

VOL  
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# JOURNEY WITH LBS



APRIL 2021

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# Note from **Executive Chairman**



Warmest greetings to all our readers! May this 21st issue of LBS Journey magazine finds you all in good health.

The year 2021 started with the resurgence of COVID-19 cases at an alarming rate, and consequently, the majority of Malaysians have to undergo another round of Movement Control Order (MCO) for the past 2 months. Thankfully, the implementation this time is better planned than the previous MCO and the economic impact was not as severe. Furthermore, with a number of vaccines now available, vaccination programmes can be implemented in stages. Malaysia can soon join the whole world in the positive direction of recovery and life will have a chance of slowly returning to normal.

At the beginning of the year, LBS launched the Ox-picious 8 campaign in conjunction with the Chinese New Year. As the "People's Developer", we always have homebuyers' interest at heart and truly understand that in the midst of today's recovering economic situation, it is still difficult to own a home, especially for younger homebuyers. Hence, this campaign aims to provide them with attractive deals to better assist them in realising their dream. In line of this new campaign, we extended the LBS Fabulous 2020 lucky draw into the year 2021 so that more homebuyers will be in the

running for the attractive prizes. LBS has increased the pool of prizes with more exciting offerings, and they are now worth more than RM1,000,000 in value.

We are also very excited and proud to kick-start the brand-new Virtual Property Page in January 2021, where homebuyers can view a selected menu of LBS properties in the comfort of their home. Keeping to the #StayAtHome advisory, the Virtual Property Page will allow everyone free access to view these projects from the safety and comfort of their homes, eliminating the need to go out unnecessarily.

To conclude, we invite you to be of a positive mindset, especially in these hard times. We are definitely stronger together as we steer into 2021. Let us all continue to play our part in the nation's recovery and choose to be resilient in fighting this virus, not just for our own sakes but for the future generations as well. If we do this right, we will be a stronger community and a united nation. Walking through this gloomy period together with you, I am very optimistic that 2021 will be a much better year for all of us.

**Keep safe and stay strong! #KitaJagaKita**



**Tan Sri Lim Hock San**  
LBS Bina Group Executive Chairman



# How to plan for your health in Malaysia

Not many know this but Malaysia has been consistently ranked highly in Global surveys where Healthcare is concerned. This is something to be proud of and should give all Malaysians a substantial boost in assurance, especially in this period of COVID19 infections.



The WHO (World Health Organisation) recommends one Healthcare worker (Doctors and Nurses) to 225 people, and Malaysia is doing better than that with a 1:186 ratio in 2020. We also have one doctor for 434 people, again exceeding the recommended 1: 500 that WHO recommends. Malaysia is also covered where dentist and pharmacists are concerned with a 1:2,963 and 1:1694 ratio respectively. The large majority of these Medical professionals are working for MOH in the country, which is a good thing because they are under a central control for the good of the country. In 2019, Malaysia was ranked 1st in Best Healthcare in the World category in the 2019 International Living Annual Global Retirement Index, with a score of 95 out of 100. The conclusion from all the above is, our Healthcare is world-class.

The top killers are mainly coronary heart disease, stroke, influenza and pneumonia, and some of these are complications from the above-mentioned “preventable” or lifestyle-related ailments.

**Here are 8 things we can do to initiate a positive personal health plan:**

### **1. HAVE A REGULAR GP (GENERAL PRACTITIONER) THAT YOU AND YOUR FAMILY GO TO**

This will provide a record of your health and that of your family, in case any information is required by specialist. The GP will also be able to track and detect any onset of a particular illness, especially if there is a family history with the illness and will be your first line of defence in terms of a professional Healthcare personnel.

Apart from these very healthy numbers, healthcare for the masses is very affordable notwithstanding private specialist treatment which can be naturally exorbitant. For most people, the cost of medicine is largely affordable as well as easily available in Malaysia. This, in part, can be attributed to the strict government control and involvement with the Healthcare system, as the majority of the cost is borne by the government through revenue and taxation collected.

Unfortunately, Malaysians also suffer from a host of diseases that are very preventable. This list includes depression and anxiety disorders, hypertension, obesity, high cholesterol and diabetes. These can be attributed to a category called lifestyle-related diseases, and could be minimised or eliminated through a change in a person's lifestyle.





