

windows
on
the park
CHERAS

*First we plan the park,
then we place you
at the centre of it all*



for Wisma Selangor Dredging, please contact :

Selangor Dredging Berhad

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WINDOW TO A NEW LIFESTYLE

THE EXCITEMENT is only just picking up.

In July, we gave a sneak preview of our newest project - **WINDOWS ON THE PARK** - to a select few. But obviously the news had spread quickly.

During that first weekend, several hundred people thronged our Sales Gallery and Show Units at the project site in Bandar Tun Hussein Onn, Batu 9, Cheras Selatan. And the pace has not shown any sign that it will subside soon.

The attraction is undeniable. **WINDOWS ON THE PARK** will be the only luxury high-rise development in the locality. Of the 8.9-acre piece of land, 4.2 acres - or 40% - of the land area will be given over to parkland. In fact, we started by planning the park first, and then we build the apartments on whatever land there is left.

The project comprises three blocks - Block A with 33 storeys, Block B with 17 storeys and Block C with 15 storeys. Only Blocks A and C are currently open for preview.

Another big attraction in this development are three "Windows" of up to three storeys tall that serve as portals from one park to the next.

Apart from that, of course, is our other project - **LAMAN & BAYU**, in Puchong South that we launched in June. These double-storey and 2½-storey semi-detached homes are designed for three generations in the family to live under one roof, yet don't get in each other's way.

For the benefit of those who wish to buy into the SDB Lifestyle, we have launched a special **Early Bonus Home Plan** that, among others, enable one to own a home at **WINDOWS ON THE PARK** or **LAMAN & BAYU** through an initial down-payment of only RM8,000.

Find out more about these new projects, or the Bonus plan that awaits you, inside these pages.

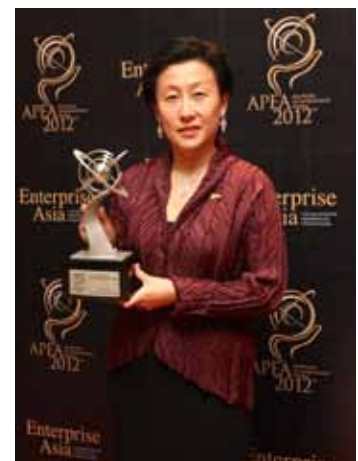
I am also pleased to inform you that you can now reach us through yet another medium - Facebook. Find us at **www.facebook.com/selangordredgingberhad** and tell us what you think of our project. Better still, "Like" us on Facebook.

If you would like to know more about SDB projects but have not registered with us yet, please visit our website **www.sdb.com.my** to register.

Warm regards,

Ms Teh Lip Kim

Managing Director





RM 8,000*
for a home in the park

NO PROGRESS PAYMENT**
NO STAMP DUTY
NO LEGAL FEES ON SPA & LOAN AGREEMENT
NO INTEREST DURING CONSTRUCTION

Visit our show units at :

Laman & Bayu Sales Gallery,
Taman Meranti Damai, Puchong
(GPS: N2°57'37.2" E101°37'26.3")
Open daily at 10am- 5pm

Windows On The Park Sales Gallery,
Bandar Tun Hussien Onn, Cheras
(GPS: N3°2'30" E101°44.5'40")
Open daily at 10am- 5pm

** Subject to individual eligibility of 90% bank loan. **Terms and conditions apply.*

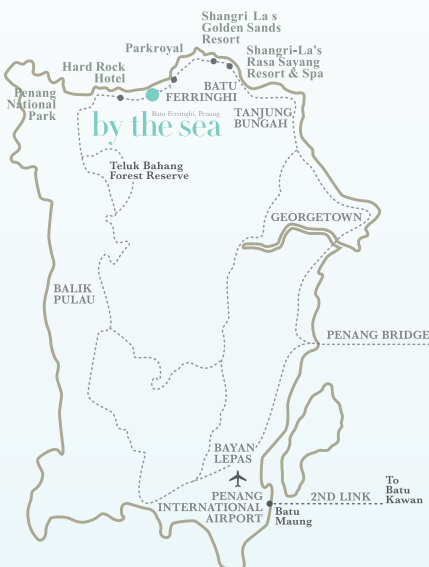
IDEAL FOR WORK ... AND RELAXATION

You have just completed that big assignment. You look up from your keyboard and as you watch the waves roll gently onto the beach, you begin to form an idea for your next big project. Now it's time to relax.

You pour yourself a drink, walk out to your 40ft private balcony, and take a deep breath as the gentle sea breeze caresses your skin.

You take in the panoramic view of the South China Sea, even as the evening light fades in the distance.

At *By The Sea*, it's just been another day at the office.



Located on Penang's famous Batu Ferringhi beach, each of the 138 *By The Sea* luxury suites comes equipped with everything that a top executive or entrepreneur needs for a day at work. After hours, it serves equally well as an ideal place in which to unwind.

