

**LUM
CHANG**



LUM CHANG

is a well-known and trusted name in the **construction and property development** sectors in Singapore.

For more than 80 years, the company has grown alongside Singapore and actively contributes to the development of Singapore's cityscape.



National Library, Singapore

OUR VISION

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



Stadium MRT Station, Singapore

OUR MISSION

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

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

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



Crown Plaza Changi Airport, Singapore

OUR CORE VALUES

Lum Chang is a progressive company built upon seven decades of traditional values and cooperative team work which shape our business framework: **IMPRESS**

INTEGRITY

Uncompromising honesty, fairness and accountability in everything we do

MARK

Making our mark, staying ahead of the curve and establishing new benchmarks

PASSION

Doing whatever it takes to deliver what we promise

RESOURCEFULNESS

Pioneering creative solutions for business and operational transformation

EXCEPTIONAL VALUE

Leveraging modern, cost-effective techniques to deliver quality, durability and value multiplication

SAFETY

Committing to a Zero Accident policy, upholding respect for life

SERVICE EXCELLENCE

Exceeding expectations, building trust to keep our clients returning





Contents

LUM CHANG

- 13 Our Story
- 17 Our Businesses – Construction
- 38 Our Businesses – Property Development & Investment
- 43 Our People
- 44 Awards & Accreditation



Mr Raymond Lum, Executive Chairman of Lum Chang Group

Our Story

Lum Chang was founded in the 1940s as a sole proprietorship, just after World War II, by pioneering Chinese immigrant, the late Mr Lum Chang. During its early days, the company undertook general contracting work.

With dedication, reliability and a keen eye for detail, he grew the company from strength to strength.

The Group's diversification into property development and investment in Singapore and abroad began in the 1970s.

Since then, the company has evolved and grown to include businesses in construction, property development and investment.

The group is today a public listed firm on the Singapore Exchange, with offices in both Singapore and Malaysia.

CONSTRUCTION

With eight decades of industry experience, the Group's construction arm is one of Singapore's leading main contractors. Lum Chang Building Contractors (LCBC) offers full construction and contracting services, from civil and building construction to infrastructure development, construction management, and design and build management.

Our current construction portfolio is valued at more than \$11.5 billion with signature projects stretching across the institutional, commercial, retail, leisure, industrial and residential sectors in Singapore and overseas.

PROPERTY DEVELOPMENT & INVESTMENT

Our portfolio includes quality residential and commercial projects, as well as hotels and resorts in Singapore and overseas.

Our innovative design and concepts have earned us a series of prestigious awards and accolades for various projects. These include the Good Class Bungalows at Swettenham Road, Emerald Gardens located in Singapore's District 1 and the Kuala Lumpur Golf & Country Club which comprises two championship golf courses located in Bukit Kiara, a prime residential area in Kuala Lumpur, Malaysia.

The group has investments in prime properties in Singapore and the United Kingdom to leverage the strong growth potential of these two markets.





20
ANSON ROAD

Twenty Anson, Singapore

Construction

Leveraging our vast construction experience, we are able to oversee the development of large-scale projects, and ensure they are delivered on time and within budget. Our services range from managing third-party consultants and contractors during the pre-construction and construction phases, to providing expertise on due diligence, planning, budgeting, design, value engineering, construction management, quality control and risk management. Our clients benefit from our thorough knowledge of the development and construction process, as well as our strong relationships with trusted consultants and contractors.

FINANCIAL STRENGTH & CORPORATE GOVERNANCE

With our strong financial position and project management capability, we have the capacity and resources to manage several big projects concurrently. We firmly believe in good corporate governance as a critical and integral part of our strategy.

Good corporate governance underpins market confidence, integrity and efficiency. It provides a transparent and fair system which protects various stakeholders' interests and ensures the long-term success of the company. We are committed to strengthening our culture of responsible and judicious management practices.

STAKEHOLDER ENGAGEMENT & RELATIONSHIP MANAGEMENT

At Lum Chang, our definition of success goes beyond timely delivery of projects. We believe establishing good relationships is just as important as building good properties.

To achieve the best results, we work hand-in-hand with our customers, consultants and local authorities to understand their different interests and expectations, and engage them in the planning process from conceptualisation to final delivery. This consultative process enables us to communicate effectively and engage everyone within the team. This has been integral to the successful implementation of our projects and has led to many repeat customers.



