

# *living* MOMENTS

**LANGIT** — A High Rise  
SARAWAK'S FIRST ARCHITECTURAL  
COMPETITION

**RENT-TO-OWN**  
VISTA INDUSTRIAL PARK

**HANDLING SAFETY  
FOR ALL**

With HSL's Safety And  
Health Officer

**NGEKTSAI**

**EXCLUSIVE** WITH BAHASA SARAWAK VERSION



# ICONIC LUXURY LIVING

IN KUCHING, SARAWAK



3-Storey Designer Bungalows • Innovative Duplexes • Resort Standard Clubhouse • Lush Landscape with Playgrounds • Gated & Guarded



HSL HQ & La Promenade Mall



Precinct Grande Clubhouse



Playscape

## PRECINCT GRNDE

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HOCK SENG LEE CONSTRUCTION SENDIRIAN BERHAD Company No.: 199401042966 (328654-W)

Project Address: La Promenade - Precinct Grande, Lot 1689 (Part of Lot 893), Block 14, Muara Tuang Land District, Kuching-Samarahan Expressway, Samarahan | House Units: Three-Storey Bungalow (9 units), Three-Storey Duplex (32 units) | Developer's License No.: L1605/KP/HD/09/160-R8 | Validity: 16/03/2021 - 15/03/2023 | Advertisement and Sales Permit No.: P2257/KP/HD/09/160-R4-7 | Validity: 16/03/2021 - 15/03/2023 | Expected Date of Completion: 32 months from date of S&P | Tenure of Land: 99 years leasehold (Mixed Zone Land) | Building Plan No.: (Three-Storey Bungalow) MPKS/PB/57/2018, MPKS/PB/58/2018, MPKS/PB/59/2018, MPKS/PB/60/2018, MPKS/PB/61/2018, MPKS/PB/62/2018, MPKS/PB/63/2018, MPKS/PB/64/2018, MPKS/PB/65/2018, MPKS/PB/66/2018, MPKS/PB/67/2018, MPKS/PB/68/2018, MPKS/PB/69/2018, MPKS/PB/70/2018, (Three-Storey Duplex) MPKS/PB/71/2018, MPKS/PB/72/2018, MPKS/PB/73/2018, MPKS/PB/74/2018, MPKS/PB/75/2018, MPKS/PB/76/2018, MPKS/PB/77/2018, MPKS/PB/78/2018, MPKS/PB/79/2018, MPKS/PB/80/2018, MPKS/PB/81/2018, (Three-Storey Duplex) MPKS/PB/82/2018, MPKS/PB/83/2018, MPKS/PB/84/2018, MPKS/PB/85/2018, MPKS/PB/86/2018, MPKS/PB/87/2018, MPKS/PB/88/2018, MPKS/PB/89/2018, MPKS/PB/90/2018, MPKS/PB/91/2018, (Three-Storey Duplex) MPKS/PB/92/2018, MPKS/PB/93/2018, MPKS/PB/94/2018, MPKS/PB/95/2018, MPKS/PB/96/2018, MPKS/PB/97/2018, MPKS/PB/98/2018, MPKS/PB/99/2018, MPKS/PB/100/2018 | Approval Authority: Majlis Perbandaran Kota Samarahan | SPA Approval No.: P/RD/115-16 | Selling Price: Designer Bungalow (from RM3,380,000- RM4,350,888), Bungalow Majestic (from RM3,580,000-RM4,350,888), Bungalow Elegant (from RM3,150,000- RM4,350,888), Duplex Modern (from RM1,850,000-RM2,200,000), Duplex Classic (from RM1,850,000-RM2,200,000) | SHEDA Membership: SHEDA/179/00

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## EDITOR'S letter

Dear readers,

It's been over two months since the opening of La Promenade Mall and we are thrilled with all the support you've shown us. In this issue, we're highlighting promos and events from the mall & Hock Seng Lee (HSL).

A recent events we're particularly proud of was the #HuatsUpLaPromenade photo contest and we've included a gallery of winners in this issue.

I also like to share with you more about other HSL properties. In early March, HSL launched its first rent-to-own scheme, targeted at small and medium enterprises. This will be an exciting innovation for Sarawak's business community.

Other than that, HSL is collaborating with the Malaysian Institute of Architects to organise Sarawak's first architecture competition. Within a month of launching the contest, we've received over 50 registrations from architects nationwide.

The highlight of this issue is The Legendary Ngektsai. We all know him for his tagline 'Salam perey' and as 'Ikon gigi Sarawak'. Interviewing him was a ton of fun. We learnt about his background, how he started and what's keeping him going. This humble and hardworking medical frontliner and social media influencer is an inspiration to all.

Before I sign off, though a bit late, I hope everyone had a great time celebrating the Lunar New Year with your families. We hope you always stay safe wherever you go and enjoy reading this issue of Living Moments.

With lots of love,



Lisa Ikram

# LANGIT

Your **Ideas** Here.

Reaching For Greater Heights **Together.**



## HSL LAUNCHES SARAWAK'S FIRST ARCHITECTURAL COMPETITION

*Cash Prizes Top RM200,000, Open To All PAM Members Nationwide*

**H**SL, Next Phase and the Malaysian Institute of Architects (PAM) have launched a design competition for a prime piece of land in Kuching's central business district.

The plot is an acre, along Jalan Tabuan, and within 1km's radius are Kuching Waterfront, Padungan, The Spring Shopping Mall.

