GREEN DYNASTY

PTE LTD

GOLF COURSE DEVELOPMENT
PROJECT MANAGEMENT & CONSULTING

Course Re-development ★ Course Construction ★ Operations Consulting

Setting New Standards for
Professional Golf Course Construction and Project Management

U.S.A ★ S.E ASIA ★ CHINA

OUR PHILOSOPHY

Green Dynasty have been an integral part of some of the most difficult, ambitious and prestigious golf developments and restoration projects in the world. From building in the mountains of Southern China, to restoring the sands of the Gobi Desert in Inner Mongolia. The ancient Pagoda fields of Myanmar and the rice terraces of Bali Indonesia, our experienced personnel have completed numerous world class facilities including the prestigious New Tanjong at Sentosa Golf Club, the 3 course Stone Forest Golf Club at the World Heritage Site in Kunming and the spectacular 10 golf course Mission Hills development on the Lava fields of Hainan Island.
Green Dynasty have setup fulltime operations out of Singapore so we can provide efficient services throughout S.E Asian and the Middle East region. In doing so, it is our goal to protect the Developer, Contractor and Clubs investment through careful Project feasibility, Pre-Construction planning, Construction implementation and Post Construction services. Combining respect for local cultures and with a world of experience, sound quality control, transparent operating procedures and ability to listen and understand the owners requirements, we

MEET OUR TEAM

Owen Hester – President

Heading up Green Dynasty with more than 30 years experience in Golf development including 21 years in the Asian region, Owen Hester head the Green Dynasty Management team. Having successfully managed the development of multi course facilities and award winning projects throughout the region, his expertise in developing site specific construction management plans ensure the owner achieve their desired result in a cost efficient manner. Being based in Singapore allows for Owen to play an active and personal role in each project and be available to address design and construction issues as requested by the owners and project consultants.

Project Managers

Every project has specific needs and structures for development. During the pre construction phase Green Dynasty assess the construction process and make careful consideration as to the placement of the correct project manager for the development.

Our Project Managers are all expatriate and have a minimum 15 years experience managing successful golf developments on an international level with specific emphasis on Asia and China. Apart from qualified and experienced, Green Dynasty project managers are resourceful and have the ability to "problem solve" and work with the owners team to ensure quality is maintained whilst meeting project objectives.

OUR SUPPORT PERSONNEL

Construction Team

Specialist personnel

Green Dynasty can provide specialist personnel as part of the Green Dynasty team to suit specific project requirements. Specialist personnel placed on the project are all experts within their nominated field and work under the management guidelines of the company.

Specialist personnel include:

Irrigation Installation Managers who oversee and control the installation of the irrigation and pump system, coordinate commissioning and final hand over to the owner's designated staff.

Feature Construction Foreman who work closely with the Shaper and Architect to setout and oversee the construction of key features such as Greens, Tees and Bunkers.

Shapers who have International experience and sound knowledge of the Architects style and specifications. Our specialist personnel work closely with the development team to ensure quality is met in accordance with the schedule and specifications.

All our team members are appointed on a project by project basis depending on the owners chosen level of service. Green Dynasty go to great lengths in appointing the right team to suit the right project and integrate with the locals on both a professional and social level throughout the term of the contract.

GREEN DYNASTY

OUR SERVICES

CONSTRUCTION MANAGEMENT
GREEN DYNASTY'S UNIQUE P.C.P SYSTEM

Building a successful golf course involves more than just construction. Green Dynasty has developed a successful integrated construction program that addresses the three main components of building a golf course.

Organization and planning is critical to ensure all components during construction are covered. This is done through **PRE CONSTRUCTION** where Green Dynasty assist the developer with appointment of Consultants and then coordinate with Architects and Consultants to plan out construction, develop scheduling and budgets and prepare and call project specific tender documents.

With successful planning in place Green Dynasty commence **CONSTRUCTION** with the knowledge that everything can be done right the first time. With the implementation of construction programming and quality control procedures the owner and architect can rest assure that the golf course will be built to specifications on time and within budget.

To ensure the golf course maintains the standards achieved during construction, Green Dynasty provide a **POST CONSTRUCTION** service which controls final grow in, rectification of works by the contractor prior to hand over and ongoing monitoring to ensure the golf course is maintained to exacting standards ensuring consistent maintenance budgets are met and the golf course achieves the desires of the owner.