Stadium MRT Station, Singapore

KEY FACTS AND FIGURES

- ✦ More than 80 Years of construction experience
- ✦ Backed by portfolio of projects valued at more than S\$11.7 Billion
- ✦ Completed more than 170 major construction projects since 1972
- ✦ First local contractor to clinch an MRT Design and Build main contract independently

OUR CAPABILITIES AND SERVICES

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

Through the years, LCBC has amassed an impressive track record of multi-billion-dollar civil, building and infrastructural projects in Singapore and overseas markets such as China, Malaysia and Mauritius.

We are also the first local contractor to singlehandedly win an MRT Design and Build main contract, for the Downtown Line - the Bukit Panjang MRT Station.

As a trusted business partner, our team of dedicated professionals is committed to building lasting customer relationships. We are equipped with modern and well-maintained machineries, adopt industry best practices, and maintain the highest Environmental, Health and Safety (EHS) standards when carrying out our operations. .



Environmental & Social Responsibility

QUALITY, ENVIRONMENTAL, HEALTH AND SAFETY POLICY

Lum Chang is committed to total client satisfaction by creating value that exceeds expectations in all our Building and Civil Engineering projects. We achieve this through close partnerships with our clients and all stakeholders, including statutory and legal authorities.

As a responsible employer and advocate of EHS, we proactively engage our resources to put in place a comprehensive framework to prevent workplace incidents, hazards and pollution.

We comply with local EHS regulations and standards and are driven to strengthen our Quality and EHS performances, management and practices in the company.

OUR GREEN AND GRACIOUS POLICY

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



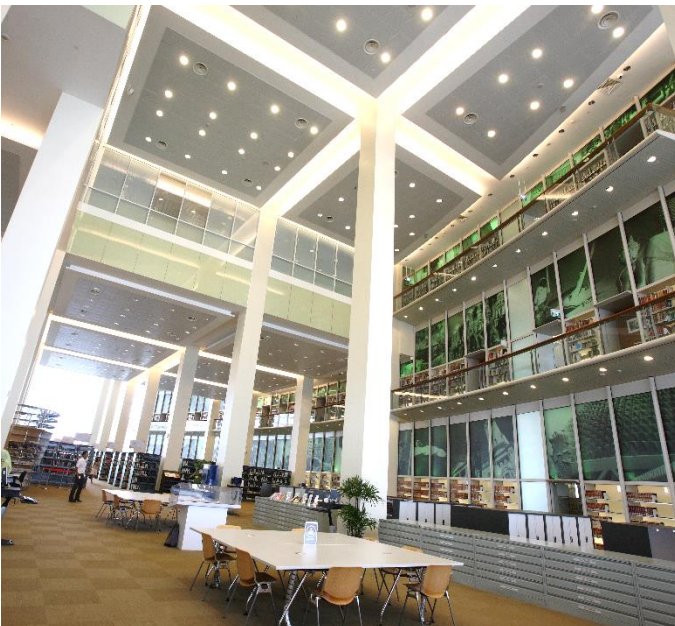
Our Successes

INSTITUTION: NATIONAL LIBRARY, SINGAPORE COMPLETED IN 2005

The construction of National Library, a world-class civic and cultural institution, was one of the projects undertaken by Nishimatsu-Lum Chang JV, a joint venture with an international company, Nishimatsu Construction Co., Ltd, Japan. The project won several prestigious construction, design and environmental-friendly and energy-efficient building awards

The National Library building features integrated state-of-the-art environmentally responsive systems, that optimise energy efficiency and indoor comfort. Besides the 14 gardens built over the two 16-storey towers, there is a 615-seat theatre, a central library, a reference library and commercial and retail outlets. The top-most level houses an Observation Pod that overlooks the skyline of the city and at the ground level, the Events Plaza plays host to many community activities making National Library a vibrant venue “that never sleeps”.

To reduce construction time, National Library was built using the ‘top-down’ technique allowing concurrent erection of the 3-level basement substructure and the 16-storey tower superstructure. The ‘mega-truss’ transfer structures were built to support seven floors above a column-free space and theatre. One of the technical challenges was its close proximity to twin-operating Mass Rapid Transit (MRT) tunnels, just 16 metres away. During construction of the 16 metre deep basement, close monitoring was required to ensure that the MRT structures were not moved greater than the permissible limit of 15 millimeters.