The competition is open to all PAM-registered corporate members, with prize monies totalling RM200,000. PAM members may collaborate with foreign architects and there is no limit to the number of entries submitted by an architect.

Registration opened Feb 8 and closing is on Apr 19. The results will be announced in late May with prize presentation featuring soon after.

The HSL and PAM Sarawak Chapter design competition is the first of its kind in Sarawak.

The judges include PAM Sarawak chairman Ar Ivy Jong, PAM Malaysia president Datuk Ar Ezumi Harzani Ismail, Veritas Design Group Vice President Lilian Tay and eminent Sarawakian architect Mike Boon.

The competition's design brief calls for a commercial development, which can be mixed-use, except for a hotel.

Judges will focus on community engagement to enhance both public and users of the building, optimum building orientation and economic viability.

"This competition is an 'ideas competition'. A great piece of land in such a good location should have a great building on it. Also, any commercial development is an opportunity to do public spaces," HSL properties development general manager Tay Chiok Kee said.

"We want the best ideas right from the start. Our judges will scrutinise all entries, and as the developer, we will build what is best for the location and for the people of Kuching."

PAM Sarawak chairman Jong is thrilled with the design competition. "This competition is forward thinking and significant for property

developers as well as architects. The industry I represent has long yearned for a competition. We want to be challenged and to be competitive," Jong said.

"The ultimate beneficiary will be the public. The public stands to gain a new architectural icon, new business ventures, new job opportunities and a new public space — all at a location easily accessible to all."

HSL's marketing team has tentatively named the project "Langit", which in Bahasa Malaysia is sky, and in Bahasa Sarawak, "lang" is door.

Kuching is one of the best design cities in Malaysia. It is a city notable for many award-winning architects and unique buildings. Firms here like Design Network Architects, IDC Architects, Pu Architects, Jurubina Unireka and David Ong Architects have won national recognition for their designer mansions, hotels, convention centres and interior designs.

Kuching is also home to the iconic new DUN building (by Hijjas Kasturi), the restored Old Court House, Kuching Mosque, OCBC Building, Sarawak Syariah Court, Kuching South and North City Halls.

For the latest, visit [langitkch.com](http://langitkch.com) and [pamsc.org.my](http://pamsc.org.my). Updates will also be available at [hsl.com.my](http://hsl.com.my) and @hslcn on social media.



Langit's 1 acre site in Kuching's central business district.





An early phase of V.I.P, a 200-acre business park in Kuching.

# RENT-TO-OWN VISTA INDUSTRIAL PARK

## HSL Launches First RTO For Small-Medium Enterprises

*A lot of new SMEs have emerged over the past year. New challenges have brought about new opportunities. Our V.I.P receives many enquiries from new entrepreneurs. They like to rent first, own later. That is why HSL is launching its first RTO for SMEs.*

— leasing senior manager Trish Lui

In line with global ownership trends, HSL is introducing a rent-to-own scheme for Vista Industrial Park (V.I.P), which is adjacent to the mammoth Sama Jaya High Tech Park.

HSL selected V.I.P as its first rent-to-own scheme due to high demand from small and medium enterprises (SME).

“A lot of new SMEs have emerged over the past year. New challenges have brought about new opportunities. Our V.I.P receives many enquiries from new entrepreneurs. They like to rent first, own later. That is why HSL is launching its first RTO for SMEs,” leasing senior manager Trish Lui said.

“These are new global trends that HSL is picking up. RTO has many benefits to end-users: They get a new working premises immediately but are not tied down by long-term loans. Upon signing the RTO, the buying price is locked in.

“Monthly, a portion of their rentals goes into an eventual bank downpayment — so it’s like savings to achieve a smaller loan eventually.

V.I.P is located strategically in the state capital, about equal distance from the international airport, seaports, city centre and Sejingkat industrial zone.

V.I.P shares a common highway — Jalan Setia Jaya/Usaha Jaya — to Sama Jaya, a free trade zone with exports of RM5bil per annum. Among multi-national companies there are X-FAB Silicon Foundries, Taiyo Yuden Co Ltd, Western Digital Corporation, Toko Inc, and LONGi Silicon Materials Corp.

At 200 acres, V.I.P is the largest privately developed business park in Sarawak.

Units are double-storey, semi-detached or detached, from 3,053sqft of walled-up space with land areas from 13.84 points, to 5,658sqft and 32.37 points.

Units are designed to be flexible. Features include XL-sized openings, easy manoeuvrability for heavy vehicles, high-ceilings,

and uniquely, a walled-up staircase to the second floor. Workshops or storeroom operations on the ground floor do not disturb upper floors, which can be offices.

So far, V.I.P owners have found a variety of usage including as a central kitchen for a popular Sarawak franchise, a testing lab for public utilities, car workshops and retail showrooms.

HSL is reserving about one-third of the 200-acre site for its own use, where it will centralise all its ISO- and SIRIM-grade manufacturing facilities.

The multi-award winning Jurubina Unireka masterplanned and designed the lots for HSL’s V.I.P. In Jan 2020, V.I.P won two Sheda Excellence Awards in the masterplan and commercial categories.

Built for heavy vehicles with XL size openings and high ceilings.





# HANDLING SAFETY FOR ALL

With HSL's Safety And Health Officer  
— **Charles Lee**

◆ **Hi Charles, can you introduce yourself to our readers?**

Sure. I'm Charles Lee Wee Teck, and I am the safety and health officer of Hock Seng Lee Berhad as well as our La Promenade Mall. I also take care of HSL's subsidiary companies' overall safety aspects.