## 2. GET A MEDICAL INSURANCE

And the younger you start, the cheaper the premium you pay. I know many of you are currently in your prime and perfectly healthy. So, in your mind, there is no need for such a thing. However, you forget that you will get older and like many old things, you will require “maintenance” and “repair”. The irony here is that younger men and women, while supremely intelligent, are unable to look past their present, and prepare for the future. But trust me, however young you are, get a medical insurance now, and you will be thankful later.

Many insurance agencies offer comprehensive protection from the majority of diseases, and while no one wants to fall ill, a medical insurance will save you a lot of extra stress and financial burden if you fall ill. Because the last thing you want to worry about is money when you are ill, and no one wants to burden their family members.

## 3. CHECK YOUR FAMILY’S MEDICAL BACKGROUND

Certain medical conditions are passed down from the previous generation. An honest look at what medical complications has occurred with your parents and grandparents is a good practice. This will help you adjust your lifestyle to avoid or minimise the medical issues they had. Additionally, your doctor will be able to look out for signs of the disease occurring in you, to catch it early if it happens.



## 4. LOOK FOR THE REASON

What do you live for? When you have lost everything you own, what is your reason for going on? For some it is based on what they believe in terms of their religion. For others it may be the person they love or who is most important to them. Whatever it is, find your reason.

## 5. EXERCISING AS A PART OF YOUR LIFE

Exercise takes discipline and many fail to do it consistently enough to gain the health benefits. The easiest way to commit to exercise is to find something that you enjoy doing. This can be literally anything, as long as you keep doing it regularly. Everyone is different, some need the motivation in the

presence of a co-exerciser, while some prefer to do it alone. The point is, whatever it is, find something you like and it will not be a chore, but will be something you enjoy. And when you enjoy it, it becomes a part of your lifestyle.



## 6. EATING RIGHT

Unfortunately for us, Malaysia is surrounded by delicious dishes and delectable desserts at every corner. Many items on the Malaysian menu are not the healthiest of options. Worse is that they are hard to resist. But for the sake of our health, we

must. Some go to the extent of forgoing certain dishes completely and following a very strict diet. Others eat a bit of everything in moderation. And for many, they are just not bothered to keep track of what they eat and eat whatever they feel like, at any time of the day.

Some general tips that are easy to digest (pun intended) is avoid eating deep-fried foods, avoid eating later than 8pm, fast on a regular basis (intermittent fasting where all meals in a day are consumed within an 8-hour period, and the remaining 16 hours are left food-free), avoid fast food, eat more leafy greens, add colour to your meal (red/green/yellow capsicum, purple cabbage, red beetroot, etc), eat more grains and beans, drink less alcohol, drink more water, a cup or two of coffee or tea a day is good, avoid processed food (which includes the majority of cakes, bread, biscuits, and canned food) and minimise red meat.



## 7. GETTING ENOUGH SLEEP AND REST

Malaysians are known to be poor sleepers, due to their work commitment and lifestyle. For instance, many choose to eat supper late till the wee hours of the morning, and they wake up early to head to work. This is to be avoided. Let your food digest for at least an hour or two before you sleep as this is proven ideal for a good sleep. Avoid drinking caffeine-laden drinks after 4pm. Alcohol can help you fall asleep faster but it also will adversely affect the quality of your sleep, and thus should be avoided. Ideally, we should have between 7-9 hours of sleep per day. Anything less or more is scientifically proven to be detrimental to us.

Avoid drinking too much water before bedtime, as you may need to wake up in the middle of the night for the bathroom. The ideal temperature for sleeping is 19 degrees Celsius, which means you need an air-conditioner to achieve this in Malaysia. Some essential oils are also known to help sleep. Diffusing lavender in your room may help calm your senses and help you ease into deep sleep. Ideally, your room should be in complete darkness too. Some find white-noise helpful to induce sleep, others will put on audio tracks of calming waves by the seashore, rain or even the gentle chirping of birds. And lastly, a comfortable and clean bed is invaluable for good sleep.





## 8. LEARN TO DEAL WITH STRESS

Stress is everywhere. We have to learn to deal with it. Stress is the worst silent killer because we all think stress is normal and should be accepted. The first thing we need to understand is that stress kills and is a big contributor to many diseases. The truth is we cannot eliminate stress in our lives, but we can learn to deal with it effectively and correctly. External sources of stress can be found from work, family and friends. Internal sources of stress have to do with our own thoughts and emotional state.

