

The SDB Manifesto

**We believe every SDB home
should make life better.**

It begins with understanding how people live.

We create spaces that naturally bring people together, spaces where people belong.

We build quality in from the start.

We listen.

We learn, and grow.

We develop responsibly, with the environment in mind.

We stay focused, giving each development the attention it deserves.

Seven commitments. One way of developing.

**SDB Walking Our Talk,
Always**



Manifesto #1: Better Living, Always

THE HOMES WE BUILD TODAY WILL SHAPE THE WAY PEOPLE LIVE FOR DECADES TO COME. AS LIFESTYLES EVOLVE, EXPECTATIONS CHANGE – AND OUR RESPONSIBILITY IS TO DESIGN HOMES THAT ARE PREPARED FOR TOMORROW. THAT BELIEF HAS GUIDED US FOR MORE THAN TWO DECADES.

DESIGN THINKING & INNOVATION

Throughout our journey, we have built and refined our expertise in high-rise residential developments. Our **Rectilinear Design** approach maximises natural daylight and airflow, enabling our homes to perform beyond minimum regulatory requirements while creating brighter, better-ventilated living spaces. Over time, this reduces reliance on artificial lighting and mechanical cooling,

and strategically positioned openings create brighter, more well-ventilated interiors.

Our ongoing mid-rise condominium, **DAMAI**, located in Taman Melawati, Selangor further exemplifies the evolution of SDB’s design thinking. A first-of-its-kind development, **DAMAI** is essentially a **Landed Mid-Rise** condominium. The innovative **DAMAI** combines the privacy and spaciousness of landed homes with the convenience and lifestyle of a luxury condominium. Its signature **Parking at Your Doorstep** concept, enabled by an innovative speed-ramp system, allows residents to park directly outside their units.

DAMAI is also built with **Earthquake-Resistant** specifications. Known for pioneering earthquake-resistant residential buildings in Malaysia, SDB has designed **DAMAI** to meet rigorous international standards.



DaMai (MY): Redefining the privacy and luxury of mid-rise living through the spaciousness and convenience of landed homes.

Its structural design follows **Eurocode 8**, a recognised European standard for seismic-resistant building design. This reflects our commitment to engineering resilience, while at the same time, providing homeowners with an added level of structural resilience and long-term performance.

DESIGNING WITH CONTEXT

No two places are the same. No two SDB developments are the same. Every home has its own identity. In **Contextual Design**, we begin by understanding the specific location and its surroundings, before going to the drawing board. Rather than applying a standard formula across the board, every SDB development responds to its location, demographics, local culture and environment. Our three distinctive developments - **20TREES** (2007, *Taman Melawati, Selangor*), **19TREES** (2025, *Taman Melawati, Selangor*) and **DAMAI** - demonstrate this philosophy by responding to the natural terrain of the land where it sits. Rather than extensively levelling the hilly landscape, all three developments employed terrain hugging design to sit naturally against the slopes while facing the famous Bukit Tabur Quartz Ridge.

At JUI RESIDENCES (2022, *Singapore*), designing in context also meant conserving the **National Aerated Water Company (NAWC) Building**, an existing structure with

Known for pioneering earthquake-resistant residential buildings in Malaysia, SDB has designed DAMAI to meet rigorous international standards.



19Trees (MY): Connecting spacious living with unobstructed views of greenery.

supporting long-term energy conservation and providing homeowners with healthier, more comfortable living environments.

Drawing on more than two decades of high-rise residential expertise, we have refined these same principles and are applying them across our landed developments. The same commitment to seamless spatial planning, functionality and liveability ensures that every home delivers lasting value, regardless of its typology. Recently, we introduced a new strata terrace concept, called **SENAI**, located at Taman Putra Perdana, Puchong. At **SENAI**, larger windows, expansive sliding doors

Drawing on more than two decades of high-rise residential expertise, we have refined these same principles and are applying them across our landed developments.



Park Seven (MY): Where thoughtful design brings architecture and nature together.



Jui Residences (SG): Preserving heritage by integrating history into contemporary living.

historical significance within the development. Rather than removing it to make way for a new development, SDB retained and integrated the building into the project, preserving a piece of the area’s industrial heritage for the benefit of the wider community. This reflects our belief that contextual design is not only about responding to the physical environment, but also respecting, preserving and carrying forward the history and identity of a place.

