



black and white simplicity
at Pasir Panjang, Singapore

VILLAGE
At Pasir Panjang



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HAPPY NEW YEAR!

The last quarter of 2012 was a good one for us.

We successfully launched The Village at Pasir Panjang, our latest development in Singapore. With a unique concept which draws inspiration from the black and white manor houses of the 1950s, it proved to be a hit among both Singaporeans and foreigners as we managed to sell almost half the units within the first week of launching.

We also celebrated another of our developments, when **20Trees** won in the Low Rise category at the **FIABCI Malaysia Property Awards 2012**. This award gives 20Trees the recognition it deserves as the first development in Malaysia that combines the human experience with its natural landscape. It was a great way of saying thank you for the many hours of hard work put in by the staff of SDB, the consultants, the architects, landscape architects and everybody who had a part to play in realising that vision.

The year end also marked the completion of our **Five Stones** development. I am happy to share that we will be handing over the units to the purchasers soon, and are eager to see the development lived in.

On a personal level, I was awarded the **Ernst & Young Entrepreneur of the Year Award in the Woman Entrepreneur** category, and it makes me proud to receive this recognition from my peers in the industry. I'm also glad to know that I have been doing things right!

We look forward to more celebrations of success in this new year, but we are also gearing up to embrace any challenges that may come our way. Several launches are expected in the first quarter of the year, and we look forward to your continued support.

Wishing you all the best for the year ahead

Warm regards,

Ms Teh Lip Kim

Managing Director



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FIABCI - Malaysia Property Award 2012



On the 10th of November, SDB celebrated our position as a top property developer at this year's **FIABCI Malaysia Property Awards 2012**. SDB's **20Trees** was announced winner of the Low Rise category.

This award gives **20Trees** the recognition it deserves as the first development in Malaysia that combines the human experience with its natural landscape based on all its various special elements – from the infrastructural efforts put in place to the design concept and to the 20 environments within the development.

The award was presented at a gala dinner presentation ceremony at One World Hotel.

The other categories included Heritage, Master plan, Office building and High Rise residential



Ernst & Young Entrepreneur Of The Year 2012 Award



On the 6th of December, Group Managing Director Teh Lip Kim was named **Ernst & Young Woman Entrepreneur of the Year 2012**.

The Entrepreneur of the Year award – in four categories – was to “recognize and celebrate vision, passion and accomplishments of people whose entrepreneurial spirit has made a difference to the community and the country”.

The winners were presented with their awards at a gala dinner-cum-presentation ceremony at the JW Marriot Hotel Kuala Lumpur.

In the Woman category, Ms Teh beat two others to land the award. The other two nominees were the CEOs of Sunlight Taxi Group of Companies and Oscar Footwear Marketing Sdb Bhd. This was also the first time that Ms Teh has been nominated for the Ernst & Young award.

The other categories were for Emerging Entrepreneur of the Year, Technology Entrepreneur of the Year and Master Entrepreneur of the Year.



The SDB team has designed each home to look rather understated on the outside, but step through the door and the emphasis on spaciousness and a unique living environment becomes obvious.



THE FIRST THING one will notice about Selangor Dredging Bhd's 20Trees development is that it is not quite what one will expect to see in a property project in Malaysia.

For a start, there is a clear and distinct emphasis on environmental preservation borne out of an awareness of the need and a desire to strike a balance between our desires and Mother Nature's needs.

SDB then proceeded to raise the bar on safety aspects by ensuring greater ground stability for each and every home in the development.

Last but not least every home has been conceptualised to offer a private yet open space that is literally a blending of the environment with the interior.

This unique living environment concept that has made each 20Trees home such a memorable and meaningful living experience has also helped SDB gain recognition as one of the most innovative property developers in Malaysia.

It is a combination of these qualities that has also won SDB the FIABCI Malaysia Property Awards 2012 in the "Residential Low-Rise" category.

When the 20Trees project was conceptualised in 2007, environmental concerns had already taken hold of the Malaysian psyche. Widespread deforestation caused by uncontrolled land clearing was gaining attention and inviting public ire.

It did not help that the 20Trees project was to be located in Taman Melawati, the scene of several landslides at that time.

To overcome these challenges, SDB made it its first priority to ensure ground stability for its new development, says managing director Ms Teh Lip Kim.

Beneath the topsoil of the 23-acre undulating terrain is a layer of granite, limestone and other rocks. The easy way for SDB would have been to drive piles through the topsoil down to the bedrock and then have the houses supported by the piles. "But then, the houses would be standing on stilts. As far as we were concerned, that was not good enough," Ms Teh says.

