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Began as a **sole proprietor** in
the construction business in
the 1940s

Incorporated in Singapore in
September 1982; subsequently
listed on the Singapore Exchange
in December 1984

Has since grown to become one
of the **leading local builders in**
Singapore as well as a **renowned**
property developer

ABOUT LUM CHANG

OUR CORE BUSINESS

Construction

Built many of Singapore's landmarks and iconic buildings

Property Development and Investment

Renowned developer in Singapore and Malaysia

Investments in Singapore and the United Kingdom

OUR REACH

Has businesses in **Singapore, Malaysia** and the **United Kingdom** with focus on construction, property development and investment

To be a **quality property developer and leading builder** in Singapore and in the region

**OUR
VISION**

We are committed towards **global sustainability, safety, quality excellence** and **value creation** for all our stakeholders

**OUR
MISSION**

We establish **partnerships** with strategic players and deliver projects **exceeding clients' satisfaction**

We are a progressive organisation that fosters a **people-excellence culture** based on merit and equal opportunity

OUR VALUE PROPOSITION

Technologically **advanced** and **innovative** construction solutions

Dynamic and **high-performing** team of committed professionals

Extensive **expertise** and **experience** in a diverse range of projects

Financially-strong with good **corporate governance**

High quality standards

Strong Environmental, Health and Safety values

Lum Chang's success is driven by our people. Their **commitment** to offer **value-added solutions** to overcome numerous engineering challenges have enabled us to successfully deliver the many complex projects that we see in Singapore's landscape today.

Our people are an integral part of our business. With their hard work, dedication and innovation, the awards and repeat customers that we have garnered over the years are a **testimony** of the industry's **recognition** of Lum Chang's journey from **strength to strength**.

**OUR
PEOPLE**





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CAPABILITIES AND SERVICES

Fully integrated services to translate clients' vision into reality

- Build Only
- Design & Build
- Infrastructure Development
- Construction Management
- Project Management
- Restoration of Properties for Conservation
- Major Upgrading

KEY FACTS AND FIGURES

>80 Years of construction experience

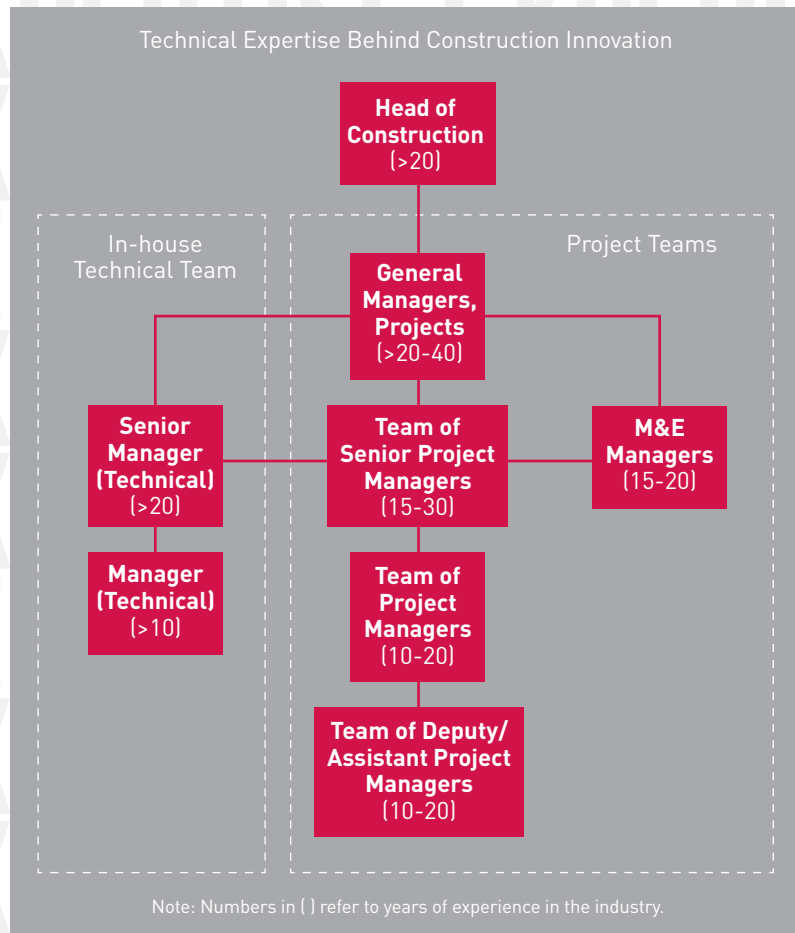
Backed by portfolio of projects valued at >S\$11.5 Billion