MASTERING THE FLOW OF SPACE

SDB’s own **Design Standard on Spatial Relationships** focuses on how the internal, external, shared and private spaces should work together to support interaction and connection. At SDB homes, living and dining spaces are consistently positioned side-by-side to create larger, more connected communal areas. While our private rooms are also generously sized, we deliberately allocate greater spatial proportion to communal areas to encourage family interaction and shared experiences. This **Family-Centric** approach is reflected in **JIA (2025, Taman Bukit Serdang, Selangor)**, **19TREES** and **SENAI**, where living and dining spaces face unobstructed views of greenery. Private garden terraces provide direct access to the outdoors from the living spaces, extending the living experience beyond the home while creating a stronger connection between indoor and outdoor spaces.

BLENDING AESTHETICS & ENVIRONMENT

A home should inspire as much as it performs. We believe architecture should exist in

harmony with nature, creating environments that enhance both your physical and emotional well-being. We were among the early adopters of **Biophilic Design**, integrating generous landscaping and mature greenery into our developments to strengthen the connection between people and nature.

Our developments are designed to blend into the natural surroundings, creating places that feel calm, restorative and immersive. Our landscape strategy goes beyond beautification. Through **3-Tiered Planting**, we grow tropical trees, shrubs and groundcover to create layered greenery that enhances biodiversity, provides shade and helps moderate the surrounding temperature. Plant species



One Draycott (SG): Bringing art into architecture to create a sense of identity and of place.



Dedaun (MY): The Gui Lin Mountain-inspired sculpture is a form of integrating art and nature to create a distinctive living environment.

At JUI RESIDENCES in Singapore, designing in context also meant conserving the ‘National Aerated Water Company (NAWC) Building’.

are carefully selected based on their suitability to the local environment, as well as their ecological benefits, including species that can naturally repel harmful insects.

At **19TREES** and **JIA**, this approach is further expressed through dedicated **Linear Park** that form green corridor that connects the whole development. By integrating greenery as part of the development’s spatial structure rather than treating it as an afterthought, we create environments for recreation, movement and informal community interaction.

Art and Sculptures are not decorative additions; they are integral elements of our developments, shaping the identity, character of the place. SDB invests in commissioned artworks that are carefully integrated with the architecture and landscape, creating distinctive focal points and a stronger sense of place. At **ONE DRAYCOTT (2023, Singapore)**, **The Pangolin** sculpture by renowned artists Anna and David Hiscock serves as a sculptural focal point at the drop-off area, with its design inspired by the scales of Singapore’s native pangolin and hand-crafted from Lucerna stone. The artwork extends beyond a standalone installation, with elements of the artists’ design language carried through the lobby and private lift lobbies, creating a cohesive artistic identity throughout the development.



19Trees (MY): Layering trees, shrubs and groundcover to enhance greenery and biodiversity.

Through 3-Tiered Planting, we grow tropical trees, shrubs and groundcover to create layered greenery that enhances biodiversity, provides shade and helps moderate the surrounding temperature.

Manifesto #2: Thriving Communities, Always

WHEN WE TALK ABOUT THRIVING COMMUNITIES, WE MEAN CREATING HOMES AND SPACES WHERE PEOPLE CAN CONNECT, INTERACT AND DEVELOP A SENSE OF BELONGING.

At SDB, we believe communities do not form by chance. They are shaped from the very beginning through how we plan spaces, select facilities and create opportunities for people to come together. We design not only for individual living, but for the shared experience.

BUILDING LASTING CONNECTIONS

Social Connection is built into how we plan shared spaces and facilities across our developments. We do not



Jia (MY): Designing shared spaces that encourage activities, interaction and bonding.

Parks, gardens and landscaped areas provide spaces that can be enjoyed throughout the day - or night.

opportunities for neurodiverse individuals by providing a structured hiring, training and support ecosystem to enable neurodiverse individuals to contribute as part of a wider workforce. Through dedicated Job Coaches and a structured trainee programme, they are given the support needed



Senai (MY): Shaping places that bring people together, and give communities a reason to connect.

provide facilities simply to complete a list. Each is selected based on how residents are likely to use it, when they will use it and how it can support different lifestyles and generations.

