is still WIP
- will make a useful “alert” dog – Cookie barks at anything out of the ordinary

Hi, my name is **COCOA**



Age	: 3 years
Gender	: Female
Potty-trained	: On grass
Tricks	: Sit
Health	: Vaccinated, dewormed, defleaed and spayed

Personality:

- Walks well on leash
- Socialised to go out on little adventures in the city
- Very calm and gentle temperament, gets along well with kids and other dogs, is fairly low maintenance with no allergies.
- If you have a yard/garden, Cocoa will be the perfect dog for you!

BACKSTORY

Cocoa was rescued in Dec 2023 from the streets malnourished. She was in a boarding shelter with no access to grass, minimal sun and no space to run happy and free. After 1.5 years in the shelter, Cocoa became severely overweight so she had to be relocated.

Clean & Clear Pool Water

Choosing your pool sanitation system is one of the most crucial decisions you will make as a pool owner. When it comes to pool sanitation systems, there are quite a few options available and few aspects to consider - which you choose will ultimately be up to what you value as most important. Putting aside the lesser-known and generally-unavailable sanitisation systems such as Bromine- and Iodine-pools, there are three options for primary disinfection systems to choose from - Chlorine, Salt, and Hydrogen Peroxide. Let's dive in!



Chlorine (Conventional) System



This classic sanitisation system relies on the dosing of chemical compounds containing chlorine found in various forms - granular powder, tablet or liquid form. Chlorine systems are popular thanks to its convenience and affordability but will require regular chemical balancing & maintenance as the chlorine level fluctuates more easily compared to other automated pool systems. Even though it requires closer monitoring, chlorine pools are clearly the budget option with no additional equipment required.

Saltwater / Mineral System



Through the process of electrolysis via a salt chlorinator, the salt compounds (Sodium Chloride) in the water are broken down into various by-products and chlorine particles, which form the sanitising agent.

This pool system can be automated with the help of timers to manage and moderate the chlorine fluctuations in your pool. Mineral salts can also be used, providing additional health benefits to pool users.

Hydrogen Peroxide System



These systems use Hydrogen Peroxide compounds, which are processed and broken down to H_2O (pure water) and O_3 (Ozone) and water. Using Ozone ions as the sanitising agent, the pool water is soft and gentle to the skin with no odour or taste. These advanced and efficient water treatment systems are easy to install and maintain, providing fully automated sanitisation of pool water.

Pool users will have the luxury of swimming in mineral-grade water that is Oxygen-enriched and beneficial to skin and overall health.

MYTH There's too much chlorine in the pool because I can smell it!

Actually, the opposite is true. Time for a short swimming pool water chemistry lesson: chlorine in your pool attaches to bacteria and creates chloramines. When you shock the pool, these chloramines turn into oxygen and escape into the air. THIS is the point that you can smell the chlorine, when it's in the air, not in the water. When you smell it in the air, that means more chlorine needs to be added.



UV DISINFECTION SYSTEMS

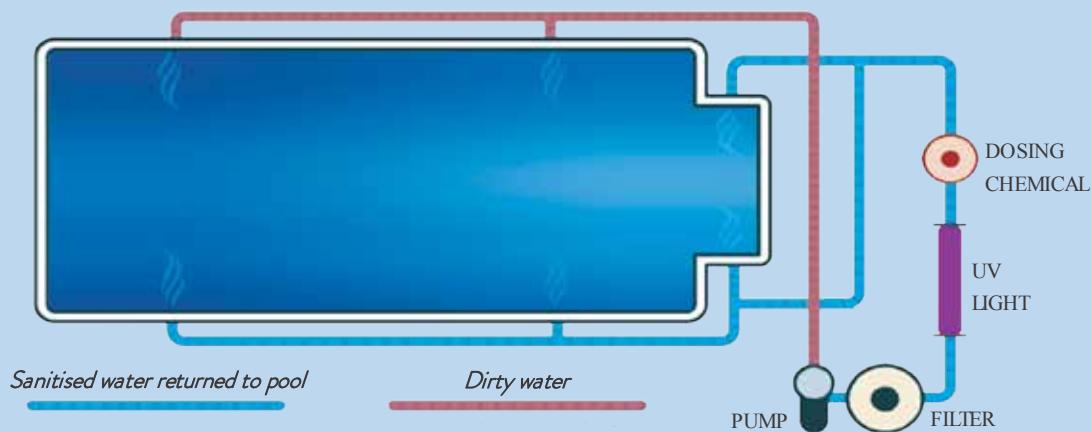
Whilst most pools make do with one mode of disinfection, having a secondary or back-up system can significantly improve the cleanliness and clarity of your pool. Primary disinfection systems (like Chlorine) kill common pathogens whereas secondary disinfection systems (like UV) are used to kill chlorine-resistant organisms. This additional system is used to complement and augment the effectiveness of primary disinfection systems to maintain safe and hygienic conditions in the pool.