Completed more than 170 major construction projects since 1972

S\$1.81 Billion worth of order book outstanding at end June 2021

1st local contractor to clinch an MRT Design and Build main contract independently

EXPERIENCE AND EXPERTISE



Lum Chang's ability to deliver projects on time and to the best quality for our clients is backed by a more than 20-member senior management team leading our pool of 600 plus-strong highly skilled, competent and dedicated workforce with the tenacity to give the best in what they do.

With their rich and diverse experience in the industry and strong engineering fundamentals, our passionate senior management team provide strong strategic and technical leadership to both on-site and centralised technical departments, steering our project teams through a wide range of projects from high rise buildings to deep underground infrastructure works.

ENVIRONMENTAL AND SOCIAL RESPONSIBILITY

ENVIRONMENTAL AND SOCIAL RESPONSIBILITY

Lum Chang is committed to being an environmentally and socially responsible builder

We proactively engage all necessary resources and implement a framework and programme to prevent ill-health, injury and pollution in our workplace.

Our Quality, Environmental, Health and Safety Policy

We are committed to using our natural resources efficiently, and minimising waste and pollution. We endeavour to mitigate negative impacts to the general public, and ensure that public safety is not compromised.

Our Green and Gracious Policy

RECENT AWARDS AND ACCOLADES

2019

- WSH Performance (Silver) Award 2019
- WSH Performance (SHARP) Award 2019 for
 - Tanah Merah MRT Station (Contract T315)
 - Tekka Place
 - Northpoint City

2020

- BCA Construction Excellence Award, Industrial Buildings Category, Excellence 2020 Kingston
- BCA Construction Excellence Award, Commercial / Mixed Development Buildings Category, Excellence 2020 Northpoint City

2020

- BCA Green & Gracious Builders Award 2020
 - Star Champion
- BCA Green Mark Gold^{Plus} Award, 2020 Tekka Place
- BCA Green Mark Platinum Award, 2020
 - Woodlands North Coast - 7 North Coast
 - PSA Liveable City
- JTC Construction Safety Award 2020 Woodlands North Coast
- RoSPA Health & Safety Awards 2020 – Gold
- WSH Performance (Silver) Award 2020
- WSH Performance (SHARP) Award 2020 for
 - Tanah Merah MRT Station (Contract T315)
 - North-South Corridor – Tunnel (Contract N110)
 - Tekka Place

2021

- BCA Design & Engineering Safety Awards, Project Category, 2021
 - Tekka Place
- BCA Construction Excellence Award - Merit, Commercial/Mixed Development Buildings Category, 2021
 - Tekka Place
- BCA Integrated Digital Delivery Gold Award, Firm Category 2021
- BCA Integrated Digital Delivery Gold Plus Award, Project Category 2021
 - North-South Corridor – Tunnel (Contract N110)