EXCLUSIVE OFFERS TO MATCH

Anywhere else, such luxury comes at a price. At *By The Sea*, they come with extra benefits.

- Subsidised 12-month loan installment upon completion*
- Waiver of legal fees on Sale & Purchase Agreement and Loan Agreement*
- Waiver of Stamp Duty on Loan Agreement*
- 0% interest during construction period*

*Terms & conditions apply. For a limited period only.

GPS Coordinates :
N 5°28'08" E 100°14'39"

For more enquiries, engage with us at:



www.sdb.com.my



[/selangordredgingberhad](https://www.facebook.com/selangordredgingberhad)



1800 888 732

Apartments and Semi-Detached Homes For The Discerning

Laman & Bayu
@ Puchong

**windows
the on
park**
CHERAS



SDB has two more new projects on the market for those who are looking for an inspired way of life.

In July, we unveiled and previewed our latest project – **WINDOWS ON THE PARK** – a freehold development in Bandar Tun Hussein Onn, Cheras Selatan. The project comprises three blocks of apartments sitting on 8.9 acres of greenery. A total of 4.2 acres – up to 40% – of the land area has been given over to parkland, the most generous by any developer.

The tallest being Block A – at 33 storeys – has 249 units. The second highest, Block B, has 126 units in 17 storeys, while Block C has 15 storeys with 165 units. For Phase 1, only Blocks A and C are currently open for preview.

The architecture features three large “Windows” at strategic locations within the development that serve as portals from one park to the next. Among the facilities available are a 50-metre lap pool, a children’s wading pool, badminton courts, gym-cum-aerobics room, a function hall, and an 800-metre jogging track.

The freehold development in Batu 9, Cheras Selatan is within a short distance from several schools, supermarkets, the proposed MRT station and other convenient amenities.



In June, SDB launched the **LAMAN & BAYU** in Puchong South, Selangor.

The low-density development of two-storey and 2½-storey semi-detached homes is located on an undulating terrain of lush tropical trees, shrubs and grass – a landscape that is naturally appealing.

In Phase 1, **LAMAN** comprises 22 units of double-storey semi-detached homes. Phase 2 will focus on **BAYU**, which comprises 18 units of double-storey semi-detached homes and 32 units of 2½-storey semi-detached homes, as well as 20 units of townhouses.

While the built-ups for the semi-detached homes - from 2,672 sq.ft. to 3,058 sq.ft. - are rather generous as they are meant to cater for three generations living together, the attraction is the vast amount of land given over to greenery.

Each unit boasts a large garden. Unlike most developments that provide a maximum of 10ft of space from the house to the garden wall, at

LAMAN & BAYU, there is 15ft of space or up to 1,000 sq ft of garden. And if that is not enough, there are two parks, one of which is up to 30,000 sq ft, with all the play equipment for children, and tracks for walking and jogging.

The freehold development is located off the 11th Mile, Jalan Puchong and is accessible via several major highways and within easy reach of several schools, shopping centres and other conveniences.

SDB is offering a special *Early Bonus Home Plan* for purchasers of units at **LAMAN & BAYU**, as well as **WINDOWS ON THE PARK**. Under the plan, those who are interested only have to pay an RM8,000 down-payment. There will be no progress payment, no legal fees on the sale and purchase agreement or loan agreement. Purchasers will also not be charged the stamp duty and no interest will be incurred during the construction period. This promotion will be offered for a limited time only.

For more information on these or other SDB projects, register at our website www.sdb.com.my, visit our Facebook page [facebook.com/selangordredgingberhad](https://www.facebook.com/selangordredgingberhad) or call us directly at 1 800 888 732 to speak to our sales representatives.



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The Overview

Since the beginning of time, nature's intention was to heal us and delight us, physically, mentally and spiritually. The power of nature is profound.

So we started by dreaming of wide, open green spaces. Of soaring trees offering shade, and the organic shapes of nature that soothe the spirit. Then we began by landscaping a park that unfolds over 8.9 acres. A park to nurture the spirit and the mind. Within this vast parkland, we created three separate parks.

Then, and only then, did we create a home that would allow you to experience the green power of nature. A home that doesn't dominate nature but respects and complements it. There are soaring 3-storey archways that invite you into a most unique park experience, providing a distinctive framing device in which to capture picture perfect vistas. Here, nature is made more stunning with added dimension and depth. Here, beauty is certainly not shallow.

WINDOWS ON THE PARK. A refuge in the heart of Cheras. Another extraordinary living experience from SDB.

Homes That Allow You To Interact With Nature And Also Protect You From It

A freehold green enclave unlike any other in Cheras, and possibly the Klang Valley, comprising 540 spacious units, ranging from 916 sq.ft. to 4,311 sq.ft., every room in every unit has front-row seats to the cinematic landscape right outside. Here, you will feel as though you are at one with nature.