◆ **What are the safety requirements of the mall? Is it the same as offices?**

No, there is a difference. Offices are designed for staff and we know the total number of workers we have, whereas a mall is a public place, with varying numbers of visitors hourly and daily. So safety measures are very different. Fire drills are a good example.

Office staff are taught clearly how to handle emergencies. They know what actions to take and there is an emergency response team that will respond to these emergencies. As for the mall, it is my job to make sure all visitors are safe, and have security guards to evacuate them out of the building.

As a mall, we are also dealing with Covid-19. This is a new challenge for safety and health officers like myself to tackle.

◆ **Given our current situation, what prevention measures that you took or came up with to stop the spreading among the community?**

The implementation of the Safe Operating Procedure that complies with government health and safety guidelines and of course, record tracks of customers entering the mall with high-tech temperature scans. We make sure all customers must go through these screening and will not tolerate those that do not follow safety measures.

◆ **Since the mall and headquarters are within one complex, how do we ensure everyone's safety on matters like Covid?**

That is a good question. We do a lot of safety awareness such as training and follow up with constant circulation of safety memos. We emphasize why certain safety measures are implemented in order to decrease the chances of cross-contamination. For example, on every level each lift are restricted with limited amount of staff that can enter which is a maximum of four per ride as to maintain social distancing and traffic.

We are now living in a new norm, so every new step has to be taken with seriousness. Self-awareness is really important, cause to me this whole situation is not something that will go away in the nearest time.

◆ **How can these safety requirements be maintained?**

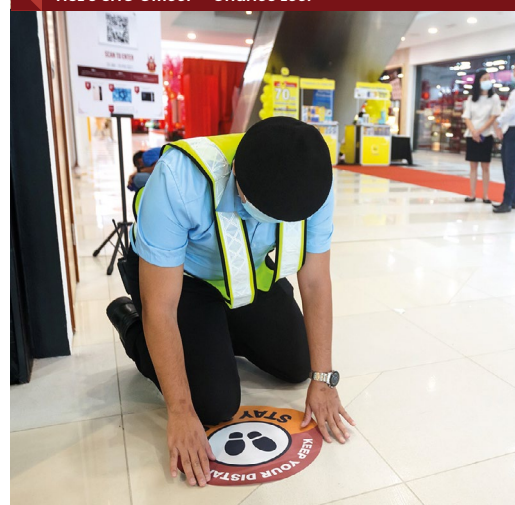
Safety is like culture. I think of it as building up a culture; slowly but surely. Along the way, of course, people make mistakes and that's where we learn to improve further. Just like when we moved into our new HSL Tower building post MCO, I make certain that all staff must follow the set of rules cause we are now adjusting to a new culture. I have to ensure that every staff member is aware of precautions, follow the security guidelines and adapt.

◆ **Any words you'd like to send out to readers of Living Moments as a safety officer?**

Operating a new mall, we try our best and put in a lot of effort to make sure everyone who comes into this community space is safe. With this ongoing pandemic, I strictly ask everyone to always follow SOP. I know it can be hard for parents with young children to adhere to SOPs, but I take this matter seriously. Hence why at La Promenade Mall, we provide free face shields and face masks for toddlers. I believe we are the only mall to do this currently. I really wish for all of customers who come into our mall to have a good time and leave with a peace of mind.



HSL's SHO Officer — Charles Lee.



Security sanitises the mall four times daily.





# FREE CARPARKS CHARGING



*New Mall Focuses On The Basics*

**L**A PROMENADE MALL is offering shoppers free car parking. The management decided on the free carparks in order to capitalise on the high-traffic flow of the Kuching-Samarahan Expressway.

On an average day, the expressway records 67,000 vehicles, compared to 64,000 for Rock Road, 57,000 for Airport Road and 53,000 for Jalan Song.

Even during the Conditional Movement Control Order, the expressway only recorded a 33% drop in vehicles, far lower than the 64% drop for Jalan Sekama and 43% drop for Jalan Song.

"This shows that this road is an essential road. Free parking will draw in the crowds," mall leasing senior manager Trish Lui said.

"We are also offering free electric car charging to all. Anyone with an electric car can top up their car batteries free-of-charge at La Promenade Mall."

The chargers were installed as part of HSL's plan for the mall and 10-storey office block to be Green Building Index certified.

"Drink coffee, have a meal at La Promenade and go grocery shopping at Choice Supermarket – then drive back home with no parking fees and on free energy," Lui said.



*The brightly lit and safe basement carpark.*



*Free charging station for green vehicles.*

## PUBLIC BANK FACILITIES COMING TO MALL

*A Convenience For Shoppers, Retailers And The Community*

**P**UBLIC BANK will install the first dual-function ATM at La Promenade Mall. The "Cash Recycling Machine" (CRM) will be able to receive cash deposits as well as withdrawals.

"It will be the first time Public Bank has ever installed this new type of machine in a mall. CRMs are currently only available at bank branches. They are very convenient and highly efficient. CRM is much more expensive than normal ATMs. We only approve it for very special cases," Padungan branch manager Simon Chee said.

The ATM at La Promenade Mall will be installed at the main entrance to the mall, near the new public carpark and security/SOP checkpoint.