Facilities are planned to remain useful throughout the day, from fitness and swimming to reading, working, relaxing and socialising. Just as importantly, their location and relationship to one another are carefully considered. Quieter spaces such as reading or working areas are separated from more active zones such as swimming pools and play areas, while communal spaces are positioned to encourage interaction without compromising comfort and privacy.

We also distribute facilities strategically across our developments rather than concentrating them in a single location, making shared areas more accessible while managing movement, noise and activity levels. For SDB, thoughtful facilities are not about having more. They are about creating the right spaces, in the right places, for how people actually live.

STRATEGIC PLACEMAKING

We believe community-building should begin at the earliest onset. As a homebuyer you are not just buying a house. You are choosing the environment, relationships and

lifestyle you want for yourself and your loved ones. That is why we want to introduce the community we are creating from the outset, giving our prospective homebuyers an opportunity to experience it before making their decision.

Our role as a boutique lifestyle developer therefore extends beyond delivering buildings. It is about curating environments where relationships can develop naturally and where residents feel a genuine sense of belonging. Because a thriving community is not defined by the number of homes occupied, but the quality of life and connections it creates.

At our ongoing developments, we have applied this principle by transforming our sales galleries from a transactional space into a vibrant community hub, activated through events and activities that bring people together. At **SENAI**, we introduced a dedicated pickleball court and recurring social activities that transformed the sales gallery into a space for recreation, interaction and exchange. Families, working professionals and active seniors come together through a shared interest, creating opportunities for connection across different generations and lifestyles. This is **Placemaking** in practice - giving people a reason to come, stay, return and more importantly, to connect.



One-Two-Boost (MY): Creating opportunities for inclusion and active societal participation for the neurodiverse community.

CHAMPIONING SOCIAL INCLUSION

A thriving community should create opportunities for everyone to participate and contribute. For SDB, this extends beyond the boundaries of our developments and homebuyers' communities. We also believe in creating an inclusive society by providing opportunities for people who may otherwise face barriers to employment, participation and social integration.

Our **ONE-TWO-BOOST (OTB)** corporate social responsibility initiative demonstrates this commitment. It was established in 2020 to create meaningful employment

to develop their skills, gain confidence and build greater independence. Since 2020, OTB has grown beyond an employment initiative into a platform for **Inclusive Employment**. From producing and selling its range of **Hand-Made Products**, to operating a physical retail store and engaging with the wider public, the OTB initiative creates opportunities for neurodiverse individuals to interact, contribute and be recognised for their special abilities.

In June 2025, OTB opened its first retail outlet at Mid Valley Megamall, demonstrating an inclusive business can be commercially viable.

Manifesto #3: Enduring Quality, Always

WHEN HOMEOWNERS RECEIVE THE KEYS TO A NEW HOME, THEY SEE THE FINISHED PRODUCT - THE MATERIALS, FINISHES, FITTINGS AND WORKMANSHIP. WHAT THEY SEE IS THE RESULT OF THOUSANDS OF DECISIONS MADE LONG BEFORE HANDOVER.

At SDB, quality deliberations begin well before construction. It is considered from the planning stage, through material selection, construction and inspection, and continues after homeowners move in. At SDB, we believe quality is not something to be checked at the end. It must be built into every stage of the developmental process.

RAISING THE BUILD QUALITY

We believe it is better to identify and resolve issues early than to rectify them later. SDB’s very own in-house **Quality Management Team** is involved throughout the developmental journey, conducting early design reviews, continuous site inspections, product quality audits and post-completion assessments. Our internal quality systems and standards, including the **In-Process Product Quality Audit (IPQ)**

provide structured checkpoints throughout construction.

We also subject our developments to independent quality assessments – **CONQUAS** rating for our developments in Singapore, and **BuildQAS** rating for our developments in Malaysia. Both third-party quality standard assessments provide an objective benchmark of construction workmanship against recognised industry standards. Together with our internal quality system, they reinforce our principle of **Doing It Right the First Time** - identifying issues early, improving consistency and delivering homes to standards that go beyond minimum requirements.