Facing Page: National Library, Singapore

Clockwise from left;
Reference Library;
Events Plaza;
Observation Pod

CIVIL INFRASTRUCTURE: BUKIT PANJANG STATION, DOWNTOWN LINE STAGE 2, SINGAPORE COMPLETED IN 2015

Lum Chang was awarded the contract to design and construct the Bukit Panjang Station, Downtown Line Stage 2, 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.

The Downtown Line Stage 2 (DTL2) forms part of the MRT transportation network, covering a total of 12 stations and spanning 16.6km, linking north-western Singapore from Bukit Panjang and Bukit Timah, to the city centre.

The project scope includes 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.

Other works include the widening of Woodlands Road and the construction of a vehicular flyover at the Bukit Timah and Bukit Panjang / Choa Chu Kang Road junction.

The overall work scope calls for complex construction techniques involving temporary traffic diversion, excavation within proximity of the existing Bukit Panjang LRT viaduct and tunnelling below a 21m canal crossing.

Lum Chang successfully completed the construction and commissioned the Station in December 2015, ahead of schedule.

At the LTA Safety Convention held in September 2013, we were conferred the Accident Free Million Man-hours Recognition Award for achieving an impressive milestone of more than two million accident free man-hours without reportable accidents or major incident for the project.

At the fifth biennial Land Transport Excellence (LTA) Awards held on 26 November 2016, LCBC edged out stiff competition and won the Best Managed Rail/Road Infrastructure in the Project Partner category, for this project.

In addition, the project also won the Building and Construction Authority, Construction Excellence Award and the Construction Productivity Award, Projects (Platinum) in June 2017.

Clockwise from top left: Traffic Diversions at Project Site; Rock Fissure Grouting; LRT Viaduct Pier P521 Underpinning; Canal Underpinning





**CIVIL INFRASTRUCTURE:
INFLUENT PUMP STATION FOR CHANGI
WATER RECLAMATION PLANT,
SINGAPORE
COMPLETED IN 2005**

Lum Chang was awarded the tender to construct the influent Pumping Station for the Changi Water Reclamation Plant by the Singapore Public Utilities Board (PUB). The station is part of a state-of-the-art Deep Tunnel Sewerage System that collects, treats and disposes used water.

The Changi Water Reclamation Plant, sited on 34 hectares of reclaimed land at the eastern tip of Singapore, handles 800,000 cubic metres of sewerage per day. It receives influent from the Deep Tunnel Sewerage System at 60 metres below ground level and treats the sewerage to international standards before discharging the treated effluent into deep waters of the Straits of Singapore.

The contract involved procurement, coordination, installation and management of the civil, mechanical and electrical engineering works for the influent Pumping Station Facility comprising three 70-metre deep shafts and connecting underground 4.3-metre diameter pressure pipelines, Effluent Junction Chamber, East and West Electrical Substations and other ancillary buildings.

Lum Chang procured large and sophisticated equipment such as the 43-tonne, 4.3-metre diameter Knife Gate Valves, Packaged Odour Control Systems, 66kV Switchgears and Transformers, Air Handling Units and Chillers, Cranes and Hoists from global specialist manufacturers.

Advanced computer modelling using 3-dimensional design and database tool was used throughout the design and construction of the facilities and will continue to be used for the operation and maintenance of the Plant.

Lum Chang successfully completed the construction and commissioned the Facility in December 2005, two months ahead of schedule.

Clockwise from top left: Packaged Odour Control System; 4.3-metre diameter Knife Gate Valves; Cranes and Hoist; 66kV Switchgears and Transformers