Work-related stress is a big thing in Malaysia. It can come from our inability to deliver reasonable work, in which case we can choose to up-learn and be a better worker, or find a job that is more suited to our natural capabilities. One thing we will all face is the stress of colleagues and bosses, and yes, they can be unreasonable bullies. We can try to build better relationship with them or we can look elsewhere for gainful employment.

Family and friends are another source of stress. Relationships are never easy. But anything worth fighting for will not be easy. Learn to manage people and yourself, in this case, assuming you are the more mature one with a good head on your shoulders and good intentions, you have to be the example and lead others to the better way of peace and co-existence. Issues among family and friends are there and needs to be addressed and dealt with. This may mean bringing out hurts from the past, discuss them openly, and learning to say sorry and be better at forgiving. Learn to be the peacemaker. Explain to everyone that the need for peaceful co-existence goes a long way and ultimately everyone wins.



Internal source of stress is mainly a self-imposed condition. It has very little link to external sources. It can be as simple a thing as poor self-image. Maybe someone said something neutral in passing but we took it the wrong way. Learning to love ourselves in a positive and constructive way is going to be the key here. The point is, no matter how you look, how rich or poor you are, how much or little you have, the fact that you are alive and a human being is enough. You are of great worth, as much as the next person. But if you are in despair, you will need professional help from a psychiatrist or psychologist.

# A DOZEN REASONS TO BUY LANDED PROPERTIES

There has been a growing trend for the young generation, especially those who just started working, to completely ignore the need to purchase a home. They are happy with renting a place, and prefer to spend their income on other things. In reality, they have no plans to, and make no provision for buying any property. This may be hard for the older generation to understand as homeownership is part and parcel of life.

The reasons are aplenty, but when you boil it down, it comes to priorities. To them, buying a place ties them down, financially and geographically, and they just do not want to be tied down. The young generation is one that seeks adventures and prefer experiences to ownership. So, it is common for them to spend the majority of their savings on a holiday, for instance.



Being “free” enables them to be mobile, maybe hoping to move across different countries to work and experience different cultures. It also enables them to live the life of a modern Nomad, a traveller of the world.

This is a completely different way of living, and while it may be fun for a while, humankind is prone to eventually plant themselves somewhere and take root. The sense of belonging is real, and while the young can ignore it for a season or two, it will eventually bite them. And this is when they “wished they had listened to their parents or the older generation” and planned for a home earlier.

The good news is Malaysia offers some of the most affordable homes, regionally and across the world. On one hand, we have a massively modern infrastructure, a country free from natural disasters and on the other, affordable property prices. It is no wonder that we have many foreign investors making property purchases for their retirement.

This country is a great place to settle in, so let's look at 10 good reasons you should buy a home, specifically a landed property, in Malaysia.

### 1. INVESTMENT FOR FUTURE GENERATIONS

As mentioned above, our country is modern but affordable. In most other countries, if it is modern, it becomes expensive or if it is affordable, it is very basic and backwards. A piece of landed property, especially on Freehold terms is almost too good to be true. The ability for you to build a generational home that will see your family through many future generations is hard to ignore.

Factor in a desirable or growing location, and you are literally set for life. Think long-term, think multiple-generations.

### 2. RETENTION AND APPRECIATION OF VALUE

Landed property is proven to be the safest value keeper and enhancer. In fact, most landed properties tend to surge in prices. Generally, compared to many other types of homes, landed properties have the advantage where retention of value is concerned. Ruling out or minimising price depreciation is half the battle won. The main factor here is that your home is sitting on a piece of land, and the land makes a huge difference.



### 3. LIMITED RESOURCE

I know this is obvious, but many do not see it, mainly because in Malaysia, we do have quite a lot of land compared to a country like Singapore. Regardless, land is still a limited resource. Owning a piece of land, with a house built-in gives a sense of security that is very... calming and assuring, because there is no other piece of land that is exactly the same, and you own yours. This naturally mean that there is only so much to go around, therefore take your time to pick one... but not too long... because there is only so much available.

### 4. MORE SPACE

In general, a landed property is more spacious than other types of homes. Especially in this period of COVID19, we can all appreciate space... since we are all cooped up inside our own homes. How important is that space now?

### 5. MORE CHOICES

Look around, there are many different options to suit your needs. There are good city and town developments with a holistic approach that looks into every aspect of your experience. It is not just the piece of land you have your house on, but the development of your township as a whole. The good ones will include lush greeneries and amenities spread throughout the area. Infrastructure is also important, as is access, shops and utilities to make your home a desirable place.

