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matrixconcepts

* Hijayu 2 - Resort Homes (SLA & SL3) • No. Lesen Pemaju: 10613-32/02-2020/0210U • Tempoh Sah: 01/03/2018 - 29/02/2020 • No. Permit Iklan: 10613-32/02-2020/0210PI • Tempoh Sah: 01/03/2018 - 29/02/2020 • Hakmilik Tanah: Kekal • Bebanan Tanah: Tiada • Pelan Bangunan Diluluskan oleh: Majlis Perbandaran Nilai • No. Rujukan: MPN 435/1/23/2017/2 • Tarikh Dijangka Siap: Disember 2019 • Lunaria III (RTDT-A) - 178 Unit, RM 861,888 (Min) - RM 1,458,398 (Max) • Lunaria II (RTDT-B) - 54 Unit, RM 856,542 (Min) - RM 1,338,532 (Max) • Sekatan-Sekatan Kepentingan: Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.



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MATRIX CONCEPTS HOLDINGS BERHAD(414615-U)

CONTENTS



22
Appearing in Bandar Sri Sendayan for the first time, the Legendary Malaysian Rockers embarked on a Raya Concert for Matrix Aidilfitri Festival

CORPORATE NEWS

10

Chinese New Year came again with Matrix Concepts welcoming everyone to its CNY Celebration at the d'Tempat Country Club

12

Matrix Concepts presented Broadway Starry Night at the Ara Sendayan's inaugural celebration, launching the Matrix Galleria

14

An MoU was signed between Matrix Concepts and PT Bangun Kosambi Sukses (BKS) and PT Nikko Sekuritas Indonesia for a joint development of an Islamic Financial District in Indonesia

16

Matrix Concepts held its annual Breaking Fast Ceremony with the media and Legendary Rock Malaysia in conjunction with Ramadhan

17

To acknowledge the result of the General Election 2018, Matrix Concepts donated RM5 million to Tabung Harapan Malaysia



18

Over 90% of the 52 boutique apartments of M.Carnegie have been sold, ahead of its completion

COMMUNITY

20

Organised by the NSCMH Medical Centre, the very first Women Health Carnival was held at the d'Tempat Country Club

LIFESTYLE

26

Millions of foreign tourists arrive in Malaysia each year to trek the off-beaten paths and revel in the history of this great region. Seek out the gems of Negeri Sembilan

48

Looking for ways to spruce up your home and/or increase its market value? Restyle to style



68

Recipe: The celebrated pastry



Joining the Jalan Putra district is Chambers Kuala Lumpur, a bespoke development catered towards the urbanites and on-the-go generation of property owners

MATRIX CONCEPTS FOUNDATION



This year, Matrix Concepts hosted a Majlis Berbuka Puasa in conjunction with Ramadhan as part of its long-term CSR commitment

D'TEMPAT COUNTRY CLUB

54
d'Tempat and SWM Environment hosted a Majlis Iftar with Negeri Sembilan Kasih Sayang

56
The clubhouse distributed a total of 1,000 packs of bubur lambuk to the public to celebrate the holy month of Ramadhan

MATRIX GLOBAL SCHOOLS

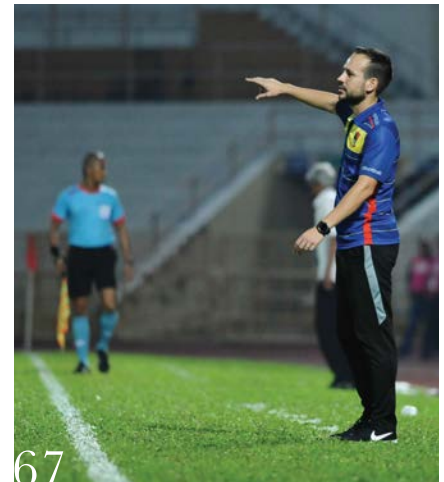
58
Matrix Global Schools presented the production of *Oliver* to the public

60
Students of MGS headed off to Bali for a 5-day educational trip with the Beeducation Adventures (BeED)

SPORTS



The charity Harmony Run was held at Bandar Sri Sendayan, organised by the Malaysian Fo Guang Buddhist Association



Three coaches were converted within 5-months surprise fans of the Negeri Sembilan team

STOCK MARKET

70
Resilient in constant change

Group Transformation



2016



South East Asia Property Awards (Malaysia) 2016

Elymus @ Resort Home awarded Best Housing Development (Central Malaysia).
Matrix Concepts awarded special Recognition in Corporate Social Responsibility (CSR)

2016



Property Insight Prestigious Developer Award (PIPDA) 2016
Matrix Concepts Holdings Berhad awarded Best Township Developer 2016



Billion Ringgit Club 2014 - 2017

2016



Inaugural Nobel Excellence Awards. Matrix Concepts Holdings Berhad awarded Gold Award for National Best Township Development of the Year 2016

2017



The Star Property Malaysia Award Honours The Cornerstone Award, Best Landed Development 2017
Elymus @ Resort Homes

2017



Property Insight Prestigious Developer Awards (PIPDA) 2017
Bandar Sri Sendayan awarded "Best Sustainable Township Development" & "Best Family Living Development" for Residensi SIGC

2017



Awarded "Highest Return On Equity Over Three Years" (Gold) & "Highest Returns To Shareholders Over Three Years" (Silver), with Dato' Lee Tian Hock awarded The Edge Malaysia Outstanding Property Entrepreneur 2017

2018



The Star Property Malaysia Award
— Top Ranked Developers of the Year
Matrix Concepts Holdings Berhad - The All-Star Award
— Best Landed Development
Adira @ Ara Sendayan - Honours The Cornerstone Award
— The Best Safety Feature Development



2018



Property Insight Prestigious Developer Awards (PIPDA) 2018
— Awarded Top 10 Developer
Matrix Concepts Holdings Berhad
— Best Family Resort Homes Development
Lunaria 3 @ Resort Homes
— Best Inspired Landed Development
Elynix @ Impiana Damai, Bandar Seri Impian
— Best Greenery Harmonious Development
Elminia @ Impiana Casa, Bandar Seri Impian



Message from the Team

"The world as we have created it, is a process of our thinking. We cannot be changed without changing our thinking." – Albert Einstein

As you're picking up this issue of Buletin Matrix, you'll notice that it has been given an entire facelift. Malaysia itself is going through changes and we, the editorial team of this privately circulated publication, thought it only right to change with the nation. We've trimmed and simplified the reading by exacting it to one language, bringing more life and vibrancy to each and every story.

Beyond that, we've also increased our lifestyle coverage to include travel, home improvement and everyday makeshift knowledge, such as a recipe as found on page 68. In this volume, we sent our writers out into the expanse of Negeri Sembilan to cover attractions found in this beautiful state for a weekend trip within a budget for the whole family (page 26). Gems such as the Army Museum Port Dickson and the Jelita Ostrich Farm can will a day with wow-factors, unique to Negeri Sembilan.

Sharing of the company achievements and milestones has always been exciting for us. We take this opportunity to hold your attention for however long or brief very close to our hearts. That is why we work tirelessly to put together informative pieces on new development, like that of Chambers Kuala Lumpur (page 42) to keep our stakeholders informed. That goes without saying, we retained our bi-annual updates of corporate events, community projects, clubhouse happenings, schools' accomplishments and sports updates as enjoyed in previous issues.

We're always striving to bring you, our readers, more of what you want. If you have any suggestions for us, flip to page 72 to see how you can contribute ideas and directives for us to consider putting into the next issue.

Here's to wishing you and yours a better tomorrow, under the same sky.



ARA SENDAYAN
A SENSE ABOVE

CADENA TERRACES

2-STOREY LINK HOMES

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An idyllic life is like the wind with its own rhythm, an ebb and flow that lifts you up, like a leaf and gently lulls you where it blows. Let the Lightroom of Cadena romance you, let it unfold the magic of living, of a joy yet untold.

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ARA SENDAYAN
matrixconcepts

Ara Sendayan 3B (Cadena Terraces) • No. Lesen Pemaju : 7164-34/02-2020/0122(L) • Tempoh Sah : 07/02/2018 – 06/02/2020 • No. Permit Iklan : 7164-34/02-2020/0122(P) • Tempoh Sah : 07/02/2018 – 06/02/2020 • Hakmilik Tanah : Kekal • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan Oleh : Majlis Perbandaran Nilai • No. Rujukan : MPN 431/1/21/2017/2 • Tarikh Dijangka Siap : Disember 2019 • RTDT-A (Cadena) – 83 Unit, RM 790,888 (Min) – RM 1,381,628 (Max) • RTDT-B (Cadena) – 85 Unit, RM 778,888 (Min) – RM 1,245,308 (Max) • Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahtukar, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sales and Purchase Agreement.

Working at Matrix

Vince Lombardi had famously quoted "The achievements of an organisation are the results of the combined effort of each individual" and Matrix is truly an organisation of such. Each individual played pivotal role to ensure the success of the company and none of the efforts were gone unrecognised or neglected. Our role wouldn't have been much impactful if the organisation have not provided sufficient resources, platform and conducive environment for each of us to grow and the opportunity to contribute the very success of Matrix that we are today. Not only we have been groomed and nurtured to be next pillar of Matrix but all of us to be a part of a growing family that instill the value of caring and compassion. It is definitely an honour and pride to be part of a high achieving and winning organisation.

Randy Lee
Group Finance Division

The company treats its employees well and the employees were all comfortably compensated in both monetary and health benefits. If you are looking for a career development, this is the best company that you can work with as Matrix is growing rapidly. Colleague is more than happy to help each other and work as a team.

Fatin Amalina
HR Executive
Human Resources & Administration Division



I've worked for Matrix Concepts Holdings Berhad as Senior Executive for Marketing Department for a month. Within a month working, I've been exposed to lots of new experiences such as being involved with project launching, opening show unit event and handling project awareness. Immediately, I was able to develop strong communication skills as a result of interacting with staffs and vendors. I foresee Matrix Concepts Holdings Berhad being a good platform to growth and add value to personal development, especially in the property industry.

Siti Azmawati Binti Anuar
Senior Marketing Executive
Sales & Marketing Department

I have worked for Matrix for almost a year now. It has an incredibly strong culture for a company that is growing as quickly as it is. The work life balance is wonderful and lots of perks are given to the staff to ensure we stay balanced. The benefits are top notch, great leaders and management. Overall, it is a fantastic place to work.

Noramiratul Amira Nadeem Iqbal
Executive
Internal Audit Department

Good working environment and a great batch of people at all levels of the company.

Joanne Loo
Senior Executive
Leasing & Retail Development Division

Career Opportunity

Matrix Concepts Holdings Berhad is always seeking for new talent and mind to join its ever expanding team. If you are seeking for a challenging and rewarding career opportunity with a fast-growing property developer in Negeri Sembilan, then Matrix Concepts is the company for you.

Find out more at

www.mchb.com.my/career

or send us your C.V to

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Tel: 06-764 2688 Fax: 06-764 6288

e-mail: hadmin@mchb.com.my



d'Tempat Country Club is a new premier business and family country club in Negeri Sembilan. Accredited with Gold Standard (Provisional) by the Green Building Index (GBI) Malaysia.

We are hiring individuals who are dedicated, passionate and customer-oriented persons to be part of our team.

Interested applicants are invited to write in or email your detailed resume to:

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Tel: 06-792 2688 Fax: 06-792 3363
e-mail: fenny@dtempat.com

www.dtempat.com



Established in a class of its own, one of the finest boutique hotel in Bandar Sri Sendayan, the 4 star d'Sora boutique business hotel believes in offering style with substance.

Are you looking for opportunity to build a rewarding career? We aim to build a strong talent pool by creating a good working culture that is conducive for our people to stay with us for the long term. We do this through careful recruitment, continuous training and enrichment, as well as competitive remuneration. Come and join us!

Interest applicants are invited to walk in or email your CV to:

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71950 Bandar Sri Sendayan,
Negeri Sembilan Darul Khusus.
Tel: 606 - 775 8888 Fax: 606 - 775 6868
e-mail: fenny@dtempat.com
www.dsora.com.my



Matrix Hosts Chinese New Year Reunion With The Community

24 February 2018 – Chinese New Year has come and once again Matrix Concepts is welcoming everyone to our CNY Celebration at d'Tempat Country Club.

The entire family had come from early February till the end of the festivity and were adorned with the mesmerising CNY decorations for a spectacular photo-taking sessions.

There was also a whole day of fun filled programmes lined up from 12:00pm until 9:00pm, with loads of fun and exciting activities prepared for the whole family. The celebration was officiated by Chairman of Matrix Concepts, Dato' Hj Mohamad Haslah, together with Group Managing Director, Dato' Lee Tian Hock and the Board of Directors of Matrix Concepts along with a 100 over people for the Prosperity Loh Sang tossing session.

