



 
Laman & Bayu
@ puchong

*A home big enough for 3 generations
in the family, sitting on large expanse
of greenery*



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LOOKING FOR SPACE

HOW time flies! In just the blink of an eye, we are already through the first quarter of the year. But the challenges and excitement are only just beginning.

In another two months, we will be launching the first of a series of new projects that we have planned for this year.

This will be the **Laman & Bayu** project in Puchong, just a short drive from the city centre, but a world away once you are in there.

Homes here are designed to be spacious so there is room enough for everyone, including Grandma and Grandpa. The extra space extends into the garden as well. With up to 15 feet of space between the wall and the fence on the side, there is more than 1,000 sq ft of garden.

Beyond your garden is a lot more space – streets are 50 feet wide for a smoother traffic flow, there will be two parks with up to 58,000 sq ft of space combined, and there will be long stretches of walkways for an evening stroll.

That is just the start. For more of what is in the pipeline, please log on to our website www.sdb.com.my.

Better still, engage with us at our website and we will keep you up to date on our future plans.

Warm regards,

Ms Teh Lip Kim

Managing Director



For Your Home Tomorrow, Visit Us Today

JUNE 2012

Laman & Bayu, Puchong

Spacious semi-detached units of 2,600 sq. ft. to 3,000 sq. ft., in a gated and guarded green haven.

JULY 2012

Windows on the Park, Cheras

Three high-rise condominiums in a nine-acre park offering three or four-bedroom units of 1,600 sq. ft. to 2,400 sq. ft.

SEPTEMBER 2012

The Padang, Pasir Panjang, Singapore

Low-rise condominium units of 880 sq. ft. to 1,600 sq. ft. each, opening up to an 8,000 sq. ft. three-dimensional lawn.

SEPTEMBER 2012

Jia@Melawati, Kuala Lumpur

Take in the view of the Twin Towers on one side or the world's largest quartz ridge on the other. Otherwise, a series of vertical gardens is just outside the door of these super-link homes.

OCTOBER 2012

The Hub @SS2, Petaling Jaya

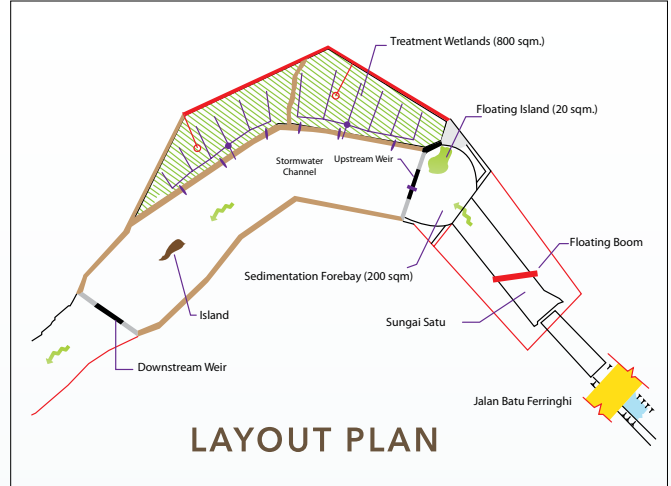
Versatile offices of 500 sq. ft. to 1,300 sq. ft. each set among a rooftop swimming pool and fully-equipped gym, and boutique shop offices of up to 5,500 sq. ft. each with its own rooftop garden, all set within an open air promenade and landscaped garden - they add up to a great place in which to strike a work-life balance.

Engage with us at www.sdb.com.my or call **1800 888 732** to receive a special Preview Invitation to our launch.

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Batu Ferringhi, Penang by the sea

Bringing Back The Best Of Nature



NATURE has a way of enhancing its surroundings, but only if effort is made to keep it in pristine condition.

In Batu Ferringhi, Penang, where Selangor Dredging Bhd (SDB) recently launched its latest project – **By The Sea** – a process is under way to bring the best of Nature back to life.

The *Sungai Satu* river flows through the site of the **By The Sea** project before emptying into the sea. A combination of solid and organic wastes has rendered the river highly polluted. A recent survey shows that there are high levels of substances such as nitrates, ammonia and phosphates in its water, apart from rubbish such as plastic drinks bottles and bags.

As part of a commitment to give residents of **By The Sea** a cleaner and more pleasant surroundings, SDB has launched a **River Rehabilitation Programme** to clean up *Sungai Satu*.

