

# JOURNEY WITH LBS

VOL  
19



OCTOBER 2020

 **LBS**  
BELIEVE • BECOME • BEHOLD

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**6**

Note from  
Managing Director

**8**

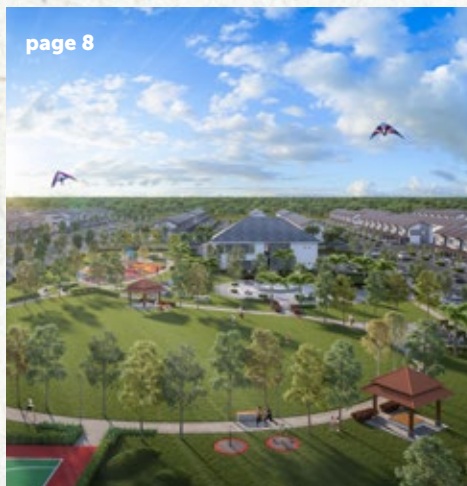
Topic Today: Living in  
a COVID-19 times

**13**

Engagement

**14**

KITA @ Cybersouth:  
Your one township



# content

**18**

Ritma Perdana: Live to  
your own rhythm & beat

**20**

LBS SkyLake Residence:  
An oasis in the midst of  
the city living

**22**

Residensi Bintang Bukit  
Jalil: Elevated luxury in  
every way

**24**

BSP21: Complete  
comfort in a  
comprehensive created  
serviced apartment

**26**

Home Improvement:  
How to declutter



## 28

Cameron Golden Hills: Own a piece of Malaysia's favorite highlands

## 30

Bandar Putera Indah: Contemporary living in the heart of Batu Pahat

## 32

Taman Kinding Flora: Affordable homes in up-and-coming township

## 34

New LBS developments in Genting Highlands



page 16



## 36

Prestige Residence: Seri Kembangan, a sleeping giant awakens

## 38

Happenings: LBS Events & Activities

## 42

CSR

## 44

Happenings: Tan Sri Lim Hock San's Commitment In All Aspects



# **Note from Managing Director**



A warm welcome to our readers! We are honoured to present you with the 19th issue of our quarterly magazine, which is also available as an E-magazine.

In the past few months, the COVID-19 pandemic has affected everyone in the world. The pandemic and the Government's implementation of the Movement Control Order (MCO) in stages have shifted the way many companies and industries conduct their businesses. Now, we are to follow a "new normal" where physical distancing and hygiene measures set the standard for the way we do business, interact and live. Due to these turbulent times, LBS has lowered our sales target to RM1 billion from RM1.6 billion as we charter through a period of global uncertainty.

With a few months of enforced MCO, Malaysians are forced to spend more time at home. If anything, this has reinforced the importance of a owning a good home and property. Those who already have a solid home environment has weathered this lock-down significantly better. In response to the realisation of this basic necessity, LBS launched the #DudukRumah Deals marketing campaign where it allows the purchaser to book a unit of LBS property with just RM200 during MCO. This campaign was introduced and promoted via various digital platforms which includes virtual showrooms, website, email, WhatsApp, Facebook, Instagram and SMS to reach out to the potential buyers.

With the introduction of the #DudukRumah Deals, we managed to persevere during the MCO period and received 810 online bookings with sales amounting to RM377 million (from March 18 to June 9). In addition to this, with the government announcement on short-term National Economic Recovery Plan (PENJANA) and the reintroduction of Home Ownership Campaign (HOC), we believe it will continue to spur the property market and our #DudukRumah Deals Plus HOC will further incentivise home ownership.

On July 2020, LBS held its 20th Annual General Meeting with the shareholders and announced that the group plans to launch properties with a combined estimated Gross Development Value (GDV) of RM3 billion by the first quarter of 2021. New projects or phases in the pipeline includes KITA Sejati and KITA Mekar in KITA @ Cybersouth, Dengkil; Ritma Perdana and the new block of Melodi Perdana apartment in LBS Alam Perdana township, Bandar Puncak Alam; Vines 3 in Cameron Golden Hills, Emerald Garden 3 in Bandar Putera Indah, Batu Pahat; and Bayu Hills in Genting Permai.

As at 30 September, we achieved a strong property sales performance of RM1.03billion. With this encouraging figure coupled with the current sales trend, I believe we will be able to maintain the momentum for the rest of the year and remain hopeful toward achieving our initial sales target of RM1.6billion.

**To that end, I would like to take a moment to extend our utmost appreciation for the continuous support, patience, dedication and hard work from each and everyone in the LBS Bina Group during this difficult time. I would also like to take this opportunity to acknowledge and thank the Malaysian government for doing a stellar job in containing the spread of the virus.**

But we are not out of the woods yet. We must all persevere together, and not let our guard down. I believe by only working together can we sail through this storm and emerge stronger than ever before.

Stay positive, stay safe and stay healthy!

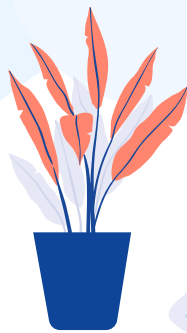
**Tan Sri Lim Hock San**  
*LBS Group Managing Director*





# LIVING IN A COVID-19 TIMES

*What changes need to be  
made and maintained in our  
lives from now on?*



The issue of COVID-19 is largely unprecedented in our times. Yes, we know of a few other pandemics, but they have been largely isolated and contained. The spread of COVID-19 has gone worldwide in a space of a couple of months. While not as deadly as other pandemics known to men, at time of writing, it has infected more than 20 million worldwide, with a mortality rate of 3.6 percent and a recovery rate of 65.8 percent. This is staggering as the virus is in its infancy, and is still mutating, with several known strains identified.



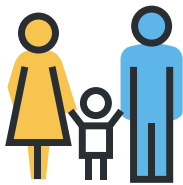
## ***THIS IS JUST THE BEGINNING. SO WHAT DO WE NEED TO DO?***



1

### **Prioritise what is important and what is not**

The most important elements are family, food, shelter, health, and education. These are the basics. These are the non-negotiable. Focus on these first.



**Family:** Remind yourself that people are more important than things. We need to take care of the people closest to us. Now is the best time to be the best that we can be, by looking out for others and not just ourselves. Start with your immediately family members, relatives and then friends. Many are in a worse position than you, so help out and learn to be grateful for what you have. Learn to be more caring and loving. Give more if you can afford to give.



**Food:** Try to consume fresh produce where you can. Sometimes we just have to use what is available as many of the things we are used to may not be available due to the situation. Cook more at home and use the best ingredients you can afford. In terms of spending, food and nutrition must be prioritised. A healthy diet will give us the best chance of staying healthy.