Instead, SDB took the more difficult and more costly route. It had the topsoil removed entirely. Then, the bedrock was cut into terraces so that each home could sit on a flat, horizontal and, most importantly, solid and stable ground.



Or one could sit back and reflect on the day just passed at "Bamboo Black" where the rustle of leaves, or perhaps the ripple of running water, could themselves invite contemplation on the deceptive characteristics of nature.

Eighteen of these environments, including "The Rippling Terrace" and "Bamboo Black" were re-introduced and sustained for the benefit of residents.

From each and every home, residents can get a spectacular view of the Klang Gates Ridge, the world's longest quartz ridge. At only three kilometres away, this natural formation becomes the 19th environment and one of the two macro environments of the 20Trees project.

Rounding off the 20 environments is Melawati locality – a near-pristine area of still well preserved lush greenery that is close to the city.



Extra-thick 200mm external walls offer superb insulation against noise and heat. Ceilings at 11 feet high in the living and dining areas, and 10 feet to 13.2 feet in the bedrooms enhance the sense of spaciousness within each home.

The large porch has space enough to park up to six cars.

Care was taken to ensure that the undulating nature of the terrain was preserved. "In the end, what we have are homes that sit on solid and stable ground, with no risk of landslides. At the same time, the natural terrain is retained to give residents an environment as close to its original form as possible," explains Ms Teh.

In line with its concept of taking away as little as possible from Mother Nature, the material, particularly the rocks that had to be removed during construction, was returned to the site in various forms. These became part of the 20 pockets of environments that dot the 20Trees landscape – another feature of the development that has set it apart from the rest.

When the SDB team began work on the concept for the 20Trees project, the emphasis was on how one could meet our needs as occupants, and enable Nature to stay at her best at the same time.

What resulted was a plan to return, or "put back", into the environment all that had earlier been taken out when work was in progress. These came in the form of pockets of mini environments scattered across the 20Trees project site.

Individually, they each serve as havens of quiet and solitude, such as "The Rippling Terrace" where the flutter of the leaves of the Thaumatooccus brings a different kind of peacefulness that prevails through its space.



To complement the unique environment, the SDB team has designed each home to look rather understated on the outside, but step through the door and the SDB emphasis on spaciousness and a unique living environment becomes obvious.

Adapted from the courtyard home concept of our forefathers, each unit comes with a spacious interior courtyard or elevated garden, ensuring privacy and security even when one is spending time "outdoors".

Large doors and windows help to improve ventilation and ensure a lot of natural light filters into the interior of each home, while a flat-slab concrete roof ensures there is an expansive, column-free interior.

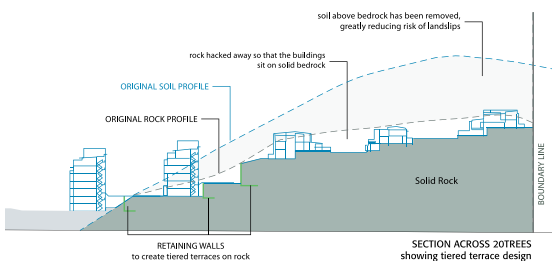
The project was so successful that it has since led to a sequel – 20Trees West – but that is another story.

The 20Trees project, with a gross development value of RM250 million, was launched in 2007 and completed and handed over to purchasers in October 2010.

The project comprises 83 landed homes and 118 apartment units.



For more information, please call: **1800-888-732** or visit, www.sdb.com.my



VILLAGE

At Pasir Panjang



“Remember the homes of the 1950s – in all their black and white simplicity, yet elegant at the same time. Introducing Village at Pasir Panjang.”

The Overview

IN every community, there is a spot where everyone gathers to catch up on old times, exchange news or even make new friends. This could be the market square in the small town, or the “*padang*” in the village.

At SDB’s new development in Singapore, this concept will be brought back to life, but with a little twist.

Central to this development, which is located in District 5 on Pasir Panjang Road, is a three-dimensional lawn which is slightly tilted towards the swimming pool.

The architectural façade of the residences and the clubhouse draws references from the abstract and interpreted ‘black and white’ houses of the 1950’s. This development provides the foreground for this façade to be appreciated with appropriate dignity and grace.

Even as they keep a watchful eye over their children, parents will find the opportunity to catch up on neighbours and friends – much like what they would be doing back in the market square in the hometown, or the “*padang*” in the “*kampung*”.