The system comprises three parts: the collection of litter, the deposition of suspended solids and finally the removal of nutrients.

Where the river enters the 4.7-acre project site, a boom gate is built across the river. The gate, which is a series of floats strung from one bank to the other, stops floating rubbish from flowing further downstream. The rubbish will be collected on a daily basis.

Once past the boom gate, the water will be free of floating rubbish but it is still full of suspended materials. A short way past the boom gate is a low wall across the river to stop the water from flowing downstream. Between the wall and the boom gate, the river bed has been dredged to deepen it slightly, a way to curtail the water flow further. This section is called the "*sedimentation fore-bay*".

With the water almost stagnant in the *sedimentation fore-bay*, the suspended materials will quickly settle onto the river bed, leaving almost crystal clear water.

Just past the *sedimentation fore-bay*, on one bank of the river, a selection of wetland vegetation will be planted. Water from the *sedimentation forebay* is pumped into the wetland where the various plants will absorb the phosphates, nitrates and ammonia – which are nutrients to the plants.

Once the amounts of the various nutrients have been reduced to an acceptable level, the water is allowed to flow back into the river. At this point, the water is already free of solid wastes, is crystal clear and no longer contains excessive amounts of nutrients.

Marine life and wildlife will thus thrive in it.

The River Rehabilitation Programme has also been designed as a flood mitigation system. If there is a downpour, the water is allowed to flow directly into the sea, thus ensuring that the river does not overflow its banks and flood the surrounding areas.

The programme is the first to be implemented by any property developer in Malaysia. A similar system is used by the Singapore government to clean up the *Kallang River*.

Just off busy Jalan Ampang a short way from the traffic lights junction with Jalan Tun Razak, and at the end of a little cul-de-sac, stands our little haven of peace and quiet – SDB’s Dedaun.



IMAGINE a place where you can get a respite from the hustle and bustle of city life, right in the middle of busy KL. That’s just impossible, some would say. But, maybe not.

Just off busy Jalan Ampang, a short way from the traffic lights junction with Jalan Tun Razak and at the end of a little cul-de-sac stands our little haven of peace and quiet – SDB’s Dedaun.

Dedaun is a low-rise development of only 38 limited edition luxury residences, sitting on one acre of prime freehold land in a height-controlled part of Kuala Lumpur. Inside, each unit boasts a private lift lobby, a spacious forecourt that is naturally lit and ventilated, offering a view of the exterior greenery. Beyond the specially crafted copper doors, a truly spacious living room flows seamlessly into the dining area and cascades into the dry kitchen - connected by a timeless, crystal white marble floor that seems to stretch forever.

The span of the room is spectacular, framed by a 3-metre ceiling height, and 2.7-metre glass windows, which slide open to convert the entire area into an “indoor balcony”, with direct access to the surrounding ambience and breeze, as well as 270-degree views. Adding to the cool effect is the crystal white marble flooring, which is almost reminiscent of the shiny terrazzo finish that was popular decades ago. Limited use of columns offer a luxurious freedom of space in naturally airy surroundings.

Step inside this development and you could very well be a world away.

For enquiries on Dedaun, please call 1800-888-732 or visit www.sdb.com.my.



20trees has been designed to integrate the human experience with the natural landscape, the development follows the contour of the land in the form of cascading terraces.



IT IS inevitable that when we build, we also take something out of Nature, and sometimes that may be lost forever. But it need not be so.

20trees, SDB’s development in Taman Melawati on the outskirts of Kuala Lumpur, has been designed to integrate the human experience with the natural landscape, the development follows the contour of the land in the form of cascading terraces.

We have actually put back into the landscape 18 different environments that had to make way temporarily for the project. Among these 18 environments are a garden of Pennisetum species of grass, a red patch of Sealing Wax Palm and seeds of the Saga tree and a grove of Pulai trees. Here too, one can’t help but feel the rustle of Black Bamboo leaves as the wind blows, breathe in the fragrance of fresh pandan or just ponder over one’s existence while taking in the panoramic view of the world’s largest quartz ridge.

Homes at 20trees have been designed with interior spaces that promote cross-ventilation and natural lighting, 11-foot high ceiling in living and dining areas and spacious interior courtyards or elevated gardens for that added privacy.