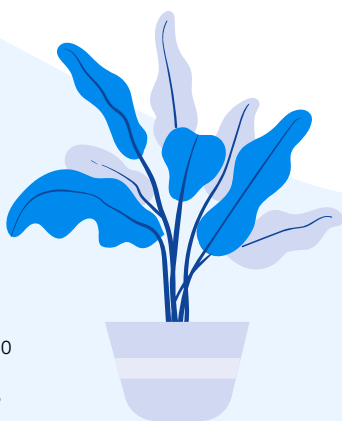
**Shelter:** A roof over your head is a step towards a stable family. The ability to own a home is a bonus. Spend your money to maintain the home, paying instalments or rental, because if the family is without a roof over their heads, it adds a lot of stress and tension to an already trying time. A home also offers protection for your loved ones, and it gives a sense of security to the family. This adds to the mental well-being of all involved.



**Healthcare:** Yet another priority should be your health and the health of the people around you, more so in these times. Eat well, drink enough water and get enough sleep, as these will all help our bodies perform at it's best. Look out for typical signs of COVID-19 infections and go see the doctor if you need to. It is best to rule out an infection rather than to infect the whole family and others. One of the good thing about Malaysia is that we have a very good health care system.



**Education:** Money may be tight, so some families opt to take their children out of the education system. But if you can, do keep your children in schools, because it will help them when they are old enough to work. Many who have not received a proper education fall into many traps like vices and illegal activities out of desperation for work and to make a living.





2

## The ways to deal with your money

The whole business world is affected by this new virus, making it tough to make money. Many have lost their jobs and received a pay cut. Jobs are no longer secure, therefore spend your money wisely.

For those who have savings, use it for what is necessary, and never for non-essentials. For those who are struggling to make ends meet, you will need to find ways to manage, usually but cutting off all forms of excessive spending and getting extra part-time jobs to supplement income.



**Save as much as you can, spend as little as you can, and spend only on essentials.**

4

## Hygiene and social distancing

This should be already ingrained in us by now. Wear a mask when you go out, wash your hands with soap for 20 seconds regularly, and keep social distancing an active way of life. Learn not to touch any surfaces outside your home, also learn to touch your face as little as possible, especially if you are outside. Those with long hair, wear a hairband or hairclip so you do not need to sweep the hair off your face, and touch your face in the process. Take all precautions until a vaccine is found.

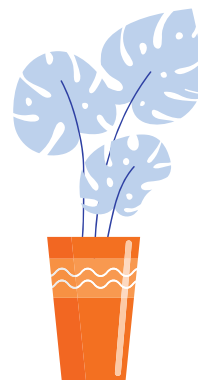
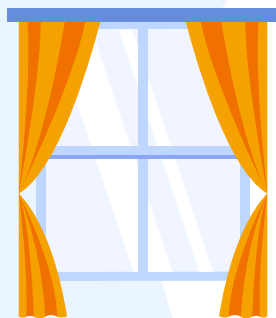
Malaysia is currently doing extremely well in our fight with COVID-19, but now is not the time to relax. The unique thing about this virus is a carrier can live happily without symptoms and it spreads very easily. Even if you feel fine, take the right action to keep others safe. Literally, their lives are in your hands.



3

## Spend locally and logically

If you need to spend, spend it locally. This helps the circulation of money within your immediate areas and financial touch points. Support any and all local industry, including online purchases of products. Again, be practical and realistic on your spending. If you are eating out, go to local shops, owned by locals. If you want to buy things, frequent local set-ups. Avoid overseas holidays for now as the money will be circulated outside of Malaysia. There are plenty of excellent holiday destinations in Malaysia. Support all local industries.



5

## Stay healthy

Apart from what has been already mentioned, a good way to stay healthy is to exercise regularly. If in a lockdown situation, there are many ways to exercise indoors. If you have free-weights, you can use them, and even if you have no equipment, you can easily do push-ups, tricep dips, squats, planking, burpees, jumping jacks and a host of other equipment-free exercises.

If there is an option of exercising outdoors, simple things like jogging or cycling is ideal. Hiking or walking in a heavily forested has also been shown to produce many health benefits like reducing stress, lower blood pressure, minimising depression and for general brain health.

6

## Be aware of mental health issues

One thing that is becoming more prevalent in these times is the high suicide rates. Mental health will be a serious issue in the foreseeable future. The saying “a burden shared is a burden halved” is a good way to handle this. Men especially will need to share more of what they are feeling with the people closest to them, because men usually keep everything inside, it boils over into depression. It is not a sign of weakness to share our struggles, because when we are better, we can also help others.

Spend more time as a family to build it up. This can be done indoors through simple board games or other activities. Build the community and strengthen the support system within.

**As you can see, the best we can do is to survive and try to get on with life as best as we can. There are still many unknown factors in our fight with COVID-19, and latest news has it that some countries are already testing vaccines. The vaccines may or may not work, and we have to establish that it is indeed safe for the public to use, and this will take time. Very likely, as the experts have already stated, there will be a host of newer and more effective vaccines that will supersede the older vaccines.**

## STAY SAFE AND STAY STRONG.



# Here is your chance to **win** RM50 AEON shopping vouchers.

LBS will pick four best entries and each winner will receive a shopping voucher completely FOC on us!

Whichever LBS development you are in, we are certain there is something about it that you absolutely love. More so with the recent MCO, we would love to hear how you have managed in your respective homes and communities. This contest is open to all residents in any LBS development. You can send in more than one entry as long as it is something different from your previous entry.

**THEME:** In relation to the recent MCO, show and tell us how you managed to not only survive but thrive with all the restrictions on movement in your LBS development and community.

It may be a special spot where you can be alone, a nice corner in your home where you have arranged things so you can be comfortable, a certain activity you do to destress, etc.

## HERE IS HOW YOU CAN ENTER:

1) Click on the link provided here or scan the QR code

<https://lbs.com.my/journeycontest>



- 2) Fill in the required personal details
- 3) Upload a photo that best displays the theme
- 4) In a few sentences, explain the activity on the photo. Please include the name of the LBS development
- 5) Submit to us by **6th November 2020**

Winners will be notified by the LBS team through the contact information you have provided. Winning entries will be featured in the next issue of LBS Journey magazine and may be used in the future for other PR or marketing activities.

Good luck!!!







# KITA @ CYBERSOUTH: YOUR ONE TOWNSHIP



Bringing back the nostalgia of days gone by, when times were simpler and more pleasant, KITA @ Cybersouth is designed with all the best elements of traditional Malay community living in Dengkil. Build memories in an open but close-knit community, within the safety of a gated and guarded community spread over 633 acres of Malay Reserve Land is bringing back the "good old days".

Community living is alive and well in KITA @ Cybersouth, with every element in the township planned around this to inspire and promote togetherness by bringing people together. What we term as "Nostalgia Realm" is the landscaped into our design concept. KITA @ Cybersouth is surrounded in lush greeneries with acres of land reserved as Green Zones and the functional recreational zones that rekindle the sweet memories of our childhood days. One of the constant issues for homeowners today is affordability. Well, affordability is one of the tenets of KITA @ Cybersouth. The price range is kept to a realistic level while providing for a superior environment focussed on quality living.