OUR SERVICES

PROJECT FEASIBILITY

With more than 30 years in project development, Green Dynasty Pte ltd offers a unique project feasibility service assisting developers with upfront planning to determine both cost viability of a project and overall structure for development and long-term operating structures. Our services include:

- Project Analysis.
- Site assessment and recommendations.
- Concept routing for golf land use.
- Cost estimates for construction.
- Operating structure.
- Cashflow for development and operations.
- Recommendation and selection of suitable consultants.
- Management of design and development planning phase.
- Development phasing and scheduling.

BÁO CÁO PHÁT TRIỂN VÀ ĐỀ XUẤT
DEVELOPMENT REPORT AND RECOMMENDATION

DỰ ÁN THÀNH PHỐ VĂN ĐỒNG VIỆT NAM
VAN DONG CITY PROJECT, VIETNAM

Của
For

TẬP ĐOÀN TRƯỜNG TIỀN
TRUONG TIEN GROUP

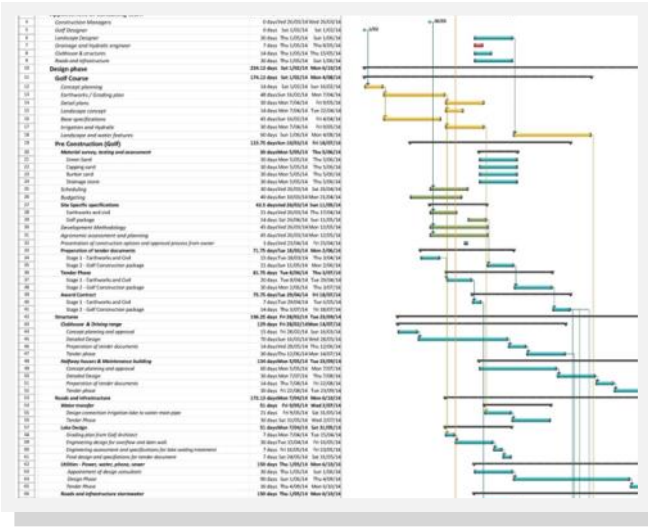
Tháng 12 năm 2019
December 2019

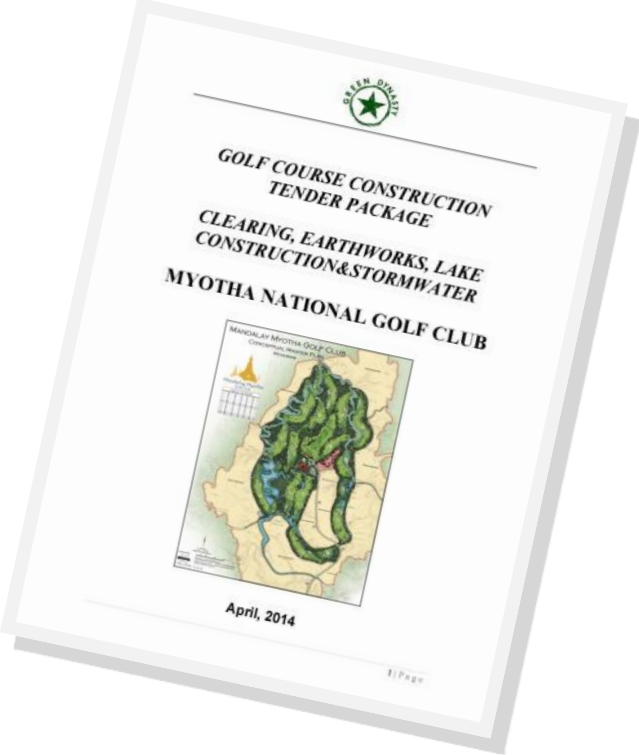
PROPOSED
GOLF RESORT
ISLAND
DEVELOPMENT

A PROJECT PRELIMINIARY FEASIBILITY PREPARED BY GREEN DYNASTY PTE LTD

PRE CONSTRUCTION SERVICES

- Scheduling and schedule updates.
- Budgeting and budget updates.
- Develop methodology requirements for the golf course
- Site assessment and evaluation
- Prepare Design Brief for Architects and Consultants
- Coordinate irrigation design and tender.
- Prepare Tender documents
- Pre qualification of contractors
- Confirm materials selections
- Coordinate Architects and Consultants for document delivery
- Provide regular progress reports to Management and committee
- Call tender
- Tender assessment
- Provide report and recommendations for selection and commencement of construction.





GREEN DYNASTY

CONSTRUCTION SERVICES

•Provide Full time Construction Manager

•Scheduling and schedule up-dates.

•Frequent monitoring in attempt to ensure construction remains on schedule and within budget.