A choice of landed units or low-rise apartments, 20trees homes are semi-furnished and are now ready for occupancy.

For enquiries on 20trees, please call 1800-888-732 or visit www.sdb.com.my.

INTRODUCING

Laman & Bayu

@ puchong

A home big enough for 3 generations, sitting on large expanse of greenery



The Overview

SPACE - all of us can do with a lot of it, but few of us actually have that luxury, especially at home.

It does not always have to be that way. At Laman & Bayu, homes are designed to offer large spaces – both inside and out. At 2,672 sq. ft. upwards, each of these 2-storey or 2½-storey semi-detached homes offer enough room for everyone, including the grandparents if they so wish to live with their grandchildren. And that's only the inside.

Each unit sits on a land area so large, you get not just 10 feet, but a total of 15 feet of space from your wall to the fence, giving you more than 1,000 sq. ft. of garden area. That means lots of garden space on which to run and play ... perfect for the children.

Better still, the expanse of green stretches far beyond your own little haven. The entire Laman & Bayu project actually sits on 11 acres of an undulating green landscape, where lush tropical trees preside over clusters of shrubs, and of course, the fresh green grass.

On the inside, this sanctuary of peace and quiet seems like a million miles away from the big city, but it actually is just a short drive away and easily reached via major expressways.

It certainly is the place to come home to.

Details

- Located @ Batu 11, Jalan Puchong, Daerah Sepang
- Situated on 11 acres of Freehold land
- 72 units of exclusive Semi-Detached homes with extensive Gardens
- Built-up range between 2,672 sq. ft. with 4+1 bedrooms, to 3,058 sq. ft. with 5+1 bedrooms.
- Expected launch in June, 2012

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windows the on park CHERAS

Where Nature gets every chance to thrive



The Overview

PARKS are usually only an afterthought – space is made for them only after everything else has been considered, chiefly the apartment block or rows of houses. With this new development in Bandar Tun Hussein Onn, Cheras, SDB is turning this concept on its head. Park land actually gets priority. Space is set aside for not one, but three parks within this 8.9-acre **Windows on the Park** development. The three multi-storey apartment blocks will only then be constructed on the remaining portion of the land area.

The focus on parks does not end there. Three archways at strategic locations will serve as gateways from one park to another or, if you wish, as Windows through which you will be able to gaze at the activities on the next park. Each park will serve a different need. For a stroll or if you need some exercise and want to jog or cycle, beat a path for the *Quiet Park*. Children can have fun in the water or climb all they want in the *Active Park*, where there will also be a multi-purpose court for badminton and other ball games. Family and friends can spend time together at the *Clubhouse Park* where one can swim, do the yoga or tone up at the gym.

The focus on parks is only natural, given the impact Nature has on our well-being. Research has shown that children's cognitive function improves dramatically when they move into a home surrounded by more green spaces. Time spent viewing Nature has also been shown to contribute to, among others, fewer physical ailments and speedier recovery from illness. The positive health effects of **Windows on the Park** are only a part of the reason to invest in this new development.

It will be the only luxury high-rise in a locality of terrace, semi-detached or bungalow units. Better still, it will be the only development in the area that keeps Nature so close at hand.

Just look out the Window and you'll see.

Details

- Located @ Bandar Tun Hussein Onn, Batu 9, Cheras Selatan.
- Situated on 8.98 acres of Freehold land.
- 3 blocks of high-rise condominiums with a total of 540 units.
- Built-up range between 1,648 sq. ft. to 2,425 sq. ft.
- Expected Launch in July, 2012

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SDBhost

home owners support team

PLAYING HOST TO SDB HOMEOWNERS

SDB sets up Home Owners Support Team

A LONG-LASTING and mutually beneficial relationship is built on a foundation where partners can count on each other for support.

At Selangor Dredging Berhad (SDB), we understand this better than most. We know that with a tough work and personal schedule, you will not have the time to manage other equally important tasks, especially those with regards to your new SDB home.

To help you along the way, we have formed a new service – SDB HOST (SDB Home Owners Support Team) – to deal with all these other things you need to or want to do once you have received the keys to your new home.

Our team will be available to offer our services if you wish to sell the property or rent it out. We also offer a host of other services such as helping you pay your utility bills, arranging for renovation works with SDB Customer Services and even coordinating sale or tenancy under the Malaysia My Second Home (MM2H) programme.

