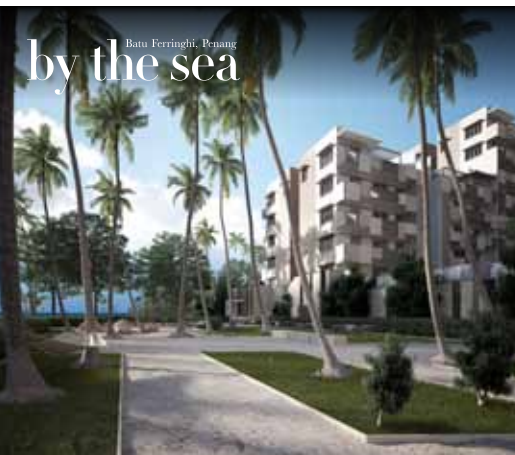




windows
on
the park
CHERAS

theSDBcircle

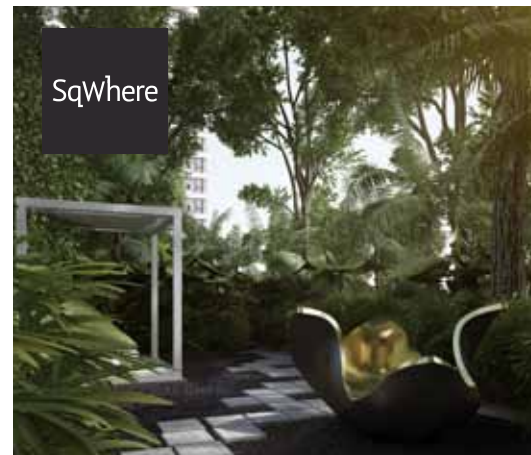
Volume7 No.15 2014



Batu Ferringhi, Penang
by the sea



Laman & Bayu
Puchong



SqWhere



for Wisma Selangor Dredging, please contact :

Selangor Dredging Berhad

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w www.sdb.com.my

for properties in Malaysia & Singapore, please contact :

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t +65.6238 2288 (Singapore)

w www.sdb.com.my

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

for hotel services, please contact :

hotel maya KUALA LUMPUR

t +603.2711 8866

reservation fax

+603.2711 2277

w www.hotelmaya.com.my

Kicking off 2014 with great momentum

Towards the end of last year, we formalized all of SDB's unique selling propositions and value added features into a framework. The designs of our homes have always carried sustainable features, but more than just from a 'green' point of view and we decided that we'd like to put pen to paper, and share this messaging with our home owners and future customers.

While sustainability seems to be the buzzword of the property development industry, consumers are usually subjected to various forms of 'greenwash' rather than actually being able to see and live sustainable features in their homes.

At SDB, we embrace the sustainability concept wholeheartedly with more than just being green. We champion an agenda that gives home owners a sustainable option environmentally, economically and emotionally. As a company, we pledge to uphold its integrity by ensuring sustainable engagements with our partners and efforts in society.

More in detail on our sustainability agenda in the upcoming pages. I urge you to read through, and understand better what your SDB investment is doing for you from all these stand points.

2014 is indeed kicking off with a great momentum for us. We have officially launched our first development for the year, **SqWhere** on the 15th of March. A mixed commercial development, comprising of 31 storeys of SOVOs, 35 storeys of Serviced Apartments and 15 blocks of Retail Offices, the development will be situated directly opposite the Kg Baru Sungai Buloh MRT station. In line with our commitment to provide emotional sustainability and engagement to our home owners, SDB has incorporated plans to build a bridge directly linking **SqWhere** to the MRT station as a value added feature.

Aside from the usual amenities the development will also be equipped with pavilions and gardens as spaces for people to congregate and communicate. I believe SqWhere is poised to be the next iconic landmark of that location, but don't take my word for it, come down and take a look.

Warm regards,

Ms Teh Lip Kim

Managing Director



4Es - Taking sustainability beyond just being “green”

Selangor Dredging Berhad (SDB) champions a truly wholesome sustainability concept, which is more than just being ‘green’. We believe in providing homeowners a sustainable option environmentally, economically and emotionally. As a company, we uphold our integrity by ensuring sustainable engagements with our partners and efforts in society.

What does this mean for you?

Environmental Sustainability

More than just rain water harvesting

We believe the best way to be environmentally sustainable is by using nature to our benefit. Our homes are designed to be energy efficient. Each building is oriented to take advantage of the rising and setting of the sun, maximizing natural lighting into the units. We also design our homes with large windows and balconies as well as with wide open spaces to optimise natural ventilation in every unit, leading to lesser usage of both artificial cooling and lighting.