ACCREDITATIONS

Quality

Management System Certificate

ISO 9001 : 2015

SS ISO 9001 : 2015

Design Management, Piling, Building &
Civil Engineering Construction Services

Environment

Management System Certificate

ISO 14001 : 2015

SS ISO 14001 : 2015

Piling, Building & Civil Engineering
Construction Services

Occupational Safety and Health

Management System Certificate

ISO 45001 : 2018

Piling, Building & Civil Engineering
Construction Services





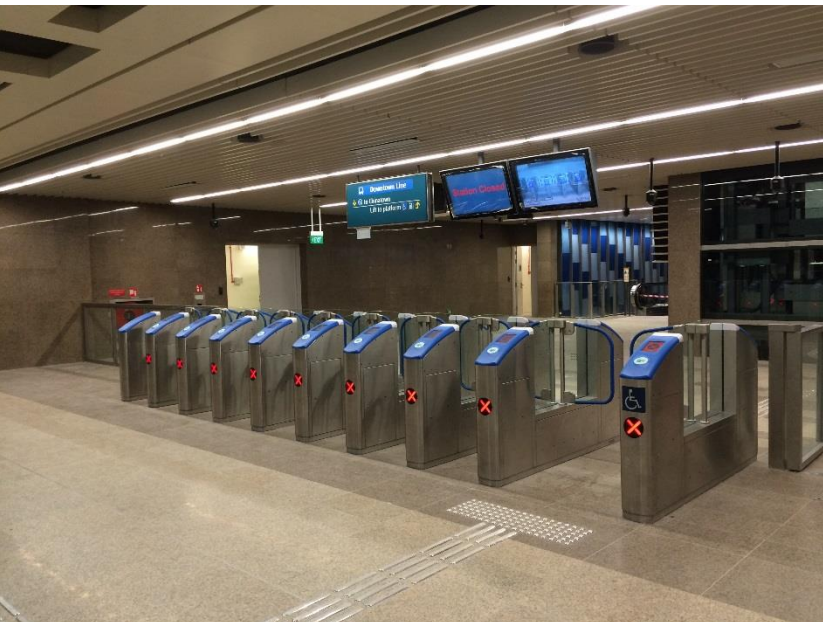
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C912



In 2009, we were awarded the Downtown Line Stage 2 Contract (C912), making us the **first local contractor to win a Design & Build MRT main contract independently**, without any joint venture partners. This strongly illustrates the industry's resounding recognition of, and confidence in, Lum Chang's construction expertise in civil engineering works.

Completed in mid 2015, the C912 project scope included an underground station with three basement levels (which also serves as a Civil Defence shelter) and a 1.8km cut-and-cover tunnel stretching from C911 (Gali Batu Depot) to the C913 bored tunnel in front of The Linear residential development.



C912

Engineering Challenges at C912

Deep Excavations

- Deep excavation works of up to 25m below ground level
- Piling and blasting of Bukit Timah granite formation

Underpinning Works for Bukit Panjang LRT Pier P521

- Value-engineered solution for underpinning works at P521 (located in between the DTL2 tunnels)
- Integration of existing pilecap with post-tensioned (PT) transfer beam, supported at the ends by a diaphragm wall that was already employed for Earth Retaining and Stabilising Structures (ERSS)
- Resulted in less disturbances to existing piles during construction and a more robust strutting system for excavation and construction



Extent of Excavation Works as Seen from Top Views



LRT Viaduct Pier P521 Underpinning

C823

Part of the fully underground Circle Line (CCL), Stage 2 is a section of approximately 5.4km length running from Stadium Boulevard to Upper Paya Lebar. There are five stations and one depot, with the Paya Lebar Station serving as an interchange for the existing East-West Line (EWL) as well.

Contract 823 (C823) comprises the construction of three MRT stations (two of which are Civil Defence shelters), as well as 1.66km of bored tunnel and 150m of cut-and-cover tunnels. Under this contract, Lum Chang took on the works at Paya Lebar Station, the cut-and-cover tunnels north and south of the station, as well as the canal upgrading from Paya Lebar to Tanjong Katong (including box bridge culverts at Geylang, Guillemard and Dunman).