Validating our commitment to build quality, **ONE DRAYCOTT** and **MYRA** (2025, Singapore) achieved **Singapore’s Building and Construction Authority (BCA) CONQUAS STAR** rating, the highest tier under Singapore’s construction quality assessment framework. At the same time, **ONE DRAYCOTT** also received five awards at The EdgeProp Singapore Excellence Awards 2023, including Design Excellence and Top Development in recognition of its quality.

SDB’s very own in-house ‘Quality Management Team’ is involved throughout the developmental journey, conducting early design reviews, continuous site inspections, product quality audits and post-completion assessments.



One Draycott (SG): Quality built in. Recognised by the industry.

SERVICING & LIVING QUALITIES

Quality goes beyond workmanship. A home must continue to perform well in everyday life. This means considering intangible qualities that may not be immediately visible at handover but become increasingly important over time.

Our approach therefore considers not only how a home is built, but how it will be lived in. We consistently seek feedback from our homeowners through measures such as the **Customer Satisfaction Index (CSI)** and **Net Promoter Score (NPS)** surveys – conducted bi-annually in all our managed developments. These provide insights into the service quality and the lived experience of our homes. The objective is to

help us understand whether the living quality we intended for all our developments is reflected in the way residents experience them. Because ultimately, quality is not defined solely by the physical

structure. It is also defined by the long-term experience it delivers over time.

CONTINUAL LEARNING & IMPROVEMENT

Every development gives us an opportunity to learn. Feedback from homeowners, quality audits, site assessments and lessons from completed projects are channelled back into our development process. This creates a continuous learning loop, allowing each project to inform the next. As a boutique developer, our scale allows us to maintain close oversight across our developments and remain attentive to details that can influence long-term performance and liveability. As construction technology, design approaches, lifestyles and homeowner expectations evolve, so must our standards.

Through our **Centralised E-Library**, lessons learned from completed developments are captured and applied to improve the design, construction, defect management and customer service of future developments. We also inculcate a quality mindset across our workforce through quality training, providing employees with a common platform to share knowledge and review best practices. We do not see quality as a fixed benchmark. Every project is an opportunity to learn, refine and raise our standards.



Jui Residences (SG): Quality shaped by thoughtful design and meticulous execution.



Myra (SG): Raising the standard through continuous attention to detail.

Manifesto #4: Lifelong Relationships, Always

AT SDB, HANDING OVER THE KEYS IS NOT THE END OF OUR RELATIONSHIP WITH HOMEOWNERS. INSTEAD, IT MARKS THE BEGINNING OF A LONG-TERM PARTNERSHIP. WE REMAIN COMMITTED TO SUPPORTING OUR HOMEBUYERS THROUGHOUT THEIR PROPERTY LIFECYCLE, PROTECTING THE QUALITY OF THEIR INVESTMENT, LIVING EXPERIENCE AND UNDERSTANDING HOW THEIR NEEDS MAY EVOLVE OVER TIME.

PARTNERING FOR THE LONG TERM

Unlike the common industry practice of handing property management to external parties, SDB maintains a dedicated in-house **Property Services Team** to manage our developments beyond handover. Today, we still manage the majority of SDB's developments in Malaysia, reflecting the long-term relationships we continue to maintain with our homeowners.

As the original developer, we have direct access to the consultants, contractors and suppliers involved in the original buildings' designs and constructions. Thus, by managing these developments, it enables us to better understand and respond more effectively to issues while maintaining the quality, functionality, identity and value of the property over time.

For SDB, property management is not simply about maintaining a development. It is an extension of our responsibility to homeowners.