## 6. NO LIMITATION IN CREATING YOUR PERFECT HOME

If you currently stay in a high-rise home, you know the drill... you cannot make any changes to the exterior of your unit, including the portions that face inside the place. Because everything must look the same. And for good reasons because the building as whole need be uniform in outlook.

On the other hand, if it is a landed property, you can literally create your dream home. It can be as unique and perfect as you choose it to be. It is the full expression of who you are. A larger bedroom? A swimming pool? An outdoor BBQ pit and jacuzzi? An open kitchen that faces the living room on one side and the swimming pool on the other? Why not?

You have complete control, creative force and flexibility to make your dream home a reality... and if you do it right, it will increase the value of your property (maybe even your neighbourhood) significantly.

## 7. LANDSCAPING YOUR OWN PLOT OF HAVEN

Simply put, you cannot have a 10-foot waterfall in your condominium unit, but you can in your landed property. The land surrounding your home can be put to good use, doing exactly what you want it to. Is it going to be a serene oasis of a water feature and lots of greenery? Or maybe it can be an exercise platform or an open-air gym, with a hanging punching bag? Maybe something for the kids, a wading pool next to a deeper swimming pool, or perhaps a large piece of green open space for them to run around in? How about your own private archery range in your back yard? Or a hidden space as a museum to display your collection of 40 antique bicycles?

Whatever you want it to be, a landed property allows you the complete freedom to make it happen.



## 8. PRIVACY

Unlike high rise living where you have four (one above, one below, one to the left and one to the right) immediate neighbours, a piece of land gives you space... away from your neighbours. They are still there but at a distance, a safe and comfortable distance. This space is important because it gives you privacy. Privacy is important because we all need alone-time, away from the noise of daily living, much more so if you are living in a city. This quiet time is much needed for you to recharge and refocus for the challenges ahead. It is essential to promote a healthy mental attitude and develop personal maturity.

## 9. MORE FREEDOM

There are only general and common restrictions that is the law of the land and these applies to everyone, but apart from that... you have complete freedom in your landed home. Within reason, you can safely have a party, with loud music, and your guests will be having a ball, without disturbing your neighbours, till the early hours of the morning. Gathering of friends and family will be a regular event in your life, and you can rest assured that you will not be disturbing anyone. Party on!

## 10. ABILITY TO CHANGE AND RENOVATE ANYTIME IN THE FUTURE

If you want to make any changes to your place, you have complete liberty to do it. It can be the garden, façade or interior of your home, you can easily make plans to modernise, beautify and personalise it. Making adjustments that fits your lifestyle as you progress in life, updating the look of your home, or as you may have different needs as you grow older, is the flexibility that a landed property affords you. And you can do this as often as your bank account allows you to.

## 11. A SAFE SPACE TO PARK YOUR CARS

No more waking up to be greeted by your neighbour's car parked 23mm next to yours. No more dings and scratches on your car due to your (the same guy) neighbour opening his door so hard and wide that it hits the side of your new Tesla. Your cars... are safe and protected in a landed property.

## 12. ZERO MAINTENANCE FEE

More money for you to spend directly on something that you own exclusively, unlike a condo where you have to pay a maintenance fee for shared amenities. Paying maintenance fee is like sharing a car with 200 other people, who then proceed to regularly thrash it... until it is your turn to use it. In a landed property, you get to choose exactly what you do with your budget, and what to add to your home.

In conclusion, there are many reasons to buy a landed property, especially for the young generation. But even if they refuse to heed good advice, the good news for the older generation who owns properties is... you will have no shortage of future tenants.

At the end of the day, you will have a piece of land you can call your own, and the complete freedom to do whatever you want to make it into your ideal home, for as many generations as you plan to keep it.





# A place where You can be **You**

*Celebrating everyone's uniqueness*



## INVESTMENT FOR FUTURE GENERATIONS

Ritma Perdana is a part of LBS Alam Perdana township, located in Bandar Puncak Alam, Selangor. Sited on 83.35 acres of land it consists of two types of homes. These are Townhouses in dimensions of 22' x 80' and 22' x 95' and Double-storey terrace houses with dimensions of 20' x 60' and 20' x 70'. These are 250 units and 901 units available respectively.