Visitors were enthralled with spectacular performances like the Lion Dances & Acrobatic Lion Dances, Chinese Drums Performance, Traditional Mask Changing, Games Booth, God of Prosperity Chinese and Traditional Dance Performance. Apart from that, visitors were also entertained by a Mr. Bean Impersonator, Fortune Reading and savoury Traditional Snacks.

Commenting at the event, Dato' Lee Tian Hock, Group Managing Director of Matrix Concepts said: "In conjunction of Chinese New Year that is celebrated this month, Matrix would like to take this opportunity to wish all Chinese Malaysians a happy and prosperous New Year.

We are pleased to celebrate the rich cultures of the diverse community that we serve in which this festive occasion will bring out the best in Malaysians with all races that could meet and celebrate as one. Our Chinese New Year celebration portray our care for the community and nothing is of greater importance than strengthening our ties with them.

I am sure visitors and their family were mesmerised with stunning decorations and fun-filled celebrations during this festive season. It is hoped that this New Year brings happiness and good health to us all. Xin Nian Kuai Le!"



(Third from left) Dato' Hj Mohamad Haslah, Chairman of Matrix Concepts Holdings Berhad and Dato' Lee Tian Hock (fourth from right), Group Managing Director of Matrix Concepts together with the community during the Loh Sang tossing session.



(From left) Dato' Legendran, Director of Matrix Concepts; Group Managing Director, Dato' Lee Tian Hock with his wife Datin Yong Chou Lian and CEO of Property Development, Mr. Leong Jee Van officiated the event by sprinkling the gold dust for the Broadway Starry Night event.

Broadway Starry Night In Matrix Galleria @ Ara Sendayan



ARA SENDAYAN

A SENSE ABOVE

21 April 2018 – Matrix Concepts Holdings Berhad exclusively presents *Broadway Starry Night*, Ara Sendayan's inaugural celebration on the launching of Matrix Galleria @ Ara Sendayan.

Starting from 4pm to 10pm, the glitter and glamorous *Broadway Starry Night* came alive with an evening of elegant ambience accompanied by a myriad of performances, which includes a violin performance by the very talented Dr Joanne Yeoh, one of the most acclaimed musicians in Malaysia, followed by a stand-up comedy performance by Gajen Nad. A myriad of other exciting activities for all age groups from kiddies' games to decoration workshops were also featured. The *Broadway Starry Night* came to a crescendo with a spectacular fireworks display at 10pm. The event was graced by Dato' Lee Tian Hock, Founder and Group Managing Director of Matrix Concepts Holdings Berhad.

Some of the lucky winners brought home an array of goodies, including an iPhone X, 50" LED TV, iPad, amplifier, microwave oven and Starbucks gift cards valued at RM50.

Built on higher grounds, Ara Sendayan is a low density 194-acre freehold development that offers a new vantage point with its stylish contemporary homes, located adjacent to the Self-Sustaining city of Bandar Sri Sendayan.

"It is our utmost commitment to deliver the best value for our customers in terms of price, product and services. Ara Sendayan being our very first hilltop development will definitely provide customers a new vantage point with its stylish homes. The objective of *Broadway Starry Night* is to introduce Ara Sendayan as our latest exclusive top hill development," said Dato' Lee Tian Hock.



Matrix Concepts Ink MoU With Indonesian Consortium for Islamic Financial District Development



Group photo after the MOU signing ceremony. From left: Dato' Haji Mohamad Haslah, Chairman of Matrix Concepts Holdings Berhad, Dato' Lee Tian Hock, Group Managing Director; (Fourth from left) Susanto Kusuma, Founder of PT Agung Sedayu Group; (Centre) Prof. Dr. Bambang Brodjonegoro, Minister of National Development Planning of Indonesia; (From right) Widyha Bharata, Director of PT Nikko Sekuritas Indonesia; Harianto Solichin, President Director of PT Nikko Sekuritas Indonesia; Nono Sampono, President Director of PT Bangun Kosambi Sukses; and Sugianto Kusuma, Founder of PT Agung Sedayu Group

15 May 2018 – Matrix Concepts Holdings Bhd has entered into a memorandum of understanding (MoU) with PT Bangun Kosambi Sukses (BKS) and PT Nikko Sekuritas Indonesia (NSI) for the joint development of an Islamic financial district in Pantai Indah Kapuk (PIK) 2, Jakarta.

BKS is jointly owned by Agung Sedayu Group and Salim Group, which is principally involved in the property development of PIK 2 Sedayu Indo City Indonesia. NSI is an investment banking firm that offers brokerage, underwriting and fund management in Indonesia. Both BKS and NSI are companies incorporated in Indonesia.

Witnessed by Prof. Dr. Bambang Brodjonegoro, Minister of National Development Planning of Indonesia and both founders of PT Agung Sedayu Group, Mr Susanto Kusuma and Mr Sugianto Kusuma, the MoU were signed by Dato' Haji Mohamad Haslah, Chairman of Matrix Concepts Holdings Berhad, Mr Nono Sampono, President Director of PT Bangun Kosambi Sukses and Mr Harianto Solichin, President Director of PT Nikko Sekuritas Indonesia.

"The proposed Islamic financial district is initiated by the Indonesian government in their quest to position themselves as an Islamic financial district in view of their large Muslim population. MCHB plans to join effort with the Indonesian consortium in Indonesia to undertake this project that is expected to benefit both parties in the long run. The definitive JVA serves to affirm MCHB's first step to establish its presence in Indonesia, being one of the biggest and growing markets in Asean," said Dato' Haslah.

residensi SIGC S E R E M B A N



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4+1 Bedrooms & 4 Bathrooms
lot size from 24' x 80' • built up from 2,988 sq.ft.

Artist's Impression

SHOW VILLAGE OPENS DAILY

Nurturing Environments, Enriching Lives.

Land Owner:



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Developer
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A group photo with the media associates & Legendary Rock Malaysia together with Dato' Hj Mohamad Haslah, Chairman of Matrix Concepts Holdings Berhad (middle) with Group Managing Director, Dato' Lee Tian Hock (middle) during the Breaking Fast Ceremony.

Ramadhan Al-Mubarak With Media & Legendary Rock Malaysia

23 May 2018 – In conjunction with the month of Ramadhan, Matrix Concepts Holdings Berhad organised a Breaking Fast Ceremony with the media and Legendary Rock Malaysia at d'Tempat Country Club, Bandar Sri Sendayan.



This event was organised to show appreciation to the varying media partners that have supported and covered Matrix across the years.

Through a press conference held before breaking fast, Dato' Hj Mohamad Haslah announced the Matrix Aidilfitri Festival 2018 with a concert to be held on June 30, 2018, Saturday, starting at 9pm in Bandar Sri Sendayan.

Two influential rock groups, Search and Spider, and an indie group, Hujan, will warm up the stage that will definitely deliver a memorable performance to the audience and residents of Negeri Sembilan. The concert will also be hosted by renowned emcee, Dato' AC Mizal.

Before the event ended, Dato' Haji Mohamad Haslah, Chairman of Matrix Concepts, accompanied by Dato' Lee Tian Hock, Group Managing Director of Matrix Concepts, presented a souvenir bag to the media guests to express gratitude.

"This ceremony is a symbolic effort of appreciation and celebrating the media that has collaborated in covering the success stories and activities on behalf of Matrix Concepts. Without the involvement and commitment of the media, it is not possible that our current programmes and news would reach the general public, especially N.Sembilan people," said Dato' Lee.

Matrix Concepts Donate RM5 Million To Tabung Harapan Malaysia

5 June 2018 – Matrix Concepts Holdings Berhad has contributed RM5 million to Tabung Harapan Malaysia at Ministry of Finance in Putrajaya, which was set up after numerous Malaysians expressed a desire to donate to help towards alleviating the country's debt.



Y.A.B. Tuan Hj. Aminuddin bin Harun (middle) receiving a RM2 million donation mock cheque from Dato' Lee Tian Hock (third from right) and witnessed by Y.B. Teo Kok Seong, Negeri Sembilan Exco.

Present during the mock cheque presentation were Y.B. Lim Guan Eng, Minister of Finance Malaysia; Y.B. Anthony Loke Siew Fook, Minister of Transport Malaysia cum Seremban Member of Parliament; Ahmad Badri bin Mohd Zahir, Secretary of Strategic Investment Division of Ministry of Finance; Dato' Lee Tian Hock, Founder and Group Managing Director of Matrix Concepts; Mr. Ho Kong Soon, Group Deputy Managing Director of Matrix Concepts; Dato' Logendran A/L K.Narayanasamy, Director of Matrix Concepts; and En. Rezal Zain, Director of Matrix Concepts.

This donation marks Matrix's way to play a part in working together for a better nation. "We feel that it is our responsible to play a little part in helping the nation and work together to support the government by any means that may help," said Dato' Lee.

By fulfilling its promise and bringing its total contribution to the fund to RM5 million, on 13 June, Matrix Concepts donated a further RM2 million to Tabung Harapan Malaysia at Wisma Negeri, Negeri Sembilan. The amount was presented by Dato' Hj. Mohamad Haslah bin Mohamad Amin, Chairman of Matrix Concepts Holdings Berhad to Y.A.B. Tuan Aminuddin Harun, Negeri Sembilan Menteri Besar. According to Dato' Haslah, the donation this time was raised in a week from the employees, contractors, suppliers and business associates.

The campaign, which started on 30 May 2018, will continue until 31 August 2018 in support of the new government's initiative.



(Third from right) Dato' Lee Tian Hock, Founder and Group Managing Director of Matrix Concepts, presenting a mock cheque of RM 3 million donation to (middle) Y.B. Lim Guan Eng, Minister of Finance Malaysia, present together (from left) Dato' Logendran, Director of Matrix Concepts; Ahmad Badri bin Mohd Zahir, Secretary of Strategic Investment Division of Ministry of Finance; Y.B. Anthony Loke Siew Fook, Minister of Transport Malaysia; (from right) En. Rezal Zain, Director of Matrix Concepts and Mr. Ho Kong Soon, Group Deputy Managing Director of Matrix Concepts.



From philosophy to actuality, from concept to concrete, from draft drawings to end products, M.Carnegie is no longer a mesmeric dream to pursue, but a magnificent dwelling to possess. The construction phase of this masterfully designed 4-storey architecture has been completed, offering 52 beautifully composed boutique apartments to those who savour the essence of modern living.

Perfect Two

Over 90% of the 52 boutique apartments of M.Carnegie have been sold prior to completion. The fervent response is highly attributed to its unbeatable location as well as impeccable quality. Only a few exceptionally rare apartments are still available on the market, offering generous living space for residents to enjoy their family moment as well as tranquil private haven to unwind after a busy day.

Most of these extraordinarily precious choices are 2 bedroom 2 bathroom apartments which have long been proved to be the most sought-after preference of young professionals & sprouting families. For singletons, the extra bedroom can easily be transformed into study room, theatre room, game room or even a gigantic private dressing room. When one needs to welcome visitors, this versatile space becomes the perfect choice in accommodating friends & families, and the extra bathroom can also meet the essential need of amenities. For



The boutique apartments of M.Carnegie are described as "Intelligently Designed", which they definitely are, as displayed in the meticulously orchestrated home orientation & room allocation. The abundant influx of natural light not only makes the property more appealing, but also enhances the natural touch of the beautiful nature, opening to inspiring & refreshing views. Ground floor apartments feature private courtyards where residents can enjoy an instant urban getaway by simply stepping out from their cosy living room into the greenery sanctuary. One can read & relax, or can plant & harvest, even can yoga & meditate. The courtyard is undoubtedly a private haven, as versatile as how the owner portrays it to be.

The master bedroom enjoys similar tranquility & scenery as what the living area embraces. Residents can as well enter the courtyard from the bedroom for morning workout or evening coffee break. Quality life is what M.Carnegie believes in & strives for. Hence, every detail in this masterpiece of praiseworthy symphony has been thoughtfully planned ahead & thoroughly catered for.

Even though the courtyard is reserved for ground floor residents only, apartments on higher floors all feature generous balconies where the enjoyment of private ME time can still be accessed & possessed. Every apartment comes with a spacious underground car parking space as well as a securely locked storage area. Together with the high quality European appliances already equipped in the beautifully designed kitchen & conveniently located laundry, M.Carnegie is ready for every stylish family to kick start a new life in a brand new home.