*Padungan branch manager Simon Chee.*





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# A WELCOME CHANGE IN THE DESIGN OF LANDED LIFESTYLE RESIDENCES WITH GENEROUS COMMUNAL FACILITIES

-INSTITUTE OF ARCHITECTS MALAYSIA, PAM

**2017**  
INSTITUTE OF LANDSCAPE  
ARCHITECTS MALAYSIA  
MASTERPLAN

**2018**  
SARAWAK HOUSING AND REAL  
ESTATE DEVELOPERS' ASSOCIATION  
MASTERPLANNING AND LANDED RESIDENTIAL

**2019**  
PAM  
AWARDS  
LOW-RISE MULTIPLE RESIDENTIAL

PRECINCT *LUXE*



**HOCK SENG LEE CONSTRUCTION SENDIRIAN BERHAD** Company No.: 199401042966 (328654-W)

Project Address: La Promenade - Precinct Luxe, Lot 1600 (Part of Lot 893), Block 14, Muara Tuang Land District, Kuching-Samarahan Expressway, Samarahan | House Units: Super-Link Homes (112 units) | Developer's License No.: L1605/KP/HD/09/160-R8  
| Validity: 16/03/2021 - 15/03/2023 | Advertisement and Sales Permit No.: P2257/KP/HD/09/160-R4-7 | Validity: 16/03/2021 - 15/03/2023 | Expected Date of Completion: 24 months from date of S&P | Tenure of Land: 99 years leasehold (Mixed Zone Land) | Building Plan No.: MPKS/PB/137/2013, MPKS/PB/138/2013, MPKS/PB/139/2013, MPKS/PB/140/2013 | Approval Authority: Majlis Perbandaran Kota Samarahan | SPA Approval No.: P/8D/780-15 | Selling Price: Double-Storey Terrace (Super-Link Homes) (Type 1) from RM955,388 to RM1,186,110; (Type 2A) from RM955,388 to RM1,470,110; (Type 2B) from RM955,388 to RM1,199,999 | SHEDA Membership: SHEDA/179/000

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# LIVE AMIDST VIBRANT CULTURES, BE PART OF A BOOMING ECONOMY AND IMMERSE YOURSELF IN SARAWAK'S TOUCHSTONE HARMONY.



Usage of open spaces in Precinct Grande are maximised with plenty of tree cover and landscape furniture that are both beautiful and useable. The architect has created a trio of visually arresting linear parks, a "tunnels and hills" playscape aimed at inspiring imagination and an external meeting point along La Promenade's main boulevard.

La Promenade's homes in the state capital, Kuching, come with resort-like landscaping and lifestyle amenities benefiting its residents.

Already one of the region's most awarded property projects, in July 2019, La Promenade won the prestigious PAM Awards, completing a trifecta of recognition from architects, landscapers and developers.

This gated community is planned with multiple clubhouses and double the industry norms' landscaped areas. Residents live in a range of landed homes — from designer bungalows to innovative duplexes, from super-link units to quadruplexes.

La Promenade is part of the developer Hock Seng Lee's flagship 200-acre development, where the construction specialist is also building its new headquarters.

Opening late 2020, HSL Tower is East Malaysia's first private Green Building Index certified office. The tower includes a three-storey lease-only community mall offering services and convenience.

In the span of just a few years, the La Promenade community has emerged as a leader in the luxury homes segment.

The latest completed phase, Precinct Luxe, comprises unique "landed condominiums" combining the best of both worlds: houses with wide lawns and open spaces, with a communal clubhouse and 24-hour security.

Precinct Grande, the next phase, is now open for sale. This precinct offers three types of bungalows to suit discerning taste, and two types of back-to-back duplexes. All homes include elderly friendly bedrooms and en suite bathrooms on the ground floor.

The design team behind Precinct Grande include David Ong, a green architecture specialist, husband and wife team Ming Ngi and Suh Chee, who are responsible for some of Sarawak's most interesting bungalows, and the young founders of Intodesign Labs.

For more information, visit [hsl.com.my](http://hsl.com.my).



Bungalow Elegant of Precinct Grande features a true detached house layout and with big, wide lawns. It is well proportioned with natural ventilation, lighting, and lots of privacy.



Precinct Luxe @ La Promenade features super-link homes with exclusive residents' clubhouse facilities including a gym, swimming pool and children's playground.



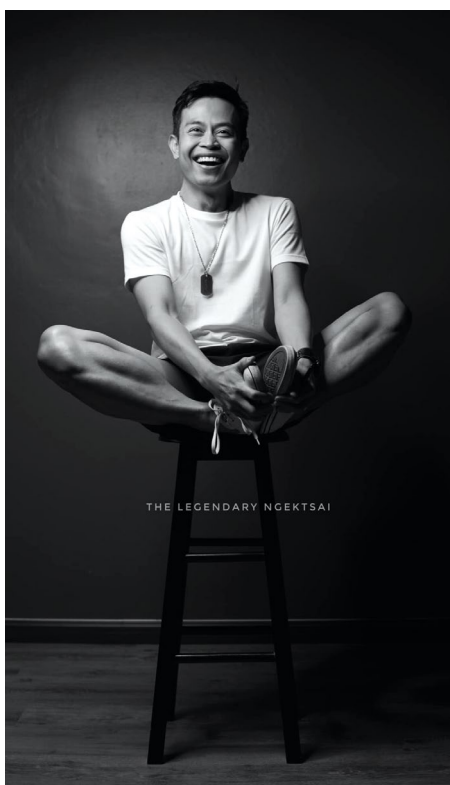


## NgekTsai Army

Sarawakian's Property |  
A middle child | A faithful companion  
A forsaken lover | A foe that you'd ne

# NGEKTSAI: SARAWAK'S ICON

*Frontliner By Day,  
Famous Influencer Everyday*



**N**GEKTSAI is a household name in Sarawak. His comical and high relatable videos have garnered him over 414,000 fans on Facebook, 221,000 on Instagram and an astonishing 15.15 million combined views on Youtube.