C823

Underpinning Works for Paya Lebar Station

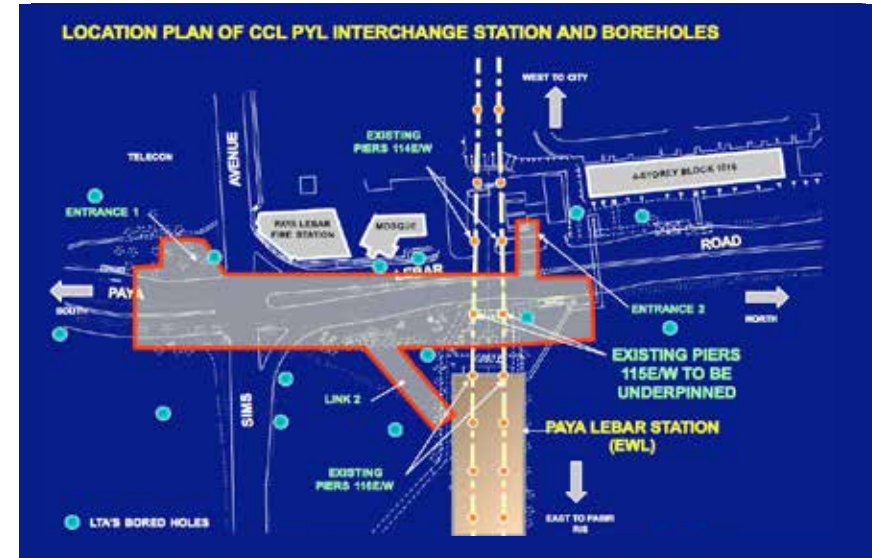
Underpinning works required to facilitate removal of obstructing piled foundations of existing EWL viaduct piers (Piers 115E and 115W)

Vertical loading of existing piers transferred to new frame system, comprising transfer beams, jacks and barrette piles

First such operation carried out in Singapore on a live MRT viaduct

Real-time monitoring of piers and viaducts to ensure work suspension level not breached during construction

Underpinning carried out successfully and safely with no impact on EWL operations



Location of Existing Piers in Relation to New CCL Station
(Bounded by Red Line)



Photos of Existing Piers that Require Underpinning

THE METROPOLIS

MIXED DEVELOPMENT

Client

Ho Bee (One North) Pte Ltd

Description

**21 and 23-storey office towers with
three levels of basement car park**

Location

North Buona Vista Drive, Singapore

Contract Value

S\$298 million

Completed in 2013



THE METROPOLIS

Engineering Challenges at Metropolis

Close Proximity to Neighbouring Structures

Project site directly adjacent to the underground Buona Vista Station (Circle Line), with permanent basement walls just 6m from the outer edge of underground MRT structures

Close to existing Ministry of Education Complex

13.5m excavation for three basement car parks need to be done with minimal impact to neighbouring structures, especially the MRT station







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PSA LIVEABLE CITY

OFFICE

Client

PSA Corporation Ltd

Description

20-storey office tower and an adjacent 4-storey block with recreational amenities

Location

Harbour Drive, Singapore

Contract Value

S\$137 million

Completed in 2021





TEKKA PLACE

MIXED DEVELOPMENT

Client
Corwin Holdings Pte Ltd

Description
Mixed development with retail podium and hotel. Adjoining annex block will undergo major refurbishment to include retail and parking facilities and also a rooftop commercial-cum-culture space

Location
2 Serangoon Road, Singapore

Contract Value
S\$86 million

TOP obtained on 26 November 2019

NORTHPOINT CITY

MIXED DEVELOPMENT

Client

North Gem Development Pte Ltd and FC
North Gem Trustee Pte Ltd as trustee-
manager of North Gem Trust

Description

Three-storey podium block comprising
retail, community club and bus
interchange with two basements and
mezzanine of retail and carparks, and 12
Blocks of 10-storey residential
development above

Location

Yishun Central 1 / Yishun Avenue 2

Contract Value

S\$478 million

Completed in 2018



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KAMPUNG ADMIRALTY

MIXED DEVELOPMENT

Client
Housing & Development Board

Description
Public housing, medical centre,
hawker centre, commercial/social
communal facilities with two-level
basement carpark