WHAT

A water sanitisation system that uses high-frequency light waves produced by a specialised ultraviolet lightbulb to target and kill harmful bacteria and other microorganisms. These UV light rays are contained in a purpose-built housing so is not unsafe for swimmers.

HOW

A UV sanitisation system is typically installed so the water goes through the pool's regular filtration system first where physical impurities are filtered out by a sand filter. The bacteria and other harmful pathogens in the water are largely sanitised chemically (typically by chlorine compounds) before the water is piped through the specially designed housing where UV light destroys bacteria, algae, viruses, and other microorganisms by attacking them through their cell walls.



WHY

UV systems are low-maintenance, easy-to-install and affordable – being easily retrofitted into existing pool systems, UV equipment provide an excellent secondary system of disinfection to your pool. By using UV light to help sanitise the water, the pool will use less chlorine, which also means softer water on the skin and less of that chemical chlorine smell around the pool. Being less reliant on chlorine chemical compounds also makes your pool more environmentally-friendly!

With our advanced options now available, it's never a bad time to consider upgrading and improving your pool system for wholesome family fun, with safety, health and comfort to make sure it is ever ready for anyone to jump in without a doubt!

Our friendly team will be happy to assist and advise you, whether it relates to upgrading your pool system or sprucing your pool up to give it a new look so you and your family can **MAKE A SPLASH !**

If you need more information about these little pool hacks, you may find us at :



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

Tel : 03-6251 7788 | Fax : 03-6257 3896

DBKL and BTRA Discuss Ongoing Issues

Although BTRA engages DBKL regularly, it remains important to meet face-to-face to highlight key concerns that affect our neighbourhoods. Such meetings allow BTRA to emphasise the gravity of issues and the impact on residents' quality of life.

On Monday 4th August, BTRA – represented by Committee Members John Smurthwaite, Dato' Pardip Kukreja and Idris Mokhtar – met DBKL officials at the Segambut branch office. Encouragingly, 15 public service agency representatives attended, including the DBKL Segambut Branch Manager, officers from transportation, traffic enforcement, public works and civil engineering, Alam Flora, and Mr Wong from YB Hannah Yeoh's office.

BTRA prioritised five main issues:

1. Road surface maintenance and the general poor quality of resurfacing works.
2. Illegal street parking, particularly at Langkap Tunku, Laman Tunku and Dataran Tunku.
3. Construction sites and the frequent breaches of property construction rules, endangering road users.
4. Mini-marathons, where residents receive little or no notice of closures, and the disruption caused to local traffic.
5. Misuse of residential properties, which continues to spread.

The meeting provided ample time to review these issues in detail and to table several suggestions for DBKL's consideration. Photographic evidence was also shared to illustrate the problems on the ground.

Illegal parking at Dataran Tunku



DBKL officers committed to a site visit / walkabout in the affected areas as a next step to assess matters further.

Residents will be updated periodically via the primary chat group. In the meantime, members are encouraged to continue reporting such matters to the relevant public service agencies through their existing channels.

Illegal parking at Langgak Tunku



Illegal parking at bus stop Langgak Tunku

Issue	Discussion Points / Suggestions Raised
Road surface maintenance	Escalation within DBKL's Civil Engineering & Drainage Department was discussed as a possible step to address resurfacing quality concerns.
Illegal street parking	DBKL officers acknowledged the problem; deterrent measures — including the presence of tow trucks — were raised as possible options.
Construction site breaches	Members suggested restricting entry of heavy vehicles to specific hours and requiring signage of access rules. DBKL noted the input.
Mini-marathons	BTRA requested advance notice of events, shorter set-up times, and limiting race routes to Langgak Tunku. DBKL agreed to review these points.
Misuse of residential properties	DBKL confirmed these cases are handled individually; it was suggested that property owners, not only tenants, should also receive notices of breach.