But despite his huge following, Ngektsai does not obsessed over his fame. He says he only know his channels' important milestone figures.

"Of course, it was really exciting at the start. Five

years ago, I created a few videos, uploaded them [on social media], and a week later I was recognised at a petrol station. Not long after, I was recognised at The Spring [shopping mall]. But, really, I don't know the exact numbers now. I don't want it to influence me," said Ngektsai – "it" referring to fame.

"You be surprised but I also don't follow many other social media influencers. I worry their content would influence me. If I come up with an idea, I want it to really be my idea. The content has to be as original as possible," he further added.

The 36-year old said that fame "is temporary" and still feels glad that he achieved success later in life.

"Fame may not last. That is why I'm keeping my job. It is my career," the lab technologist explained.

"My real job is still my passion. I will never give it up. I work a normal career and create the videos [over] the weekend. It [was] my medical job that has helped me invest in a house. I know that very clearly.

"My crew consists of my medical assistant colleagues. At the beginning, we did videos for people's weddings then this Ngektsai thing came about. Today, it's still just the few of us. We come up with ideas, we are our own videographers, we are the editors, we do the admin, and we are all still in the medical industry," Ngektsai says proudly.

Currently, on his social media, Ngektsai is taking on vaccine deniers. As a front-liner, he says it is his duty to debunk misinformation and improve public health.



# KEEPING AN EDGE

Talent aside, Ngeksai feels that he holds an edge over other content creators. His content is popular because it is rooted in his experiences and his videos are highly accessible.

We all know people in our own lives like “Melissa”, “Cik Kembang”, “Monyeng”, “Kayshar” and “MaK Tanggang” because they are based on real people Ngeksai has observed.

Rather than work with famous people, Ngeksai has opted to feature university students and lecturers in his videos because they give feelings of familiarity.

Ngeksai also collaborates with local elected representatives and restaurateurs. His videos promote local places like Batu Kawa, Sri Aman and Miri, making viewers relate to visiting that area and in turn making Sarawakian proud of their home state.

The characters he play in his skits were created to make viewers want to be with their loved ones more.



Ngeksai collaborated with Dr Sim Kui Hian

Some of Ngeksai's notable characters.







Perihal 2.3juta dan 20k!  
28 weeks ago · 128.5K views  
AMee Mee and 6K others



Aku Bidari Syurgamu - Dato Sri Siti Nurhaliza Cover by Ngeksai  
29 weeks ago · 78.4K views  
AMee Mee and 6K others



Bloopers video dance cover How You Like That!  
29 weeks ago · 56.7K views  
AMee Mee and 3.9K others

▶ Snippets of Ngeksai's videos on **Instagram, Youtube & Facebook.**



Ngeksai Full Cover How You Like That!



Bloopers Episod Pengasas & adab Berjiran!



Honestly i shik shuka molah video bertandak! Blackpink gik sik...  
31 weeks ago · 71.5K views  
6.3K

**Cik Kembangan Mengamok! Adab Berjiran!**  
31 weeks ago · 286K views  
12K



...as Kecantikan, Takda boleh Masuk!!! O-pa-la!  
255.8K views  
Mel Chin and 12K others

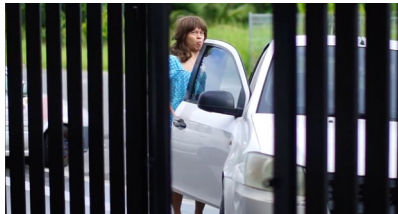


Biar bena sekilo RM500? Video Syai masak daging Wagyu!  
33 weeks ago · 99.7K views  
5.2K

Ngeksai promoting HSL's Samariang Aman 3 **"Adab Berjiran"** with 286K Views



Eee... sepatutnya aku yang marah...



Amek! Kembangan berkemban



Berbelah di Samariang Aman Petra Jaya,



mempunyai keluasan tanah yang lebih besar berbanding projek sebelumnya.



Seperti jiran2 Ngeksai dan Datin Hafizah.



Not just an influencer but also a frontliner.

# BAHASA SARAWAK VERSION NGEKTSAI: IKON SARAWAK

*Pegawai Kesihatan Masa Siang Dan Influencer Terkenal Sepenuh Masa*

**S** iapa sik kenal dengan Sarawak's famous social media influencer, The Legendary Ngeksai atau lebih dikenali as Ngeksai. Di Facebook ajak, Ngeksai Army ada 414,000 likes dan di Instagram, beliau mempunyai 221,000 followers menjadikan total followers nya lebih daripada 700,000.





Ikon gigi Sarawak.

Jumlah tok ajak menjadikan Ngeksai lebih dikenali daripada beberapa nama-nama terkenal.

Sungguh pun gila, Ngeksai, atau nama sebenarnya Zameen Saini, sik ambil kisah langsung dengan semua ya. Bagi beliau, "fame" bukan lah sebab utama untuk nya berbangga dan dikenali.

Bagi Ngeksai, yang penting adalah usaha yang di polah selama tok mendatangkan hasil dan memberik balit kepada masyarakat kita.

"Masa kamek mula-mula start polah semua tok, it was very exciting. Limak tahun yang lepas, kamek polah video macam-macam and upload kan di social media just for fun. Seminggu lebih gila, kamek ditegur oleh orang di stesen minyak. And sik lamak ya kamek ada ditegur juak di The Spring (pusat beli-belah). Camya lah permulaan nya."