Location
Admiralty Integrated Development
at Woodlands Neighbourhood 6
Contract 26, Singapore

Contract Value
S\$128 million

Completed in 2017

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DNV TECHNOLOGY CENTRE

OFFICE

Client

Ascendas Land (Singapore) Pte Ltd

Description

One block of seven-storey and two blocks of eight-storey business park development

Location

Science Park Drive, Singapore

Contract Value

S\$152 million

Completed in 2015





UOB PLAZA 1

OFFICE

Client
United Overseas Bank Ltd

Description
280m high, 66-storey office tower

Location
Raffles Place, Singapore

Contract Value
S\$314 million

Awards
**BCA Award for Construction Excellence,
Merit, (Civil Engineering Category) 1994**
**BCA Award for Construction Excellence,
Merit, (Commercial Buildings Category) 1995**

Completed in 1992

AMK HUB

MIXED DEVELOPMENT

Client
SLF AMK Pte Ltd
NTUC Income Insurance Co-operative Ltd
NTUC Fairprice Co-operative Ltd

Description
Four-storey retail mall with two retail basements and one basement carpark, including a bus interchange and connecting access to Ang Mo Kio MRT station

Location
Ang Mo Kio, Singapore

Contract Value
S\$129 million

Completed in 2007





PARAGON

MIXED DEVELOPMENT

Client
**Times Properties Pte Ltd,
Orchard 290 Ltd**

Description
**A&A works to existing retail mall and
construction of new 14-storey office tower**

Location
Orchard Road, Singapore

Contract Value
S\$116 million

Award
**BCA Award for Construction Excellence,
Merit, (Commercial Buildings Category) 2002**

Completed in 2001

NUCLEOS

OFFICE

Client
Ascendas Venture Pte Ltd

Description
Seven-storey commercial development with mezzanine floor and basement car park

Location
Biopolis Road/Biomedical Grove, Singapore

Contract Value
S\$92 million

Completed in 2013



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BUGIS JUNCTION
RETAIL



CAUSEWAY POINT
RETAIL



CHANGI BUSINESS PARK
OFFICE



TWENTY ANSON
OFFICE

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WOODLANDS NORTH COAST

Client
JTC Corporation

Description
Construction of a new eight-storey, and one other nine-storey light industrial building with one level of basement carpark, and a covered walkway to Republic Polytechnic

Location
Junction of Woodlands Avenue 4 and 9

Contract Value
S\$200.5 million

Completed in 2021





HI-SPECIFICATION INDUSTRIAL BUILDING

Client
**DBS Trustee Limited as Trustee of
Maple tree Industrial Trust**

Description
**Construction of a 14-storey multi-user
high-specification building with two-
storey carpark, and asset enhancement
works for three existing buildings**