Paramount Location

M. Carnegie is the first ever project of Malaysian public listed property developer, Matrix Concepts Holdings Bhd (Malaysia), here in Australia. Handpicking Carnegie as Matrix's flagship location is simply because of its profound potential. Carnegie has been highly recognised as a rising star suburb with its proximity to university, recreation & parkland as well as abundant choice of facilities & amenities. According to government's long term plan, a number of satellite cities in different area of Melbourne have been identified as future core development suburbs. Carnegie's mere 15km distance from CBD, sophisticated connection with nearby suburbs, ample options plus a convenient network of public transport have all contributed to it being shortlisted as a rising star in the limelight.

Situated in the prime intersection of Neerim Road & Belsize Avenue, residents of M.Carnegie can enjoy convenient living within walking distance by shopping & dining in the nearby Koornang Road. A brand new Fresh Food Market is proposed to be built on Shepparson Avenue, the road next & parallel to M.Carnegie. What's more, Carnegie train station only takes the residents a few minutes' walk to arrive, and the Sky Rail project under construction will soon alleviate the traffic condition of this busy intersection. All these facelift & revamp plans will enhance the liveability of Carnegie, making M.Carnegie the perfect address for one to experience modern & felicitous way of living.

For Sales Enquiry, please contact:

Jon Lee +61430 911 318 | jonwee@mchb.com.au
 Ruby Ng +61422 670 270 | ruby@mchb.com.au

M.Carnegie
 316-320 Neerim Road / 15-17 Belsize Avenue, Carnegie
www.mcarnegie.com.au/

young couples who are planning to embrace the next chapter of their lives, the second room & bathroom can be handily converted into a baby room to celebrate the addition of this loving new family member. While 1 is basic, 3 is extra, 2 is simply perfect.

Praiseworthy Symphony

Once stepping into these 2 bedroom 2 bathroom apartments, the classy sense of refined living is the first tune that's been hit on the keyboard. With open-plan design & high ceilings, there is a real sense of spaciousness in these modern & unique boutique apartments. One can link the description of "Timelessness" to the bespoke joinery & punctilious craftsmanship behind the scene. With all the finishes being carefully selected, the precisely crafted balance of classic & contemporary touch has been successfully maintained & resourcefully championed, deserving a round of applause.





Negeri Sembilan's Women Health Carnival 2018

21 January 2018 – The very first Women Health Carnival in Negeri Sembilan was organised by NSCMH Medical Centre, from 7:30 am to 2:00 pm at d'Tempat Country Club, Bandar Sri Sendayan.

In collaboration with Matrix Concepts Holdings Berhad, this carnival has become a platform in the dissemination of information on women's health and creating awareness on the various types of diseases and health threats against women.

The launching ceremony was officiated by Dato' Seri Utama Haji Mohamad bin Hj Hasan, Former Mentri Besar Negeri Sembilan, accompanied by his wife, YM Raja Datin Seri Dato' Salbiah. Also, present during this carnival were Dato' Hj Mohamad

Haslah bin Mohamad Amin, Chairman of Matrix Concepts Holdings Berhad with his wife, Datin Nor Simah; Dato' Lee Tian Hock, Group Managing Director of Matrix Concepts with his wife, Datin Yong Chou Lian; Dato' Hon Choon Kim, Vice President of NSCMH Medical Centre; and Dato' Logendran, Director of Matrix Concepts.

By targeting women specifically, this has become an opportunity to gather information from various health and wellness organisation that provide a positive impact on our lifestyle and well-being. In addition, activities such as Zumba and health talks by the specialist were the highlights of the event, where visitors received free health check-ups, such as pap smear tests, breast examination, as well as the opportunity to participate in a blood drive.



As a co-organiser, Matrix Concepts is committed to formulating a programme for women empowerment and fostering an awareness to the general public on healthcare and preventing harmful illness and towards healthy lifestyle practices that are often neglected.

"It is hoped that our efforts will be able to help the targeting group in gaining information about women's health and also track the risk of illnesses they may have. Early detection is important because it gives a bigger chance of healing," said Dato' Hon Choon Kim.

NSCMH PUSAT PERUBATAN NSCMH
MEDICAL CENTRE



Matrix Aidilfitri Festival



(middle) Dato' Hj Mohamad Haslah
Chairman Matrix Concepts with
Hujan Lead Singer Noh Salleh (middle
left) and SPIDER Lead Singer Tam
Mustafar (middle right)



30 June 2018 - Appearing in Bandar Sri Sendayan for the first time, the Legendary Malaysian Rockers has embarked on a Raya Concert in regards to the Matrix Aidilfitri Festival at d'Tempat Country Club, Bandar Sri Sendayan.

Accordingly, the festival was in conjunction with the 21st anniversary of Matrix Concepts and fifth year listing on Bursa Malaysia. The festival organised by Matrix was not only implemented to create space and opportunity for connecting and strengthening community relationships, but also a platform for Matrix to express its appreciation to BSS residents for their outstanding support.

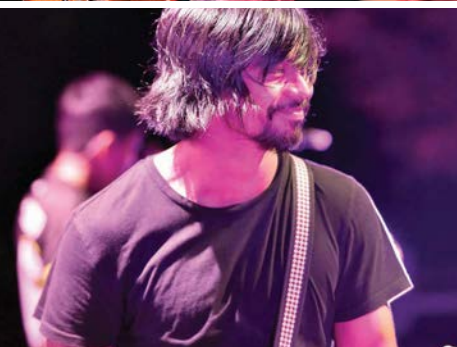
Hosted by emcee and television host Dato' AC Mizal, the festival wowed the crowd with concert performances on 9:00pm by two influential rock groups, Search and Spider and an indie group,

Hujan. These legends warmed up the stage and delivered a memorable performance to over 6,000 audience and Negeri Sembilan people.

Commenting on the festival, Dato' Haslah said: "Just as how music brings people together, we hope to unite Malaysians at this Aidilfitri Festival with not just great food, great music, and tons of activities but also a chance to celebrate this Raya festive together."



Quiz session from Dato' AC Mizal with the crowd.





Through this festival, visitors got the opportunity to explore XPark's fun activities starting from 9:00am, namely, Push Bike Race, Strider Cup Race, Pump Track Battle, Team Relay and BMX Track Day.

Other attractions that were available at the Matrix Aidilfitri Festival were free foods of sumptuous Raya dishes starting at 3:00pm, such as Lemang, Chicken and Beef Rendang, varieties of Malay Traditional Kuih, Noodles, Ice Cendol and beverages, and not forgetting the Marinated Roasted Lamb Grill. A Kayuhan Riang Ria Raya with Geng Kayuh Nusari (GKN) for 35km route at 5:00pm was also featured.



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URBAN SUSTAINABILITY

As human beings and societies continue to evolve, so do our needs. Discover how Bandar Sri Sendayan as a sustainable city addresses modern day concerns for a balanced and enduring lifestyle.

Volume 9; January 2018



THE BOUNDLESS TWO-WHEEL RIDE

It's all-season round cycling weather in Malaysia. As the sport gains more prominence and attracts new hobbyist, be mindful of these basic essentials.

Volume 8; July 2017



X MARKS THE SPOT

The first of its kind in Negeri Sembilan, the X Park features up to 20 games and a BMS track of international envy. Sitting on 34 acres of land, the park is also one of the largest outdoor driving ranges in the country with 80 putting mats.

Volume 7; January 2017



Negeri Sembilan: A Jewel Getaway



Millions of foreign tourists arrive to Malaysia each year to trek the off-beaten paths and revel in the history of this great region.

Negeri Sembilan, resting south of capital city Kuala Lumpur, borders the Malacca Straits, giving the state a unique mixture of nature and heritage. Since 2016, Negeri Sembilan has ranked third among the top tourist destinations in the country, which is resonant of the efforts the state has put in to preserving and captivating visitors.

Unlike other states forming the Federation of Malaysia, Negeri Sembilan joined nearly a decade after independence, declaring itself a state of this great nation in 1963. Plagued with wars and occupation by foreign countries, the state has been presided over from the Minangkabaus rule to British imperialism and Japanese occupation during World War II. Rightly so, Negeri Sembilan is filled with a rich story only those who seeks shall find.

Feast thine eyes and mind on the hidden gems that enrich this west coast state of Malaysia – both budget-friendly and family-oriented.

Cape Rachado

GPS Coordinates: 2.407018, 101.851877

Cost: RM 1 per person

To bring: Comfortable footwear, mosquito repellent, water

Operating hours: 0700 - 1800

The entrance to the Cape Rachado Lighthouse straddles on the state line of both Negeri Sembilan and Malacca, officially sitting at the tip of the western coastline of the latter state. A short 90-minute drive from Kuala Lumpur (45 minutes from Seremban town) through the township of Port Dickson gets you to foot of the hill where ample parking bays are available free of charge. Two wooden pillars greet visitors onward for a 700-metre incline hike to reach the 67-step stairs leading up to the pearly white coated lighthouse with sky blue accentuations.

The Cape Rachado Lighthouse has a history of over 500 years. Commissioned and named by the Portuguese, the lighthouse means 'Broken Cape', which is fitting for where it sits that batters the Straits of Malacca in an outward arc. Surrounded by the luscious natural greeneries native to Malaysia, the location has made a name for bird watchers/enthusiasts during winter migration. Visitors often catch glimpses of hawks, eagles and swifts circling against the clear blue sky. With the azure sea as the backdrop and thousand-year-old trees shading government funded benches, an afternoon picnic before the trek down is just the perfect weekend order. Be careful of monkeys.





Army Museum Port Dickson

GPS Coordinates: 2.496490, 101.847358

Cost: Free

To bring: Camera, water

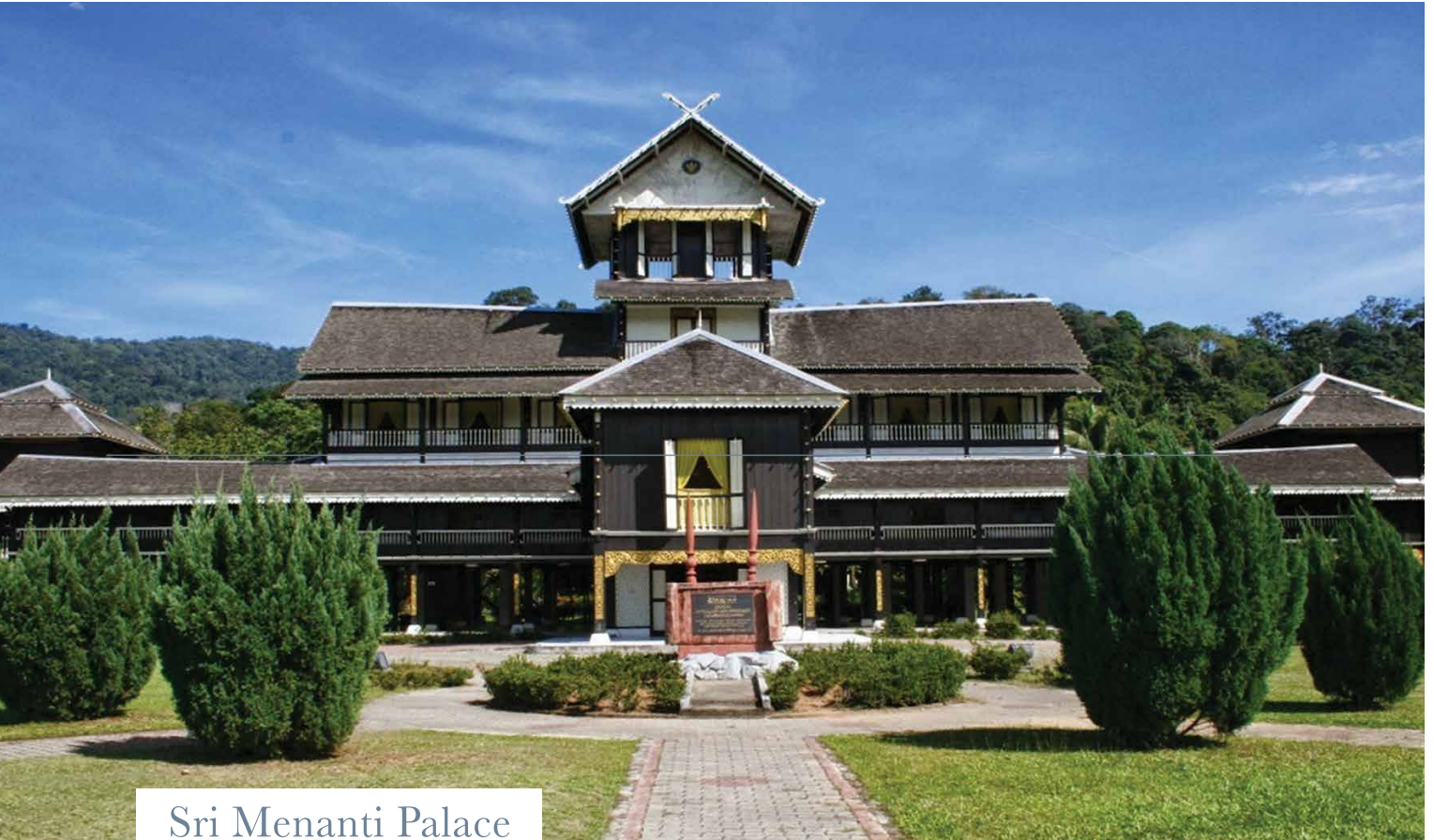
Operating hours: 1000 – 1700, Closed Monday



Romanticised in Bahasa Malaysia, the Muzium Tentera Darat is a comprehensive collection and yesteryear canvas of military warfare, tankers, artilleries and costumes throughout the centuries. Authorised by the Malaysian Royal Armed Forces, the museum has been ranked within the top five tourist destinations in Port Dickson by TripAdvisor for its grandeur fountain memorial, mock replicas of olden navy sailboats and the archiving of the British colonisation of Negeri Sembilan.