When Violent Crime Comes Knocking

On the morning of Thursday, 7th August, Bukit Tunku residents on their way to work were shaken by the sight of flashing police cars and crime-scene tape stretched across a section of Jalan Tunku — just a stone's throw from the former home of Malaysia's first Prime Minister.

The news was soon circulating: at around 4:00 am, police exchanged fire with a person suspected of being a notorious gang leader, with over 40 serious offences to his name. He was at the helm of a group behind violent crimes, drug trafficking, and home invasions across Kuala Lumpur. The leader was killed,

but his accomplices managed to escape into the nearby forest — and remain at large.

While residents of our usually peaceful neighbourhood felt relief that the immediate danger had passed, the incident was a sobering reminder: we cannot take our safety for granted. Even in a low-crime area, vigilance matters.

In recent months, residents have reported troubling signs — suspicious vehicles idling on side streets, strangers loitering and peering into occupied homes, behaviour that often signals criminals “scouting” for their next target.

Gang leader killed in police shootout in Bukit Tunku

By FARIK ZOLKEPLI



NATION

Wednesday, 06 Aug 2025
10:22 AM MYT

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The Star

WORLD 07 Aug 2025
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LETTERS 9h ago



KUALA LUMPUR: A 36-year-old local man, believed to be the leader of a violent gang involved in house break-ins and robberies, was shot dead by police at Jalan Bukit Tunku on Wednesday (Aug 6).

Household staff and helpers should be reminded to stay alert, as well. Unscrupulous types may disguise themselves as public service workers or contractors – for example, claiming to be from Indah Water Konsortium (IWK). Please remember: IWK only visits by appointment, and their teams arrive with the proper equipment. Anyone showing up unannounced should raise immediate red flags.

Changing Times Call for Stronger Security

The recent incident shows how quickly safety can unravel – a “simple” home intrusion can turn violent in a flash. Thankfully, eligible BTRA members may join the BTRA Security Scheme for that extra layer of protection.

Since 2002, the BTRA Security Scheme has been providing a valuable service to subscribers. Nightly patrols from 7:00 pm to 7:00 am by trained teams keep watch over our properties from the outside. While the patrol officers cannot enter private homes, their visible presence alone acts as a powerful deterrent to would-be intruders.

But the real strength of the scheme lies in the peace of mind it brings. Knowing that someone is keeping watch allows you and your family to sleep more soundly. And should you notice suspicious activity, help is just a phone call away through the BTRA Security Command Centre.

This extra layer of protection does not replace private home security. Rather, it strengthens it by turning individual precautions into collective safety.

The BTRA Security team has proven time and again that its role goes beyond crime prevention. From responding to wildlife intrusions – snakes being the most common – to checking on suspiciously parked vehicles, they are often the first line of support when residents need reassurance.

Joining the BTRA Security Scheme is simple: simply send a WhatsApp message to **012.205.1976** or email **bukit.tunku.residents@gmail.com** to request

application forms. Every additional subscriber strengthens the scheme – giving BTRA more resources to expand services, such as adding daytime patrols and even CCTV coverage at key points across Bukit Tunku and Taman Duta.

It is thanks to BTRA Security, working hand in hand with the Malaysian Police (Sentul branch), that our neighbourhood continues to enjoy such a low crime rate. By subscribing, you’re not just protecting your own home – you’re helping to safeguard the peace, security, and quality of life of our community at large.

Join the BTRA Security Scheme Today!

Protect your home. Support your neighbourhood. To request application forms for BTRA Membership and the BTRA Security Scheme:

 **012.205.1976**

 **bukit.tunku.residents@gmail.com**





Where Growth Should Meet Green

Keeping the Green Heart of Bukit Tunku and Taman Duta Alive and Special

It's no surprise that property values in Bukit Tunku and Taman Duta have held their ground — and even risen — when compared with the wider Kuala Lumpur market over the past decade.