Location
**Junction of Boon Keng Road
and Kallang Place**

Contract Value
S\$60.8 million

Completed in 2018



DRIL-QUIP MANUFACTURING FACILITY

Client

Dril-Quip Asia Pacific Pte Ltd

Description

**Industrial complex with 12 buildings
serving as Dril-Quip Asia Pacific's
manufacturing facility and office**

Location

Tuas South Avenue 1, Singapore

Contract Value

S\$47 million

Award

**BCA Award for Construction Excellence,
(Industrial Buildings Category), 2013**

Completed in 2011



LUM CHANG BUILDING

Client
**Lum Chang Property
Investments Pte Ltd**

Description
Nine-storey industrial development

Location
14 Kung Chong Road, Singapore

Contract Value
S\$18 million

Completed in 2012



CORPORATION PLACE



TECHNOPARK @ CHAI CHEE

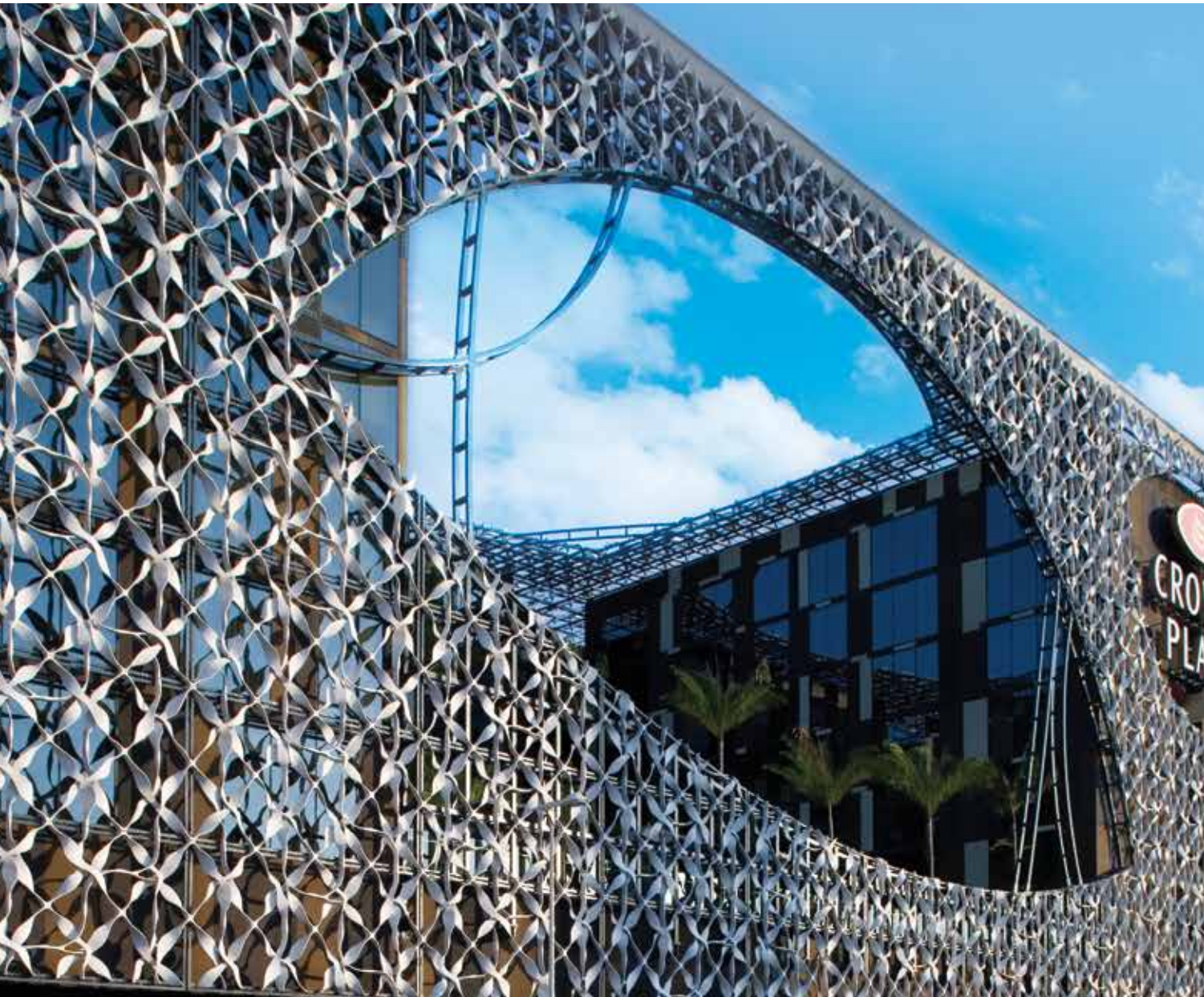


ASIA PACIFIC BREWERIES



CATERPILLAR WAREHOUSE

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CROWNE PLAZA CHANGI AIRPORT

Client
LC Airport Hotel Pte Ltd

Description
Nine-storey hotel

Location
Changi Airport Terminal 3, Singapore

Contract Value
S\$77 million

Award
**BCA Design and Engineering Safety
Excellence Award, Merit, (Commercial
Buildings Category), 2009**