Strategically and ideally located next to a military base, the museum is home to a coal engine train used for transporting troops and military equipment in wartime. The vintage locomotive, along with a decommissioned helicopter, can both be embarked on, giving visitors a hands-on feel of its scale and metal work. While all the tankers are sealed to ensure safety, they are a beast to set your eyes upon for its material and size alone.

Transport you, your friends and family back in time for this militia experience that has chiselled out the backbone of Malaysia.



Sri Menanti Palace

GPS Coordinates: 2.697463, 102.157906

Cost: Free

To bring: Camera, comfortable shoes

Operating hours: Currently closed for renovation

The official palace for the royal family of Negeri Sembilan, the Sri Menanti Palace announced that it will close its doors to visitors for three years in April of 2017. However, put a pin on it as the drive into the field is lined with grazed grass and wandering livestock. Located in Kuala Pilah less than 40 minutes from Seremban, the palace is known for its towering structure that is built on wooden pegs rather than modern day nails and screws.

As a museum, visitors will get to walk through the gold fabric lined hallways of royalty, including the throne in which favours are granted at the mercy of the king. Traditional Padang cuisine is a special treat for guests visiting Sri Menanti Palace, which hails from West Sumatra of Indonesia.

Jelita Ostrich Farm

GPS Coordinates: 2.759932, 101.993315

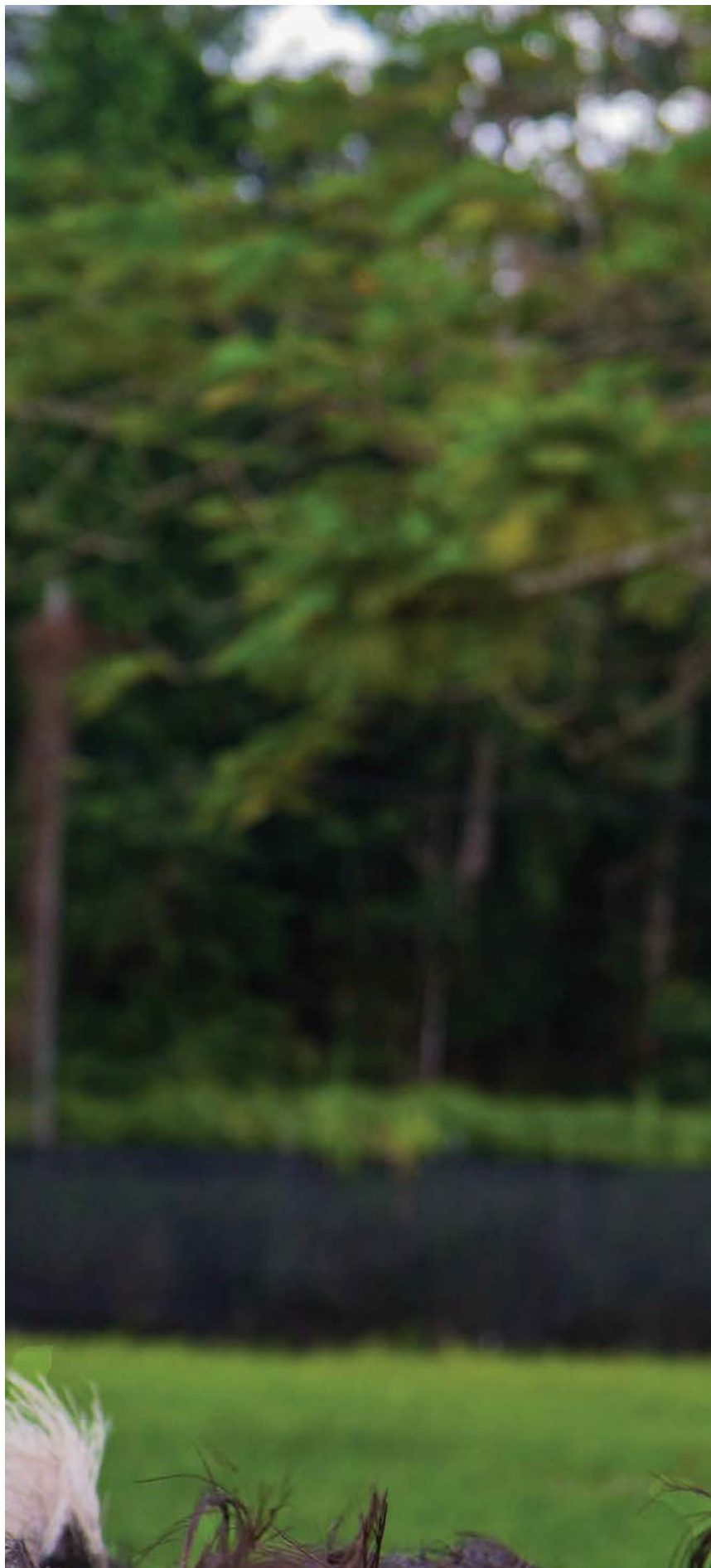
Cost: RM 10 per person

To bring: Camera, covered footwear, bravery

Operating hours: 0900 - 1700

The two-legged animal with an elongated neck, expansive strong wings and brain smaller than its eyeballs runs rather amuck at the Jelita Ostrich Farm. Operating across 4.2 hectare of land, the field is home to more than just ostriches, but also a troop of goats, a brood of chickens and turkeys, as well as horses and rabbits. Embodying the same boldness as the ostrich that ran down Federal Highway in 2016, the ostriches at the farm are friendly with strangers and at constant plea for kernels, which can be purchased at the entrance for RM 1.

Ever stayed up for long hours into the night wondering when you're ever going to ride an ostrich into the sunset? Wait no longer as the park is uniquely a Malaysia Book of Records (BRR) holder for the most ostrich rides commissioned. No training is required since the animal is blindfolded and trained professionals are at arms' length assisting in the saddle to ensure safety. At the end of the park's trail, a gift shop selling all merchandise ostrich-inspired and -produced are available for purchase. Ever tried ostrich oil soap? It's supposed to be amazing.



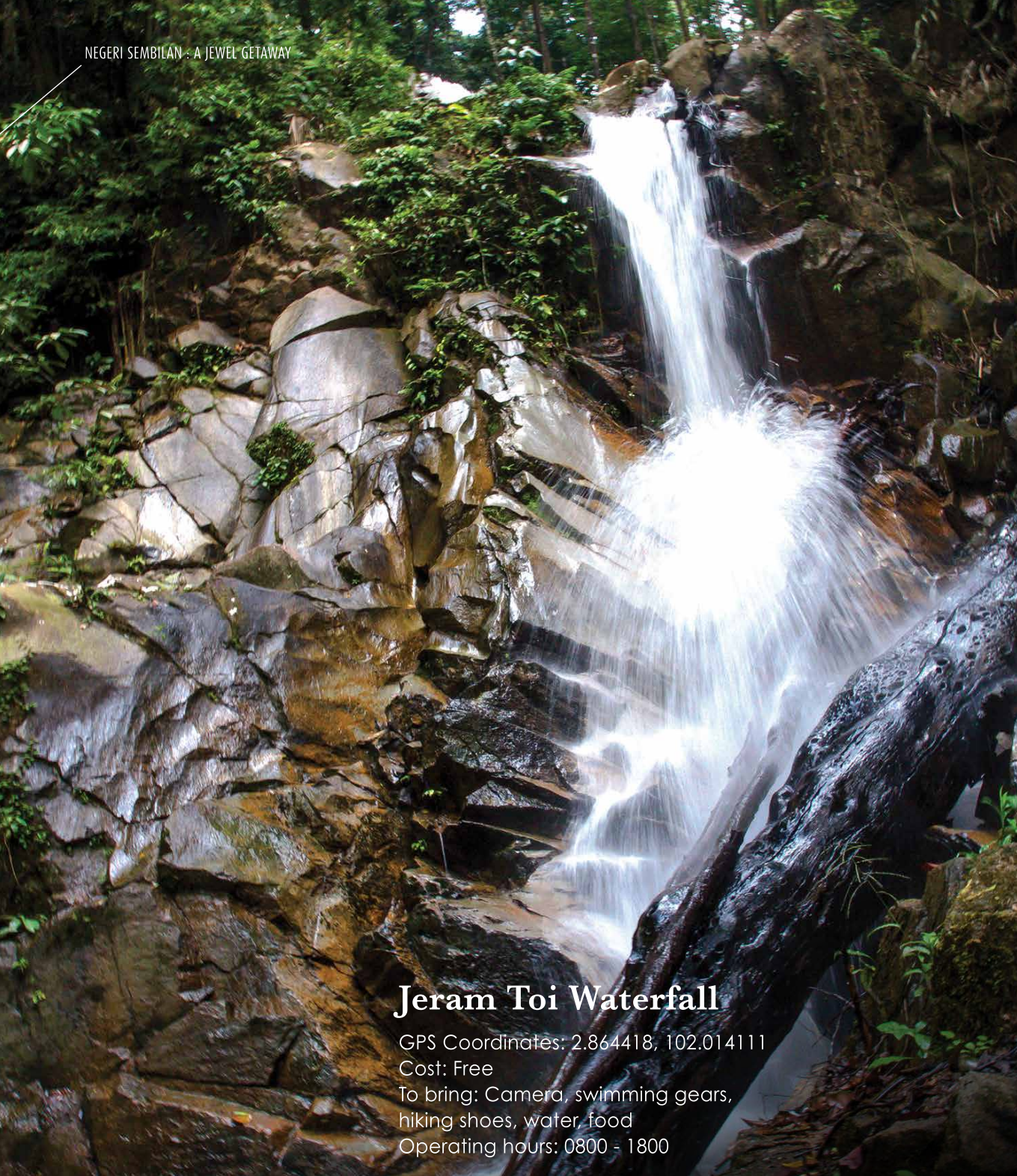


d'SORA Boutique Business Hotel at your service!

Opened in 2016, the d'SORA Boutique Business Hotel caters to light travellers, business personnels and families alike. Located in Bandar Sri Sendayan, the hotel serves both western style and local delights for breakfast, and is an ideal place to stay while on a Negeri Sembilan excursion.

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E : info@dsora.com.my W : www.dsora.com.my





Jeram Toi Waterfall

GPS Coordinates: 2.864418, 102.014111

Cost: Free

To bring: Camera, swimming gears,
hiking shoes, water, food

Operating hours: 0800 - 1800

One of the most scenic drives along the Jalan Kuala Klawang/Seremban highway, the Jeram Toi Waterfall is a superbly facilitated hike trail and safest multi-layered falls in Malaysia. According to frequent local visitors, there are a total of seven falls altogether leading up to the summit of Gunung Telapak Buruk, which amounts to a hike of just under one hour with minor rock scramble.

Upon entrance, there are open barbeque pits and picnic tables free to use on a first-come-first-serve basis. The resting area opens to a large dipping pool for anyone to swim, albeit clothed with the proper attire. Ascend to other falls via a walking path on the right side of the dipping pool and the first waterfall will greet you about 300 metres in. The trail is enclaved with the breath-taking refuge of Malaysia's jungle, which is home to wildlife aplenty, including the hornbill and the white dragon tail butterfly.