In working with nature, as more and more tremors are felt in Kuala Lumpur, we have built homes that are earthquake resistant, using design guidelines of the European and International Building Codes. Rest assured, **Windows on the Park** is 'future ready'.

*“First we plan the park,
Then we place you at
the centre of it all”*



A Park Refuge In The Heart Of Cheras

WINDOWS ON THE PARK is located in the heart of Cheras, which puts you just 20km to the KL City Centre, 24km to Putrajaya, and 60km to KLIA. Minutes away are some of the best international schools in the country - Australian International School, Cempaka International School and Alice Smith International School, while several national schools are within a 5km radius. Hypermarkets and commercial centres also surround the development, and accessibility via the SILK highway, Lebuhraya Cheras-Kajang and Lebuhraya Sg.Besi highway will soon be enhanced by the future MRT stations in Bandar Tun Hussein Onn and Balakong.

Another Extraordinary Living Experience From SDB

SDB (Selangor Dredging Berhad), is positioned as a quality lifestyle company focused on property-related activities. Listed on Bursa Malaysia, SDB is a brand name that is recognised for its niche luxury developments and innovative designs. SDB has consistently been recognised for its innovation and its excellence by numerous professional bodies such as *Singapore Institute of Architects (SIA)*, *Pertubuhan Arkitek Malaysia (PAM)*, and *International Real Estate Federation (FIABCI)* for setting new benchmarks in the industry. SDB is committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".

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 916 sq. ft. to 4,311 sq. ft.

Register with us at www.sdb.com.my
to receive a special Invitation to our launch
or visit our Facebook page
www.facebook.com/selangordredgingberhad.

For Your Home Tomorrow, Visit Us Today



SEPTEMBER 2012

LAMAN, 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.

Note: All projects are still subject to approvals from the relevant authorities. Project names, launch dates, specifications and other information provided may be subject to change as required and must not be treated as statement of representation of facts nor an offer nor a contract.



scan this
with your
smartphone

 /selangordredgingberhad

SDB's Effort To Help People With Learning Disabilities

receives recognition for social empowerment



CHILDREN with learning disabilities, such as Autism and Downs Syndrome, receive a fair amount of attention when they are still very young.

However, there are not many opportunities for them to make it on their own when they reach adulthood.

There is little or no opportunity for employment as many employers prefer not to hire such individuals because of a lack of knowledge on how to manage them.

"Many of them are just left staying at home and feeling frustrated, and they become very dependent on their families, usually the parents, for emotional and monetary support," according to our Managing Director, Ms. Teh Lip Kim.

To help people with learning disabilities overcome this hurdle, SDB has set up a smoothies bar at its premises in Jalan Ampang, Kuala Lumpur, which is fully managed by such individuals. "The main objective is to provide them with an opportunity to learn some skills that can prepare them for life on their own later," says Ms. Teh.

This Corporate Social Responsibility (CSR) project by SDB, dubbed **ONE TWO JUICE**, was launched in August 2011 in collaboration with *Dignity and Services (D&S)*, an advocacy group for the learning disabled. The stall, located in the courtyard of Wisma Selangor Dredging, employs five special needs individuals who not only make the smoothies but also prepare the fruits, deal with customers and manage the cash register.

Apart from the smoothies stall, SDB also employs two individuals with special needs on a part-time basis at its office.



An appraisal done recently shows that the participants in this project have shown vast improvements in various areas, such as social skills and level of confidence.

On 29 June 2012, SDB was presented with the **Asia Responsible Entrepreneurship Award 2012** in the *Social Empowerment* category for its CSR efforts. Corporates from across the Asia-Pacific were considered for this award.

As this project is one of its kind that has yet been attempted by other organisations, SDB has also received enquiries from other corporations and organizations that are keen to launch a similar programme of their own to also help individuals with special needs.

"We are quite happy to share our blueprint with any organization that wants to replicate this project," Ms. Teh says. SDB already has plans to set up two more smoothies stalls within the Klang Valley, before the end of this year based on the same concept.

With this, SDB is committed to create more awareness and educate the public on the serious employment issues faced by the learning disabled, especially when they reach adulthood. Through the efforts of this project, it is the hope that sufficient public support and encouragement will help such individuals cope with their issues, especially on their need for independence, as well as enable them to become visible and gain self-importance in society.

For any enquiries on our CSR project, please call our Communications & Corporate Affairs Department at 603.2161 3377, or engage with us at www.sdb.com.my or [facebook.com/selangordredgingberhad](https://www.facebook.com/selangordredgingberhad).



Specially For Our 20TREES WEST Homeowners

Congratulations to our **20TREES WEST Homeowners**, as you have received the keys to your brand new home!