According to the *Jabatan Penilaian dan Perkhidmatan Harta* (Department of Valuation and Property Services, under the Ministry of Finance), prices depend very much on the land's location and features. In Bukit Tunku, residential property typically ranges from about MYR250 to MYR700 per square foot, with some fetching even more. In Taman Duta, values start at around MYR150 per square foot and can rise beyond MYR500.

Eugene Liew, Founder and Principal of Space Realty — whose banners are seen on vacant and unoccupied properties in the area — notes that Bukit Tunku and Taman Duta continue to attract interest from a

particular segment of both Malaysians and foreigners. The appeal lies in the location, which is close to downtown Kuala Lumpur, combined with green surroundings and low-density zoning regulations.

According to Eugene, the wide range of property sizes — from about 10,000 to 40,000 square feet — means "there is something to suit most people." This diversity has encouraged developers to introduce clusters of houses in near-identical designs, each marketed as a ticket to the Bukit Tunku and Taman Duta lifestyle.

At the same time, some buyers are taking the opposite route, acquiring contiguous plots to build sprawling mega-mansions, perhaps to accommodate an extended family way of living. Both approaches are reshaping the neighbourhood in their own way, gradually influencing its character and feel.

A Case for Thoughtful Development

The trees and open spaces are what give this community its value, its character, and its heart.

Anyone driving through Bukit Tunku and Taman Duta will notice many properties that are vacant — some without buildings, others with houses left unoccupied for years. Of the estimated 400 landed properties across the two neighbourhoods, approximately 20% are vacant or unoccupied.

Large parcels are still held by corporations that acquired them in the 1960s and 1970s, such as the site boarded up along Jalan Tunku Putra in Taman Duta, now better known as a popular spot for tourists to capture the KL skyline. In Bukit Tunku, “For Sale” signs are a familiar sight along several streets, among them Dalaman Tunku, Dataran Tunku, Langgak Tunku, Jalan Bukit Tunku and Persiaran Bukit Tunku; in Taman Duta, “For Sale” signs are visible in Langgak Duta, Lorong Duta 2, Jalan Taman Duta, Jalan Tunku Putra and Persiaran Tuanku Syed Sirajuddin.

Ironically, developers often highlight the neighbourhood’s greatest assets — its lush greenery, tree-lined roads and secondary jungle — while clearing much of that very character in the process of construction. At times, new projects appear to press right up against road setbacks or shared boundaries,

raising questions about whether they meet legal requirements. Beyond lifestyle concerns, this also introduces potential security risks.

Long-time residents of Bukit Tunku and Taman Duta chose to make their homes here for the greenery and low density. Today, many new residents are drawn for the very same reasons — the sense of space, the tree-lined streets, and the quiet charm of the surroundings.

The property market is only one reflection of the wider economy, whether commercial, industrial, or residential. Yet with so many projects now underway in Bukit Tunku and Taman Duta, it is hoped that developers and owners will balance growth with preservation — ensuring that green assets remain an integral part of the neighbourhood. After all, the trees and open spaces are what give this community its intrinsic value, its character, and its heart.

Keeping Bukit Tunku and Taman Duta green is not just about honouring the land — it’s about safeguarding a living environment we can all be proud of for generations to come.



About Eugene Liew and Space Realty

Eugene Liew is an established and licensed real estate agent with more than 20 years in the business. He started his career in 2004 joining a large real estate enterprise, while at the same time working towards attaining his professional licence. Eugene founded Space Realty in 2014, a Malaysian-based agency with footprints in Australia and the United Kingdom.

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-  +60.12.282.4488

Neighbours and Friends Meet at BTRA's Second Community Social

More than 40 residents from Bukit Tunku and Taman Duta joined the second BTRA social at Mazi Greek Taverna on Saturday, 6 December.

Several neighbours who enjoyed the inaugural gathering in 2024 returned for another round of assorted canapés, good company, and lively conversation – all on a rare storm-free evening. A warm thank-you to Tunku Mohamed Alauddin (Kumo) for once again organising an enjoyable get-together that's fast becoming a regular fixture on the BTRA calendar.