KITA @ Cybersouth is strategically placed in the fast-developing southern corridor of Greater Klang Valley, in which residents are well connected through the highly developed major highways. Being located between Putrajaya and Cyberjaya puts KITA @ Cybersouth

immediately on the map, with accessibility to a vast network of commercial hubs and international institutions such as educational, governmental administration, healthcare and more.

The KITA @ Cybersouth township is in close proximity to various key public amenities including commercial hubs, educational and financial institutions, governmental administration center, international airport, healthcare providers, and much more.

A variety of purposefully built small parks, each with its unique character and facilities are dotted all across the



Garden View  
Artist Impression





Community Hall  
Artist Impression

township. One key landscaping highlight is the back-lane garden, which is a linear garden that connects every home and seamlessly integrated into the lush greenery setting. Adding a uniquely attractive architectural element that draws people out of their homes to mingle. In essence, this is the best of kampung community living. To further demonstrate this, gatherings and festive events can be held at the Community Hall.

Architecturally, the concept is one of open spaciousness. Both on the inside of the homes and the outside. KITA @ Cybersouth consist of spacious double-storey terrace homes, townhouses and serviced apartments. One unique feature found within the landed properties is the inter-linked walking trails designed to circulate in the township through the back-lane area that connects each block with "fitness points" that encourages residents to keep fit.

Serious fitness buffs can make full use of the futsal court, aerobics plaza, badminton courts, and open parks where they can get their workout done and socialise with their neighbours at the same time.

Planned in detailed, the neighbourhoods are sub-divided into smaller areas, each with their own respective guardhouses, where it is compulsory for visitors to register themselves at the guardhouse before entry. Providing the advantage of modern-day security to the residents. There are constant patrolling of the perimeters by security personnel, while CCTV surveillance cameras are also present at multiple key points, assuring residents a peace of mind while engaging in their daily activities as this is a gated and guarded township.

**Sustainability is also taken into consideration for KITA @ Cybersouth, the development embraces bio-climatic design in the construction of its houses and locally sourced building materials, that are in harmony with the natural surroundings and local climate allow residents to benefit from natural advantages of the site. With well-designed spaces for natural lighting and well-ventilated living areas, residents can enjoy maximum thermal comfort while reducing electricity consumption.**

Themed facilities such as the Gasing playground and Congkak gazebo, found in KITA Bayu and KITA Harmoni are inspired by traditional games so they can celebrate and have fun while recreating their happy past into the next generation. Culture and tradition are on full display here.



Gasing Playground  
Artist Impression







Through KITA Bayu (2 storey terrace house and townhouse), KITA Harmoni (2 storey terrace house), KITA Ria (serviced apartment), KITA Impian (serviced apartment and shops) which makes up the KITA @ Cybersouth township, there is something for everyone to make their dreams come through.



Artist Impression

#### **KITA Bayu townhouses (22' x 75')**

are priced from RM409,900 with the ground floor being 1,346 square feet and the first floor at 1,483 square feet. The 2-storey terrace homes (20' x 60') are priced from RM550,000 and has a footage of 1,447 square feet. KITA Harmoni consist of 2-storey terrace homes (20' x 65') with 1,491 square feet from RM585,000 and is ideal to start your family lives and make new memories. It is the perfect upgrade for young families looking for more at an affordable price.

**KITA Ria** are the affordable serviced apartments that comes in Type A at 901 square feet and Type B at 602 square feet. It also comes with gymnasium, kid's playground, BBQ area, multipurpose hall, sepak takraw court, changing rooms, deck, kids swimming pool, adults swimming pool, open air playground for kids, kindergarten, separate prayer rooms for male and female, games room, futsal court, and open-air gym.



Artist Impression



Artist Impression

**KITA Impian** consist of two blocks of serviced apartments with Type A built at 901 square feet and Type B at 551 square feet. The serviced apartments come with amenities like court sports, exercise deck, BBQ area, multipurpose court, and a swimming pool.





Aerial View of KITA Township  
Artist Impression



## ACCESSIBILITY TO TOWNSHIP

Putrajaya-Cyberjaya Expressway via Elite Highway, Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE), Damansara-Puchong Highway (LDP), Jalan Putrajaya-Dengkil



## PROXIMITY TO EDUCATIONAL INSTITUTIONS

1.4 km to UiTM Dengkil Campus, 5 km to Heriot-Watt University Malaysia, 6.9 km to SMK Dengkil, 7.1 km to SK Dengkil, 7.5 km to Multimedia University, 10 km to Universiti Islam Malaysia



## PROXIMITY TO COMMERCIAL & LIFESTYLE HUBS

6.3 km to D'Pulze Shopping Centre, 13.5 km to Bukit Unggul Country Club, 14.3 km to AEON Big Hypermarket, 14.6 km to Alamanda Shopping Centre, 18 km to IOI City Mall, 22 km to Mitsui Outlet Park



## PROXIMITY TO PUBLIC AMENITIES

5 km to Klinik Kesihatan Dengkil, 7.5 km to Putrajaya Sentral, 8.6 km to Hospital Putrajaya, 10 km to National Registration & Immigration Department, 25 km to Kuala Lumpur International Airport

No need to lament on how the good old days are gone, because KITA @ Cybersouth township focusses on tearing down urban walls of self-imposed solitude through real community living planned from ground-up and achieved through its design and architecture... the good old days are indeed back again.







# Live to your own RHYTHM & BEAT

As part of LBS Alam Perdana, Ritma Perdana is part of the larger development and enjoys all the benefits of the existing infrastructure. This new 83.35 acres is a 24/7 guarded and gated community that is built with townhouses (22' x 80' and 22' x 95') and double storey terrace houses (20' x 60' and 20' x 70').

Townhouses are especially appealing for singles or newly married couples looking to own their first home which are designed for the modern lifestyle, while the more familiar concept of a double storey terrace house will suit growing families. Both options allow for a great deal of personalisation and encourages you to be you.

The interior of these abodes are based on open concept design to create a comfortable and uncluttered feel encouraging closer family bonding. This is a space for families to grow together in a secured environment.

The layout and design of Ritma Perdana encourages a community-life setting through its open concept, backlane gardens and 37 curated facilities. These include jogging and cycling tracks with specific exercise stations, courts for basketball, futsal, sepak takraw, volleyball and dodgeball. The choices you have here allows you to enjoy whatever activities you want, staying fresh and healthy.





Ritma Perdana houses are designed for community living  
Artist Impression










Ritma Perdana is varied and flexible enough for the individual to live life in their own pace and beat. There is something for everyone and the capability to be an individual remains. Choose your own rhythm in Ritma Perdana's vibrant community.