"Kinek tok, kamek sik berapa pasti berapa ramai yang follow kamek or tauk exact number followers yang ada. Benda macam bukan pake kamek bangga and kamek pun sik maok ya influence kamek."

"Kamek sik follow anyone di social media, sebab kamek maok tetapkan content ya original dari idea kamek sendiri. Kita mudah terikut-ikut dengan style orang and kamek maok avoid ya seboleh-boleh nya."

Bagi Ngeksai, terkenal ya sementara ajak. Beliau memang happy dengan kejayaannya kinek, tapi yang penting bagi nya adalah kerjanya sebagai pegawai kesihatan.

"Famous adalah benda yang hilang datang,

sebab ya kamek tetap dengan kerja utama kamek sebagai pegawai kesihatan. Ya adalah minat kamek yang sebenar".

"Kamek sik akan sesekali lepaskan kerja utama kamek. Kamek pergi kerja macam biasa and hari minggu baru polah content. Pekerjaan medical kamek tok lah yang membolehkan kamek mampu membeli rumah."

Sebagai seseorang yang berkecimpung dalam bidang perubatan, Ngeksai pun aktif menindas percakapan orang di social media tentang salah informasi vaksin.

Selaku seorang influencer, beliau berharap semua jangan terikut dengan berita palsu yang tular di internet dan berharap orang lebih ambik tauk tentang fakta isu-isu kesihatan.

His pet cat, Axlan else uniquely named Axlan Exora Makadingding sometimes make cameo in his videos.



## FRONTLINER YANG KRETIP!

**W**alaupun Ngeksai berumur lingkungan 30an, content video beliau merangkumi setiap peringkat umur dan ya adalah sebab utama kenak Ngeksai sangat terkenal. Karakter yang beliau wujudkan seperti "Monyeng", "Cik Kembangan", "Kayshar", "Si Porok" dan sebagainya semua ya datang daripada experience Ngeksai sendiri yang orang ramai dapat relate. Kerana contentnya yang sangat meluas, beliau banyak kali dijemput untuk berkolaborasi, seperti dengan YB Dr Kim Hui Sian dan Swinburne University.

Video beliau juak banyak mempromosikan tempat-tempat di Sarawak yang sik banyak orang tauk dari Sri Aman sampelah ke Miri. Ngeksai padah kita janganlah iri hati dengan tempat orang yang ditangga kacak atau mewah, sebab tempat kita sendiri pun sangat istimewa dan semua patut bangga yang Sarawak is a very beautiful state.

Mesti ramai yang fikir Ngeksai upah profesional team untuk tolong edit dan rakam content beliau sebab hasilnya so far sangat bagus dan teratur.

"Yang tukang ambik video adalah kawan rapat kamek, sama kerja dengan kamek. Yang berik idea, yang tolong tangga kan hasil edit video, semua yang terlibat hanyalah beberapa kawan kamek sendiri and kamek orang semua berada dalam industri kesihatan. Tanpa sidak, nama Ngeksai sik akan terkenal sampe macam tok."





*His single-storey terrace living room beautifully renovated to his own taste.*

## TOUR OF A BEAUTIFUL HOME

**L**ITTLE may know but Samariang Aman 2 is Ngeketsai's home. The majority of his videos are shot within his single-storey terrace home, which he bought about a decade ago.

His unit contains some of Samariang Aman's best features. Location wise, it is part of a cul-de-sac and just a stone throw away from the natural beauty of Batang Salak, which fronts the Kuching Wetlands National Park.

Internally, Ngeketsai's terrace comes with three bedrooms, and uniquely, also a courtyard. These courtyards were among Samariang Aman's selling points. It allows large and longer houses to have natural lighting and ventilation into the middle of the unit.

"I love it," Ngeketsai told Living Moments, regarding the courtyard. "It makes the house brighter and I can feel the wind coming through. I love green plants in my house and the courtyard enables that."

Ngeketsai has made additions to his home such as adding a pebble wash countertop, removing the wall of a bedroom which turns it into an extended living and television room. As a result, the living space in his unit is extra-large, especially with the light from the courtyard.

Light coloured walls and cleverly placed mirrors add to the spaciousness.

Inside his bedroom, Ngeketsai custom-made his bed frame to have storage space below. "I wanted maximise space. I've also turned the ensuite bath into a 'walk-in' wardrobe. My brother and I share the common bath and toilet."

Looking ahead, Ngeketsai aims to renovate the wet-kitchen area.

"My parents live at the original Samariang Aman. When I was house

hunting, it was only natural that I wanted to live near my parents. I like the sense of community here. There's also everything nearby."

On Hock Seng Lee's Samariang Aman 3, Ngeketsai already has plans to shoot new Ngeketsai videos in the showhouse.

Be sure to follow Ngeketsai for his take on Samariang Aman 3.

*The extended living and television room.*





# INDAH KHABAR, INDAH JUAK RUPANYA

**N**geksai adalah salah seorang resident Samariang Aman 2 dan majoriti hasil video beliau dipolih dan direkod dari rumah beliau sendiri, iaitu sebuah single storey teres yang dibeli sedekad lalu.

Unit rumah beliau antara yang mendapat feature yang terbaik untuk Samariang Aman. Lokasi pun sik jauh daripada Batang Salak, berdepan dengan Wetlands National Park Kuching dengan view pemandangan yang sangat kacak.