APPLICATION FOR NEW MEMBER

Ordinary Member: Owner of one, or more than one, property in Bukit Tunku or Taman Duta Non-owner Occupier of property in Bukit Tunku or Taman Duta
Entitled to one vote regardless of the number of properties owned in Bukit Tunku or Taman Duta
Annual Membership Fees: RM300.00 payable in April

Corporate Member: A Corporation owning one, or more than one, property in Bukit Tunku or Taman Duta
Entitled to one vote regardless of the number of properties owned in Bukit Tunku or Taman Duta
Annual Membership Fees: RM300.00 payable in April

Associate Member: Any other resident (including condominium residents) in Bukit Tunku or Taman Duta
Entitled to attend meetings of BTRA but no voting rights
Annual Membership Fees: RM50.00 per Associate Member payable in April

Salutation and Name			
Contact No.	Primary Mobile	Second Mobile (optional)	
Email			
This is my primary address for correspondence If this is not your primary correspondence address, please enter 2nd address		<input type="checkbox"/> Yes	<input type="checkbox"/> No
1st Address (in Bukit Tunku or Taman Duta)			
			Postcode
Home Contact No. (Landline)			
This is my primary address for correspondence		<input type="checkbox"/> Yes	<input type="checkbox"/> No
2nd Address (outside Bukit Tunku or Taman Duta)			
			Postcode
Home Contact No. (Landline)			
Property Ownership	<input type="checkbox"/> Owner	<input type="checkbox"/> Non-Owner Occupier	<input type="checkbox"/> Company-owned*
*Name of Company			
Signature of Applicant	Payment Options <input type="checkbox"/> Direct online transfer <input type="checkbox"/> Cheque payment* *Cheque Number		
Pay to: Bukit Tunku Residents' Association CIMB Bank, Account 80-0135550-7 Email payment receipt to bukit.tunku.residents@gmail.com or Send hard copy receipt to 15 Dalaman Tunku, 50480 Kuala Lumpur			
Date (dd/mm/yyyy)	/	/	





USEFUL CONTACT NUMBERS

Sources: Respective Websites or Social Media pages (Updated April 2023)

DEWAN BANDARAYA KUALA LUMPUR (DBKL)

www.dbkl.gov.my

Mondays to Fridays: 08:00 to 21:00; Saturdays, Sundays, and Public Holidays: 08:00 to 17:00

1.800.88.3255

All matters/
complaints

MAIN

Jabatan Kesihatan dan Alam Sekitar (Dept of Health & Environment)	03.9284.3434 011.6539.9004 (WhatsApp)	Jabatan Kembangunan Lanskap dan Rekreasi (Dept of Landscape Development and Recreation) • Unit Pokok / Trees	03.2693.4132
Jabatan Penguatkuasaan (Dept of Enforcement) • Bilik Radio / Radio Room	03.4010.6273	Jabatan Kejuruteraan Awam dan Saliran (Dept of Civil Engineering and Drainage)	03.2617.9392 03.2617.9382

OTHER SERVICES

Police • Sentul Police Station • Bukit Aman • KL Traffic Police	03.4048.2222 03.2266.2222 03.2071.9999	Malaysia Emergency Response Services www.malaysia.gov.my/portal/content/30602 • Royal Malaysian Police • Fire and Rescue • Ambulance Services	999
Alam Flora www.alamflora.com.my • Waste Management • Garbage Collection; Recycling	1.800.88.7472	TNB www.tnb.com.my • Electricity • Power Failure; Street Lights	15454
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Air Selangor www.airselangor.com • Water Supply Disruption	15300	Department of Wildlife and National Parks Peninsular Malaysia / Perhilitan www.wildlife.gov.my • Wildlife Reporting and Re-Location	1.800.88.5151
Department of Environment www.doe.gov.my • Pollution; Open Burning	1.800.88.2727	Mondays to Sundays, including Public Holidays: 08:00 to 18:00	
My Bee Savior, Mr John Chan mybeesavior.org/en/lets-save-the-bees www.facebook.com/penyelamatlebah • Bees Rescue and Re-location, Klang Valley	016.356.9169	Trap — Neuter — Release — Manage (Not-for-profit animal welfare NGO) www.facebook.com/tnrrmalaysia • Stray Dogs and Cats; neutering only, no long-term boarding • Costs apply	012.656.4232 (WhatsApp)



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