## RETENTION AND APPRECIATION OF VALUE

Design to cater for 1st time home buyers with growing family, with low-mid to mid income earners, these are value for money landed property and ideal for long term investments and tenure. The location is ideal for growth due to the established neighbourhood it sits in. Double Storey Terrace is priced from RM492,807 while Townhouses are priced from RM388,740. The 'community inspired facilities' is a key feature that is designed to bind families through togetherness, vibrancy and diversity.



## LIMITED RESOURCE

Selangor is still a sought-after state to have as an address in. With Ritma Perdana, Malaysians will have the opportunity to live in the heart of the country.



## MORE SPACE

Ritma Perdana is built with the people in mind, specifically with 37 facilities that includes Backlane gardens that connect each house, Multi-functional sports courts – futsal, sepak takraw, basketball, dodgeball, volleyball, badminton, and various gardens throughout the neighbourhood.



## MORE CHOICES

With endless possibilities, Ritma Perdana is situated near education Institutions such as SK Desa Aman, SK Puncak Alam, SMK Puncak Alam, as well as major supermarket like Tesco and Econsave Puncak Alam, Alam Jaya Commercial Center. It is surrounded by a matured and rapidly growing development.



## MORE FREEDOM

The freedom of being yourself is not just confined within the development, but access is aplenty through LATAR expressway, Guthrie corridor expressway, the upcoming DASH elevated expressway that connects to Subang Airport, Sunway, Damansara, Persiaran Mokhtar Dahari, and Jalan Kuala Selangor. Ritma Perdana is also about finding one's own rhythm. Take it slow and easy, or stay active with fast-paced beat with a myriad of facilities – discover your personal beat at Ritma Perdana.



## A SAFE SPACE TO PARK YOUR CARS

As a security conscious community, Ritma Perdana comes with a boom gate at guardhouse, CCTV and regular perimeter patrol. This is a safe, gated and guarded neighbourhood providing safety and security for your family... and your beloved car.





# The Freedom to Live

*kita*  
**HARMONI**

*Harmonious living in an open concept*



## INVESTMENT FOR FUTURE GENERATIONS

As a part of KITA @ Cybersouth township, located in Dengkil, Selangor, KITA Harmoni is built on Malay Reserved Land. This piece of landed property can be handed down from one generation to the next. Some Malay families will see this as a great place to start a family, while others may see it as a potential investment for the future.



## RETENTION AND APPRECIATION OF VALUE

This double storey terrace house (20' x 65') with only 674 units available is priced from RM585,000. With an upcoming government school slotted within the neighbourhood and just 13.5km to Bukit Unggul Country Club, an 18-hole golf course, the area is set to retain and increase in value. This is a gated and guarded development with CCTV, access card via guardhouse and perimeter patrol.

Guardhouse  
Artist Impression



## MORE SPACE



If there is one word to describe this development, it is “open”. This can be seen from the wide-open spaces both on the outside and inside of the home. The open plan concept of KITA Harmoni homes is built with a modern and contemporary take on Malaysian interior design, allowing owners endless option in final execution and look.

The development is created to allow everyone in the family space to do their own thing. Surrounded by lush green parks, KITA Harmoni is ideal for the kids to roam freely and to discover themselves and new ideas.

Ultimately, the landscape and layout are designed with the purpose to create an environment that will foster closer community living and promote psychological and physical well-being for its residents. The homes itself is designed with 4 bedrooms and 3 bathrooms.

## MORE CHOICES



Within KITA Harmoni is a treasure trove of functional recreational zones that rekindle the sweet memories of our childhood days. There are 28 community-inspired facilities that are holding onto the “Nostalgia Realm” concept, where design cues are derived from Malaysian icons such as a ‘Gasing’- themed playground and gazebo with traditional games are facilities that are designed for the Malay-centric community. Other examples for these include Jogging and cycling track, Gazing playground, Congkak Gazebo, Linear garden that connects each home, and Barbeque lawn



## LANDSCAPING YOUR OWN PLOT OF HAVEN

The wonderful news is that the developer has taken care of all the landscaping for everyone, and it is done beautifully.

## MORE FREEDOM



You will have more freedom to be you, thanks to the layout of the whole KITA Harmoni and the open concept found within the home and in the outdoors. Freedom of movement is also guaranteed due to the Southern Klang Valley location, with close proximity to Cyberjaya and Dengkil town, UiTM Dengkil campus, Heriot-Watt University Malaysia, SMK & SK Dengkil, D’Pulze Shopping Centre, Tamarind Square and Hospital Putrajaya.