•Construction equipment and ma-terial procurement assistance

•Assist Golf Course Architect during site visits and take notes regarding architectural comments and changes.

•Coordinate irrigation material delivery and quality con-trol of materials.

•Periodic Senior Project Management site visits during construction to coordinate contractors/sub-contractors and monitor quality control.

•Daily Management of construction contractors/sub-contractors and monitor quality control.

•Conduct weekly construction coordination meetings with all on-site Contractors and Developer representatives

•Assist construction contractors/sub-contractors with work methodology for efficient and cost effective construction management.

•Produce Weekly golf course construction progress reports.

•Assist Owner on a daily basis with any and all necessary golf course construction related issues.

•Quality control of all golf course construction work.

•Provide direct and dedicated supervision of all feature construction works.

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POST CONSTRUCTION SERVICES

- Maintenance Equipment list preparation and tender
- Maintenance building layout and setup
- Coordinate interface between the golf course and site facilities such as clubhouse construction and halfway houses.
- Preparation of defects list and monitoring of contractors
- Assist Director of Agronomy with course grow in to ensure turf grass standards meet architects specifications.
- •Assist in preparation of course for opening and play including selection of course furniture.
- •Assist owner and maintenance personnel to address maintenance and grow in concerns and

GREEN DYNASTY

RENOVATION SERVICES

Green Dynasty provides a specialist service to the Asian golf market engineered towards renovation and up grading of existing golf facilities. In addition to what we normally offer under our Design and P.C.P system, Green Dynasty bring a specialist team to the project to handle technical areas such as shaping, irrigation and profile construction. Our renovation services can utilize existing club resources and employees or combine with bulk works carried out by local contractors.

- Assessment a best methodology of redevelopment.
- Work in-conjunction with our Architect or owner appointed architects suitable for the course needs.
- Coordinate interface between the golf course and site facilities such as clubhouse construction and halfway houses.
- Setup direct purchase of key materials by the club for cost savings.
- Work with the existing ground staff and include them as part of construction to minimize costs, train staff on how the new course functions and create a sense of pride with the staff through building the course.
- •Assist in preparation of course for opening and play including selection of course furniture.
- •Assist owner and maintenance personnel to address maintenance and grow in concerns and problem solve issues relating to playability of the course.
- •Provide monthly report on course grow in conditions and recommendations.

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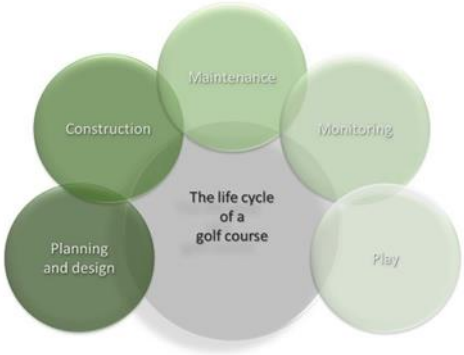
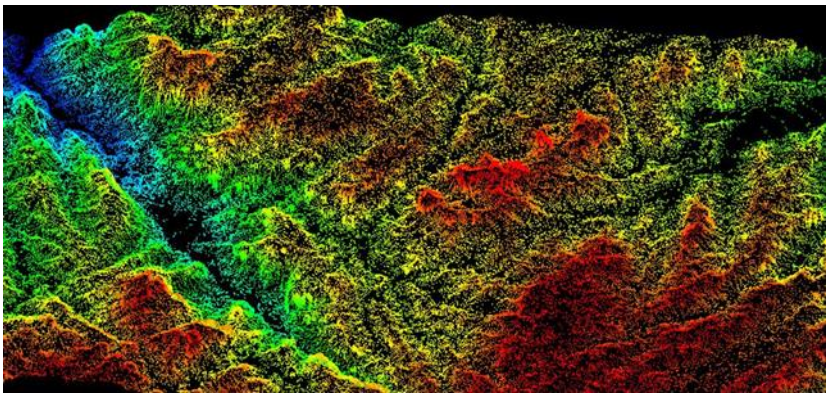
GREEN CATCH

DIGITAL DRONE SURVEY



Green Dynasty Pte Ltd have partnered up with Brain Pool Tech Pte Ltd to provide digital solutions for the entire life cycle of the golf course or project. Our services will take you from pre-construction to post-construction where we create a master digital file before the first shovel hits the ground. We provide in-progress monitoring of the site and during the post-construction phase and we provide all stakeholders with 3rd party oversight and verification of topo designs, watershed, water storage, flood mitigation, accurate aerial volumetric measurements and a final digital as-built that will save you money throughout years of future maintenance. We also offer stunning marketing material throughout the process and provide a state-of-the-art mobile app for all your customers who believe their golf course should have environmentally sustainable goals.