- Tenancy arrangements for your property
- Sub-Sale arrangements for your property
- Managing the upkeep, maintenance, and cleanliness of your property
- Managing monthly payments pertaining to your property
- Assisting in relevant matters pertaining to financing and legal documentation & procedures
- Managing the monthly rental collection
- Assisting in the MM2H application with relevant agencies

At SDB, we believe in being there for you, for the long term, in line with our brand promise “Driving Excellence, Building Lifelong Relationships”.

To engage with us, please call +603-2711 2288 or email us at sdbhost@sdb.com.my.

The SDB Card

Exclusive Card for the Elite Homeowners

Hotel Maya Kuala Lumpur

Situated in the heart of Kuala Lumpur, this Malaysian owned and managed boutique urban resort delivers more than comfort and convenience in a strategic location. This award-winning hotel strives to provide an unforgettable experience for its guests.



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Hotel Fax : +603 2711 9966
Reservation Fax : +603 2711 2277
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Goodrich

Creating beautiful living spaces, their products and services range from artistic wall coverings to soft & durable carpets, enchanting fabrics and tough laminated floorings.



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Janine

Evolving a special style of furnishing with emphasis on classics updated by current trends, their products include fine walnut and mahogany furniture, fabric, wallpaper and home accessories. Interior decorating consultancy and wedding registry services are also provided.



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Fax: +603-4260 4437 / 2094 9597
Email: gem@janine.com.my

Gudang Damansara & Gudang Studio

Gudang Damansara showcases imported furniture designed by renown international designers. Together with the developing Gudang Home range of furniture, they offer exciting choices for the contemporary home. Gudang Studio is a concept store that represents lifestyle furniture and accessories from across the world. Their items provide accent, character and colour to interiors through specially selected and designed pieces.



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Email : sales@gudanghome.com
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Xtra Furniture

Their exclusive yet extensive selection of prestigious and highly sought-after brands reflect the discerning tastes of their highly sophisticated and design-savvy clientele. Their impeccable collection also boasts pieces that reflect today's lifestyle requirements featuring living solutions that marry crucial elements of style with comfort and quality.



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Email: info@xtrafurniture.com

MedKlinn

MedKlinn focuses on replicating nature's purifying process through the power of technology. Driven by the latest Cerafusion™ technology, the MedKlinn Asens Series of air sterilizers produce massive amounts of beneficial negative ions to clean air and surfaces effectively. The MedKlinn Asens Series of air sterilizers are available for both indoor air sterilization and automobile air sterilization.

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Email: info@medklinn.com

Toto Sanitaryware

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Tel: +603-5636 9166

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Email: kualalumpur@crowrelo.com

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Dasar Induk is the sole distributor of the E2 Saver, a gadget developed with the state-of-the-art UK technology which enhances energy efficiency. If you are looking at reducing your electricity bill, consider the E2 Saver device that can help you save up to 40% off your bills.

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Mediaplex

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Fax: +603-2282 2116

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Tittot

Tittot is the importer of handmade crystal glass sculptures and art pieces. The glory of nature inspires the creation of every Tittot work of art. Powerful emotions are evoked in the rich details and iridescent colours of each masterpiece. Tittot offers creative styling, explicit craftsmanship and contemporary aesthetics.

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enhancing life

TOTO



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tittot 

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We offer Full Day and Half Day Packages with amenities such as meeting room facilities and an audio visual system.

The Ultimate Video Experience @ The Sky Lounge

Experience a 12-seater Sky Lounge Video Conference while enjoying a panoramic view of the landscape around the city.



Elegant Wedding Packages

Have a blissful start to happiness with special menus and stylish ceremonies at the Maya Ballroom. Located on Level 2, Maya's stunning ballroom can accommodate 250 persons for banquets and 350 persons for a cocktail reception. A range of contemporary lighting, efficient telecommunication, presentation and state of the art conference equipment supports the clean and sleek concept of the ballroom.



Delectable Cuisine At Your Doorstep

For a memorable event, we bring Maya to the comfort of your own premises, with fine Malay Cuisine or other culinary delights. Special menus can be created and our dedicated culinary team will provide catering services at the venue of choice. You will be assured of the same service quality provided for at the hotel.



***For enquiries, please call our
Sales Team at +603-2711 8866 (ext. 232 or 287).***

Laman & Bayu

@ puchong



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