Completed in 2009

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MARRIOTT SINGAPORE

Client
**Tang Choon Keng Realty (Pte) Ltd,
CK Tang Limited**

Description
Five-star unique oriental-style hotel

Location
Orchard Road, Singapore

Contract Value
S\$77 million

Completed in 1985



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INTERCONTINENTAL SINGAPORE



SENTOSA UNDERWATER WORLD

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THE GLADES

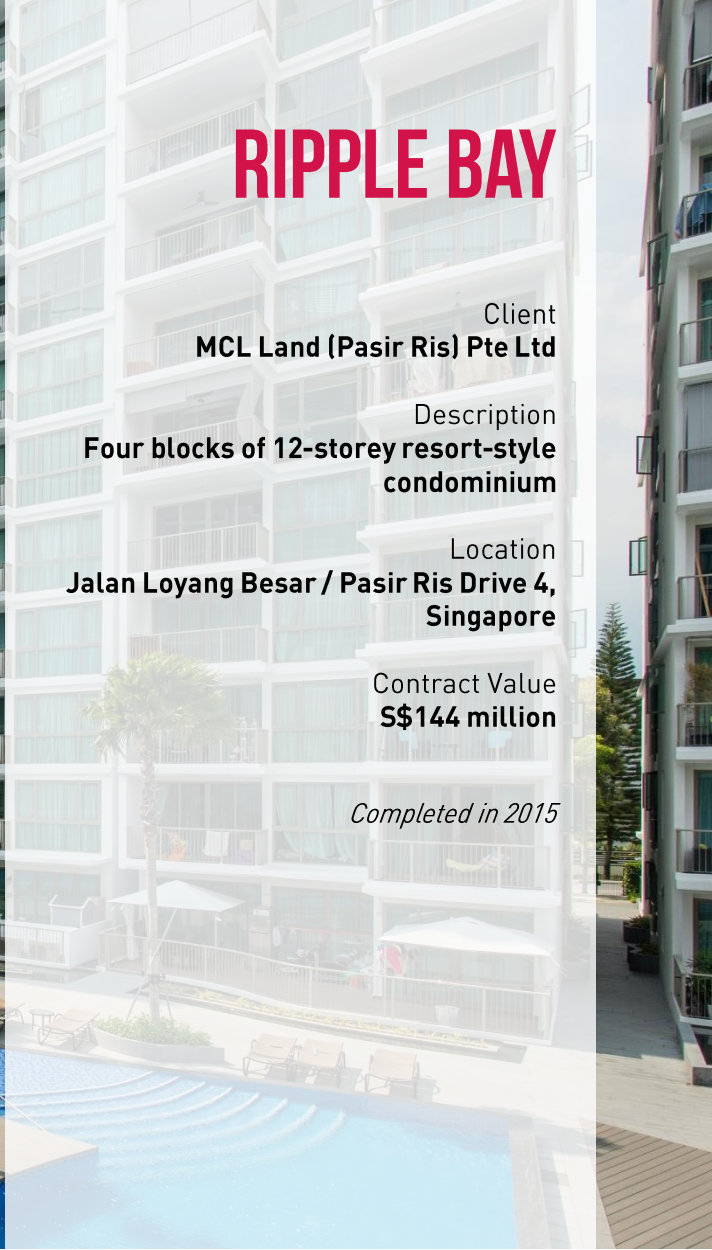
Client
Sherwood Development Pte Ltd

Description
Six blocks of 12-storey, one block of 11-storey and two blocks of 10-storey residential condominium