Pre-Construction Initial services

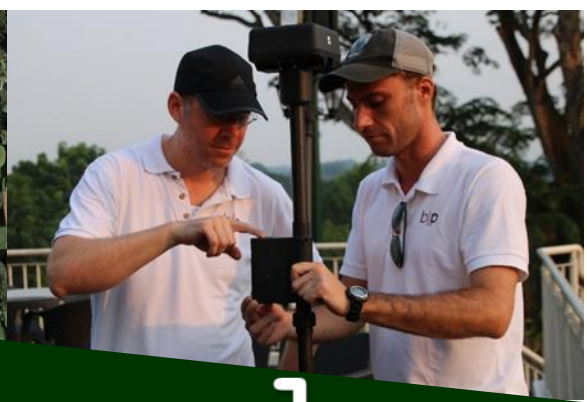
- Aerial survey and create Topo map.
- Verification of existing Topo plans.
- Creation of watershed plan.
- Creation of “Master File” for design and As Built information.
- Create Fly path plan for monthly site pick up survey.

Construction Phase services

- Provide site Drone for daily, weekly or monthly site survey
- Interpretation of site data and prepare monthly take off quantities.
- Develop and build on going As-Built.
- Verification and checking of contractor claim and measurements.
- Progress aerial photos and videos.

Post Construction

- Final As-built plan
- Aerial measurements of turf and feature areas
- Accurate hole distance measurements for course rating



GREEN DYNASTY

brain | pool

WHAT OUR CLIENTS SAY

MISSION HILLS
觀瀾湖

Guinness Records WORLD'S NO.1 GOLF CLUB

LETTER OF RECOMMENDATION

GREEN DYNASTY GOLF CONSTRUCTION MANAGEMENT

This letter acts as a recommendation of services performed by Green Dynasty Golf Construction Management.

Mission Hills Group engaged the services of Green Dynasty and its principals for managing the construction of our golf facilities at both Shenzhen and Haikou. The success of these projects and the quality of the golf courses are partly due to the management practices and quality control procedures Green Dynasty put in place.

Mission Hills is currently undertaking a number of new projects in China and we have engaged without hesitation the services of Green Dynasty to manage the construction of the golf courses on each project. Green Dynasty has successfully put in place construction programs for these courses that are site specific and more importantly meet our demanding requirements for scheduling, budgeting and quality control.

I have known and worked with the principals of the company for over 17 years and consider them in the highest regard possible. I strongly recommend their services not only for their abilities and aptitude but also for their strong character and commitment to the Ownership's needs.

I have no hesitation in recommending Green Dynasty to any new development seeking high quality construction and long term protection of their golf investment.

Dr. Ken Chu
Chairman & CEO
Mission Hills Group
June 2012

HK 香港：29/F, 9 Queen's Road Central, Hong Kong 香港皇后大道中9號29樓 T (852) 2122 1616 F (852) 2869 9632
SZ 深圳：No.1 Mission Hills Road, Shenzhen, China 中國深圳宝安區觀瀾高爾夫大道1號 P.C. 郵編：518110 T (86 755) 2802 0888 F (86 755) 2802 8200
DG 東鎮：Lin Ping Road, Tangxia, Dongguan, China 中國東莞市塘厦鎮林平路 P.C. 郵編：523722 T (86 769) 8728 8888 F (86 769) 2801 1111
HN 海口：No.1 Mission Hills Boulevard, Haikou, Hainan, China 中國海南省海口市觀瀾湖大道1號 P.C. 郵編：571155 T (86 898) 6868 3888 F (86 898) 6866 0688
www.missionhillschina.com

Ken and Tenniel Chu, the brothers who run Mission Hills Group in China, top Golf Inc.'s inaugural list of the most powerful people in Asia.

GREEN DYNASTY

WHAT OUR CLIENTS SAY

SENTOSA GOLF CLUB
SINGAPORE

November 21, 2015

To Whom it may concern;

Green Dynasty has been retained to guide Sentosa Golf Club through the one of the most aggressive transformations in a full scale redesign of the award winning Tanjong Course at Sentosa.

We have just broken ground but can vouch for the professional nature of Green Dynasty as they were and have been instrumental in the Tender process as well as getting the project started.