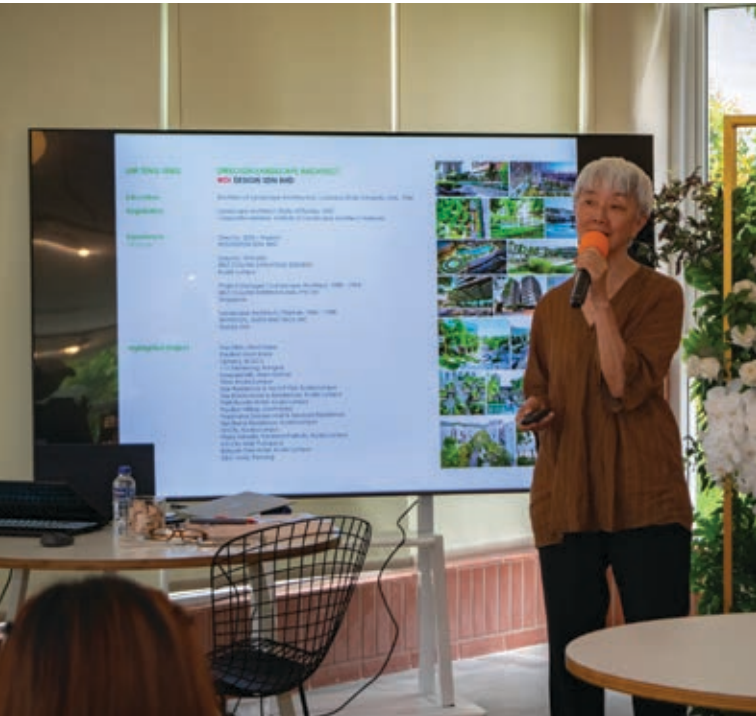
LISTENING & INSIGHTS

We believe meaningful relationships require two-way communication. Customer feedback provides valuable insight into how our developments perform after handover and how residents actually experience their homes. Through dedicated **Customer Feedback Channels**, including residents' apps and online community groups, we actively gather and review homeowners' feedback. We also conduct **Service Quality Audits** of our property management teams to assess and improve the quality of services provided. These insights help us to identify areas for improvement in property management and services. As homeowners' expectations evolve over time, staying connected allows us to better understand their changing needs and respond more effectively.



SDB: Building relationships with our homebuyers from the very first conversation.

As the original developer, we have direct access to the consultants, contractors and suppliers involved in the original buildings' designs and constructions.



SDB: Keeping our homebuyers informed, engaged and connected.



SDB: Turning our homebuyers' confidence in us into a commitment with lasting value.



DaMai (MY): A relationship that begins with a home, and continues beyond handover and throughout your property lifecycle.

Manifesto #5: Future Makers, Always

GREAT DEVELOPMENTS REQUIRE GREAT TALENT. AT SDB, WE BELIEVE THE QUALITY OF OUR DEVELOPMENTS IS SHAPED BY THE TALENT, EXPERTISE AND IDEAS BEHIND THEM. THIS INCLUDES OUR EMPLOYEES. AS THE PROPERTY INDUSTRY EVOLVES, WE NEED PEOPLE WHO ARE WILLING TO LEARN, ADAPT, INNOVATE AND CHALLENGE CONVENTIONAL THINKING.



Five Stones (MY): Great outcomes begin with the right people and expertise.

GROWTH & PERFORMANCE

We foster a **Performance-Driven Culture** where our employees are given clear expectations, opportunities to develop and recognition for their contributions. Growth goes beyond career progression. It means continuously building the knowledge, skills and capabilities needed to perform today; and prepare for tomorrow through ongoing learning, leadership training and professional development.

EMPOWERED TO INNOVATE

The future requires people who do more than follow established practices. At SDB, we are trendsetters. We encourage our employees to challenge conventional approaches, identify better ways of working and turn new ideas into action. Innovation, empowerment and collaboration are integral to how we work. We give our employees the trust and

autonomy to take ownership, solve problems and contribute ideas across functions and disciplines.

In an increasingly AI-enabled workplace, technology can accelerate how we work, but people remain responsible for judgement, creativity, problem-solving and creating value. For SDB, being future-ready means continuously learning from the past, adapting to the present and applying that knowledge to build what comes next.

We also believe that better outcomes come from working with the right people. Across our developments, we collaborate with leading architects, landscape designers, engineers, consultants, artists, sculptors and other specialists who bring deep expertise to their respective disciplines. By bringing together diverse perspectives and expertise, we challenge our thinking, raise our standards and create outcomes that are greater than any one discipline could achieve alone.

PEOPLE FOR THE FUTURE

We support our employees in maintaining a healthy balance between work and personal commitments through initiatives such as **Flexible Working Arrangements**. We also invest in leadership development to strengthen the capabilities needed to manage teams, make decisions and respond to changing business requirements. Together with continual learning and opportunities to take on new

For SDB, being future-ready means continuously learning from the past, adapting to the present and applying that knowledge to build what comes next.