Taman Tasik Seremban

GPS Coordinates: 2.721519, 101.943616

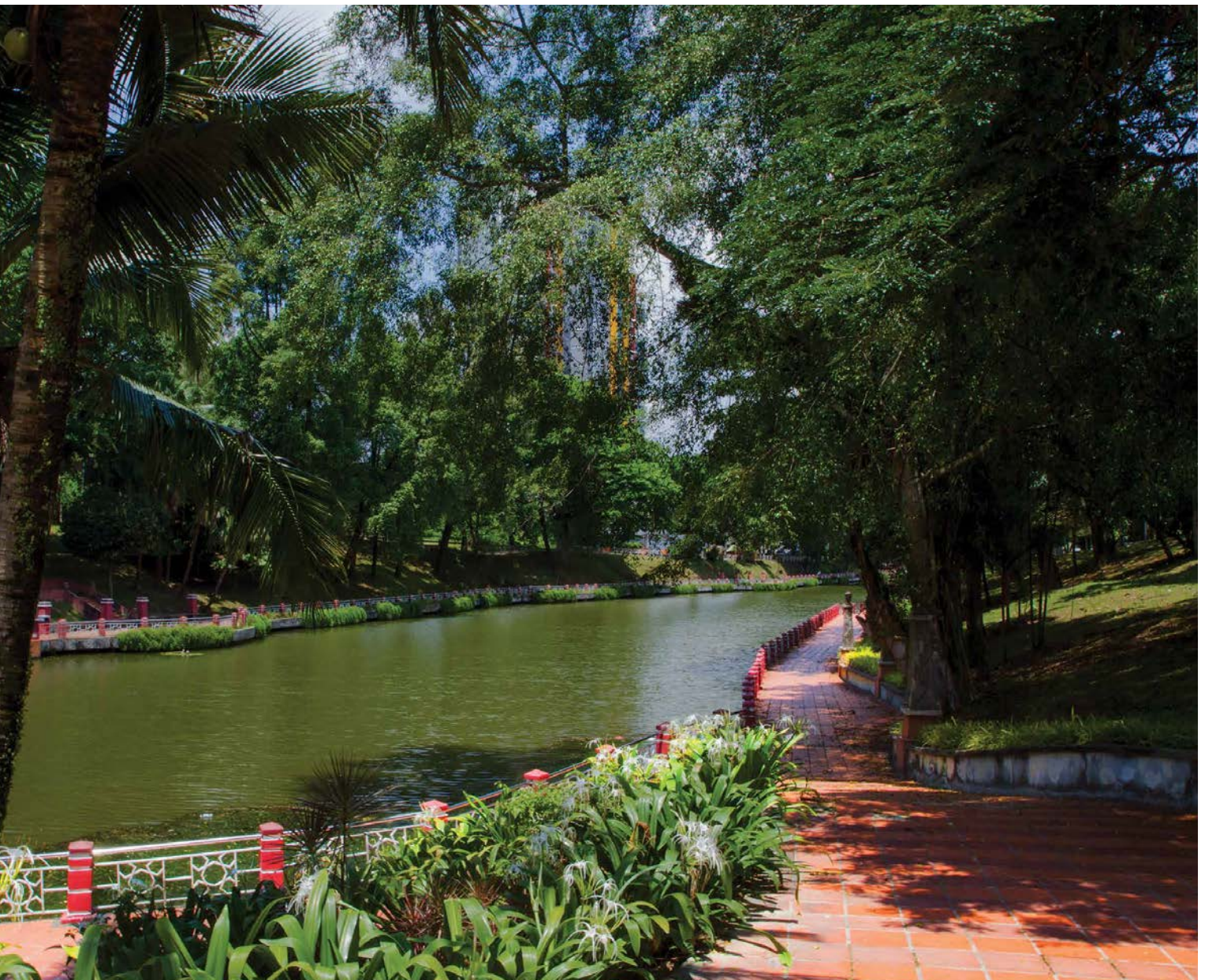
Cost: Free

To bring: Camera, comfortable clothes, water and food

Operating hours: Open

Better known as the Seremban Lake Garden, the park is widely revered as the best recreational centre in the township of Seremban. With a manmade lake and a floating stage with theatre-style bench opposite for an audience, the park is a pinned destination for many locals and performance houses. Officially redeveloped in 2000, the park is currently undergoing a RM3 million upgrade to include more amenities for visitors.

Many wedding photographs have been taken at the park for its purpose-planted tropical foliage and flowers. The national flower, hibiscus, grow wildly and undisturbed, providing serenity and a picturesque sight for joggers, evening strollers and family picnics. Parking is free and public toilets are well maintained. In so little words, this park is a 'garden in a city'.





Negeri Sembilan State Museum

GPS Coordinates: 2.717947, 101.920465

Cost: Free

To bring: Camera, sleeved shirt

Operating hours: Open

A tale as old as time is told to urban civilisation through preservation efforts. To better understand where humanity is headed, it is first and foremost important to understand where it comes from. The Negeri Sembilan State Museum charmingly conserves the heritage and legends past inside three wooden buildings, open to the public for self-touring. Much of the architecture was bequeath from the Minangkabu empire, hand-built and maintained by the dutiful mercy of its people of that era.

Visitors can enter one of the houses that was originally the palace for the king. Inside the low-ceiling hut is the royal bedroom and throne for the king to address commoners' problems. The main building tells the story of the state's shifting society through edifices, tapestry, weapons, tools and attire. Enveloped around the metropolitan of Seremban, the museum is an unlikely gem of history, dating centuries old.





Chinese New Year Cheer For Persatuan Kebajikan Orang-Orang Kurang Upaya Negeri Johor



MCF
MATRIX
CONCEPTS
Foundation



(From right) Datin Yong Chou Lian and General Manager Southern Region, Mr. Tan Seng Heng (second from right) handed mandarin oranges and angpau to the residents.

25 February 2018 – In conjunction with the Chinese New Year festival, Matrix Concepts Foundation has initiated its Corporate Social Responsibility (CSR) programme at Persatuan Kebajikan Orang-Orang Kurang Upaya Negeri Johor, to share the blessings, harmonious and festivity of this prosperous month with the residents.

Present along to celebrate this joyful occasion were Datin Yong Chou Lian; Mr. Tan Seng Heng, General Manager Southern Region; Matrix Concepts CSR Committee, and staff from Kluang office.

During this event, Matrix distributed angpows to the residents and the centre's caretakers. In addition to the financial support provided to the centre, a new 25kg washing machine was given to them.

To add some vibes to the Chinese New Year celebration, mandarin oranges were given to everyone with the event being embellished in the traditional ceremony of presenting angpau to the 50 residents. Persatuan Kebajikan Orang-Orang Kurang Upaya Negeri Johor is an association which provides accommodation to the physically challenged. Currently, there are about 40 residents with a mixture of Malay, Chinese and Indian children residing at the home, together with 10 caretakers.

"Matrix is committed in ensuring the well-being of the needy community by fostering social unity through Corporate Social Responsibility (CSR) programme. We hope this type of CSR can be expanded nationwide so that more physically challenged people in the country can be assisted", said Mr. Tan Seng Heng.

On the same day during the lunch meet-up with the media, Datin Yong Chou Lian and Mr. Tan Seng Heng presented a mock cheque of RM100,000 to Kluang Chong Hwa Chinese School and RM45,000 to Che Luan Khor Kluang Haemodialysis Centre.



Matrix Concepts Shares Ramadhan Spirit With Pertubuhan Darul Asnaf



7 June 2018 – In conjunction with Holy Month of Ramadhan and as part of Matrix Concepts' long-term commitment to Corporate Social Responsibility, this year Matrix Concepts hosted Majlis Berbuka Puasa with 57 orphan kids from Pertubuhan Darul Asnaf Sri Sendayan and Pertubuhan Darul Asnaf Sri Tanjung Kuala Pilah at d'Tempat Country Club, Bandar Sri Sendayan, where they were treated to a scrumptious breaking of fast buffet by the poolside.

"We believe every one of us can collectively do our part in spreading a little cheer in the lives of other. It is a memorable event for us to be able to contribute to our community, especially those who are less fortunate," said Datin Nor Simah, wife to Chairman of Matrix Concepts.

Pertubuhan Darul Asnaf Sri Sendayan and Sri Tanjung Kuala Pilah is a home to fifty-seven youths ranging between thirteen to fifteen years of age from poor backgrounds and orphanages. The home educates the youths in the field of Quran recitation, Fardhu Ain and self-improvement modules.

To add excitement to the celebration, each of the children were presented with 'Duit Raya' by Datin Nor Simah and Datin Yong Chou Lian. Among those who were present included Dato' Haji Mohamad Haslah, Chairman of Matrix Concepts Holdings Berhad; Dato' Lee Tian Hock; Group Managing Director of Matrix Concepts; Dato' Logendran A/L K.Narayanasamy, Chairman of Matrix Concepts Foundation and Dato' Noordin bin Mohd Yatib, Vice Chairman of Matrix Concepts Foundation.



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A City Escape

Re-discover Kuala Lumpur as the city that never sleeps, as you watch from the comfort of your new urban hideaway.

What are cities known for, and more specifically, what is Kuala Lumpur known for? No doubt as the capital city of Malaysia with more than 7 million residents living in the greater Kuala Lumpur or Klang Valley area, the energy of the city is electric. The everyday bustle of traffic, public transport and the densely populated office areas, are somehow balanced out with the presence of green parks, and lifestyle and community events aplenty for all members of society. It is exactly the harmonious tones stemming from Malaysia's diverse demographic, that makes Kuala Lumpur unique, and so great.

City residences continue to be an exciting market in Kuala Lumpur; as untapped parts of the city get primed for new developments while older parts of the city enjoy their own upgrades.



Hide & Seek

One such spot where the old meets the new is Jalan Putra. The area has very much played a major role in representing Kuala Lumpur over a number of decades; hosting the Putra World Trade Centre (PWTC) as one of the country's main convention centres for annual events drawing crowds from all over the world, as well as being a major shopping area where one of the pioneering malls in Malaysia (once known as The Mall, and now renamed to Sunway Putra Mall) still stands today.

Designed to be a little getaway in the heart of KL is the new single-block development located on Jalan Ipoh Kecil- Off Jalan Putra known as Chambers Kuala Lumpur, which broke ground on 8 June 2018. Like a "secret speakeasy" where you might walk into a supermarket or a garage and find a convivial bar hidden behind one of its walls, Chambers KL is the hideaway where you can relax as if not a participant of the city, but still engaged like a keen spectator.

Furthermore, while getting in and out of KL may sound like a bother for most parts of the city, Jalan Putra is a neighbourhood with exceptional accessibility options. Besides the PWTC LRT station (on the Sentul Timur/Ampang line, formerly known as the Star LRT line) being a mere 200 metres from Chambers KL, stations to other lines including the KL Monorail and the KTM are also a mere skip and a hop away.

Investing In The Crowds

The year 2017 recorded a staggering 25.9 million tourist arrivals in Malaysia, with tourism-related receipts totaling RM82.1 billion. Tourism Malaysia statistics prove that within the last decade, Malaysia has welcomed an increase of half a million tourists every year. However, tourism is no longer a traditionalist industry: just as the transport industry is experiencing its own evolution in real-time in the way that ride apps such as Uber and Grab have taken over the world, so has the hospitality industry with hotels competing head-to-head with Airbnb-type lodging.



Sales & Marketing Manager from Matrix Concepts Sdn Bhd, Jason Loke says: "We welcome buyers who would like to invest in a unit they could easily manage as an Airbnb-type lodging. In terms of pricing per square foot for a city centre lodging, units are of a decent size and you will not get this price anywhere else."

There are 5 different unit types available at Chambers KL: A-type studio units (A1, A2, and A3) vary between 450 to 454 square feet, the main differing features being orientation of bathroom and balcony, and with A1 units being the largest sans balcony space. Type B units are the much sought-after two-bedroom/ one-bathroom, up to 654 square feet in size. Finally, the type C units are the largest, (made up of a combination of two type A units) at 908 square feet with a single large bedroom and large living area. This unit can be converted into dual key concepts for higher rental income.

Whether for business travellers or those looking for an urban staycation, Chambers KL's central location is the assurance buyers need to feel certain that Jalan Putra will continue its lifecycle of being a vibrant and ever-populated part of the city. "With the convention centre as an active pulling factor all year round and alongside the budget and boutique hotels in the area, it is the perfect place to invest in a serviced apartment," shared Loke. Adding icing to the top of the investment cake, all 509 units in the 33-storey building are freehold.