Courts for sports lovers  
Artist Impression



## Living by the numbers

-  **83.35** acres
-  **24/7** gated and guarded
-  **548** units in Phase 4A
-  **281** units in Phase 4B
-  **322** units in Phase 4C
-  **250** townhouse units
-  **901** double storey terrace houses
-  **1151** total units
-  **37** curated facilities/amenities





# AN OASIS IN THE MIDST OF THE CITY LIVING

LBS SkyLake Residence is your opportunity to enjoy lakeside living in the busyness of life. Not many will be able to wake up to a lake view every day, but with this development, you can. The tranquillity of the calm waters and the greenery surrounding it is optimised as the view simply gets better the higher up you go, and you will have a commanding view of the skyline and cityscape.

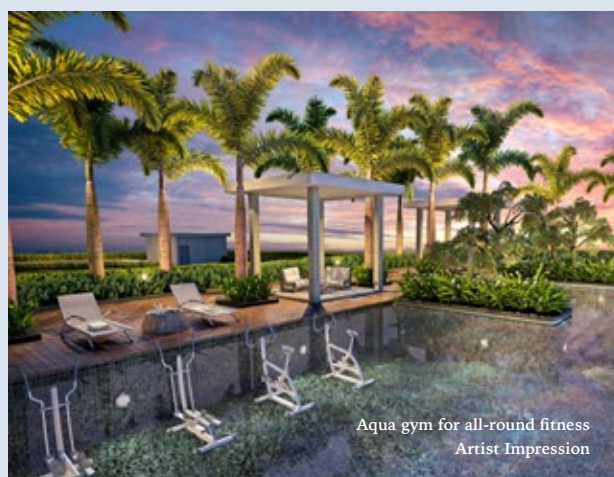
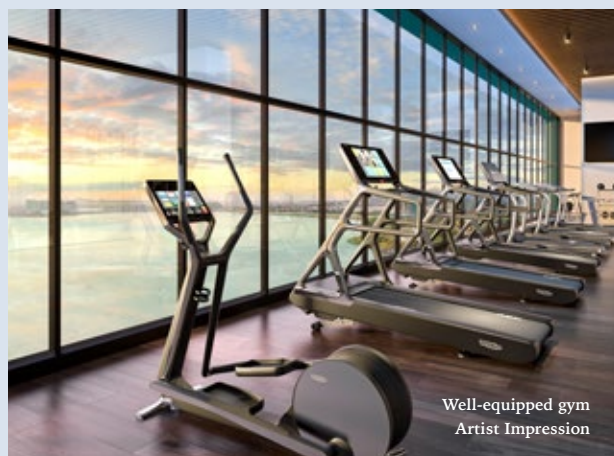
Calming lake view from roof top deck  
Artist Impression




# THIS IS IDEAL RETREAT FROM THE CITY... WITHIN THE CITY

We all need nature to nurture us. And apart from the lake and greenery outside, LBS SkyLake Residence is designed to take in all of that with a built in Rooftop Garden that comes complete with Tai Chi deck, BBQ garden, Sky deck, Mini playground, Sky basketball, Outdoor gym stations and Herb gardens. On level 7, the podium, you will also find the majority of the 72 facilities located, for your enjoyment and pleasure. This is a great area for family activities and bonding.

The units available are created to suit every need, from a young, single adult who's grown up in the surrounding area but want to be near their family home, to a young, medium sized family starting out on their own, with units ranging from 545 square feet to 1063 square feet. This bodes well for a healthy mix of neighbours, and is ideal for like-minded individuals and families.



## Living by the numbers

-  5.079 acres
-  746 total units
-  70+ facilities
-  545 - 1063 square feet
-  RM250,000 onwards





BY LBS  
**B** RESIDENSI  
**BINTANG**  
**BUKIT JALIL**

# ELEVATED LUXURY IN EVERY WAY



Penthouse Sky View  
Artist Impression



Bintang Tree Pavilion  
Artist Impression











Location... location... location... it does not get any better than the Residensi Bintang Bukit Jalil (RBBJ). Located smack in the middle of one of the most desirable location in the country, initially made famous through the sprawling, high-tech sports complex which was the nucleus of Malaysia hosting the 1998 Commonwealth Games, Bukit Jalil has grown from it's humble beginning to a vast metropolitan of on-trend choice for discerning home-owners.

Surrounded by some of the best developments in the country, the area is set to boom in a big way with Pavilion Bukit Jalil City Mall, Tzu Chi Internationals School, Kuala Lumpur Sports City, Bukit Jalil Recreation Park, Bukit Jalil Golf & Country Club, Calvary Convention Centre, Kinrara Golf Club, International Medical University and Technology Park Malaysia all within the same neighbourhood.





## Living by the numbers

-  **5.47** acres
-  **47-storey** North Tower
-  **50-storey** South Tower
-  **1342** condominium units
-  **802 - 2250** square feet
-  **15m** elevation from ground
-  **9** levels
-  **3-tier** security system
-  **110+** panic buttons
-  **90+** facilities/amenities
-  **2000+** carparks

modernity and nature exist in a symbiotic relationship, flawlessly interwoven into every façade and interior. Designs like this will never grow old or out-of-style, as it respects the natural topography of the land. This is built-in human rejuvenation at its best.

RBBJ is also built on the basis of environment-friendliness and energy-efficiency, with low maintenance materials, natural ventilation, recycling of rain water, reflection of heat away from its inhabitants as some of the key aspect of the development.

**This is very likely the location for you, if you plan to elevate your life into the lap of luxury living.**

Clearly, this bodes well with connectivity with Alam Sutera LRT Station, Awan Besar LRT Station, LDP, MEX, KESAS, Bukit Jalil Highway, and KL Seremban Highway encircling RBBJ.

RBBJ is built on a hill and will be give the best view, bar none, of the surrounding area. Unrestricted view of the KL skyline and Titiwangsa mountain range is on the table depending on where the individual condo unit faces. Imagine waking up to this vista, every morning, for the rest of your days.

On the inside, you can expect no less than 90 different facilities, ready to fulfil your need for a healthy lifestyle, or just to provide an oasis of calm after a long day at work. It is all here in RBBJ. Designed with security in mind, RBBJ provides peace-of-mid 24-7 with a three-tier security access system, multiple CCTV points and 110 units of panic button with security ready to act.

A blend of greenery within RBBJ mimics the Bukit Jalil area, which has been designed as a green-getaway within the Klang Valley. In RBBJ, the creation of



Residensi Bintang  
Bukit Jalil  
Artist Impression



# BSP21

BANDAR  
SAUJANA  
PUTRA

SERVICED RESIDENCE

# COMPLETE COMFORT IN A COMPREHENSIVELY CREATED SERVICED APARTMENT

Designed holistically to cater to every strata of life, BSP21 has specific facilities catering to family, elderly, adults, and toddlers. This is ideal for keeping the family unit intact and building stronger ties within, making BSP21 an exceptional investment for the whole family.

With carefully planted green lungs and greeneries, swimming pools and water features, BSP21 is not just about facilities and amenities, which it has in abundance. It is designed for a stress-free lifestyle, keeping everyone connected to as much nature as they want.