2 Storey Terrace House  
Artist Impression



Barbeque Lawn  
Artist Impression

KITA Harmoni is accessible through a multitude of highways like the Putrajaya-Cyberjaya Expressway via ELITE Highway, Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE), and Damansara-Puchong (LDP) Highway.



# The Art of Living

*Modern lifestyle with hints of tradition*

*kita*  
**MEKAR**



## INVESTMENT FOR FUTURE GENERATIONS

KITA Mekar is a part of KITA @ Cybersouth township, situated in Dengkil, Selangor. Built on 66.42 acres of Malay reserved land, it comprises of 342 units of Single Storey terrace houses (20' x 70') and 432 units of Townhouses (22' x 75'). These are priced from RM450,000 and RM419,900 respectively. Built for the Malay Market, KITA Mekar is suitable for those with a growing family up to mid-income bracket.



## RETENTION AND APPRECIATION OF VALUE

Due to its location, KITA Mekar will be a choice development that will easily retain its value. It is within a short driving distance from Bukit Unggul Country Club, an 18-hole golf course. The upcoming government school (future development) within the neighbourhood will only enhance the desirability of the development. Within a 10km radius (which is very relevant in these COVID19 times) you are able to access Cyberjaya and Dengkil town, UiTM Dengkil campus, Heriot-Watt University Malaysia, SMK and SK Dengkil, D'Pulze Shopping Centre, Tamarind Square, and Hospital Putrajaya

Townhouse  
Artist Impression



## MORE SPACE

There is so much more space for family bonding, promoting a sense of community. The homes are designed with an open concept, and coupled with the wide-open spaces on the outside, KITA Mekar is the answer to your family's need for a healthy space to live in. Lush green parks are built strategically throughout the neighbourhood for the community to engage in various recreational activities.



## MORE CHOICES

A host of facilities are found throughout the neighbourhood in 4 different zones. Covering all aspects – health and sports, family-bonding, open spaces for recreation and lastly, interaction within community – these facilities are well-designed & thought-out to meet every needs of the residents. The list of impressive facilities and amenities includes Skate Park, Batik Gazebos, Futsal and Badminton courts, Fitness Stations, Obstacle Course, Traditional Playground, Wall climbing, Herb Gardens, Songket Hut, Songket Porch, Relaxing Gardens, Amphitheatre, Community Hall, and BBQ lawns.



## LANDSCAPING YOUR OWN PLOT OF HAVEN

While there are certainly many things you can do to personalise your plot of land, the developers have already done a comprehensive job, taking inspiration from Malay traditional textile art and culture. These influences are from:

**Batik** – inspired by the study of leaves and flowers, using free-flowing designs mostly floral motifs and vibrant in colour.

**Songket** – a geometrical design, arranged systematically into patterns and combination of motifs. This can be seen in the pavement for playgrounds & community parks.

**Kelairai** – a weaving art using square shapes which would eventually form a complete pattern. This strict geometry squares are being used in formation of garden space.

**Tekak** – art that uses organic- shapes & not conformed to any specific flow, this concept is being implemented in the garden layout with unfurling leaf, with long organic forms



## MORE FREEDOM

Landed property always offer you more freedom even within the four walls, additionally KITA Mekar is also accessible through major highways and linkways such as Putrajaya-Cyberjaya Expressway via ELITE Highway, Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE) and Damansara-Puchong (LDP) Highway.



## A SAFE SPACE TO PARK YOUR CARS

As this is a gated and guarded community, with CCTV for security, access card via guardhouse & perimeter patrol, your beloved car is in a safe area.



Songket Porch  
Artist Impression



Guardhouse  
Artist Impression



# Nestled in the heart of nature

## Vines 3

*A home as exclusive and desirable  
as any in Malaysia*



### INVESTMENT FOR FUTURE GENERATIONS

Vines 3 is a component of the Cameron Golden Hills township at Tanah Rata, Cameron Highlands. To state the obvious, this is an amazing piece of development that opens Cameron Highlands for ownership. There are only 41 units of these double storey terrace homes available, built on a 20' x 60' space with a built-up from 1,600 sqft – 1,649 sqft. Realistically, there will be very few similar opportunities for Malaysians such as this one. A landed property in the most popular Highlands in the country is indeed a rare thing. This is obviously an investment that should be kept within the family. Be the envy of everyone by being a part of Vines 3. Ideal for holiday home seeker/vacation home, homestay business operator and as an investment.