There is no better place in which to look back and remember how good it was when you were a kid, while keeping an eye on your own little ones and catching up with the neighbours at the same time.



Bringing a community closer together

SDB's fifth development in Singapore has been designed to foster closer ties among neighbours, much like what it used to be in the "kampung".

The 148 units within the low rise condominium project will look into the central lawn and 50-metre lap pool, children's pool and deck.

The 8,000 sq. ft. lawn that is tilted towards the pool, draws attention towards the body of water. This is the place for residents to get together, to chat while their children take a dip in the pool.

The clubhouse is another place where residents can get together for some extracurricular activities, while those who want a workout can beat a path to the gym.

Children get to expend excess energy in the play area while the adults take an easy walk along the strolling path.

For those who are a little more adventurous, a short way from the development are three public parks with a host of facilities to promote healthy living.



The 12ha Clementi Woods Park, with its abundance of vegetation, is a welcome relief for those out for a quiet morning or evening stroll. Within this park are various facilities such as an amphitheatre, food and beverage outlets, fitness equipment, playground and even a foot reflexology footpath.

Details

- Located at Pasir Panjang Road, District 5, Singapore (Closest MRTs: Kent Ridge & Haw Par Villa)
- Situated on 2.35 acres of Freehold land.
- Low-rise luxury condominiums with an 8,000 sq.ft. "tilted" lawn & distinctive facilities including a 50-metre Lap pool, Children's pool, Children's play area, Clubhouse, Gym, and Strolling path.
- Built-up area ranging from 882 sq.ft to 1,625 sq.ft.

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Sharing the joy of Christmas

It is Christmas at 20Trees and Park Seven



Christmas celebrations at our developments are a yearly affair for SDB, and this year we focused our celebrations on the true meaning of sharing and giving.

SDB kicked off our celebrations with a party for the residents of 20Trees on the 1st of December, and another one with the residents of Park Seven on the 8th of December. Both parties took a Christmas carnival theme this year, where the children were treated to a magician and clown show, face and tattoo paintings and an unlimited flow of caramel popcorn and candy floss.

Santa hats and various decorative items were provided for families to get together and make their own family themed hats for the season and a giant Christmas tree shaped jigsaw puzzle was set up for parents to put together with the kids.

While the children enjoyed themselves with the games and treats, a section with homemade Christmas cookies, cakes and jams, as well as little ornaments and trinkets were set up for the parents to browse through and purchase if they fancied.

This year, SDB added to our celebrations by sharing the joy of Christmas with the children from the Myanmar Refugee Orphanage through the organization of a gifts donation drive. We shared the stories of these children with the residents a few weeks prior to the parties and encouraged them to bring a present to the donation drive on the day of the party. We are very pleased to share that the residents were very generous with their gift donations and every child at the orphanage will be receiving a gift for Christmas this year. Season's Tidings to those of you celebrating Christmas and a very happy New Year to everyone.