SDB: Our people are the foundation of everything we build.

responsibilities, these initiatives help our employees to remain adaptable and be prepared for the future. Our goal is to build a work culture at SDB that is curious to keep learning, confident enough to challenge convention and to lead tomorrow's changes.

For SDB, developing our people is not simply an investment in our workforce. It is an investment in the future of the organisation, and more importantly in the developments we create for homebuyers.



One-Two-Boost (MY): Creating pathways for people to contribute, grow and thrive with the right support and in the right environment.

Manifesto #6: Better Environment, Always

SUSTAINABILITY IS A RESPONSIBILITY. AT SDB, IT IS CONSIDERED FROM THE EARLIEST STAGES OF PLANNING AND DESIGN, WHERE DECISIONS ABOUT ORIENTATION, VENTILATION, DAYLIGHT, LANDSCAPE, WATER AND ENERGY CAN INFLUENCE THE ENVIRONMENTAL PERFORMANCE OF A DEVELOPMENT.

We believe responsible development means creating places that are better for people while reducing pressure on the natural environment.

DESIGNING FOR EFFICIENCY

We use **Passive Design Strategy** to reduce homeowners’ reliance on mechanical systems for everyday comfort. Building orientation, spatial planning, natural ventilation and daylight are considered from the outset to maximise natural airflow and daylight penetration (*see Manifesto #1*). Our approach also considers long-term energy efficiency, reducing the need for artificial lighting and mechanical cooling while creating healthier indoor environments.

We installed rainwater harvesting tanks into our developments to reduce reliance on treated water for landscape irrigation and general maintenance. These measures complement our approach to reducing resource consumption throughout the development lifecycle.

RESTORING MOTHER NATURE

Our responsibility extends beyond reducing environmental impact. Where possible, we seek to restore and enhance the natural environment within and around our developments. Our landscape approach incorporates biodiversity through the use of appropriate plant species, layered planting and green spaces that support local ecological conditions. **3-Tiered Planting** - combining trees, shrubs and groundcover (*see Manifesto #1*) creates habitats, shade and a more resilient landscape while improving the quality of the surrounding environment.

At **BY THE SEA**, our approach extends beyond the development itself through the **Ecological Restoration of Sungai Satu** - the first initiative of its kind by a Malaysian developer. The rehabilitation used flora and fauna as natural solutions to improve the river’s water quality from Class IV Upstream to Class II Downstream.



20Trees (MY): Designing in harmony with nature to create greener, more sustainable communities.

The restored river remains a natural environment enjoyed by residents and the wider public. It also withstood the September 2017 Penang floods without incident and continues to serve as a state and national case study in ecological restoration.

By The Sea’s river rehabilitation used flora and fauna as natural solutions to improve the river’s water quality.



Hijauan (SG): Using thoughtful design and technology to support more efficient living.



Windows On The Park (MY): Restoring nature through biodiversity, greenery and thoughtful landscape design.



By The Sea (MY): Rehabilitating the natural ecosystem and creating a better environment for generations to come.

Manifesto #7: Your Peace Of Mind, Always

PEACE OF MIND COMES FROM KNOWING THAT YOUR HOME IS IN THE HANDS OF A DEVELOPER WITH THE EXPERIENCE, FOCUS AND TRACK RECORD TO DELIVER ON ITS PROMISES.

With more than 20 years of property development experience, SDB has built its reputation by taking a long-term view of every development. We put ourselves in the shoes of our customers - from the decisions made during planning and design, through construction and handover, to the management and maintenance of the completed development.



Village (SG): SDB builds on decades of experience, with the knowledge and confidence to create homes that can stand the test of time, in Malaysia and Singapore.

STAYING FOCUSED

As a boutique developer of distinction, our strength lies in thoughtfulness and focus. We deliberately undertake only a limited number of developments at any one time, allowing our resources, expertise and attention to remain closely focused on each ongoing project.

Unlike developers managing a large portfolio of projects simultaneously, our scale allows us to maintain closer oversight of each development. From planning and design to construction, quality control, handover and property management, our teams remain closely involved at every stage. We believe our customers should never feel that their home is simply one of many projects. For SDB, every development deserves our full attention.