Asalnya, rumah teres Ngeksai ada tiga bilik tidur dan uniknya, sebuah courtyard. Courtyard tok adalah antara selling point utama untuk Samariang Aman. Kawasan tok yang terletak di tengah-tengah unit membuatkan rumah nampak panjang dan luas, sekali dengan kemasukan cahaya semulajadi dan pengudaraan yang selesa.

"Kamek suka gilak-gilak. Rumah kamek nampak sangat terang dan kamek boleh rasa angin masuk ke dalam. Kamek minat tanaman daun bunga juak jadi courtyard ya sangat membantu."

Rumah Ngeksai juak terkenal dengan kecantikan dekorasi dan perabot yang disusun dan dipilih oleh Ngeksai sendiri. Beliau renovate rumahnya bermula dengan counter top ditambah pebble wash, kepada bilik tidur dengan built in katil dan kabinet dan juak meluaskan kawasan ruang tamu dengan merobohkan dinding bilik tidur tengah.

"Kamek maok ruang yang luas untuk simpan barang. So kamek ada idea, why not tukarkan jak my tandas area as my walk-in wardrobe? Kamek dengan adik kamek share the same washroom sebab hanya kamek berduak ajak di rumah."

Rumah beliau turut dicat dengan warna yang terang dengan



perletakkan cermin yang strategik untuk menampakkan ruang rumah lebih luas. Ngeksai berhasrat untuk renovate dapur basahnya di masa akan datang.

"Parents kamek yang asalnya tinggal di Samariang Aman. Jadi, secara semula jadinya kamek pun house hunting di area yang berdekatan sebab ambik dekat. Kamek suka gilak area tok, dengan komuniti nya yang peramah and semua pun dekat."

Untuk Samariang Aman 3 milik Hock Seng Lee, Ngeksai dah ada plan untuk shooting content terbaru nya di showhouse yang akan siap sik lamak lagik.

*Maximising the room's area with built-in storage space below a custom built bed.*





# NEW GYM ON THE BLOCK

## Introducing A New Fitness Centre Near Samarahan

Aside from Choice, the mall announced its second largest anchor tenant which is a functional fitness centre that occupies 5,000 sqft of corner lot space.

Called 'Sweat Factory', the gym will be instructor focused, offering group classes, personal training and tailored goal setting.

Located in a highly-stylised corner lot on level four, the gym boasts views of both sunrise and sunset from the Green Building Index certified complex.

"In the last decade, the quality of gyms and the perception of what a gym is has gone through a revolution. Gyms used to be a place for bodybuilders and hardcore enthusiasts, whereas fitness centres today have become social places for health," Sweat Factory proprietor Richard Yu said.



Sweat Factory proprietor Richard Yu.

"People don't go to gyms for just machines only, people want a variety of experiences and classes. People want guidance. Fitness has evolved beyond intimidating machines and repetitive workouts," said the engineer turned fitness enthusiast.

Sweat Factory's aim is for exercise to be accessible to more people, spanning a wider range from novices to experts. The gym will be open to public in the middle of the year. Get ready to sweat!



By Sean Interior Design



This fitness centre will be coach centric.

## WHAT STAFF SAYS:



"I appreciate having these shops which helps me a lot in easing my needs as a customer. One thing I like the most is the security. Keeping the mall in accordance with SOP is crucial and I can see our security team have done very well."

- Catherine Cho, Sr Manager Finance and Admin



"We have many food options now. I quite often have my lunch at Authentic Chicken Rice. Their nasi ayam is so good!"

- Maria Su, Admin Assistant



"Having the mall below our office has made grocery shopping a lot easier, especially buying wet food at Choice to cook for dinner."

- Maria Jatti, Personal Assistant



"We would stroll around after a good lunch just looking around the mall and enjoy good coffees from Black Bean. Back at the old office, we couldn't do this, so this feels nice."

- Rita Koh, Marketing



"Every weekend, I would always go out and stock up on my food supplies. Now with the supermarket and TAKA near, I have more time to relax at home during off days."

- Dayang Nur Ainina, Project Admin



"I like Choice. Last time at the old office, I had to detour to another supermarket just to buy ingredients to bring home. Now with Choice being at the office, it's so much more convenient."

- Victoria, Chief Receptionist





# EVENTS & PROMOS

## LANGIT ARCHITECTURE COMPETITION

## RESULTS IN MAY

Refer Page 3.

LANGIT

We're reaching for greater heights. LANGIT is an architectural competition open to all Corporate Members of the Institute of Malaysian Architects. We're inviting architects to submit their ideas. Prize monies top RM200,000.

To find out more, click on the numbers below:

**01** WHERE    **02** WHY    **03** NEWS    **04** ABOUT US    **05** TO ENTER

**COMPETITION TIME TABLE**

Commencement Date for Registration: 8 FEBRUARY 2021	Closing Date for Registration: 19 MARCH 2021	Closing Date of Submission for Entries: 19 MARCH 2021	Posting of answers to Queries on Website: 19 MARCH 2021	Closing Date of Submission: 19 APRIL 2021	Presentation of Awards (to BCI & IMA): LATE MAY
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**MARCH MADNESS**  
RM11.99 PER SET

MAC & CHEESE SANDWICH WITH CHICKEN HAM    MAC & CHEESE SANDWICH WITH BEEF BACON

THE SINGLE

CLASSIC AMERICAN CHICKS

AVAILABLE FOR DINE IN • TAKEAWAY • DRIVE THRU PICKUP

**Noms**

## VISTA INDUSTRIAL PARK

First Rent-To-Own scheme by HSL

Refer Page 4.