The background of Owen and his team gives us confidence that we are in good hands to help steer us through the balance of the work. They have great knowledge of programing scheduling and over sight of the means and methods of the work. They are protective of the budget and continue to look for economical means of problem solving as well as project expenses.

We would highly recommend Green Dynasty for any project being considered whether new construction or renovation.

All the best,

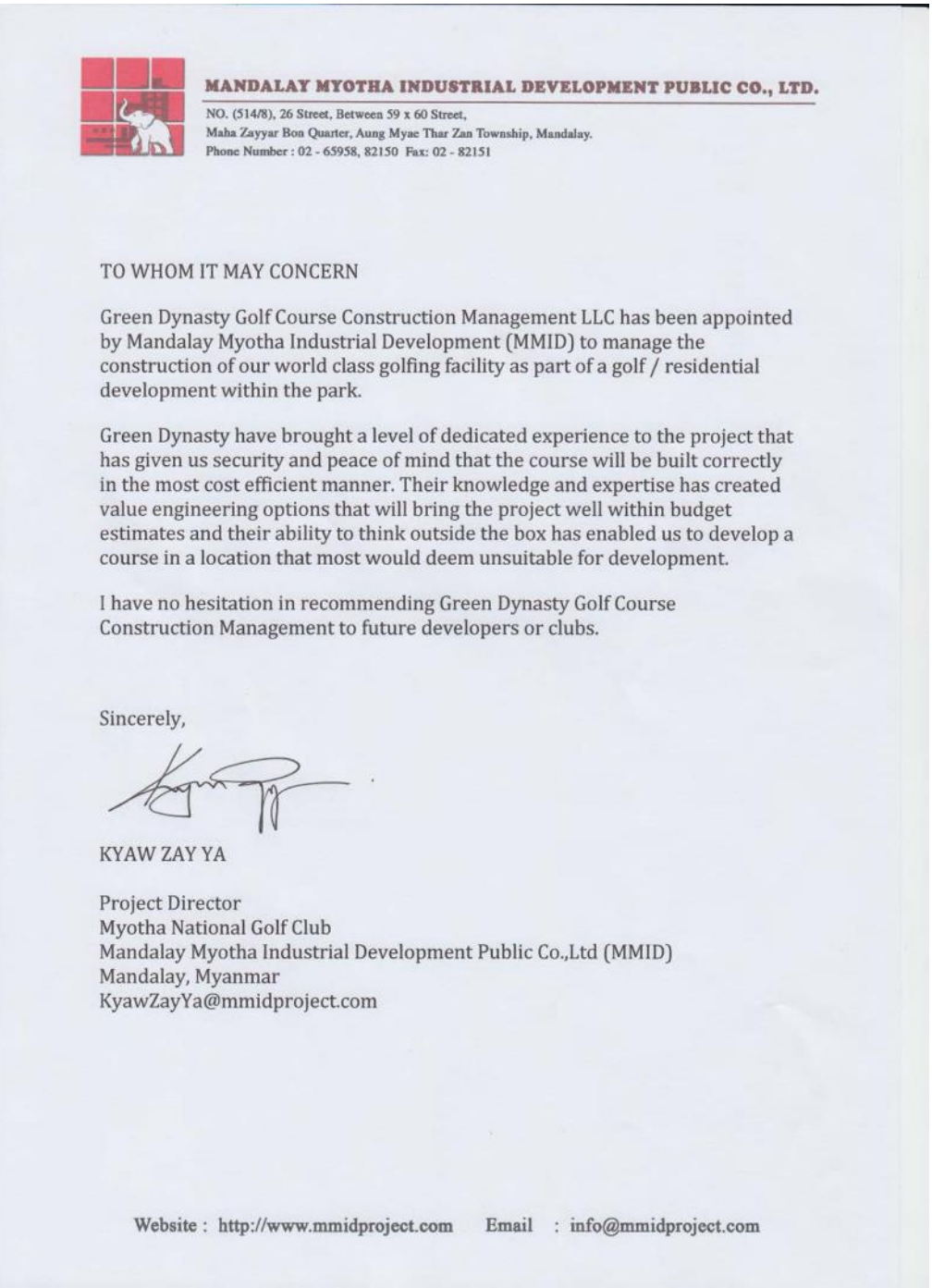
Andrew H. Johnston
General Manager / Director of Agronomy

Andrew Johnston is the General Manager and Head of Agronomy. He is also Architect for the re-development of the Tan-jong Course.