PROVEN BEYOND BORDERS

Our track record extends beyond Malaysia. We have

successfully completed 8 Developments in Singapore, one of the region’s most mature and competitive property markets. Entering and establishing ourselves in Singapore demonstrates that a boutique developer of distinction can compete through design (*see Manifesto #1*), quality (*see Manifesto #3*), and thoughtfulness, rather than scale alone.

Our Singapore portfolio reflects our ability to apply our philosophy across different markets while responding to the expectations, regulations and characteristics of each location. Eight completed developments later, our track record is proof that SDB’s approach and strategy can create lasting value in highly competitive markets.

RECOGNISED BY THE INDUSTRY

Over the years, SDB, its developments and CSR initiatives have received close to **70 Awards & Accolades**, providing independent

recognition of our work across design, quality, innovation, development excellence and community.

Among our most prestigious recognitions are **8 FIABCI World Prix d’Excellence Awards**, one of the property industry’s most recognised international accolades, alongside **5 FIABCI Malaysia Chapter Awards** and **5 FIABCI Singapore Chapter Awards**. SDB has also received **8 The Edge Malaysia Property Awards** and **8 The Edge Singapore Property Awards**, reflecting consistent recognition across both markets.

SDB’s track record is also closely associated with the leadership of **Ms Teh Lip Kim**, who has received numerous business and leadership recognitions, including the **Ernst & Young Woman Entrepreneur of the Year 2012**, Brand Laureate Brand Icon Leadership Award 2012, Asia Pacific Entrepreneurship Award 2012 and CNBC Asia Business Leader Award 2005. A long-standing member of the Young Presidents’ Organization (YPO) Malaysian Chapter for more than two decades, she has also served as Chapter Chair and a member of its Executive Committee. In 2023, she was recognised as **FIABCI Malaysia Chapter - Property Woman of the Year**.

These recognitions are not why we develop. They are an external measure of the standards we have set for ourselves. For our homeowners, peace of mind comes from knowing that our

experience is proven, our track record is established and our commitment is recognised.

We are with you, every step of the way.

Our track record extends beyond Malaysia. We have successfully completed 8 Developments in Singapore, one of the region’s most mature and competitive property markets.



SDB: Our track record speaks for itself, earning recognition from our peers and the industry for the excellence we strive for in design and quality.



SqWhere (MY): With proven experience and a trusted track record, homeowners can have greater confidence and peace of mind in their choice of SDB.

For our homeowners, peace of mind comes from knowing that our experience is proven, our track record is established and our commitment is recognised.



DAMAI (ON-GOING)

SDB PROJECTS



SENAI (ON-GOING)



19TREES



JIA

MALAYSIA

DAMAI (ON-GOING)

DaMai is a 17-storey mid-rise condominium of 306 spacious residences, ranging from 2,056 to 5,038 sq ft. Here, every home enjoys the rare luxury of parking right at your doorstep – a seamless blend of nature, comfort and extraordinary convenience in Taman Melawati.

SENAI (ON-GOING)

Senai features a collection of 3-storey lakeside link-villas nestled along 630m of serene lake frontage in Puchong. The first phase offers 209 thoughtfully designed homes, each embracing the natural beauty of the waterfront setting.

JIA

Jia is a freehold, low density development that is located in the heart of Bukit Jalil South.

19TREES

19Trees comprises 222 luxury homes that are exquisitely designed to serve the need of modern-day homebuyers.

UNA

316 units of Serviced Apartments inspired by the early skyscrapers in New York, located in the heart of Kuala Lumpur.

SQWHERE

A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and Retail Offices located in Sg Buloh.

WINDOW ON THE PARK

8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sqft – 4,311 sqft with a stunning surrounding view.

THE HUB @ SS2

Gardens, rooftop swimming pool, fully-equipped gym, open air promenade have made The Hub a great place to think, work and connect.

DEDAUN

A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Centre.

LAMAN & BAYU

A guarded community comprising 72 units of 2-storey and 2 ½-storey semi-Ds with excellent connectivity located in Puchong South.

FIVE STONES

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

AMANSARI

Located in Puchong, this development comprising of semi-Ds and bungalow homes in a gated and guarded enclave.