3D model of influent
Pumping Station

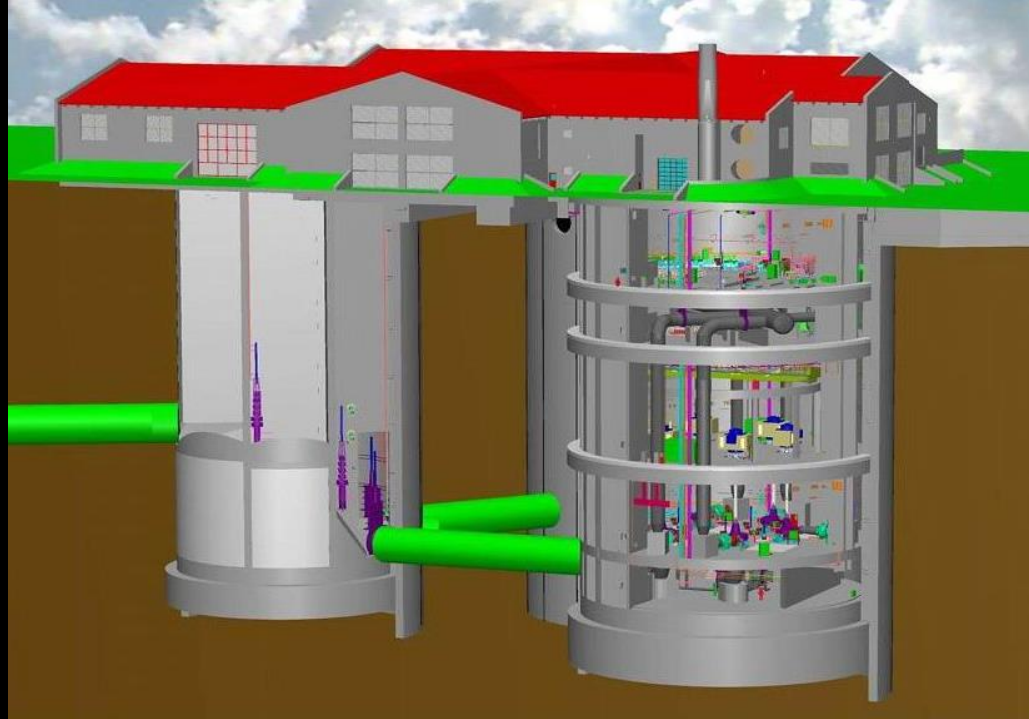


Illustration of Changi Water Reclamation Plant, Singapore



HOTELS:
CROWNE PLAZA CHANGI AIRPORT, SINGAPORE
COMPLETED IN 2008

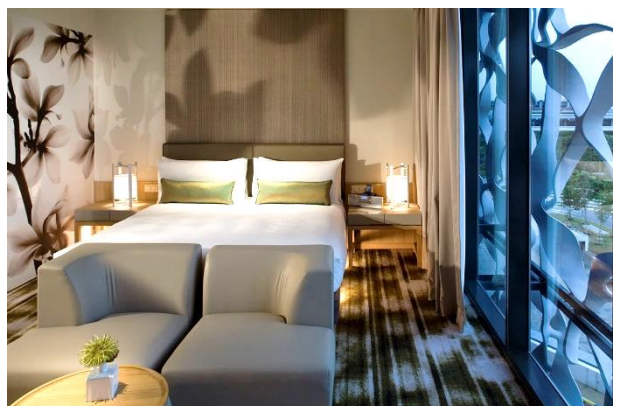
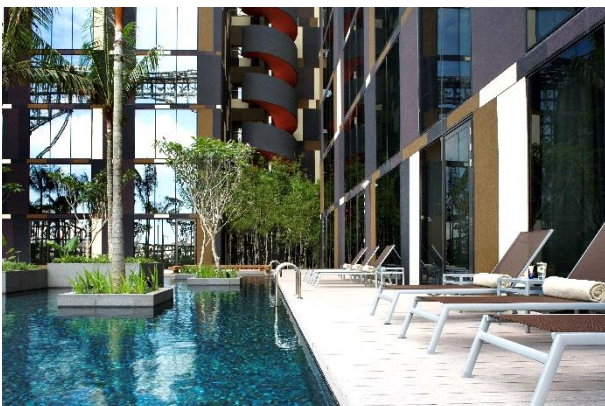
Lum Chang secured the S\$75 million contract to build the first hotel at Changi Airport Terminal 3. Work commenced in December 2006 and the hotel was completed in 2009.

Designed by award-winning architectural firm, Woha , Crowne Plaza Changi Airport is a nine-storey hotel with 320 rooms and facilities including a spa, swimming pool, gymnasium, conference rooms, business centre, restaurants and retail outlets.



Facing page; View from
Changi Airport Terminal 3

Clockwise from top: Lobby;
Guest Room; Pool



HIGHRISE COMMERCIAL BUILDING: THE METROPOLIS, SINGAPORE COMPLETED IN 2013

The Metropolis is the only Grade-A office building in the one-north precinct at Buona Vista offering more than one million square feet of nett lettable area and a state-of-the-art work environment that inspires the body and mind to keep businesses at the cutting-edge.