Our developments have larger-than-conventional green spaces and aesthetically pleasing landscaping. Utilising a 3-tier planting concept, we design so you to look out to lush greenery or well-landscaped environments regardless of which level or area your balcony and windows face.

Economical Sustainability

More than just a price tag

We take putting money back into your pockets very seriously. The large windows and balconies of our homes lower energy usage, therefore reducing your utilities bill. You will also be able to enjoy a reduced maintenance cost of your cooling and lighting appliances as they will be less used and have a longer shelf life.

Buying a home is probably the biggest single investment you make, and we want to ensure you receive your returns on your investment. Our homes are built not only with exquisite, niche designs but also in strategic locations with amenities, as we are conscious about increasing your capital investment. Should you decide to part with this property someday, we do all we can to ensure you made an economically sustainable investment.

Emotional Sustainability

More than just a roof over your head

At SDB, we believe happiness can be engineered. We design our developments to ensure every single part of it contributes to a holistic home owning experience. Pioneering the concept of spatial planning, we are conscious of creating individual spaces for each member of the family as well as spaces to encourage social, cultural and physical interaction. We take pride in ensuring there are no ‘wasted spaces’ inside and outside your unit, and in putting it all together towards ensuring a continuous joyful living experience for you and your loved ones.

We design so you look forward to coming home to something bigger.

Engagement

More than just a one-time-only relationship

We believe sharing a vision and mission is what ensures a strategic partnership and excellent results. We take the effort to seek out and create partnerships with consultants, architects, designers, who share the same values of sustainability as we do, thus creating a team which ensures that we all work towards the same goal of building homes and not cookie cutter houses.

But more importantly, we believe that at the core of every business is the heart. We strive to provide the most accurate information towards helping you make an informed choice when coming on board with us. This encompasses in-depth research and knowledge on our products; excellent customer care services and wholesome after-sales supports.

When creating greater social impact, we ensure all our corporate social responsibility efforts are relevant to society’s needs today, and are efforts which are impactful and most importantly, sustainable to the stakeholders involved.





windows
on
the park
CHERAS

Sustaining the environment, caring for your family

An 8.9-acre freehold green enclave in Cheras, *Windows on the Park* is designed to take "sustainability" further than just caring for the environment. We created three different parks which add up to 4.2 acres of parkland, to improve and sustain the physical, mental and spiritual health of your family. Choose from jogging in our shaded 800m jogging track; swimming in our clubhouse podium lap pool; playing badminton in our indoor courts; or working out in our Gym in the Park. Each apartment block is aligned to optimise natural light and ventilation. Each unit is designed to make family bonding a pleasure, with spacious column-free living and dining areas, next to unusually large windows and balconies. We also understand the need to have your own private space; hence we provide bedrooms large enough to give you that feeling of having your own cosy corner within your home.

DEVELOPMENT

An 8.9-acre freehold development in Bandar Tun Hussein Onn, Cheras

DESIGN

540 apartment units spread out on 3 earthquake-resistant blocks surrounded by 4.2 acres of parkland with 5 themed parks, i.e. 1 clubhouse park, 1 active park, and 3 quiet parks

- Block A – 33 storeys comprising 249 units
- Block B – 17 storeys comprising 126 units
- Block C – 15 storeys comprising 165 units
- Available units ranging from 1,685 sq ft to 4,336 sq ft
- Built-up consisting of 3 or 4 bedrooms, utility room and/or maid room

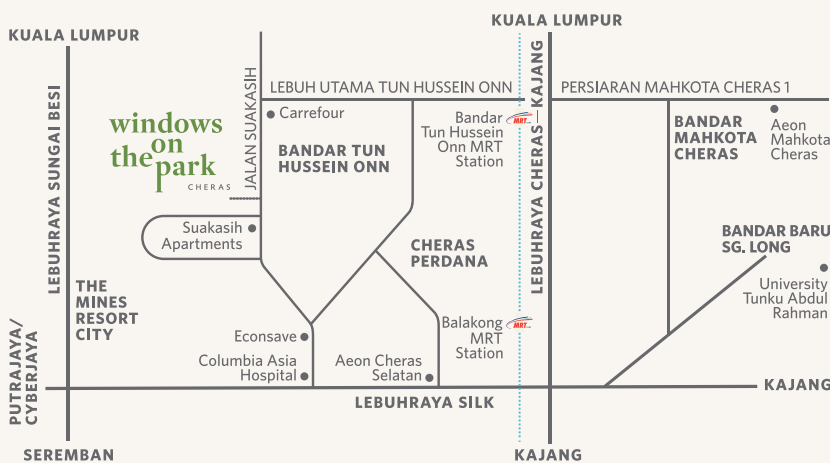
DISTINCTIVE FEATURES

- Buildings are designed with earthquake-resistant features and aligned to maximise natural light and optimise cross ventilation
- Each unit contains extra large windows and wide balcony with floor-to-ceiling sliding doors, and equipped with designer cabinetry and major appliances