BY THE SEA

138 beach front luxury suites with panoramic views. Located at Batu Ferringhi, Penang.

AMEERA RESIDENCES

A residential development in SS2 Petaling Jaya – comprises of low-rise and a 30-storey tower block.

PARK SEVEN

105 units of luxury condominiums at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

20TREES

A 201-unit mixed development overlooking the world’s longest quartz ridge, just 15km from Kuala Lumpur City Centre.

20TREES WEST

An exclusive collection of 48 bungalows with private pools adjacent to 20trees.

SINGAPORE

MYRA

A freehold luxury development that is grounded on the principles of liveability. Located at Potong Pasir, District 13 vibrant neighbourhood.

ONE DRAYCOTT

64 units of well-crafted luxury apartments situated in one of Singapore’s most sought-after address.

JUI RESIDENCES

117 units of contemporary residences, inspired by heritage. Facing Serangoon Road and next to Kallang Park Connector Network.

VILLAGE PASIR PANJANG

148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with water features.

HIJAUAN ON CAVENAGH

41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

JIA

An exclusive 7-storey development with only 22 units located just off Orchard Road.

GILSTEAD TWO

A 34-storey luxury development in the prime Newton location.

OKIO

An 18-storey stylish contemporary residential and commercial development located on Balestier Road.



ONE DRAYCOTT



MYRA

EXTRAORDINARY LIVING EXPERIENCES BY SDB

Incorporated in 1962, Selangor Dredging Berhad (SDB) was principally involved in tin mining until the 1980s. Today, SDB has evolved into an award-winning property developer.

As a brand, SDB is known for its niche luxury developments, innovative concepts and designs. It is also consistently recognised for its excellent innovations by numerous professional bodies such as International Real Estate Federation (FIABCI), Pertubuhan Arkitek Malaysia (PAM) and Singapore Institute of Architects (SIA) for setting new benchmarks in the industry.



THE FIABCI MALAYSIA
PROPERTY AWARDS
PROPERTY WOMAN
OF THE YEAR 2023
(MS TEH LIP KIM)



THE FIABCI PRIX
D'EXCELLENCE AWARDS
2025, 2023, 2019,
2018, 2017, 2016,
2013 & 2010



THE FIABCI MALAYSIA
PROPERTY AWARDS
2016, 2015,
2012 & 2009



THE FIABCI SINGAPORE
PROPERTY AWARDS
2024, 2022,
2018 & 2017



THE EDGE PROPERTY
AWARDS MALAYSIA
2026, 2022, 2020,
2019 & 2018



THE EDGE PROPERTY
AWARDS SINGAPORE
2024, 2023 & 2022



MALAYSIAN INSTITUTE OF
ARCHITECTS (PAM) AWARDS
2014, 2011,
2007 & 2006



SINGAPORE INSTITUTE
OF ARCHITECTS (SIA)
ARCHITECTURAL DESIGN
AWARDS 2010 & 2006



BRONZE
PROVISIONAL GREENRE
CERTIFICATION
(RESIDENTIAL CATEGORY)
2025



BCA GREEN
MARK AWARD
2021



THE ASIA PACIFIC
INTERNATIONAL
PROPERTY AWARDS
2019, 2017, 2012,
2011 & 2010



SOUTH-EAST ASIA
PROPERTY AWARDS
2013 & 2011



ESG POSITIVE IMPACT AWARDS
SILVER AWARD IN THE SMES
AND MID-TIER COMPANIES
(DIVERSITY, EQUITY AND
INCLUSION (DEI) CATEGORY)
2025



THE ASIA RESPONSIBLE
ENTREPRENEURSHIP AWARDS
(AREA), SOUTH-EAST ASIA
2017, 2015, 2014 & 2012



THE INTERNATIONAL
STAR FOR LEADERSHIP
IN QUALITY AWARD
2012



THE ASIA PACIFIC
ENTREPRENEURSHIP
AWARD (APEA),
MALAYSIA 2012

True, Always.



CONNECT WITH US



SDB
Selangor Dredging Berhad

196201000105 (4624-U)

18th Floor, West Block, Wisma Golden Eagle Realty
142-C, Jalan Ampang, 50450 Kuala Lumpur

w www.sdb.com.my **t** 603 2787 3377 **f** 603 2161 6651