This project won the prestigious Building and Construction Authority, Construction Excellence Award and the Construction Productivity Award, Projects (Gold) in 2015, and Green Mark Platinum Award in 2011. It also received the Singapore Good Design Mark Award in 2015.

This project involved the construction of two tower blocks with three basements of car park, as part of the One North Development. Due to the relatively short construction period of 30 months and the requirement to achieve early TOP for Tower One by 27 months, the design of Earth Retaining or Stabilising Structures (ERSS) works was critical in ensuring that excavation works could be carried out efficiently and safely.



Facing page:
The Metropolis, Singapore



Our Portfolio

For our detailed portfolio, please refer to www.lumchang.com.sg

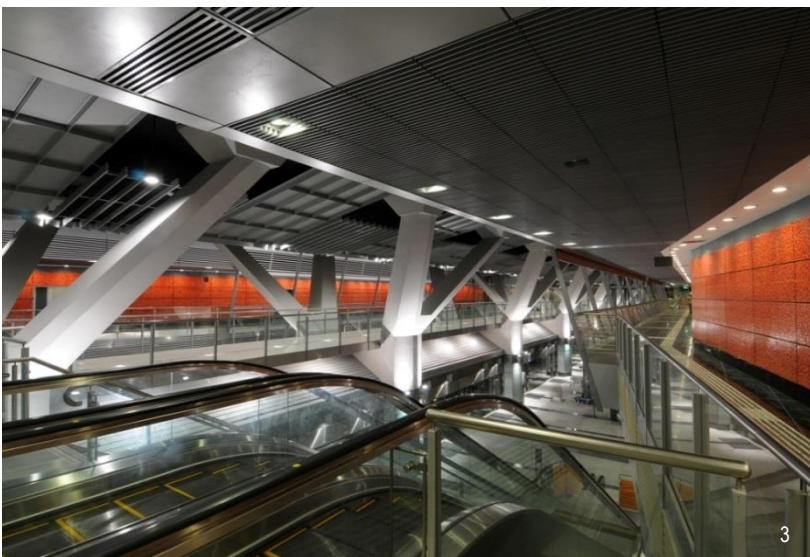
INSTITUTION

- 1 National University of Singapore
- 2 Tan Tock Seng Hospital
- 3 National University Hospital



CIVIL & INFRASTRUCTURE

- 1 City Hall MRT Station
- 2 Bishan MRT Depot
- 3 Paya Lebar MRT Station



HOTEL & LEISURE

- | | | | |
|---|----------------------------|---|--------------------------|
| 1 | InterContinental Singapore | 4 | Sentosa Underwater World |
| 2 | Orchard Hotel Singapore | 5 | M Hotel Singapore |
| 3 | Marriott Hotel Singapore | | |



COMMERCIAL

- 1 Kampung Admiralty
- 1 DNV-GL Technology Centre & DSO National Laboratories
- 2 The Nucleos
- 3 Changi Business Park
- 4 AMK Hub



RESIDENTIAL

- 1

The Glades
- 2

Ripple Bay
- 3

Esparina Residences
- 4

Yew Tee Residences
- 5

Casabella
- 6

The Cornwall
- 7

Emerald Garden





INDUSTRIAL

- 1 Mapletree Logistics Hub, Toh Guan
- 2 Audi Terminal
- 3 Dril-Quip Asia
- 4 Asia Pacific Breweries
- 5 Caterpillar Warehouse
- 6 Corporation Place





Property Development & Investment

PROPERTY DEVELOPMENT

Lum Chang has property development projects in both Singapore and Malaysia. Our property development portfolio includes luxury homes, quality condominiums and award-winning offices. These choice homes located in exclusive addresses, comprise apartments and condominiums, terrace and semi-detached houses, and bungalows.

We are proud to have participated in the conservation of heritage buildings, such as the bungalows located on Swettenham Road, and the restoration of 39 units of historically-significant shophouses in Chinatown. Lum Chang is also renowned for its innovative designs. In 2010, our development in Kemensah, north of Kuala Lumpur, won the best design for its bungalows.