Kids water play pool

The layout of the BSP21 is one built on connectivity with ramps ensuring ease of access for everyone. Externally, BSP21 is a stone's throw away from Primary and Secondary Schools, shuttle bus service, multi-purpose hall, MAHSA University, convenience shops, bank, medical center, eateries, and petrol stations.

Additionally, BSP21 is easily accessed via ELITE Highway, LDP Expressway, SKVE Expressway, KESAS Expressway and MEX Expressway.

In essence, BSP21, as comprehensively planned as it is, is just the beginning of more good things, as infrastructure and accessibility continue to be developed around it.





The BSP21 comes with an **official Malaysia Book of Records** for Most Facilities in a Residential Development, 103 to be exact, if you are interested to know.

Too many to list down here, suffice to say, it will **cater to everyone** in terms of their interest, hobbies or passions.



## Living by the numbers

-  **10** blocks of urban development on...
-  **21** acres of land
-  **610 - 1711** square feet
-  **103** facilities/amenities includes...
-  **2.7km** cycling/jogging track
-  **3** themed podiums interconnected with sky bridge that connects to the...
-  **4-level** clubhouse (66,000 sq ft)



BSP21 actual facade



# How to declutter

**Define clutter:** It is different from one person to the next. In general, it is anything that serves no daily or practical purpose. It is something that does not add to your life practically. It is something that if gone, will not affect your life.



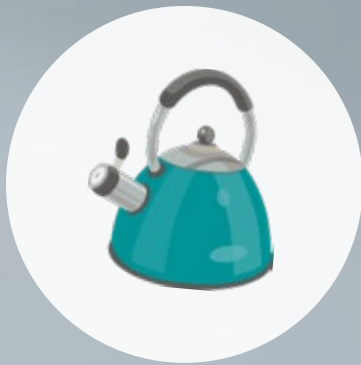




**Clothing:** Stop buying clothes for a year and throw away or give away anything you have not worn in 2 months



**Shoes:** Limit yourself to one black leather shoe, one leisure flat-sole canvas shoe, and one sport shoe/trainer. Shoes will disintegrate when kept unused for too long.



**Kitchen appliances:** Decide on what you really need. If it is something you use every day, then it is a need. If you drink coffee every 2 hours, a coffee maker makes sense. But if you only use a juicer once a month, you don't need it. Make decisions based on what you use daily or regularly.



**Plastic containers:** Storage brands are aplenty, and let's be honest, Tupperware is great. But you probably don't need the same unit in all the twenty shades. Stop buying till you need to replace something broken.

## Little Tips

1. **Buy only when you need to:** This is applicable for anything. Buy to replace something that is broken. Items that you are not too sure is a necessity, wait a month or two before you replace it, so to see if it is really a necessity.
2. **Organise what you have:** A good storage or display case will allow you to keep things that need to be out of sight, and display things that are mementos. Additionally, it saves you time from having to dust them as they are in a case or storage.
3. **Avoid too many hobbies:** Apart from time and money, hobbies take up space. Limit your hobbies.



**GOLDEN HILLS**

Cameron Highlands. The way life should be.

## Vines 3 2-Storey Terrace Homes

# Own a piece of Malaysia's favourite Highlands

One definite way to stay cool and calm in the tranquility of Nature's best offering is Vines 3, a 41 unit, 2-storey terrace homes located in the Cameron Golden Hills development in Tanah Rata, Cameron Highlands, which is widely accepted as a favourite getaway for Malaysians of all walks of life. City-folks head to the hills to enjoy the cool environment and greenery that is Cameron Highlands.



Vines 3 2-storey terrace home  
Artist Impression

Vines 3 is designed with direct inspiration from English Tudor architecture, a perfect fit for the location, as the English influence can be seen in many of the older establishments in the area. The luxurious 4-bedroom and 3-bathroom layout is designed to provide comfort and a homely environment for the whole family, and is built respecting the natural topography of the area, putting nature all around you.

Apart from the vast array of cheap and fresh local produce, the average temperature runs between a high of 25°C and a low of 14°C providing a naturally

cooling environment that is only found here in the Highlands. Needless to say, Vines 3 is one of the few places where you can enjoy fresh strawberries, tea, and scones at your doorsteps every day.

Built as a part of the bigger picture that is Cameron Golden Hills, Vines 3 enjoys the infrastructure that has already been laid in previous developments. Add to this the strawberry farms, tea plantations, vegetable farms and flower nurseries, and you can see yourself in an environment that can be found nowhere else in Malaysia.



## Vines 3 is your personal getaway, every day.



### Living by the numbers

-  59 acres
-  41 units of 2-storey terrace homes
-  4 bedrooms, 3 bedrooms
-  RM850,800 - RM1,126,800
-  roughly 5,000ft above sea level
-  3km to Brinchang, 3km to Tanah Rata





BANDAR PUTERA INDAH  
皇子城

# CONTEMPORARY LIVING IN THE HEART OF BATU PAHAT



Immediately after Johor Bahru, Batu Pahat is known as the second largest district in Johor. Rich with history, Batu Pahat has it all from shopping malls, holiday resorts, beaches, forest reserve, lakes, and galleries.

Launched in 2002, Bandar Putera Indah (BPI) is a short drive (7km) from the city center of Batu Pahat. The 1,288 acres that makes up BPI is dedicated to helping Johorians realise their dream of home ownership, with affordability being a key strategy.

Situated next to Muar, Kluang and Yong Peng, BPI is

the ideal location for many first-time home owners, those looking for an upgrade with and affordable price tag. The township comes with recreation center, hawker stall, tadika, shopping complex, police station, balai bomba, petrol station, office towers, schools, and surau/masjid.

Made up of mainly residential and commercial units, BPI continues to grow as new phases are added to existing one, as planned. It makes a compelling case for itself due to its proximity to many establish towns, thus promising to be a good investment for the current times and for the future as well.





Single storey terrace home  
Artist Impression



## EMERALD 3 | 翠园

G A R D E N

Emerald Garden 3 is part of BPI and is created to be incredibly comfortable while delivering on incomparable value. It consists of well-designed single storey terrace homes (22' x 75'), and is a good start for young individuals or families making their first foray in home ownership.

With a total of 424 units planned, prices start at RM342,900, with an unbelievable low down payment of RM200 (T & C applies). This will be where many start their lives and make new memories for generations to come.



Double storey terrace home  
Artist Impression



## Laman Bayu

Laman Bayu is another development under the BPI flag. With a planned total of 365 units, these are affordable double-storey terrace units (20' x 65') that will house 4 bedrooms and 3 bathrooms.

With prices and features as these, you can not make a wrong choice when you choose BPI to make your home in.