- Expansive 4.2 acres of parkland within the development, with shaded 800m jogging track
- Three-tier security, single-entry point with 5m high entrance, anti-climb & anti-cut perimeter fencing with CCTV surveillance
- Facilities include 50m lap pool overlooking clubhouse park, dressing room, Gym in the Park, 60-sitting function room, indoor badminton courts, and custom-made children playground and children water play areas with wading pool
- Shuttle bus service from Windows on the Park to Bandar Tun Hussein Onn MRT Station for residents

AMENITIES

- 5 minutes driving distance to Aeon Big Hypermarket, Jusco Cheras Selatan and Columbia Asia Hospital
- 5 to 10 minutes driving distance to Bandar Tun Hussein Onn MRT Station and Balakong MRT Station
- 20 to 30 minutes driving distance to Kuala Lumpur city centre
- Direct connections to Cheras-Kajang Highway, Sungai Besi Highway, and SILK Highway



GPS COORDINATES:
N3° 2'28" E101° 45'16"

BANDAR TUN HUSSEIN ONN MRT STATION 3.5KM AWAY

BALAKONG MRT STATION 4KM AWAY

Shuttle service to Bandar Tun Hussein Onn MRT Station is provided upon completion *

* A nominal fee will be collected per trip payable by the users for the maintenance of the shuttle vehicle.

GPS COORDINATES:
N3° 2'28" , E101° 45'16"

Engage with us at

03 9076 9988 / 03 9074 3388



Batu Ferringhi, Penang
by the sea

*138 beachside luxury suites,
on Penang's Golden Mile*

A one-of-a-kind freehold development located right on the Batu Ferringhi beach, *By The Sea* is a luxury development which sits on a specially raised deck and is meticulously designed as a series of terraced blocks with 138 beachfront luxury suites spaced and spread over three blocks of buildings. It contains artfully planned and crafted landscape which includes the Infinity Pool overlooking the seascape; the Monkey Park complete with treehouse, tyre swings and trampoline; the Gym by the River; and a 12-metre guppy pond where children will be able to play within a safe environment. These features were deliberately included as part of the plan to bring back a sense of nostalgia, and introduce to the children ways their parents would have played in the outdoors before. We also took the initiative to adopt and beautify the Sungai Satu river through a RM2 million River Rehabilitation project to cleanse the water and bring back the flora and fauna in and surrounding the now restored and self-sustaining river. At this luxury address, you get the best of both worlds - enjoy the calming views of the green tropical hillscape and exotic riverscape, take a short stroll into the colourful night life of Penang's Golden Mile – whether you are working or enjoying your holidays, inspirations will come as easy as the sea breeze blowing into your tastefully furnished suite.

DEVELOPMENT

A low-density development located on a 4.7-acre prime freehold land at Batu Ferringhi, Penang

DESIGN

138 units of exclusive beachside suites spread out in 3 low-rise blocks from 5 to 11 storeys high; only 2 to 4 suites per floor, each with spacious interior spaces and expansive indoor/ outdoor balconies overlooking panoramic scenery

- Podium suites (2-room) with built-up from 1,484 sq ft to 2,725 sq ft
- Typical suites (2-room) with built-up from 1,030 sq ft to 1,243 sq ft
- Executive suites (3-room) with built-up from 1,920 sq ft to 3,038 sq ft

DISTINCTIVE FEATURES

- Earthquake-resistant suites built on an elevated podium 4m above ground, enhanced security with private card access system
- Each suite is fully fitted with fine cabinetry and designer wardrobes and quality appliances in pantry and toilet; with

oversized glass windows and doors to promote natural ventilation and light penetration

- One-of-a-kind facilities includes Gym by the River overlooking the Sungai Satu river; Strolling Path along the river with Guppy Pond; Monkey Park for children to roam, run, explore and play freely; Extended Sand Zones with tropical palms for shading, complete with outdoor benches and hammocks; 36m Infinity Pool on podium level for unobstructed view of the seascape; Children's Pool; and 40-sitting Function Room
- **The Sungai Satu Rehabilitation Programme** – under first initiative of its kind in Malaysia amounting to RM2mil, the Sungai Satu river has been transformed with state-of-the-art German technology, to improve its water quality, and also to safeguard the area from pollution and corrosion, as well as to ensure the sustainability of its flora and fauna

AMENITIES

The beach is right next door, and the colourful nightlife of Penang's Golden Mile is less than 5 minutes away. Need we say more?