We also developed the 354-acre Kuala Lumpur Golf & Country Club, a prestigious world-class golf resort in Bukit Kiara, Kuala Lumpur.

PROPERTY INVESTMENT

We adopt a strategy that focuses on consistent returns on investment and acquisition of assets where values can be enhanced through rent reviews, rationalisation, development or subsequent sales.

Our current investment portfolio include properties in Singapore and London, United Kingdom.

RESIDENTIAL:
ONE TREE HILL COLLECTION
COMPLETED IN 2021

One Tree Hill Collection is a prestigious residential development located in an affluent residential estate, just minutes away from bustling Orchard Road and the Central Business District.

Comprising 12 semi-detached and two bungalows, this freehold property offers both convenience and a tranquil living environment.

Featuring thoughtful and well-planned interior layouts complemented by sleek quality finishes and fittings, all homes in the development have four levels, including a basement and attic. With at least four ensuite bedrooms, including the master suite, the houses are also fitted with home lifts and private lap pool.

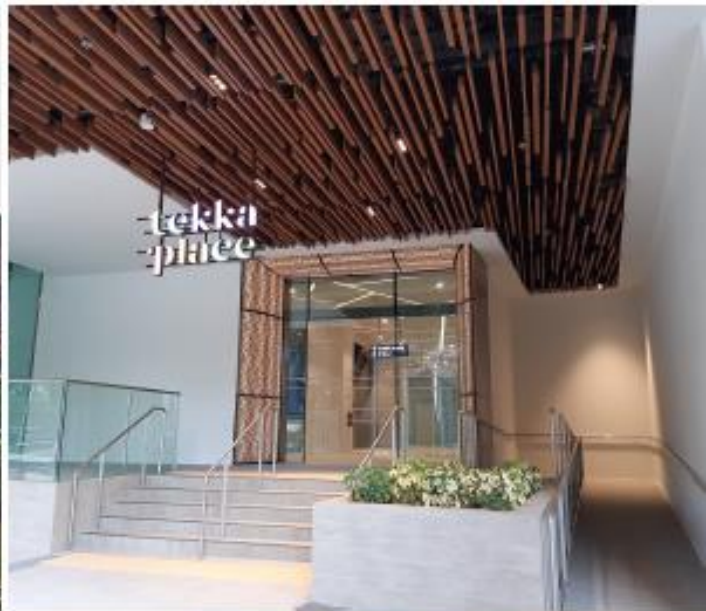


INTEGRATED DEVELOPMENT:
TEKKA PLACE
COMPLETED IN 2019

Tekka Place is a jointly developed integrated development, comprising a 10-storey main block and a seven-storey annex block with rooftop deck. Located at the junction of Serangoon and Sungei Roads, it is easily accessible via major expressways and within walking distance of both the North East and Downtown MRT lines.

With a retail mall and an apart'hotel, this development straddles the fringes of Singapore's Little India and the Central Business District. Its mall offers a curated mix of eclectic shops, dining, fitness and cultural options.

Citadines Rochor, the 320-unit apart'hotel offers both business and leisure travellers, studio and one-bedroom apartments to choose from, as well as a wide range of facilities and amenities to enhance their stay.



Our Portfolio

For our detailed portfolio, please refer to www.lumchang.com.sg

SINGAPORE

- 1 Twin Fountains
- 2 Esparina Residences
- 3 Draycott Drive
- 4 Belmont Gardens
- 5 Swettenham Bungalows



MALAYSIA

- 1 Twin Palms Sungai Long
- 2 Twin Palms Kemensah
- 3 Suria 618

- 4 Laman Seri
- 5 Kuala Lumpur Golf and Country Club



1



2



5



4



3

OTHERS

- 1 130 Wood Street London, United Kingdom
- 2 The Singapore-Suzhou Township Development



2



1



Our People

COMMITTED MANAGEMENT & DEDICATED TEAM

The ability to deliver quality projects on time has always been a hallmark of Lum Chang. Our people are our strength. Our team of accomplished experts possess knowledge and skillsets in real estate development, finance, construction and property management, to support the stringent requirements of our stakeholders. They bring to every project their practical experience, industry exposure and a determination to overcome every challenge.

Guided by a strong leadership team with astute foresight and decades of industry experience, our people have navigated the tumultuous construction landscape adeptly and steered Lum Chang towards success and continual growth.