### RETENTION AND APPRECIATION OF VALUE

Priced from RM850,800, it should not surprise anyone that the value can only increase. The rarity and exclusive nature of such properties will ensure that it will be a highly sought-after commodity in the near future. Where else can you find a 4-bedroom and 3-bathroom equipped home up in the hills? There is simply no other similar landed development in the surrounding area. Strategically, Vines 3 is located between Tanah Rata and Brinchang. Specifically, it is by Jalan Tanah Rata, Brinchang, the main road linking to other major towns in Cameron Highlands.

2 Storey Terrace House  
Artist Impression



## LIMITED RESOURCE

Vines 3 is a limited resource in so many ways. Firstly, it is located in Cameron Highlands. Secondly, it is a legitimate piece of landed property. Thirdly, there are only 41 units on sale and this is the last phase of double storey terrace house development in the well-established Cameron Golden Hills. This is the trifecta of desirability in properties: Location, Landed, and Limited.



## MORE SPACE

As if to own your own plot of heaven in Cameron Highlands is not enough, once you step outside your home, you are immediately enjoying the wide-open expanses of nature, at its best.



## LANDSCAPING YOUR OWN PLOT OF HAVEN

Sure, it is your property and you can do all the landscaping you want. But the best landscaping is already all around you, the some of the oldest, untouched forest in the country. At Vines 3, nature is an integral part of the package as the homes are built on natural and original topography.



## ABILITY TO CHANGE AND RENOVATE ANYTIME IN THE FUTURE

Located approximately 1,500 metres above sea level within nature's green haven, you will be able to enjoy the crisp mountain air and cooling environment, all in the privacy of your home. Plus, as an individual title, you have the flexibility and freedom to renovate any part of the property in the future.



## MORE FREEDOM

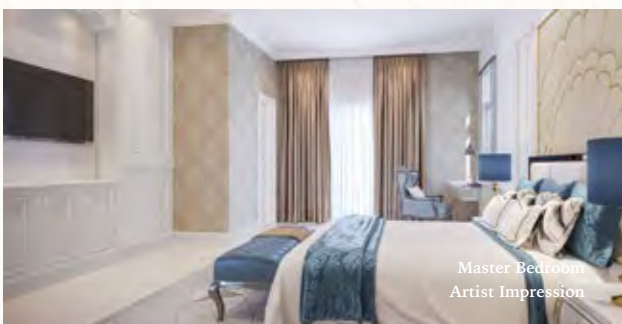
Cameron Golden Hills is a nature-inspired township that lets you unwind, relax and recharge with your loved ones. Designed with nature and modernity in harmony, it is destined to be the centre of commercial attraction in Cameron Highlands. Vines 3 is designed with direct inspiration from English Tudor architecture, fusing in modernity with its original charm.

There is an English Park in the township, which is exclusive for residents. It is walking distance to Cameron Highlands Golf Course, the only one of its kind in the Highlands. There is also the ever-popular Night market, now conveniently located within this development. Other notable locations are Big Red Strawberry Farm also known as Taman Agro Tourism, Cactus Valley, and Kea Farm.



## A SAFE SPACE TO PARK YOUR CARS

When all the pesky holiday makers rush up to the Highlands, you already have a private car park reserved for you.



Master Bedroom  
Artist Impression



Living Room  
Artist Impression



# This is where it all **begins**

*A quaint township to build a future*

**EMERALD 3** | 翠園  
G A R D E N



## INVESTMENT FOR FUTURE GENERATIONS

There is something to be said for a piece of Freehold property. It is a rarer occurrence today with many new developments on a Leasehold basis. Freehold gives you the assurance that it will "always be in your family". Emerald Garden 3 is one such development. As a part of the Bandar Putera Indah township in Batu Pahat, it is a mixed development project of more than 11,000 units of residential and commercial units. Within driving distance are established amenities such as school, kindergarten, post office, police station, restaurants and eateries, petrol station, groceries and minimarkets, clinics, bank, and offices.



## RETENTION AND APPRECIATION OF VALUE

With a comprehensively planned amenities such as shopping complex and office tower which provides for everything you will need; this development is on a strong foundation for growth. Entertainment outlets, hypermarket, restaurants and food courts are all present, with a proposed school in the pipeline, making this a good bet for a stable investment in a matured neighbourhood.