GPS COORDINATES:
N5°28'8" , E100°14'39"



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012 407 7609 / 04 881 3388



Laman & Bayu

@ Puchong

**Here,
luxury is extended**

A series of freehold tri-generation homes located in Puchong, *Laman & Bayu* is designed to create private spaces within a larger family space. This collection of stylish 2-storey and 2 ½ -storey semi-Ds come in expansive built-ups of 2,672 sq ft to 3,058 sq ft, ideal for 3 generations to live comfortably and harmoniously. Grandpa & grandma will enjoy drinking tea in the 15-ft private side garden; dad can have some relaxing moments in the well-ventilated living area with elegant floor finishes while mom prepares her signature home-cooked dishes in the spacious kitchen; the kids can have their friends over and hang out in the family area upstairs. Here, luxury is extended with amenities and daily conveniences around the corner. Planning a weekend getaway is easy breeze thanks to the proximity of major expressways with connections to surrounding towns and the city centre.

DEVELOPMENT

An 11-acre freehold development in Batu 11, Puchong South

DESIGN

72 units of exclusive semi-detached homes with extensive gardens, designed for tri-generation living; with a 30,000 sq ft residents’ park located in Bayu; and two children playgrounds located in Laman

- Laman - comprising 22 units of 2,672 sq ft (4 + 1 bedrooms; 4 bathrooms) 2-storey semi-Ds with 15-ft private side garden
- Bayu - comprising 18 units of 2,672 sq ft (4 + 1 bedrooms; 4 bathrooms) 2-storey semi-Ds with 15-ft private side garden; and 32 units of 3,058 sq ft (5 + 1 bedrooms; 5 bathrooms) 2½-storey semi-Ds with 15-ft private side garden

DISTINCTIVE FEATURES

- A low-density development with wholesome spatial planning to maximise space usability, extended space for extended tri-generation living; with 24-hour security surveillance and surrounded by lush tropical landscape for quiet and peaceful living



- All semi-Ds offer extended living spaces for every member of the family, where the flow of one space to the next is designed to be seamless and exudes spaciousness, as well as ensure continuous natural flow of light and breeze
- All semi-Ds come with a 15-ft private side garden; with a 30,000 sq ft residents’ park located in Bayu; and two children playgrounds located in Laman

AMENITIES

- Exclusively secluded location with easy accessibility to major towns like Bangsar, Damansara, Subang, Cheras and Kuala Lumpur via major esxpresways such as KESAS Highway, MEX Highway, Sungai Besi Highway, LDP Highway, and Federal Highway
- 5-10 minutes driving distance to SJK (C) Sin Ming and SJK (C) Han Ming
- 15-20 minutes driving distance to Taylors International School
- 10 to 15 minutes driving distance to Puchong Town Centre and major hypermarkets such as Tesco and Aeon Jusco
- 20 to 30 minutes driving distance to IOI City Mall and IOI Vivo City



GPS COORDINATES:
N2° 57'37.2" , E101° 37'26.3"


Engage with us at

012 322 3353 / 018 222 8735



SqWhere

**ONE PLACE.
DIFFERENT PERSONALITIES.**



A vibrant mixed development connected to Kampung Baru Sungai Buloh MRT station via a 75-metre direct link bridge, with easy accessibility to major expressways. *SqWhere* comprises of a 31-storey SOVO Tower, 15 Blocks of multi-storey Retail Offices, and Phase Two is now Open for Registration. Created to be the One Place that fits Different Personalities, each unit is designed to maximise space usability with modern furnishing and large windows to optimise natural sunlight penetration and ventilation. Meticulous planning in landscape design offers a series of experiences at the turn of every corner, and in-depth research in building facilities ensures aesthetic beauty and functional ease. This is where you find the freedom to have your own space, to mingle with your friends and family, and to soar in your career.