At Arm's Length

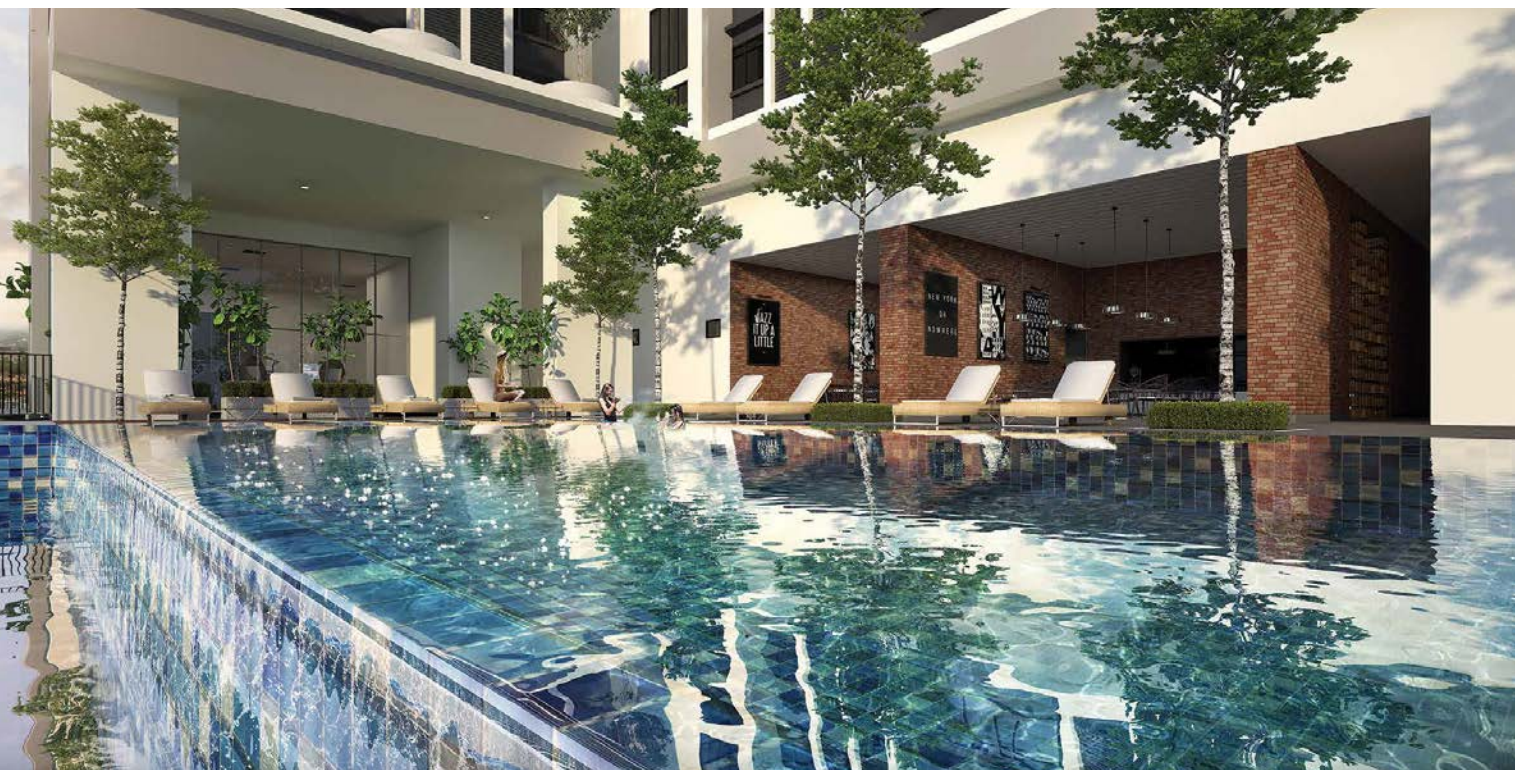
In addition to the mass of amenities available on the Jalan Putra strip, there are also four commercial lots for retail on the ground floor lobby of the apartment building itself. "We expect these lots will be taken up for services such as laundry, and maybe even a convenience store," said Loke. Furthermore, ample car park spaces will occupy the B1 level, and levels 2 to 9; with level 10 being the Podium level where residents can find the facilities deck including a half Olympic-sized swimming pool, gymnasium, barbecue pit, function room, lounge area, and more.

Whether investing to be a long-term or short-term residence, or even for buyers who wish to be their own Airbnb manager, each buyer can look forward to half the work being done for them at the time of completion, as each unit comes partially furnished. All units come with a fully fitted kitchen including hood & hob, refrigerator, washing machine and microwave. Security and accessibility are also built in to the building's 3-tier access system including guardhouse and security patrol, access card enter to elevators, and CCTV surveillance.

"Units became available for booking in March this year [2018], and we are already at 75 percent," said Loke, adding: "We only have some 20 or so units left of the type A studios, while our 2-bedroom type B apartments, we have less than 10 units," he said at the time of groundbreaking. The project is expected to be complete in 2022.

At approximately RM950 per square foot, buyers can expect to secure a unit anywhere from RM500,000 for type A units on levels 11 to 22; larger B and C-type units on the higher floors (23 to 33) are going for up to RM1,000,000.

Just like the gentle balance of the city it thrives on, Chambers KL strikes that sweet spot where vibrancy and convenience meets solace; intimate enough for individuality and spacious enough for flexibility.



A Different Kind of Dwelling

Chambers residence is just the right amount of everything - it's convenient, without being hectic; vibrant when you want and quiet when you need it to be; subtle yet stunningly appealing; intimate enough for individuality and spacious enough for flexibility.

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Restyle *to* Style

As homeowners, whether new or longtime, maintaining the condition and functionality of any space is of utmost importance, if not crucial, to the livelihood of its residents. An overhaul is often pricey and superfluous, so one might consider modifying to reinvigorate.

The average person spends roughly 45 per cent of their lifetime at home, making the living quarter of a house an integral part of a well-rounded life. Owning the ideal home is on everyone's check list of goals and when it finally happens, elation is first met, followed by concerns, budgeting, renovation ideas, and upkeep of market value.

Unlike a new vehicular purchase which depreciates the moment it leaves the garage, properties can go both ways – either up or down in market value. Regardless of intentions to resale, rent out, live-in or keep in the family, a house's valuation is heavily reliant on location, district development, political climate, and maintenance. While much on the list is out of your control, maintenance (or remodeling) to increase its value can be as simple as a quick upgrade of an isolated room.



Spic and Span

Oftentimes, the no-brainer explanation is the solution to a big problem. Keep your house and its surroundings clean. A clean neighbourhood and house are like magnets for real estate agents and buyers. Why? Because cleanliness portrays healthiness. Besides that, a dirty house is a germ-infested house, which can potentially cause illnesses to you and your family. Regardless of how well a home is designed, the upkeep is left to those who occupy the space.

Start by de-cluttering, storing away or throwing out unnecessary items that you have collected over the years. These unused items are not just taking up space, but piling on dusts and creating a safe space for mites to breed. Do this room by room and frequently. Groom through areas meticulously for deformities or dingy build-ups. What seems like a small problem today could turn out to be an expensive fix later on.



Vacuum pack unworn or seasonal clothes to save space during storage. Label each pack with masking tape for easy find when needed again.



Use appropriate cleaners and cleaning tools for each room and separate their usage to prevent cross contamination (eg: toilet towels for only use in the bathroom while the kitchen and frequented table tops get their own set of towels). This small separation is usually what will prevent skin allergens.



Invest in organising shelves or cabinets.



A Hint of Hue, A Dash of Radiance

Interior designers pay extra attention to the colour tone of every room while pairing furniture. A white room as opposed to a red room will always appear more spacious despite its square footage being the same. However, that being said, a white kitchen is an invitation for permanent stains, especially after simmering a pot of pasta sauce for three hours. Update and upgrade the varying spaces of your home by giving it a paint make-over.

While it is advisable to engage with a professional painter, a weekend do-it-yourself project may be just the ticket to gather some close friends or family, order in pizzas and have a paint-athon that gives your house the face lift it needs to up in value.



Even if florescent pink is your favourite colour, hold off on that if you plan on reselling your house. According to environmental psychologist and principal at Design with Science, Sally Augustin, people gravitate towards a more calming environment, which means neutral spaces.



Select paint for its functions and properties rather than its branding.



To avoid major relocation of big furniture, purchase furniture covers and invest in painters' tape.

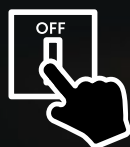
Cut Energy Consumption

Get with the times and come into the 21st century. If your home is still powered on by non-energy-saving appliances and fixtures, now is the time to make the switch. It is estimated that LED bulbs can save upward of 75 per cent on electricity bill every year and powered for a much longer period of time than incandescent bulbs. Furthermore, with an energy audit provided by your local utility company, the assessment result could increase the overall value and marketability of your property asset.

Beyond the bulb, other energy-saving upgrades can be made in the forms of showerhead, windowpanes, kitchen appliances such as rice cooker and microwaves, solar-powered outdoor lights, hairdryers, air-conditioning systems, and ceiling fans. The juxtaposition here is that you get to boost up your property value, all while saving the environment.



Turn off your water heater when it's not in use. By adapting this practice, it will also keep your water heater system in tip top condition to avoid replacement.



Switch off any power outlet not occupied or in use. When left on, a small amount of energy surges to the output.



Check energy labelling before purchasing a new appliance and make comparisons. An informed buyer is a powerful buyer.



A Breath of New Designs

Renovating your home on a budget might seem counterintuitive or a pointless reinvestment if you're trying to up the price of your property with simple hacks. However, the advice here is not for a complete overhaul, but rather a budget-friendly face lift that could give a rundown room the much needed breath of fresh design it's been craving. It is well-known that the most attended to rooms within a home are the kitchen and bathroom. While the bathroom might take more than just a simple paint job, consider the kitchen as the starting canvas to liven up and add value as a whole.

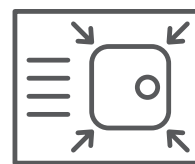
Of course, renovating a whole kitchen will cost a pretty penny; however, replacing the worktops, changing taps and creating organisers within already-built cabinets can increase the value of your home by nearly 4 per cent. The silver lining is you can mask your kitchen up to best suit your usage, whether that is with a new coat of non-toxic polish or a new laminate to match.



Clean your kitchen before any remodelling work begins. Grease is the devil to adhesive.



Accurate measurement is key to outfitting a new worktop. While many suppliers will come and do the deed for you, it is important to get your fit-out just right, whether that is a slap slight overhang or a remove-and-replace worktop.



Less is more. When sizing up the recess for your sink or stove top, give room for a snug fit than a loose hang.

Restore or Install a Feature Piece

Unfortunately, Malaysian homes are not built with fireplace and cascading water features to bend with the weather or suit the likes of feng shui, so take this opportunity to either upcycle an old painting or design a feature wall. Building a fireplace in the tropics might be ill-advised, but a timber feature wall or floor-to-ceiling shelf for memorabilia are not.

A wall is just a wall and has no visual interest for occupants; furthermore, the mundaneness can steal away from the room, offering no form of contrast from the furnishing. In recent years, interior designers have opted for textured materials to add a more 3-dimensional feel to a room, such as timber slabs and mirrors. Another cheap option is stickered wallpaper, which can be changed again and again when you grow tired of the design.



Don't overdo it. A feature wall is a feature wall because it is uniquely its own and separate of other design elements.



Instead of real timber, consider laminate floor panels for mocking the effect.



Vintage frames can be upcycled with a bit of imagination and spray paint to bring it into the new era without breaking bank.



Tips from a Professional

Renowned architect and managing director of BEP Akitek, Ar Kam Pak Cheong, shares his insights on renovation mistakes people make in their living space and how to avoid degenerating any property.

When it comes to lighting, regardless of what type, don't go overboard. Oftentimes, 5-10 watts is enough to light a room to perfection. "Don't be greedy. You know, in a small unit, nothing big, no low lighting. Don't try to light up the wall from the ceiling. If it's not done properly, it's the worst thing you could do. It's almost like you're trying to show people how imperfect your walls are."

"Another very important thing is to make sure the building does not have leakage. This is something a lot of developers forget." Kam emphasised the importance of using the proper spore traps, especially in bathrooms. "It's very simple: very cheap spore traps – unless it's cored in (perfect shape) – after a while, it will rot. And

because of that, whatever water is inside will dry up causing it to emit an odour."

If a room with plumbing is not frequently in use, pour water down the drain every two weeks to moisten the pipe and stop corrosion. This will prevent the stale stench from rising up into the unit.

Last and definitely not least, it's paying close attention to sound proofing certain areas, such as the bedroom and/or bathroom. Kam advised that the rooms don't necessarily need to be soundproofed, but a certain thickness in panes and sealant is recommended. "Sound travels through airways, otherwise there's no privacy for both the occupant and its neighbours."

Embracing Ramadhan: d'Tempat & SWM Kasih With Yayasan Kasih Sayang Negeri Sembilan





On 30 May 2018, d'Tempat & SWM Environment Sdn Bhd (SWM Environment), through SWM Kasih, hosted 'Majlis Iftar' with 30 residents and their caretakers from Negeri Sembilan Kasih Sayang Foundation, including single mothers, orphans and underprivileged children from age 5 to 30 years old.