PEOPLE ENGAGEMENT

At Lum Chang, we believe in developing a motivated, happy and integrated team. We source, develop and retain the best talent for our projects, provide opportunities for our people to develop business and technical skills and maintain an inclusive workplace where our people can contribute their talents and ideas.

Awards and Accreditation

LCH Awards

Construction Industry Development Board (CIDB) Classic Excellence Award 2017
 Westiara at Twin Palms Sungai Long (Malaysia)

Construction Industry Development Board (CIDB) Classic Excellence Award 2017
 Calypso at Twin Palms Kemensah (Malaysia)

Malaysian Landscape Architecture Awards 2016
Honour Award for Best Landscape Development
 Twin Palms Sungai Long (Malaysia)

Construction Industry Development Board (CIDB) Classic Excellence Award 2016
 Sierra at Twin Palms Sungai Long (Malaysia)

Construction Industry Development Board (CIDB) Classic Excellence Award 2015
 Chrysalis at Twin Palms Kemensah (Malaysia)

Singapore Corporate Governance Award, 2013
 (Small Cap Category) Securities Investors Association (Singapore)
 ("SIAS") Investors' Choice Awards

The New Straits Times, Best Property Developer Award,
Best Bungalow Design, 2011 (Malaysia)
 Cubist at Twin Palms Kemensah

The New Straits Times Best Property Developers Awards,
Best Gated and Guarded Developer, 2010 (Malaysia)
 Twin Palms Sungai Long

The Most Transparent Company Award, 2006
 (Construction Category) Securities Investors Association (Singapore)
 ("SIAS") Investors' Choice Awards

The Most Transparent Company Award, 2005
 (Construction Category) Securities Investors Association (Singapore)
 ("SIAS") Investors' Choice Awards

LCBC Awards

Singapore Concrete Institute (SCI) Excellence Awards 2023
 Woodlands North Coast

RoSPA Health & Safety Awards 2023 – Silver

BCA Green Mark Platinum Award, 2023
 Mandai East Arrival Node

BCA Awards 2022 – Built Environment Transformation Award, Industrial Category, 2022
 Woodlands North Coast

BCA Awards 2022 – Built Environment Transformation Award, Commercial Category, 2022
 PSA Liveable City

BCA Green Mark Platinum Award, 2022
 Mapletree Hi-Tech Park at Kallang Way

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)

WSH Performance (Silver) Award 2020

WSH Performance (SHARP) Award 2020
 Tanah Merah MRT Station (Contract T315)
 North-South Corridor – Tunnel (Contract N110)
 Tekka Place

LTA Annual Safety Award Convention 2020
 - Construction Safety Merit Award (Category A)
 - Accident-Free Recognition Award (Category 1)
 Tanah Merah MRT Station (Contract T315)

BCA Construction Excellence Award, Industrial Buildings Category, Excellence 2020
 Kingston

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

BCA Green & Gracious Builders Award 2020 – Star Champion

BCA Green Mark GoldPlus 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

LTA Annual Safety Award Convention 2019
 - LTA Contractors Challenge Shield - Champion
 - Safety & Health Certificate of Excellence & Finalist (Category A)
 - Accident-Free Recognition Award (Category 1)
 Tanah Merah MRT Station (Contract T315)

WSH Performance (Silver) Award 2019

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

BCA Construction Excellence Award – Excellence, 2019
 Kampung Admiralty

BCA Construction Productivity Award (Projects) – Platinum, 2019
 Kampung Admiralty

RoSPA Health & Safety Awards 2019 - Gold

HDB Construction Award 2018
 Kampung Admiralty

WSH Performance (Silver) Award 2018

RoSPA Health & Safety Gold Award 2018

Accreditation

Environmental Management System Certificate
 ISO 14001:2015
 Piling, Building & Civil Engineering Construction Services
 (Including Joint Venture Projects Implementing Lum Chang's Environment Management System)

Quality Management System Certificate
 ISO 9001:2015
 Design Management, Piling, Building & Civil Engineering Construction Services
 (Including Joint Venture Projects Implementing Lum Chang's Quality Management System)

Occupational Health & Safety Management System Certificate
 ISO 45001:2018
 Piling, Building & Civil Engineering Construction Services
 (Including Joint Venture Projects Implementing Lum Chang's Occupational Health and Safety Management System)



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