## NEW SHOWHOUSES

Coming Soon!



## MARCH MADNESS

is back with super deals!

For a limited time, indulge in one of these Noms favourites at only RM11.99 per set! Each set comes with french fries and soft drink of choice.

Head over to your nearest Noms outlet this coming March to enjoy this deal.



## LIMITED EDITION Diamond Glass Bottle

You can now get this eye catching limited edition diamond glass bottle whenever you purchase Saranut yogurt series drink. There are five colours available: Red, Purple, Yellow, Blue & Green.

\* While stock last.



## LA PROMENADE

Monthly Mystery Gifts. Stay Tuned!



PREVIOUS **HSL QUIZ**  
**WINNERS**

Here are the winners for last issue of HSL quiz new year edition. Congratulations to all!



# HSL QUIZ :

The highest density allowed for landed properties in Sarawak is 10 units per acre. What is La Promenade's density count?

- a) 8.8 units per acre
- b) 6 units per acre
- c) 6.9 units per acre
- d) 4.8 units per acre

How many national parks are near Samariang Aman?

- a) 1
- b) 2
- c) 3
- d) None

There are currently three developments in La Promenade. Which one is the name of the latest Precinct launched?

- a) Precinct Luxe
- b) Precinct Prime
- c) Precinct Grande
- d) Precinct Premier



Here we have another quiz for Living Moments readers.

This time, the questions are fewer but trickier. Winners of this round will receive vouchers from La Promenade Mall outlets. Let's see if you can answer these three questions correctly. Closing date is end of April.

*Best of luck!*



# NEW SHOWHOUSES COMING!

Showhouse 1  
**LUXURY**

Showhouse 2  
**AFFORDABLE**



**HOCK SENG LEE CONSTRUCTION SENDIRIAN BERHAD 199401042966 (328654-W)**

Project Address: Samariang Aman 3, Lot 8570 (Part of Parent Lot 8109), Block 8, Salak Land District, at Jalan Cahaya Utama, Off Jalan Sultan Tengah, Kuching | PHASE 1 - House Units: Single-Storey Terrace (33 units), Single-Storey Semi-Detached (40 units), Double-Storey Terrace (33 units), Double-Storey Semi-Detached (20 units) | Developer's License No.: L0018/KP/H/01/2020/0002 | Validity: 08.03.2020 - 13.02.2023 | Advertisement and Sales Permit No.: P0026/KP/H/01/2020/0004 | Validity: 01.07.2020 - 13.02.2023 | Expected Date of Completion: 30 months from date of S&P | Tenure of Land: 80 years leasehold (Mixed Zone Land) | Building Plan No.: DBKU/135/2019, DBKU/136/2019, DBKU/137/2019, DBKU/138/2019, DBKU/139/2019 | Approval Authority: Dewan Bandaraya Kuching Utara | SPA Approval No.: P/10/98-18 | Selling Price: Single-Storey Terrace (RM310,000-RM475,000), Single-Storey Semi-Detached (RM440,000-RM610,000), Double-Storey Terrace (RM480,000-RM660,000), Double-Storey Semi-Detached (RM625,000-RM740,000) | PHASE 2 - House Units: Single-Storey Terrace (51 units), Double-Storey Terrace (17 units) | Developer's License No.: L0074/KP/H/01/2020/0001 | Validity: 31.12.2020 - 29.11.2023 | Advertisement and Sales Permit No.: P/10/98-18/01/2021/0001 | Validity: 05.09.2021 - 29.11.2023 | Expected Date of Completion: 24 months from date of S&P | Tenure of Land: 80 years leasehold (Mixed Zone Land) | Building Plan No.: DBKU/B2/2020, DBKU/B3/2020, DBKU/B4/2020, DBKU/B5/2020 | Approval Authority: Dewan Bandaraya Kuching Utara | SPA Approval No.: P/10/98-18 | Selling Price: Single-Storey Terrace from RM323,000 - RM457,000, Double-Storey Terrace from RM472,000 - RM619,000 | SHEDA Membership: SHEDA/179/00

Disclaimer Note: Illustrations are an artist's impression only. The information and plans are subject to change as may be required by the authorities or architect and cannot form part of an offer or contract. While every care has been taken in preparation of this ecard, the developer or agent cannot be held responsible for any inaccuracy.



#HuatsUpLaPromenade

# PHOTO COMPETITION

This photo won our heart at first sight. The scenery, the beautiful children and our tang lung background just looks so ethereal. So so beautiful.

## RESULTS

WINNER  
1<sup>st</sup>



@Siew Thiam Lok

SECOND PLACE  
2<sup>nd</sup>



@Ibanez Jeffrey Guang

Between these two photos, there's one reason why we decided to put both as a tie - emotions.

The winning photo on the left shows joy. We truly love seeing how happy she is. The photo on the right reminds us that old love is just as sweet as new.

THIRD PLACE  
3<sup>rd</sup>



@ahyeng

@Jeh Lau

We looked through the photos and it was hard to look away from this one. The blurred background emphasises the model's beautiful features. Good job to the photographer for this great shot!

COMMENDATION



@Yap Karen



@Jane Fan



@Delia Su



@AhSuan Chia

All of our entries were filled with beautiful, creative shots. We went back and forth with which ones we liked the most. Finally, we selected these seven photos as our commendation winners. A mixture of everything, from aesthetic to adorable, congratulations!



@Johnvmelvin



@Joseh Ho



@Nana Akai





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