DEVELOPMENT

A 4.8-acre leasehold development located opposite the Kampung Baru Sungai Buloh MRT Station

DESIGN

Phase One consisting 31-storey SOVO Tower and 15 blocks of Retail Offices; Phase Two consisting 35-storey Service Apartment Tower

- 302 units of SOVOs with 4 built-ups - 549 sq ft; 678 sq ft; 764 sq ft; and 1,044 sq ft
- 15 blocks of 3 to 5 storeys Retail Offices
- 328 units of Service Apartments with built-ups from 1,200 sq ft onwards

DISTINCTIVE FEATURES

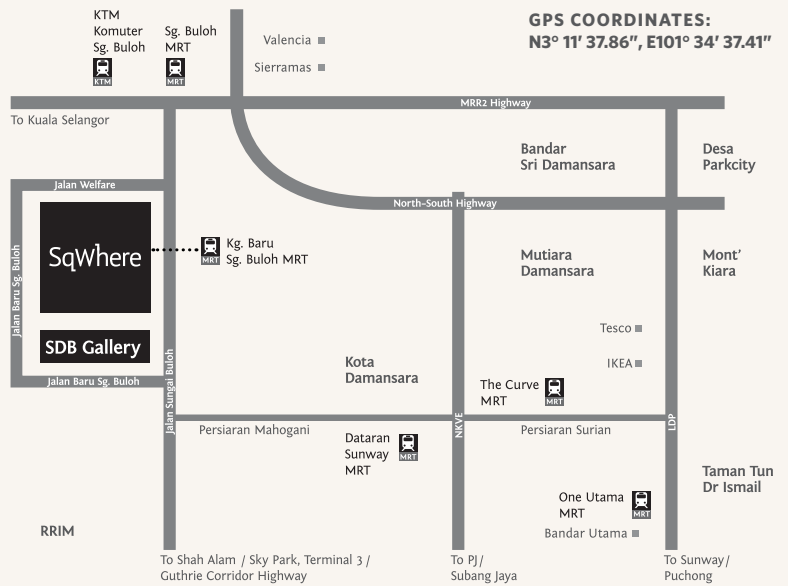
- Earthquake-resistant development with direct link-bridge to the Kampung Baru Sungai Buloh MRT Station with connections to major expressways
- Artistically designed landscapes to offer a series of experiences ranging from Retail SqWhere, Garden SqWhere,

Secret Passage and Garden Lounge; with small and big pavilions to suit different needs and personalities

- Each unit is seamlessly designed to optimise space usability and optimise natural flow of light and ventilation
- Each unit comes with quality furnishings and appliances and large-than-conventional windows panels and main door
- Facilities includes the Floating Gym overlooking Garden SqWhere, Hydrotherapy Pool, Lap Pool, Children Pool, Children Play Area, Function Room and Meeting Rooms

AMENITIES

- Adjacent to Kampung Baru Sungai Buloh MRT Station
- Direct connections to NKVE Highway, LDP Highway, MRR2, Sprint Highway, Guthrie Corridor and PLUS Highway
- Neighbouring best colleges and international schools such as SEGI College, Masterskill College, etc International School and Sri KDU international School
- Several commercial hubs situated approximately 15 minutes away via MRT and driving



Engage with us at
03 6158 0880 / 0808

Ushering the Year of the Wooden Horse



Riding into the Year of the Horse has never been this much fun at Wisma SDB on 13th February 2014.

The festive atmosphere at Wisma SDB's courtyard was filled with the thunderous drumbeats as lion dance performers wowed the crowd with their jaw-dropping acrobatics. Tenants, visitors and passer-by's were given the chance to see Chinese New Year celebration in full swing.

Staff enjoyed the opportunity to try out dragon beard candies, dough dolls, calligraphy art painting and Chinese brush painting at the courtyard Wisma SDB. The celebration ended with a generous helping of Loh Sang for good luck.



Taking on the HUNT

Time to take a break and have fun together

SDB HUNTERS scoured the streets of Klang Valley during the SDB Hunt on December 2013 to win first place by solving riddles, playing "Hook, Line & Sinker" and taking selfies at SDB development projects.

Seventy two HUNTERS from 21 teams competed against each other in a five-hour hunt from Wisma Selangor Dredging. Each team received a 'Tulip' at the start of the race that included a map, directions and clues to their objectives. These clues were crafted to encourage HUNTERS to think "out-of-the-box" to solve each puzzles. The teams had to convey clear messages to each other while providing directions and spot for clues.

The HUNT provided the opportunity for the staff to mingle with their colleagues and enjoy themselves.





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Notes:

Full payment upon confirmation of order. Delivery lead time is minimum 8 weeks. Free delivery to Dedaun. Terms and conditions apply.

For any further enquiries please contact **Ms Amelia** of SMUK at **03-6211 6148** or email to **amelia@smuk.com.my** or you may visit the show room.

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Living

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