Also present Y.B. Teo Kok Seong, Negeri Sembilan Exco; Mr. Leong Jee Van, CEO of Property Development Matrix Concepts and Regional Manager of SWM Environment Sdn Bhd, Dr. Uzir bin Abdul Malik.

The day started with shopping at Mydin Mall Seremban 2 in preparation for the Hari Raya Celebration. A team of management and staff from both companies was assigned few kids to accompany and assist in choosing their Raya clothing and shoes. Mydin Mall Seremban 2 was kind enough to offer special rates for this community programme. They spent about two hours shopping.

d'Tempat had the opportunity to sponsor 'buka puasa' and 'duit raya' for the residents of the Negeri Sembilan Kasih Sayang Foundation. This programme also received the attention and cooperation from Nestle (Malaysia) Berhad, who sponsored MILO branded products.





Welcoming Ramadhan: Bubur Lambuk Give Away



In the spirit of the holy month of Ramadhan, d'Tempat Country Club distributed a total of 1,000 packs of bubur lambuk to the public at Masjid Hussain in Seremban 2 and Masjid At-Taqwa, Paroi on 16 May 2018.

The bubur lambuk was cooked by d'Tempat's chefs using their special recipe, which includes various types of herbs and spices such as cinnamon, cloves, star anise and black pepper, among others. Its delicious taste was infused by fresh coconut milk and generous chunks of chicken and dried shrimp.

Preparation at the kitchen started as early as 12.00pm with packing ending at almost 5.00pm. Staff later distributed packs of the tasty porridge to eagerly awaiting people from all walks of life who surrounded the distribution set up to get their share.

It was heartwarming to have been able to welcome Ramadhan in the most beautiful way.





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Matrix Global Schools' production of *Oliver*

Regarded as one of the schools' most anticipated annual events, the production sees the MGS community coming together to work on a project; from costume designing and preparing stage props, to lighting, make-up, vocal training and choreography. The students worked incredibly hard and were proud to perform to multiple full houses between the 22nd and 24th of March 2018.



This is what the experience was like in the eyes of our students:

I was very shy and afraid to perform in front of a big audience. I also have a habit of stammering and not speaking up for myself. Now, I love to express myself. This is thanks to my experience of being part of the 'Oliver' production. I didn't feel like joining the production initially, but with the strong encouragement from my parents, teachers and friends, I decided to take up the challenge. It wasn't easy though. I needed to make a commitment and sacrifice my other CCAs on Mondays and Thursdays, which was extremely hard. During rehearsals I learned many life skills, that I could not learn from text books. It will benefit me in my life later on. Things I have learnt are teamwork, patience and commitment. Although some of the dance routines were quite hard to accomplish I found them pretty fun. I learned to be quick and agile during practice and it enhanced my flexibility. I was glad to be part of this school production and it has made me confident. I hoped that I would impress my parents, teachers and most importantly, myself. The commitment to a project like this helped me gain a very valuable life experience, as well as some wonderful memories of my school life. (Laxmirayan, Year 7)

I really enjoyed being part of this year's 'Oliver' production. It taught me a lot about teamwork. We had our ups and downs and had to learn to be patient while we rehearsed other people's scenes. It was all worth it in the end as we put on a wonderful show. I also learned that it isn't easy to work with a big group of people, especially with the younger students. However, I thoroughly enjoyed every moment and I can't wait till next year's production. (Jhaivahini, Year 9)



Helping backstage for 'Oliver' was very stressful but I had a lot of fun. Each character had props that they had to use in the play and the set needed to change throughout the play to change the atmosphere. Working with a large cast was a very good experience as it showed how important teamwork is and how to handle being under a lot of pressure. It also made me closer to my classmates and peers, as I spent more time with people I'd never spoken to before. (Reema, Year 9)

I enjoyed every single bit of the acting, singing and dancing and most importantly, the co-operation of the students involved. There were some tense moments throughout rehearsals but it was a blast of an event. I think the overall experience was great for me to understand what "group work" really means. (Soria, Year 9)

Preparations have already started for the MGS musical production next year. Do look out for the announcement and we look forward to have more audience from the community to come and enjoy our performances.





MGS headed to Bali
to experience a kaleidoscope
of life skills - *Our Lessons
Are For Life!*



During the 2018 April mid-term holiday, 26 secondary students accompanied by 3 teachers headed off on a 5-day educational trip to beautiful Bali with Beeducation Adventures (BeED) – to provide unique learning experiences out of class and beyond boundaries for MGS students.

The trip involved visits to temples, coffee plantations, volcanoes and there was even time to include mangrove planting. The busy schedule was punctuated several times a day by meals which showcased Balinese cuisine and filled tired bellies. The trip was not simply fun and games though. The students were required to complete assignments through a self-guided learning mobile app monitored closely by the teachers along with Beeducation. The assignments were uniquely tied to subjects chosen by the students for each point of interest visited.

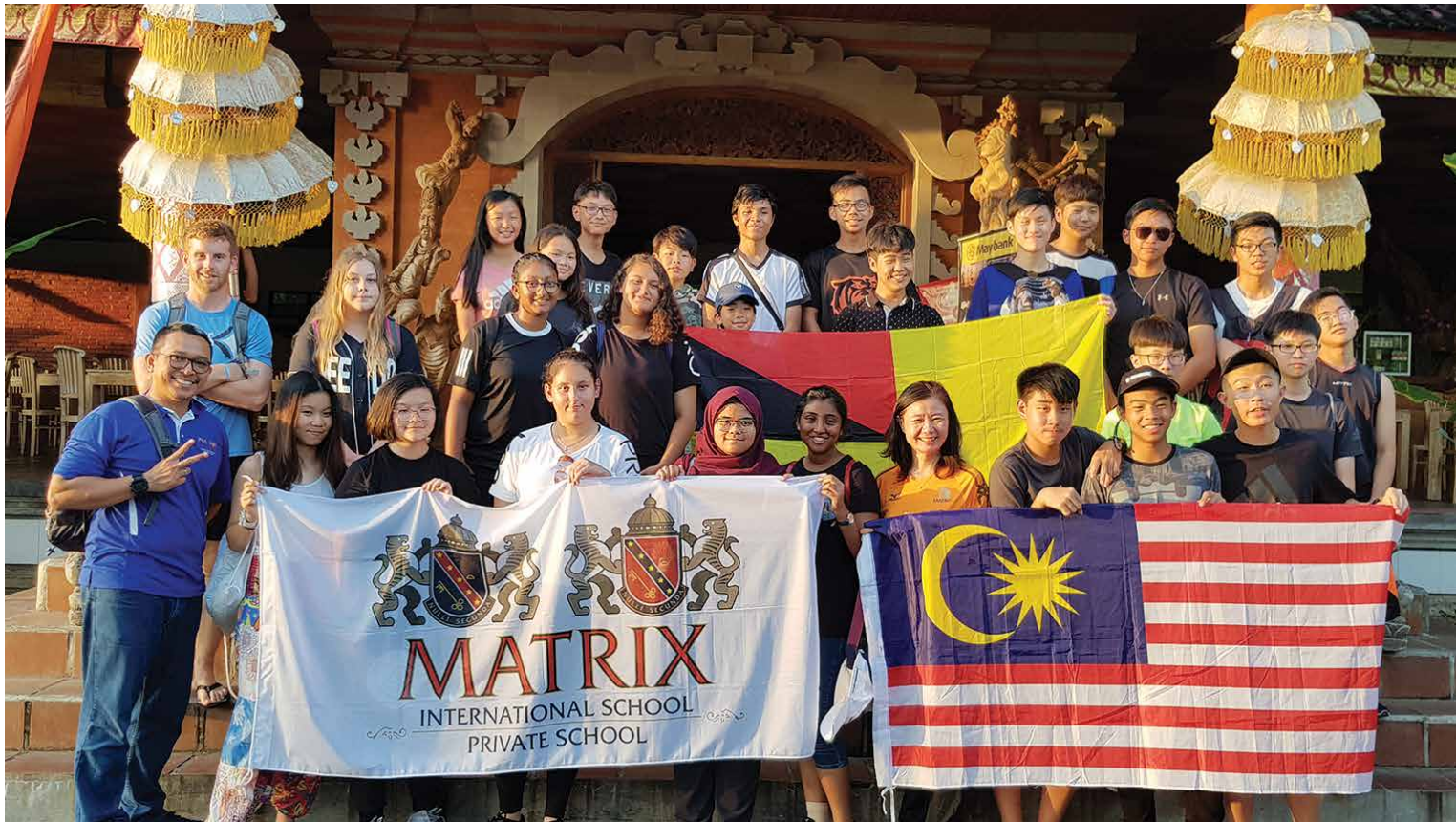
Gunung Kawi, a royal temple and funerary complex, became an inspiration for Literature. Students had their first experience of temple entrance requirement; wearing a sarong to cover their



knees, which brought on giggles and laughter. The stopover at the Batur Geopark Museum was a Chemistry lesson with its unique array of Geology, History and cultural exhibits.

The Kintamani Volcano with a caldera lake visit was an indulgence of excessive food and breathtaking views. The beautiful highland Penglipuran village, with its well-preserved culture and village layout, was the perfect setting for Literature.

We had fun sampling the different types of coffee at Satria Coffee Plantation, including the world's most expensive 'luwak' coffee', produced by part-digested coffee cherries eaten and defecated by the Asian palm civet.



At the Waterblow Nusa Dua, Physics showed the amazing power of nature as large waves constantly crashed against jagged limestone edges. The wooden jungle planks walk in the cool mangrove forest was unforgettable. MGS students joined forces in the heroic efforts of planting mangrove trees as a service to the community. The Bali Botanical Garden, a centre for botanical research, conservation, education and recreation was great for Biology. Beratan Lake, a lovely scenic lake, was chosen for Mathematics. The ultimate Balinese experience was completed at Bebek D'Ubud with traditional Balinese mask painting. Tanah Lot Temple, famed for its unique offshore setting and sunset backdrops was selected for a closer look at Chemistry. Our final destination was Uluwatu, best known for the namesake landmark cliff-top temple. Definitely, Literature!



Although the students initially dreaded the assignment part of the trip, they found it hard to resist wanting to find out more. The days passed by really quickly. It was an experience the students will always cherish. As we aim to nurture learning in and out of the classroom, Matrix Global Schools offer multiple educational excursions throughout the year for all our students. We hope to provide enriching student experiences that would help them to discover a range of interests, develop the confidence to pursue new challenges and, of course, build wonderful memories to be shared in years to come.

The Bali trip was an awesome success; seamless and fun packed. So, where to next?

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Seeking Knowledge ; Opening Minds

Harmony Run 2018 @ Bandar Sri Sendayan

29 April 2018 – Harmony Run, the charity run was held at Bandar Sri Sendayan, organised by Malaysian Fo Guang Buddhist Association, in collaboration with Matrix Concepts Holdings Berhad.

With over 5,500 enthusiastic runners arriving as early as 5.30am, the event was flagged off at 7.00am by Datin Yong Chou Lian, Organising Chairman of Harmony Run cum President Malaysian Fo Guang Buddhist Association, Seremban Branch.

This year's event included a 5km Fun Run and 10km run in the categories of Men's Open, Women's Open, Men's Veteran and Women's Veteran. Datin Yong said the runners were delighted to explore Bandar Sri Sendayan and savour the green landscape and morning breeze within the township.

The event was strongly supported by Matrix Concepts Holdings Berhad, Seri Pajam Development, Mega 3 Housing, Minsoon Credit Sdn Bhd, Millennium Welt Sdn Bhd, Y&Y Mix Sdn Bhd, and Tariff Maksimum Sdn Bhd, NSCMH Medical Centre and Brooks as the official apparel sponsors. Other sponsors included Milo, products and goodies from Nestle Malaysia, Salonpas, Indocafe, Good Morning, Marrybrown, N-ions Master, Jigger & Shaker Bistro, and many more.





(From left) Ven. Jue Cheng, Chief Abbes of Fo Guang together with Datin Yong Chou Lian, Organizing Chairman of Harmony Run cum President (middle) and Dato' Lee Tian Hock, Group Managing Director of Matrix Concepts Holdings Berhad waved to the runners during the flag off ceremony.



(Left) Datin Yong Chou Lian, Organising Chairman of Harmony Run cum President and (right) Ivan Hoo Swee Ee, President of Malaysian Fo Guang Buddhist Association presenting the prizes to the winners of Women Open category at d'Tempat Country Club.

Each runner received a Brooks running t-shirt, a finisher medal e-certificate and a goodie bag. Top 20 runners received cash prizes while more than 100 lucky participants went home as winners of the lucky draw with total prizes worth RM20, 000.