SENTOSA GOLF CLUB ~ 27 BUKIT MANIS ROAD, SINGAPORE 099892 Tel: (65) 6275 0090 Fax: (65) 6275 0005

GREEN DYNASTY

WHAT OUR CLIENTS SAY



MANDALAY MYOTHA INDUSTRIAL DEVELOPMENT PUBLIC CO., LTD.
NO. (514/8), 26 Street, Between 59 x 60 Street,
Maha Zayyar Bon Quarter, Aung Myae Thar Zan Township, Mandalay.
Phone Number : 02 - 65958, 82150 Fax: 02 - 82151

TO WHOM IT MAY CONCERN

Green Dynasty Golf Course Construction Management LLC has been appointed by Mandalay Myotha Industrial Development (MMID) to manage the construction of our world class golfing facility as part of a golf / residential development within the park.

Green Dynasty have brought a level of dedicated experience to the project that has given us security and peace of mind that the course will be built correctly in the most cost efficient manner. Their knowledge and expertise has created value engineering options that will bring the project well within budget estimates and their ability to think outside the box has enabled us to develop a course in a location that most would deem unsuitable for development.

I have no hesitation in recommending Green Dynasty Golf Course Construction Management to future developers or clubs.

Sincerely,

KYAW ZAY YA

Project Director
Myotha National Golf Club
Mandalay Myotha Industrial Development Public Co.,Ltd (MMID)
Mandalay, Myanmar
KyawZayYa@mmidproject.com

Website : http://www.mmidproject.com Email : info@mmidproject.com

Mandalay Myotha Industrial Development Co,. Ltd

Myotha National Golf club is a world class 8,000 yard Championship course designed by Schmidt Curley in conjunction with Kyi Lha Hun. The Club forms part of a 1000 acre residential development within a 20,000 Acre Industry / New City Development in Myanmar.

GREEN DYNASTY

WHAT OUR CLIENTS SAY

保利·石象湖

RECOMMENDATION LETTER

To whom it may concern,

Green Dynasty Golf Course Construction Management Company has been providing construction management services on our Poly Stone Elephant Lake golf project since August 2013. During this period of time, their company president Mr. Owen Hester and his on-site management team have impressed everyone involved with this project with their rich experience, excellent integrity, professional work attitude, great team-work spirit and accurate interpretation of architect's design intent. Under their joint effort, the project has been going very well since day 1 of construction.

I would recommend Green Dynasty and their services to any golf development, where their involvement will prove to be a great value for many years to come.

Best Regards,

Xiaojun Zhang
Project Director, Poly Stone Elephant Lake

POLY GROUP REAL ESTATE DIVISION CHENGDU

Poly Group Real Estate are one of the most respected property developers in China.
Poly have recognized the importance of having Green Dynasty on their team to ensure quality and professional development of their current and future golf / residential developments

GREEN DYNASTY

WHAT OUR CLIENTS SAY

15th August 2019

SELETAR COUNTRY CLUB

101, Seletar Club Road
Singapore 798273
Tel: 64814812
Fax: 64813000

SELETAR COUNTRY CLUB

TO WHOM IT MAY CONCERN

Green Dynasty Pte Ltd were contracted by Seletar Country Club to manage the redevelopment of our 18-hole member golf course. They were selected due to their success with other Golf Club redevelopment projects in Singapore and throughout Asia. We engaged Green Dynasty during the early phase of design and planning to guide and ensure both timing, specifications and budget met our clubs' expectation. Working closely with our Golf Architects, Green Dynasty were able to reduce our initial planning budget by more than 5 million dollars and improve the overall specifications and planned quality of works. In addition, Green Dynasty were able to reduce the overall planned construction period by 2 months. During our tender period, Green Dynasty led a detailed tender process with the club eventually engaging a contractor with the required skills and conformity at a fee well below our allocated tender budget saving the club further planned expenditure.

Our construction is now approximately 60% completed at time of writing this reference. Works are on schedule and we are anticipating coming in a further $1.2 million savings under the contract budget. During their tenure with both Pre-Construction and Construction, Green Dynasty have performed professionally and delivered works exceeding expectation and quality. The have managed both our consulting team and contractors and maintained excellent communication with our Club Management and Committee providing a high level of confidence.

I am most happy to recommend the services of Green Dynasty Pte ltd to both Developers and Golf Clubs seeking professional management of their works. Their integrity and professionalism are unmatched and their ability to deliver both cost savings, quality of work and value of construction far exceeds the cost of their service.

Respectfully

Philip Tan
General Manager

Mr. Philip Tan,

General Manager of Seletar Country Club.