京丁綠園  
Taman Kinding  
flora

# Affordable home in up-and-coming township

Built on a 107 acres plot of land with young families and individuals in mind, and located in Tanah Hitam, Mukim Hulu Kinta Daerah Kinta, Perak Darul Ridzuan, Taman Kinding Flora is an affordable home development proposal that consists of residential development which suitable for the current market sentiment.

Created especially for the middle-income group, Taman Kinding Flora is set to become a desirable upgrade for many. This affordable development consists of well-designed single storey houses and cluster linked development, which comes with a host of facilities and amenities like an open lawn, jogging track, integrated playground, pedestrian walkway, swings, see-saw, multipurpose courts, and fitness area.





Single storey terrace home  
Artist Impression

The area will be ideal for bringing up families in a new and safe environment, with many areas for exercise and to promote healthy living. Up-to-date features and facilities will ensure that families will be able to enjoy Taman Kinding Flora for the foreseeable future.

With 754 units in total, the 20'x70' built-up space will include 4 bedrooms and 2 bathrooms, plus it is an area that is well-connected to established locations such as Chemor (6.6km), Tanjung Rambutan (8.9km), Klebang Ria (10.3km), Amanjaya (16.2km), Pusat Bandar Ipoh (18.8km) and Sungai Siput (19.3km).


**A new name for affordability is  
Taman Kinding Flora.**



Single storey cluster home  
Artist Impression



## Living by the numbers

-  107 acres
-  20' x 70'
-  4 bedrooms, 2 bathrooms
-  754 total units
-  6.6km to Chemor
-  8.9km to Tanjung Rambutan
-  10.3km to Klebang Ria
-  16.2km to Amanjaya
-  18.8km to Pusat Bandar Ipoh
-  19.3km to Sungai Siput





# NEW LBS DEVELOPMENTS IN GENTING HIGHLANDS

We are all busy and stressed with mainly work and family. Many are time-poor so an extended holiday is going to be impossible to achieve. Therefore, for the majority of Malaysians, especially those living in the cities, a weekend getaway is ideal. If you reside in KL and PJ, one of the best weekend getaways is Genting Highlands.

Firstly, it is close enough to make the leisurely, hour-long drive. Secondly, the temperature is significantly cooler, affording relief from the heat of the concrete jungle. Thirdly, it is centered around Gohtong Jaya that caters for everything you would require on a short getaway. And fourthly, it has every form of entertainment you can wish for to suit everyone in the family.



Bayu Hills  
Artist Impression

## IN THE VICINITY OF AN EXCITING NEIGHBOURHOOD



Gohtong Jaya is the self-supporting township that is located in the Genting Highland hills. It has all the modern facilities and amenities that will ensure you will not miss anything from “home”. Notably, within a short driving distance, there is an indoor and outdoor theme park, an 18-hole golf course, a resort, premium hotels, a world-renowned casino, fruit farms and of course, the Genting Premium Outlet.

In close proximity to Gohtong Jaya are two planned development by LBS Bina Group, they are Bayu Hills and Rimbawan. This is your opportunity to own a piece of property as your private weekend getaway in the hills.

**Bayu Hills** will be located midway up to Genting Highlands. The blueprint will be based on a resort-style setting with Feng Shui features. Hem in by some of the oldest Rainforest in the country, the tranquillity offered here will be astounding.

This will be a 37-storey, serviced apartment with a total of 642 units, including 10 storeys of car park, and one for facilities. These units are designed accordingly from a studio unit to a 4-bedroom unit, offering a wide variety of choices for future home owners. Prices start from RM450,000.

**Rimbawan** will be built across 300 acres of land, with the middle to high income group in mind. This township will be the ideal location for those who seek to own a second home just for their well-deserved holidays. It can also be a choice retirement location to kick back and enjoy the cool hills. It will feature both landed and high-rise properties.

In very short order, you will be able to have your own slice of paradise.





**PRESTIGE**  
-RESIDENCE-

# SERI KEMBANGAN

## A SLEEPING GIANT AWAKENS



- Education
- Retail and Shopping
- Recreational
- Landmarks
- Medical Centre
- Proposed MRT Stations
- Toll Plaza



Seri Kembangan has come a long way in terms of development. Like most areas on the fringe of Kuala Lumpur city center, it is more and more a sought-after location to make a home in. Located strategically, Seri Kembangan is on the verge of greatness as it continues to grow into a city unto itself. It is a prime spot for development with already established venues like The Mines Shopping Mall, AEON Mall Taman Equine and Giant Seri Kembangan satisfying the locals in area.

In fact, Seri Kembangan is quietly becoming a giant in the property market with many new projects in the pipeline to meet the needs of new home owners who recognise the desirability of the address. At this juncture, Seri Kembangan is confidently self-sufficient, providing all forms of amenities, utilities and services within its borders. At the center of this is Prestige Residence, a new project by LBS Bina Group.



## Living by the numbers

 **7.977** acres

 **725** units per tower (Tower A & B)

 **RM270,000** Type A  
600sq.ft - 2 Bedrooms 2 Bathrooms  
Type A (145 units/Tower)

 **RM407,000** Type B  
800sq.ft - 3 Bedrooms 2 Bathrooms  
Type B (464 units/Tower)

 **RM438,000** Type C  
950sq.ft - 4 Bedrooms 3 Bathrooms  
Type C (116 units/Tower)

 **10-storey** carpark

 **4km** to Giant Hypermarket

**3km** to AEON Mall Taman Equine

## PRESTIGE RESIDENCE, YOUR FIRST STEP IN THE WORLD OF HOMEOWNERSHIP.

Prestige Residence is planned in a logical and modular manner that is pleasing to home owners who put a premium on functional design. The general layout entails a 10-storey standalone carpark block that is linked horizontally via bridges to the 29-storey residency block, perfectly preserving the safety, peace and quiet for all home owners. Next to this is a multi-storey Clubhouse that is for exclusive use of residents.

Created with the young working adults and small families in mind, Prestige Residence is meant to be a step up in a desirable location for new homeowners. Filled with modern amenities, the open layout design that stretches from the foyer, dining area and living area is current interior design at its best, while the rooms are cosy with attached or shared bathrooms.





### 6TH JANUARY 2020 MEDIA BRIEFING

LBS Bina Group Berhad (LBS) had its annual media briefing by sharing its performance for 2019 to the media. The sales target in 2019 reached RM1.63 billion compared to RM1.526 billion in 2018, in spite of the challenging market conditions caused by softening consumer sentiments and global trade tensions.

In 2019, LBS launched a total of 11 projects with a gross development value (GDV) of RM1.82 billion across five locations, with sales secured mainly from projects in the central region. The two key township projects, KITA @ Cybersouth, which was officially unveiled in April 2019, and LBS Alam Perdana township, have been the main sales contributor. In addition, other ongoing landed developments, such as the Emerald Garden 3 and Laman Bayu in Bandar Putera Indah township, Johor and Taman Kinding Flora in Chemor, Ipoh, have also contributed to the Group's solid performance.