During the event, Datin Yong Chou Lian, the President of Malaysian Fo Guang Buddhist Association, Seremban branch, expressed her deep appreciation to the sponsors and the organising committee for their full support towards this Harmony Run.

"We are honoured for Bandar Sri Sendayan to play host to this charity event. We hope the runners have enjoyed the run and appreciate the scenery and the serenity of our growing township. Harmony Run is intended to promote national harmony by encouraging health awareness and interaction among participants of all ages and races to foster a peaceful society.

We would like to thank all sponsors and everyone involved for their contribution in making this event a success", said Dato' Lee Tian Hock, Founder and Group Managing Director.

In addition, an amount of RM400,000 from the total of the entry fees was donated to Fo Guang Shan Malaysia (Education Building Fund). This donation was presented by Datin Yong to Venerable Jue Cheng, Chief Abbes of Fo Guang Shan Singapore, Malaysia, Thailand and Indonesia cum Harmony Run Monastic Advisor.

Organised by



Collaborated with





The management's decision to change 3 coaches within 5 months surprised many Negeri Sembilan team supporters.

However, a quick and precise decision has been made in an effort to generate positive results for the team and bring back support from the football fans.

After just winning 1 out of 4 Super League matches, Jorg Steinebrunner was 'rested' by the Negeri Sembilan management. As a responsible and professional coach, he understood and accepted the decision with an open heart. He was replaced by Azraai Khor, an experienced 'old timer' who brought the Negeri Sembilan team to the Malaysian Cup final in 2011.

However, Negeri Sembilan failed to win any matches under Azraai Khor and left the team at the bottom of the league. Responsible for giving positive results for the team, the management once again reacted quickly by replacing Azraai Khor with Mario Lemos, a new coach from Portugal to revive the team.

The team immediately reformed as one and started to play well with convincing tactical and strategic nous, mainly because the new coach was able to speak fluent languages, including Korean, and give clear, understandable directions and instructions to the players.

The team Negeri Sembilan, again breathed a sigh of relief with 2 victories in a row and one draw.

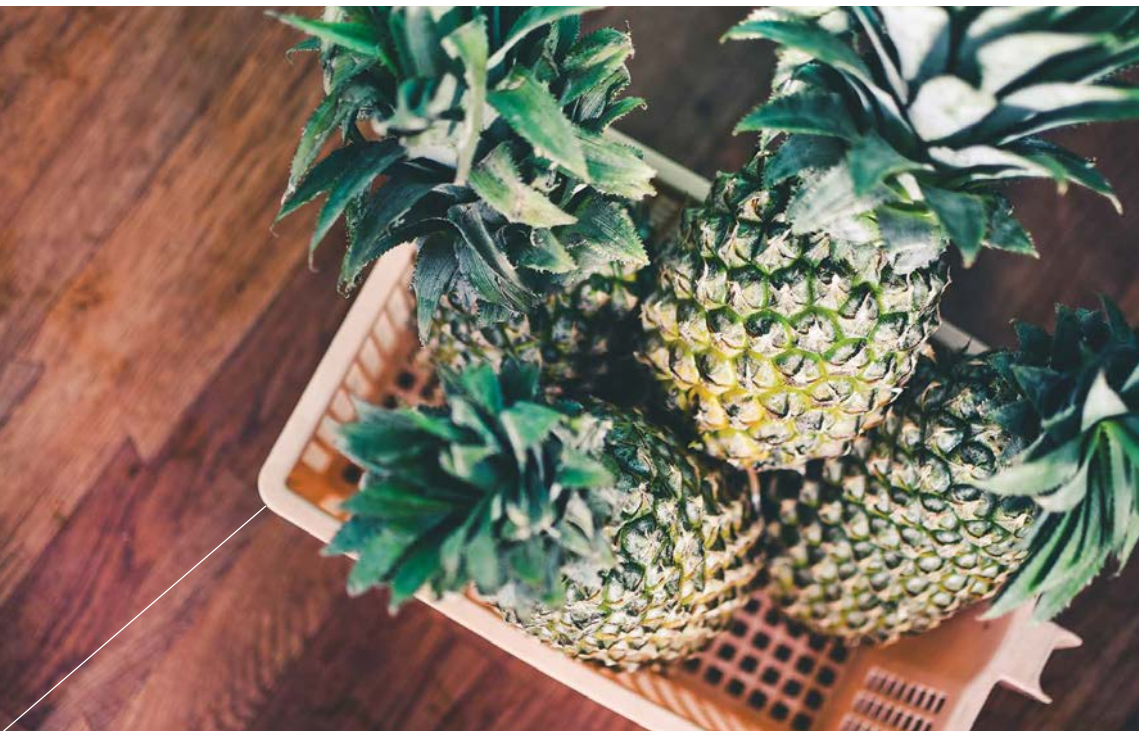
JORG, AZRAAI, LEMOS: NEGERI SEMBILAN AGAIN BREATHES A SIGH OF RELIEF.

Writer: Nasron Yasin

Photographer: Hafis Abd Aziz

The Celebrated Pastry





The pineapple tart is the result of multicultural exchanges, dating back to the 1500's when conquests were made by sails and curiosity drove explorers beyond their birth state.

The seedlings of the pineapple fruit originate from South America and made its sweet, tangy, juicy way to then Malaya when the Portuguese colonised the region. As immigrants intertwined its roots with the natives, the jam of the pineapple married with the flaky, buttery pastry of European origin, emerged the glorious and beloved pineapple tart.

While the tart is popular all year round, it is especially favoured during Hari Raya, Chinese New Year and Deepavali, the three main cultural holidays observed in Malaysia. Of course, the tart can be purchased at retail outlets, however, it is the individual's extra tender, love and care that makes a certain tart more addictive and dainty than others.

Makcik's Pineapple Tart

Ingredients (yield 50 tarts)

Pastry

200 grams of all-purpose flour
1 egg yolk
150 grams of butter
20 grams of custard powder
1 tsp of vanilla extract

Instructions

Beat the yolk and butter together until smooth then add vanilla extract and mix well. Add the flour into the batter slowly while folding the mixture with a spatula. The dough needs to have the firmness to be shaped and moulded and not crumbly.

Prepare a baking tray lined with greaseproof paper. Shape the dough into a ball shape and press in the centre to create a small enclave. Bake at 160 Celsius for 30 minutes. Let cool on a wire rack before filling.

Pineapple Jam

4 cups of pineapple, cubed
350 grams of sugar
1 tsp of vanilla essence

Instructions

Puree the cubed pineapple and cook on medium to low heat for a minimum of 25 minutes before adding the sugar. Continue cooking until the pineapple mixture reaches a jam-like consistency. Set aside to cool before dolloping onto tart base.

MATRIX CONCEPTS: RESILIENT IN CONSTANT CHANGE

By Terence Loo,
Chief Executive Officer of Aquilas Advisory



**“Intelligence is the ability
to adapt to change.”**

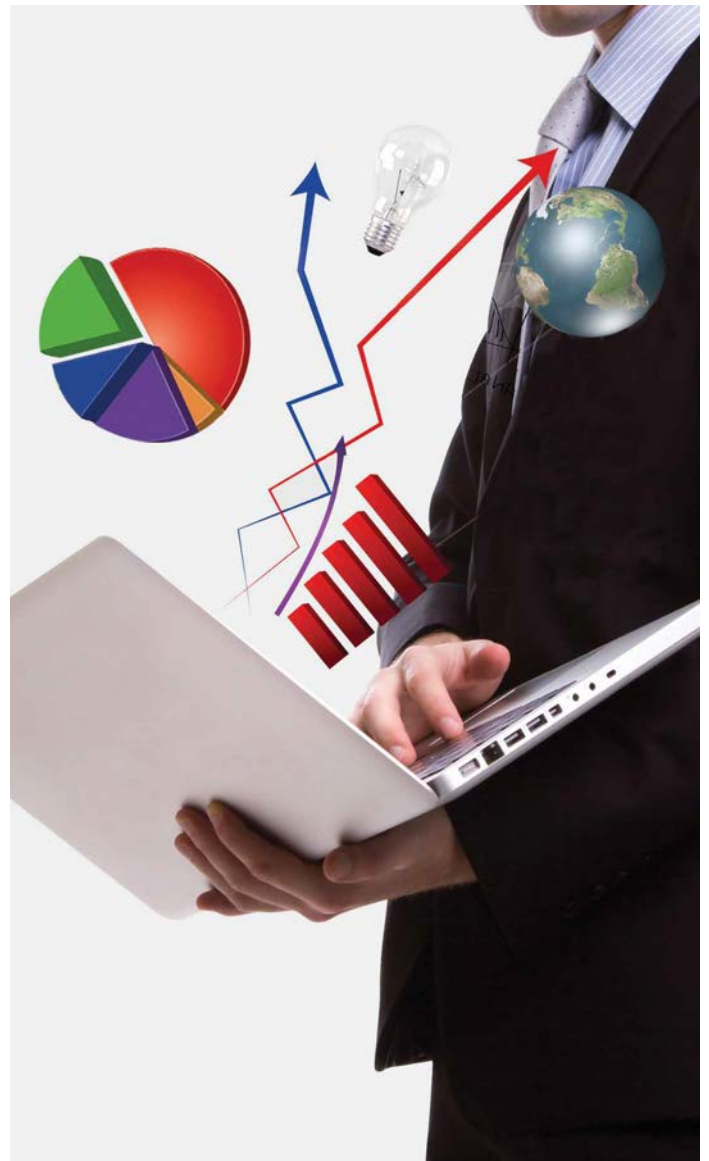
Stephen Hawking

Having been established for more than two decades, Matrix Concepts is certainly no stranger to changes in the external environment.

Matrix Concepts' founder and Managing Director Dato' Lee Tian Hock had, in the past, spoken candidly about the innovative approaches the Group adopted to enhance its properties' appeal to potential buyers. These included developing financing plans to enable civil servants to purchase properties that were otherwise beyond their means, which was a new scheme in the late 1990s. The success of this initial project carried on the subsequent offerings, hence starting Matrix Concepts off on a right footing.

Amidst challenges in recent times including the implementation of the additional 6% Government Sales Tax (GST), higher interest rates, tighter lending requirements and changes in the political landscape, the onus was always upon Matrix Concepts to adapt its strategies accordingly.

Indeed, the ability of companies to not just survive, but also thrive in challenging times, lies first and foremost in the management's expertise: particularly in being adaptive to change, building a strong system, and seeing the big picture.



Being adaptive to change

Strong leadership is more evident in times of stormy crisis than in smooth sailing. Oftentimes, the management needs to have the courage to do what is right - even if it is not popular, or if it needs personal sacrifice - so that the operations of the company are sustained for the long haul.

These actions also send a crucial signal to all including Matrix Concepts's investors; that the management leads by example to spearhead change, and is committed to the wellbeing of the company and shareholder value creation.

Building a strong system

Matrix Concepts has developed a strong system within the company to ensure business continuity in any economic cycle.

Amongst other practices, this entailed establishing a steady stream of trusted suppliers to provide competitive materials in a timely manner, setting up an integrated team (from design and operations to sales and marketing) to monitor progress and identify areas for improvement, and having hands-on management to provide the overarching direction, especially when external factors posed a threat.

In times of uncertainty, a strong system – together with active feedback and experienced management – helps keep the Group focused, yet adaptive.

Seeing the big picture

It is said that knowledge is good, but wisdom is best. Truly intelligent businessmen have the unique ability to differentiate temporary effects from longer-term impact, and formulate strategies of "wait-and-see" or "fight-or-take-flight" accordingly.

A good company endeavours to remain relevant to its target audience and stakeholders within its ecosystem, in order to bring value to all. This bond of trust should not be compromised, especially under trying circumstances, and can only grow stronger when the storms are weathered together.



Through the many years of studying and enabling companies across various sectors, I have observed that the management style that is adaptive like water is truly the key determinant of the company's eventual success.

I have seen companies paralyzed by changes in the business environment; unable or unwilling to adapt its products and/or processes to the different environment. I have witnessed how an extremely adaptive management has won the war, not only in their sector, but also garnered tremendous support from their employees, buyers and shareholders, through thick and thin.

Matrix Concepts, helmed by resilient entrepreneurs and supported by a solid foundation, surely stands on a strong platform to thrive in the era of constant change.

M T W Th F Sa S

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As a 'you-first' company, we want to know what topics you're interested in for our editorial team to delve into. Be it an art course in and around Seremban or a special coverage piece on your property, we want to know what you want to know.

Email your suggestions to
anisah@mchb.com.my

or simply write to us on our Facebook page:
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