Location
Bedok Rise, Singapore

Contract Value
S\$179 million

Completed in 2016



RIPPLE BAY

Client
MCL Land (Pasir Ris) Pte Ltd

Description
**Four blocks of 12-storey resort-style
condominium**

Location
**Jalan Loyang Besar / Pasir Ris Drive 4,
Singapore**

Contract Value
S\$144 million

Completed in 2015

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COMPASS HEIGHTS



THE LEVELZ



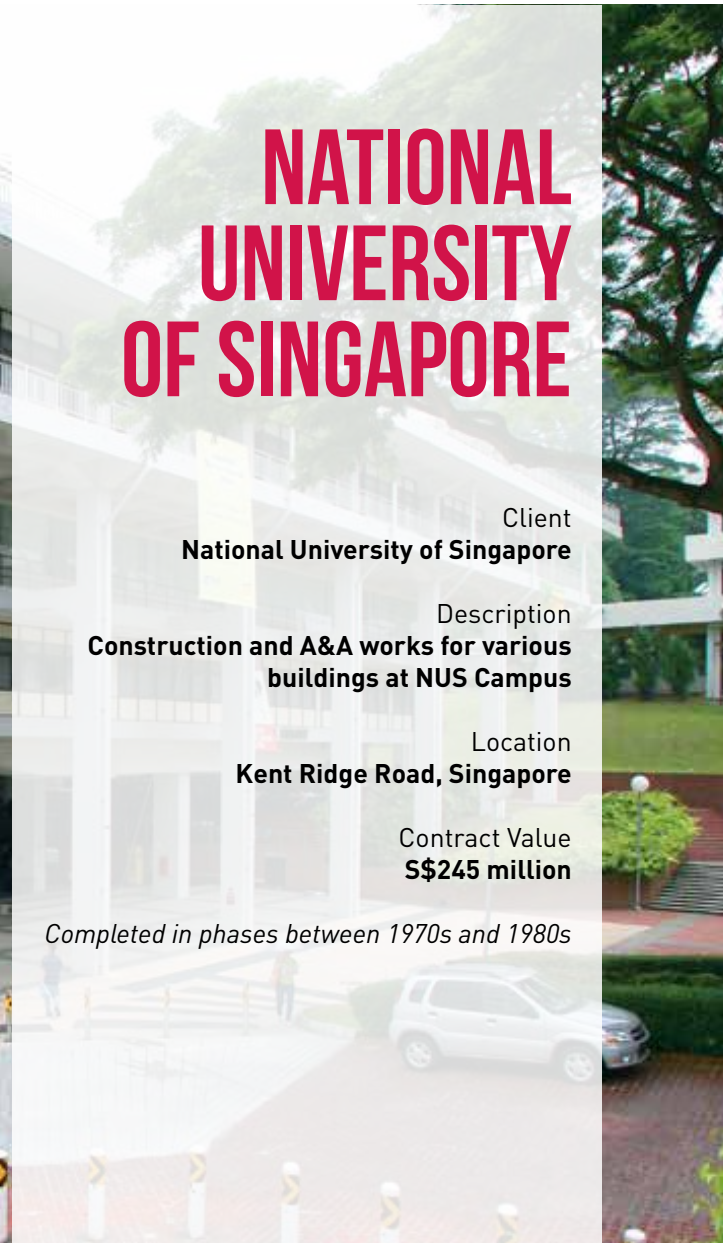
ESPARINA RESIDENCES



CASABELLA

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NATIONAL UNIVERSITY OF SINGAPORE

Client
National University of Singapore

Description
Construction and A&A works for various buildings at NUS Campus

Location
Kent Ridge Road, Singapore

Contract Value
S\$245 million

Completed in phases between 1970s and 1980s

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NATIONAL LIBRARY

Client

National Library Board

Description

**15-storey library block with a drama centre
and 16-storey programming block with
three basements**

Location

Victoria Street, Singapore

Contract Value

S\$204 million

Awards

**BCA Award for Construction Excellence,
(Institutional Buildings Category), 2007**

**BCA Universal Design Award, Silver,
(Institutional Buildings Category), 2007**

**BCA Best Buildable Design Award, Merit,
(Institutional Buildings Category), 2006**

Green Mark Platinum Award, 2006

**Asean Energy Award, (Energy Efficient
Building-New and Existing Category), 2007**

Completed in 2005



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NATIONAL UNIVERSITY HOSPITAL



TAN TOCK SENG HOSPITAL

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