The sales target for 2020 is RM1.6 billion after surpassing the 2019 sales target of RM1.63 billion. Underpinned by positive underlying demand for its new projects, LBS plans to launch properties worth RM2.321 billion in 2020. The projects which will be concentrated in the central region are predominantly new phases of on-going developments including KITA @ Cybersouth township, LBS Alam Perdana township and Midhills 2.

LBS Bina Group Berhad (LBS) has earned a new record for BSP21 development into the Malaysia Book of Records (MBOR). With a total of 103 facilities, BSP21 project is now recorded as the 'Most Number of Facilities in a Residential Development' in Malaysia. This historic milestone made it a double celebration with the final blocks of the project completed well-ahead of schedule. Comprising 2,602 units spread over 10 blocks of 18-storey and 27-storey apartments, BSP21 apartment blocks sit atop three podiums connected by sky bridges and green spaces.

This certificate presentation ceremony, held at BSP21 was witnessed by YAB Dato' Seri Amirudin bin Shari, Menteri Besar Selangor; Tan Sri Danny Ooi, Founder and Advisor of Malaysia Book of Records; Christopher Wong, Chief Operating Officer of Malaysia Book of Records and Tan Sri Lim Hock San, Group Managing Director of LBS Bina Group Berhad. The event was also attended by YB Dato' Mohd Amin bin Ahmad Ahyar, Selangor State Secretary; Ahmad Ashraf Asnan, Menteri Besar Incorporated Selangor Chief Corporate COO Office; Mohd Helmi bin Mohd Yusof, Chief Financial Officer of Permodalan Negeri Selangor Berhad and Tuan Mohd Jusni bin Hashim, Kuala Langat District Officer.

### 14TH JANUARY 2020 BSP21 MALAYSIA BOOK OF RECORDS CERTIFICATE PRESENTATION



# LBS EVENTS & ACTIVITIES



**17TH JANUARY 2020  
TOWN HALL MEETING**

LBS Bina Group Berhad (LBS) held its bi-annual town hall meeting at Headquarter Office to share the company objectives and direction for the year 2020. Aside from sharing the company direction and target of the year, the event cultivated strong bond among the employees.

LBS has presented the performance review for 2019 and shared the company initiatives on improving its services and offerings such as Digital Transformation Roadmap on increasing the process efficiency. The town hall meeting has become the company communication platform for the management and employees to share on the company updates and happenings. More than 300 employees from LBS Bina Group Berhad including employees from its public listed subsidiary, MGB Berhad, and Zhuhai International Circuit Limited (ZIC) attended the town hall meeting.

His Majesty The Yang Di-Pertuan Agong (YDPA) XVI Yang di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah attended the Chinese New Year Open House organised by LBS Bina Group Berhad (LBS) Chairman, Dato' Seri Lim Bock Seng on the first day of the Chinese New Year.

Also present were TYT Yang di-Pertua Negeri Melaka, Tun Dr Mohd Khalil Yaakob; Minister of Economic Affairs, Datuk Seri Mohamed Azmin Ali and Minister Federal Territories, Khalid Abdul Samad, who together welcome a bright new year of the gold rat.

Dato' Seri Lim Bock Seng and Datin Seri Liew Sok Boon, together with their families - Tan Sri Lim Hock San and his spouse Puan Sri Karen Lim; Datuk Wira Joey Lim Hock Guan; Dato' Sri Daniel Lim Hock Sing; Dato' Sri Barry Lim Hock Seong; Dato' Lim Moi Soan and Dato' Cynthia Lim welcoming His Majesty Yang Di-Pertuan Agong XVI Yang di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah and senior officials.

**25TH JANUARY 2020  
DATO' SERI LIM BOCK SENG CHINESE NEW  
YEAR OPEN HOUSE 2020**







LBS Bina Group Berhad (LBS) participated in Bumi Expo Property & Lifestyle 2020, at AEON Shah Alam from 4th - 9th February 2020. The project developments that LBS showcased during the expo were Rentak Perdana, the feature-complete terrace house and Melodi Perdana, the most ideal apartment in LBS Alam Perdana township.

### 4TH – 9TH FEBRUARY 2020 BUMI EXPO PROPERTY & LIFESTYLE 2020



### 7TH FEBRUARY 2020 LBS FABULOUS 2020 CAMPAIGN LAUNCH

LBS Bina Group Berhad (LBS) kickstarted the good fortune of new homebuyers this year with the LBS Fabulous 2020 campaign with RM1 million worth of fabulous prizes to be won. That includes the first premium SUV that was launched by our very own Malaysian automotive brand – the Proton X70 Premium 2WD, while other prizes include the Proton Exora, Proton Persona, Proton Iriz, SM Sport R110 motorcycles, mountain bikes, washing machines, refrigerators and mini hi-fi systems.

The campaign period starts from 1st January 2020 to 31st December 2020 and three rounds of lucky draws will be held in 2021. To be eligible for this fabulous campaign, homebuyers just need to purchase any LBS property that is above RM250,000 from our list of participating properties.

### 8TH – 9TH FEBRUARY 2020 CHINESE NEW YEAR CARNIVAL



LBS Bina Group Berhad (LBS) organised a 2-day Chinese New Year Carnival at LBS Alam Perdana and KITA @ Cybersouth sales gallery on 8th & 9th February, in conjunction with Chinese New Year 2020 Campaign.

The 2-day carnival was filled with lots of performances and activities such as Lion Dance, God of Prosperity, Chinese Drum Performance, Face Mask Changing, Chinese Knot Workshop, Chinese Fan Calligraphy, Chinese Lantern Making and more.



LBS Bina Group Berhad (LBS) participated in iProperty Home & Property Fair 2020, at Sunway Pyramid from 19th – 23rd February 2020, to help enhance the homeownership journey of Malaysians. The project development that LBS showcased during the fair was the beacon of Bukit Jalil's most sought-after community, Residensi Bintang Bukit Jalil.

**19TH – 23RD FEBRUARY 2020  
IPROPERTY HOME & PROPERTY FAIR @  
SUNWAY PYRAMID**

Menteri Besar Selangor (Incorporation) (MBI Selangor), a corporate body that was established under the Selangor State Government, has ended two decades of waiting for 203 Idaman Warisan homeowners with the key handover ceremony at Sultan Salahuddin Abdul Aziz Shah Building.

Formerly known as Taman Arcadia, this project was abandoned since 1999 and the revitalisation efforts began with the signing of an agreement in September 2016 between MBI Selangor and the Strategic Consortium, which involved Worldwide Holdings Berhad and LBS Bina Group Berhad.

The open tender system and transparent project implementation has helped the state government to generate a revenue amounting to RM500 million and Idaman Warisan was handed over to the original homeowners without incurring additional cost on them for the revitalisation. The additional incentives for Idaman Warisan homeowners are every home will be fitted with basic home appliances such as a television set, kitchen cabinet, air-conditioners, water heaters, and refrigerator.