Fire-Drill @Wisma Selangor Dredging

Annual Evacuation Exercise For Safety Assurance

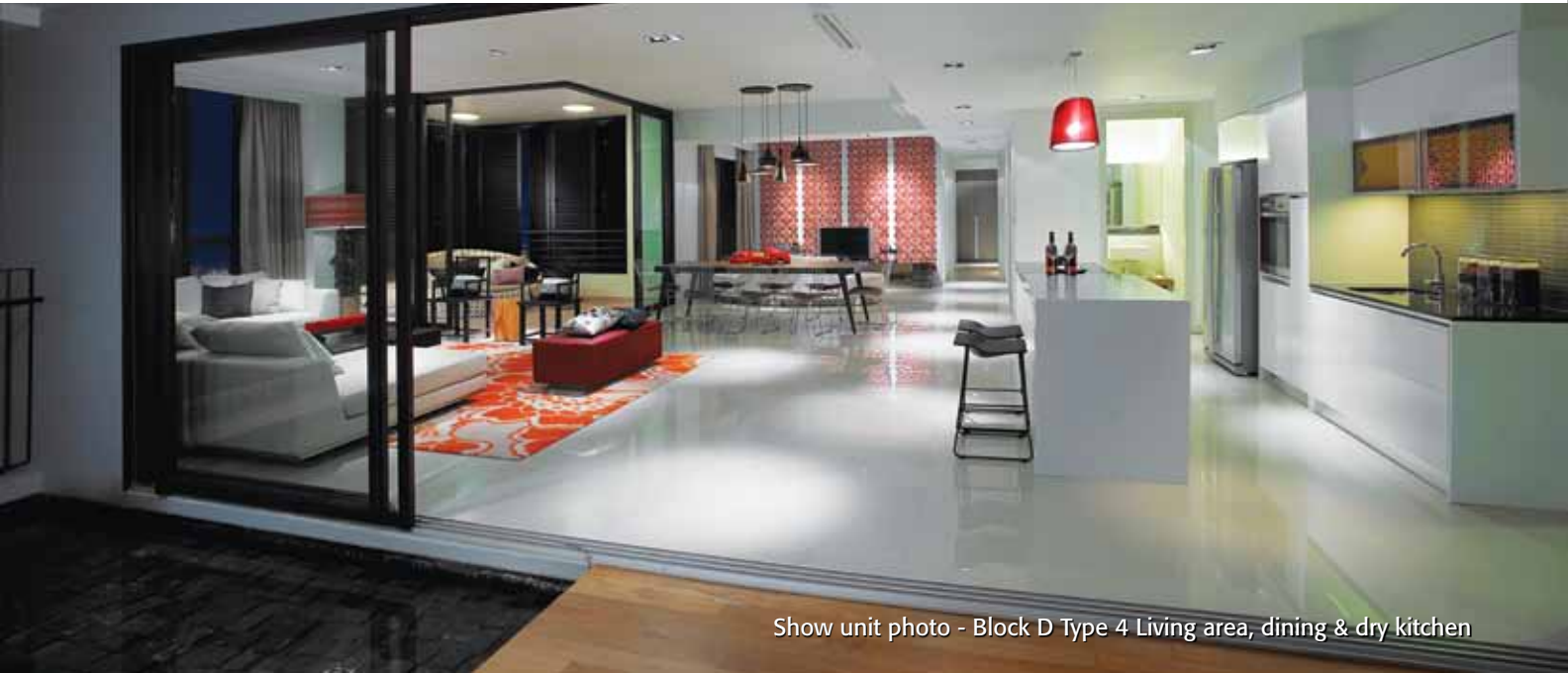
At Wisma Selangor Dredging, the priority is always to uphold the safety and security of the building. For this, we organise a Fire-Drill every end of the year, in order to ensure that the safety and security equipment of the building is functioning, and the evacuation procedures are in order.

Like every year, the atmosphere was abuzz as the Fire Alarm went off on the morning of the 12th of December 2012. But there was an added excitement this year, as a rescue scenario was created. With cooperation from the Jabatan Bomba & Penyelamat team (Fire & Rescue Department), the scenario was that an incident had occurred in one of the boiler rooms which caused the fire to start at the higher floors of one of the blocks, and someone had been injured during the incident. While waiting for the Fire Brigade to arrive, an immediate rescue was needed and this was conducted efficiently and with ease by our Security personnel. A moment later, the Fire Brigade arrived to put out the fire, whilst onlookers near the building watched in amazement. All in all, everyone had safely gathered at the Assembly Point in record time. The Floor Monitors, i.e. representatives elected for each floor of the building, had all the tenants accounted for, and everyone was relieved on the successful drill.

Kudos to our Security, Maintenance and Leasing teams who had ensured that the safety features and procedures were duly implemented and followed, and the operation had run smoothly.



A Thank You also to all the other departments involved, and most of all, to our Tenants at Wisma Selangor Dredging for their compliance and cooperation.



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ANNOUNCEMENT :

Please be informed that the E2 Saver product has been discontinued with immediate effect. The merchant, Dasar Induk Sdn Bhd, is currently clearing its existing stocks. Dasar Induk has given an undertaking that it will continue to provide the necessary technical support to all existing users / customers until the end of its warranty period. For more information, please contact Mr. Barry Seah at 017-383 8345 or 03-5630 0886.

A man in a dark suit, white shirt, and striped tie is smiling and tipping his dark hat with his right hand. The background is a solid dark color.

While across
the world
they commend us,
nothing
compares
to that
from home.

FIABCI-Malaysia recently named 20Trees winner of the Malaysia Property Award 2012 in the "Best Residential (Low-Rise)" category.

Like us, the judges and the public have embraced our concept of returning to nature what would otherwise have been lost, as featured in the 20 unique environments that make up our 20Trees landscape.

While 20Trees already gained international attention when it won accolades at the UK-based Asia-Pacific International Property Awards, the FIABCI award, coming from closer to home, is also closer to the heart.

Recognition from across the world is a surprise as it is an honour, but nothing compares to that from home.

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SDB
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20trees
luxury homes in melawati



FIABCI-MALAYSIA