Worked closely with Green Dynasty to manage budget and schedule requirements whilst keeping a golf course open for play and satisfying members expectations.

GREEN DYNASTY

WHAT OUR CLIENTS SAY

Golfplan
Dale & Ramsey
Golf Course Architecture

12 February 2020

Project:
Seletar Country Club, Singapore

Green Dynasty's expertise in golf course construction management is unsurpassed for keeping the construction sequences on schedule and on budget, which is vital to the success of any project new or remodel. For a golf course architect, Green Dynasty's knowledge and understanding of the varying design concepts, experience with diverse site conditions and weather factors is critical to taking good design and delivering and exceptional, high quality built golf course. Green Dynasty has been very flexible in creating a management program that meets the desires of the Club Management and Committee Members. Seletar Country Club was an extremely difficult complete rebuild with two rainy seasons and the requirement from the club to sustain 6-9 holes of play at all times. The quality of construction is the highest I have had the pleasure to experience since my start as a golf course architect in 1988. I was a pleasure and honor to work with Green Dynasty, they team members to exceed the expectations of the Seletar Country Club operational personnel and membership.

David M. Dale, Principal, Golfplan - Dale & Ramsey Golf Course Architects.

David M. Dale

David Dale
Principal Architect
Member of

ASGCA 1947

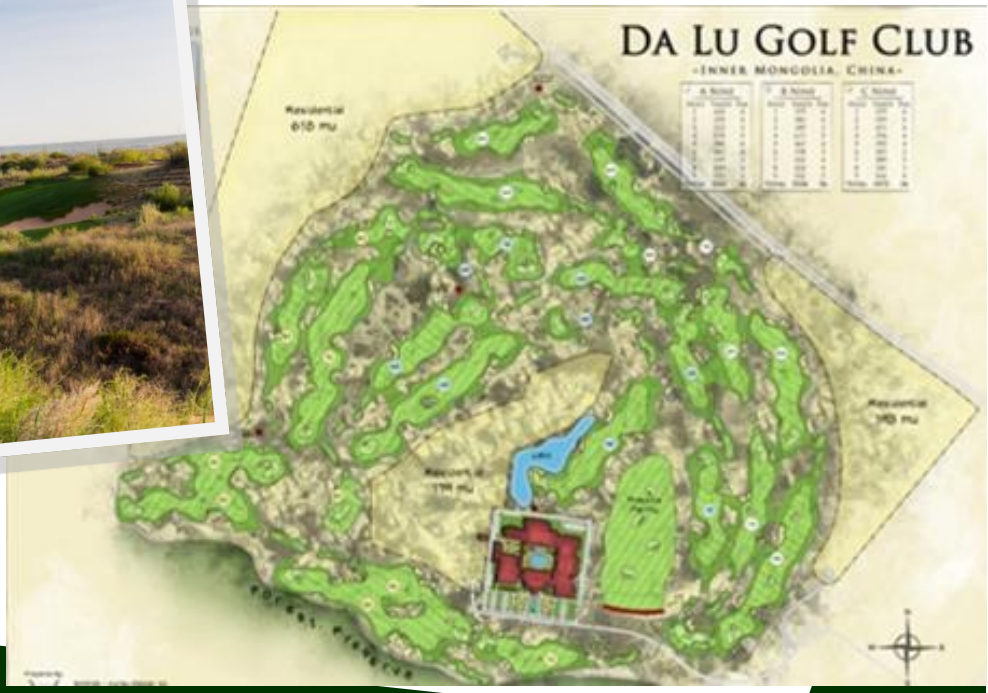
GREEN DYNASTY

SOME OF OUR RECENT PROJECTS

18 Hole Myotha National Golf Club.
Mandalay. Myanmar

36 Hole Mission Hills at Fuxian Lake Resort, Yunnan China

36 Hole Dalu Dunes, Inner Mongolia, China



SOME OF OUR RECENT PROJECTS

36 Hole Mission Hills

Fuling New Mountain Resort China

36 Hole Stone Elephant Resort China

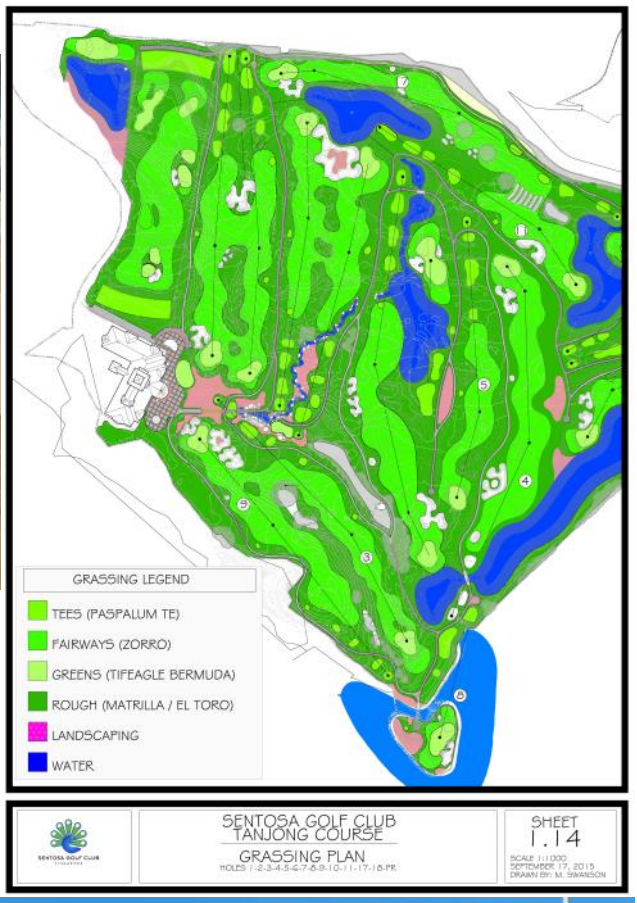
27 Hole Tong Zhou Bay China

SOME OF OUR RECENT PROJECTS

Tanjong Course

At

Sentosa Golf Club, Singapore



SOME OF OUR RECENT PROJECTS

Seletar Country Club

Seletar, Singapore

GREEN DYNASTY

ACROSS THE WORLD

Projects undertaken by Green Dynasty or