**6TH AUGUST 2020  
KEYHANDOVER IDAMAN WARISAN**

**27TH JULY 2020  
LBS BINA GROUP BERHAD 20TH ANNUAL  
GENERAL MEETING**



LBS Bina Group Berhad (LBS) 20th Annual General Meeting, a yearly gathering between the shareholders and board of directors was held at Tropicana Golf & Country Resort.







### New Refurbishment and Handover of Rumah Puteri Arafiah, Shah Alam

**12th February 2020 & 21st July 2020**

This is a program held at Rumah Puteri Arafiah (RPA), Shah Alam organized by PEKAWANIS, in conjunction of the new refurbishment of the centre. The program was officiated by the patron of RPA, YAM Tengku Puteri Arafiah Ibni Almarhum Sultan Salahuddin Abdul Aziz Shah and accompanied by the Selangor Menteri Besar's wife, Datin Seri Masdiana Muhammad and LBS Foundation Board of Trustees, Datuk Wira Joey Lim. On July 2020, Dato' Cynthia Lim together with Datin Seri Masdiana Muhamad jointly officiated the Ribbon Cutting ceremony of the new kitchen as part of the refurbishment initiative at RPA.



### Program Penanaman Semula Kebun Komuniti & Pemuliharaan Lebah – BSP Villa, Bandar Saujana Putra

**22 February 2020**

LBS Foundation, Majlis Daerah Kuala Langat, MY Bee Savior, Malaysian Society of Arborist, and Persatuan Penduduk Pearl Villa, Bandar Saujana Putra are working together on keeping the green and bee nurturing in Program Penanaman Semula Kebun Komuniti Bersempena Pemuliharaan Lebah. LBS Foundation has sponsored 45 trees for the event. OBD Kuala Langat, Tengku Dato' Mohamed Alhaj bin Tengku Harun and Timbalan YDP Kuala Langat, Yasin Alwi, also attended the event.



### MGA Charity Golf Tournament 2020, Shah Alam

**23 February 2020**

A Golf Charity Tournament was held at Kota Permai Golf and Country Club, Shah Alam, organized by Malaysia Golf Associations.

LBS Foundation donated RM50,000 to the organizer of this tournament. Yang Di Pertuan Agong, the royal patron for this tournament, Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah ibni Almarhum Sultan Haji Ahmad Shah Al-Musta'in Billah graced the memorable event.



## LBS FOUNDATION CONTRIBUTIONS DURING MCO - COVID-19 AID

LBS Bina Group Berhad together with their philanthropic arm, LBS Foundation, contributed RM1 million to the National Disaster Management Agency (NADMA) COVID-19 Fund. The mock cheque was presented by LBS Foundation Board of Trustees, Tan Sri Lim Hock San, to the Minister in the Prime Minister's Department (Special Functions), Datuk Seri Mohd Redzuan Md Yusof at NADMA headquarter in Putrajaya today. Also present were LBS Foundation Board of Trustees, Datuk Wira Joey Lim; Deputy Minister in the Prime Minister's Department (Special Functions), Datin Mastura Yazid; and Director General of NADMA, Dato' Mohtar bin Mohd Abd Rahman.



### LBS Foundation, also donated supplies and equipment to healthcare workers and frontliners at several locations in the state during the MCO period :

- Helping the Frontliners in Banting Hospital
- LBS Foundation gives supplies to frontliners - Sungai Buloh Quarantine Centre

- Fruits Donations to Cyberjaya Quarantine Station
- LBS Foundation donated to ADUN N.05 Hulu Bernam



LBS Foundation Joined IMARET Helping the Frontliners



LBS Foundation Contribution to Bangi Quarantine Centre



LBS Foundation Donated RM50,000 to Tabung Selangor COVID-19 Special Assistance Fund.



LBS Foundation gifts PJ police officers 2,000 face masks, 600 bottles of hand sanitizer



# TAN SRI LIM HOCK SAN'S COMMITMENT IN ALL ASPECTS

Being a philanthropist and an active advocate of social and community works, Tan Sri Lim sits on the board of more than 30 charitable organizations and makes considerable effort to be personally involved in various causes.



**Luncheon with Ministry of Economic Affairs  
11th February 2020**

Tan Sri Lim Hock San exchanged views and suggestions with Chinese entrepreneurs and Minister of Economic Affairs Dato' Seri Mohamed Azmin Bin Ali on various topics of the domestic economy. At the exchange, the Government was urged to pay attention to our economy and to make strengthening national development a top priority.



**2020 National Hokkien Folks Chinese New Year Celebration | 16th February 2020**

At the "2020 National Hokkien Folks Chinese New Year Celebration" hosted by The Federation of Hokkien Associations of Malaysia and Lung Yen Association Penang. At the ceremony, Tan Sri Lim Hock San, on behalf of LBS Bina Group, donated RM10,000 to Chinese Consulate-General in Penang (Malaysia), Vice Consulate General, Zhang Li, in helping China against COVID-19. Present were Finance Minister Lim Guan Eng, Penang State Government Executive Council Chong Eng and President of Lung Yen Association.



**The Federation of Lim Malaysia Association  
Donation To China in Fighting Against  
Covid-19 | 7th March 2020**

As the President of The Federation of Malaysia Lim Associations, Tan Sri Lim Hock San announced the total donation of RM91,000 was collected and the donation was allocated to purchase a total of 144,500 surgical gloves, which then delivered to China and pass to the local government for distribution.



### Charitable Organizations Activities During MCO – COVID-19 Aid

On behalf of The Federation of Hokkien Associations of Malaysia, Tan Sri Lim Hock San led the councils to receive masks donated by the Overseas Chinese Federation and the China Embassy. All of the masks were further arranged and distributed to various associations, frontliners and schools.



### Visitation to Ministry of Finance 2nd June 2020

On behalf of The Federation of Hokkien Associations of Malaysia, Tan Sri Lim Hock San met with Finance Minister, Dato' Sri Tengku Zafrul bin Tengku Abdul Aziz, to discuss the recovery of Malaysia's economy and presented a proposal for the 2021 Budget.



### Visitation to Ministry of Plantation Industries and Commodities | 2nd July 2020

Tan Sri Lim Hock San led The Federation of Hokkien Associations of Malaysia council members to visit Deputy Minister, Dato' Sri Dr. Wee Jeck Seng, and handover the memorandum in understanding the plantation industry and had an in-depth discussion of the plight and prospects of the industry.



### Malaysia-Guangdong Chamber of Investment Promotion Visitation to Malaysia-China Business Council | 7th July 2020

As the President of Malaysia-Guangdong Chamber of Investment Promotion, Tan Sri Lim Hock San visited the Prime Minister's Special Envoy to China and Malaysia-China Business Council, Tiong King Sin to exchange views and discussed on a number of business topics. This meeting was held to promote further cooperation and joint contribution to the economic and trade development between Malaysia and China.





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empowering individuals  
enhancing communities

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