Now is the time to make it feel even more like home! We are here to help you do just that with our bagful of services, in line with our Brand Promise of "Driving Excellence, Building Lifelong Relationships".

Pick from our list of attractive renovation packages that will certainly meet your every need. We offer the professional expertise so you get to put in the personal touch in your new home. The renovation packages that we have designed especially for you are :

Carpentry Packages

- Customised mirrors for bathrooms
- Designer wardrobes for bedrooms

Customised Design Package

- Interior design work to meet individual requirements

Mechanical & Electrical (M&E) Packages

- Supply & installation of air-conditioners, water heaters, fans, and light fittings

Other SDB HOST services for all SDB Homeowners include:

- Tenancy arrangement for your property
- Sub-Sale arrangement for your property
- Caring for 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

Engage with us today.

**Please call +603-27112288 or
email sdbhost@sdb.com.my
or visit www.sdb.com.my/our_services**

UNIQUELY MAYA

Butler Service

Hotel Maya prides itself for offering personalized services, one of which is the complimentary round the clock butler service. Our floor butlers are on call 24 hours a day and services include pressing of 5 items of clothing upon arrival and shoe polish.

Nite Cap @ Sky Lounge

Located at level 13, the Sky Lounge offers a spectacular view of two iconic landmarks of Kuala Lumpur; The Petronas Twin Towers and KL Tower.

As an added privilege for all in-house hotel guests, we welcome you to savour the delights of freshly brewed complimentary coffee and tea and petit fours. The Nite-Cap @ Sky Lounge happens daily from 9-11 pm; just the right finishing touch at the end of a splendid day before turning in for the night.

Pillow Talk

At Hotel Maya we believe a fresh morning begins with a good nights' rest. To ensure that you get a peaceful and relaxing slumber, we have a selection of pillows for you to choose from:

Pillow menu:

- Feather Pillows - Firm support (on the bed which is 50% down feather and 50% duck feather)
- Non-allergic Pillows - Contour Pillow (Memotex) - available in the closet
- Bolster Pillow (foam or feather)
- Buckwheat Pillow (the pillow has been used for the relief of headaches, neck pain, low back pain, muscle tension, stress, sleeplessness, snoring, and for these reasons has been often referred to as the "Pillow of Miracles")
- Hollow Fill Pillow

DVD Movie Library

To complement the DVD players that are available in all of our rooms and suites, we offer guests' complimentary access to our extensive DVD movie library. We house more than 200 titles ranging from classics, animation, comedy, right up to the latest blockbuster movies.

MedKlinn Air Sterilizer

In all of our rooms, we have taken a step forward to ensure our guests have access to clean, sterilized air by equipping it with a unit of Medklinn Air Sterilizer. It uses the latest in Cerafusion Technology, which produces massive amounts of negative ions that effectively remove airborne pollution, particles and odours. The ions in the air sterilizer, furthermore destroys both harmful surface-bound and airborne micro-organisms such as bacteria, viruses and moulds, leaving your room with clean and fresh air. Many users find the abundance of negative ions in the room, help them sleep more soundly.

Personal Chef in Your Suite

For special occasions or for a more intimate meal, Hotel Maya introduces a personal chef service in the comfort of your suite.

Dinner is specially brought up to your suite, and our Chef will personally prepare and plate your meal. Your personal Chef is able to prepare sosaku or modern Japanese cuisine from Still Waters, or delectable Malay cuisine from Maya Brasserie. To enjoy this personal chef service, kindly let us know three days in advance.





Though Faraway, They Commend Us Too.

Surprising wins
all in the past 5 months.

GLOBAL

This year's international win was Madrid-based International Star for Leadership in Quality Award held in Paris. It was their council, past winners and public who voted us winners.

ASIA PACIFIC

Then the 2012 Asia Pacific International Property Awards named 20 Trees the Highly Commended Single Unit Property. The 2012 Asia Responsible Entrepreneurship Award applauded us for our sustainable CSR programme that teaches people with learning disabilities to be independent.

MALAYSIA

From home came the 2012 Asia Pacific Entrepreneurship Awards Malaysia, the International Standard Quality Award and The BrandLaureate Award.

Cheers, juries. Cheers, world.

Having our property and non-property efforts recognised across the world is a surprise as it is an honour.

1800-888-732 • www.sdb.com.my



SDB
Selangor Dredging Berhad



2012
THE INTERNATIONAL STAR
FOR LEADERSHIP IN
QUALITY AWARD



2012
THE ASIA RESPONSIBLE
ENTREPRENEURSHIP
AWARD



2012
THE ASIA PACIFIC
INTERNATIONAL
PROPERTY AWARD



2012
THE ASIA PACIFIC
ENTREPRENEURSHIP
AWARD, MALAYSIA



2011-2012
THE
BRANDLAUREATE
AWARD



2012
THE INTERNATIONAL
STANDARD QUALITY
(ISQ) AWARD