providing Project Management services to other companies

Myotha National	- Myanmar
Stone Elephant Resort	- China
Dalu Dunes	- China
Sun Hill Resort	- China
Fuling New Mountain	- China
Poly Suining	- China
* Mission Hills (10 course)	- China
Blackstone	
Outback	
Golden Era	
Lava Fields	
Stone Quarry	
Shadow Dunes	
Double Pins	
Oakmont	
Dyeabolical	

Singapore Island CC	- Singapore
Sentosa Golf Club	- Singapore
Mission Hills Shenzhen	- China
Ermi Mountain	- China
Poly Xindu	- China
Tong Zhou Bay	- Nantong
*Changbaishan	- China
*Yuling Mountain	- China
Dragon Valley	- China
Stone Forest	- China
Seletar CC	- Singapore
Palm Hills Resort	- Indonesia
Mimosa Golf Club	- Philippines
Naga Resort Feasibility	- Thailand
Indramourus Feasibility	- Philippines
Kadhkoo Feasibility	- Maldives
Bataan Feasibility	- Philippines
K N Links Specification (For GN Design)	- Vietnam
Tanjung Aru Specifications (For GN Design)	- Malaysia

Projects undertaken by Green Dynasty
President prior to forming Green Dynasty

Nirwana Bali Resort	- Indonesia
New Kuta Golf	- Indonesia
Semarang International	- Indonesia
Royal Sentul Highlands	- Indonesia
Hyatt Regency Yogya	- Indonesia
Anai Golf	- Indonesia
The National	- Australia
Southern Golf Club	- Australia
Pacific Dunes	- Australia
Elenora GC	- Australia
The Cut	- Australia
Shell Cove	- Australia
Johns Island West	- USA
Johns Island Dye Course	- USA
Black Diamond Ranch	- USA
TPC Sarasota	- USA
Boca Raton CC	- USA
Stuart YCC	- USA

Green Dynasty Corporate
and affiliate offices.

Vietnam Office:

2nd floor, phuong dong golf driving range, tan my street,
My dinh district, Hanoi
Vietnam

Singapore Office:

2 Tanah Merah Kechil Link 04-02 Singapore 465417

Indonesia Office:

Jl Bypass Ngurah Rai , Ruki Shanti 154/1Sanur. Bali Indonesia

GREEN DYNASTY

POSTCARDS FROM OUR COURSES

OUR STRATEGIC PARTNERS & KEY CLIENTS

THE SINGAPORE ISLAND COUNTRY CLUB

SENTOSA GOLF CLUB

CONTACT US:

INTERNATIONAL:

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PHILIPPINES

GALEN RAMOS

Email: galen@greendynastygolf.com

Ph: Philippines- +63 9983790088

GREEN DYNASTY

Golf Course Design and Construction Management

Bringing Golf dreams alive