Artist Impression



## LIMITED RESOURCE

As mentioned, Freehold properties are getting rarer in the country with many developments as Leasehold. This is the ideal Single storey terrace home with a built-up space of 1,498sqft with a dimension of 22' x 75', and with only 424 units on offer.



## NO LIMITATION IN CREATING YOUR PERFECT HOME

From this humble plot of space, much can be done to make it your ideal home. An open space concept is trending, creating a spacious look with less clutter and obstruction, delivering a minimalist feel with light coloured walls and bright lighting. However, some prefer a cosy, warm ambience with touches of wooden furniture, soft carpet or throw rugs and warm lighting to relax in. Regardless, whatever your preference, you can turn this house into a home.



## A SAFE SPACE TO PARK YOUR CARS

Malaysians are natural car owners and lovers; this is due to the need to travel that public transport may not be able to deliver. A landed property with a porch is ideal to keep your precious car safe and sound – less repair and maintenance.



## ZERO MAINTENANCE FEE

As an affordable choice for a home that is below RM350,000, the house is yours and you only need to do the minimal to maintain it. With a landed property, there is no monthly maintenance for building management or maintenance, as you only need to fix things once it has gone through a natural lifespan and requires fixing, maintenance or replacement.



Emerald Garden 3 is accessible via the North-South Expressway and is only 7km to town centre and 10km to AEON BIG, 12km to Batu Pahat Mall adding to the attraction of this humble township that is set for growth.



# CYCLING 101... IN MALAYSIA

There has been an uptake in cycling, not just in Malaysia, but everywhere in world. This is due to the COVID19 situation where people are avoiding mass transit modes like subways, trains, buses and even taxis.

While cycling to work is practical in countries where the weather is drier and cooler, it is less practical here in hot, humid, and wet Malaysia. The popularity of cycling in Malaysia is linked directly to the majority here who sees it as the passport to get out of the house and get some exercise even during the restrictions of MCO.

All across the world, there is a sharp increase in demand for everything related to the cycling. Add to this the shutting down of many sectors in the initial phase of COVID19 in early 2020 and we can understand that the supply chain has been interrupted not just from production and manufacturing, but also at the raw material stage. For example, prices for some bicycle parts have gone up by as much as 40 percent.

**In Malaysia, the majority of bicycles on the road can be put into three categories:**



**The Road Bike** is arguably the oldest version of the bicycle, comprising of a frame made up of two triangles. It is also the one that requires most flexibility of the rider as you are most stretched and hunched while seated on your saddle. This is due to the fact that road bikes or "racers" are used by professional cyclists who need to get into an aerodynamic position to maximise speed. These bikes come with multiple gears to help you cycle on both flat and hilly terrains.



**The Mountain Bike**, which can come with no suspension (rigid), front suspension (hardtail) or full suspension is easier on the body, giving the rider a more upright seating position, and also the comfort of suspension. Mainly designed to handle off-road terrain, it can be ridden on normal roads too. Comes with multiple gears to help you tackle steep, steeper and the steepest hills.



**The Foldie** is a folding bike, favoured by many beginners, due to its portability. It can be folded into a small space and carried onto mass transit systems, like trains and busses. A foldie is the mainstay of leisure riders and those who want the flexibility of storing the bikes in their car and driving it somewhere else to cycle.



Unfortunately, with such a large spike of cyclists on our roads, many newbies are not familiar with the common courtesy that is required to co-exist with other road users. The mass media has been reporting about cyclist in accidents, breaking the rules while on the road, making a nuisance of themselves and thus endangering themselves and other road users.

**So here is everything you need to know to cycle safely on the road... in Malaysia. Let's begin.**

## Equipment

**1. Bicycle** – whether it is new or used, make sure it is in good working order. If you are unsure what to look out for, send it to your local bike shop so they can do what is needed to make it road-worthy. It should be noted that bicycles come in different sizes, so get one that fits you.

Note: For beginners, you may want to be able to put your feet on the ground while you are seated on your saddle/seat. While this will make you feel safe, it is (unfortunately) not the correct saddle height or bike size reference point. As a general rule, with the bicycle between your legs, you should be able to stand on the ground (while wearing your cycling shoes) with at least a 1cm clearance between the top tube and your groin. This is applicable for rigid frame bicycles, not foldies.



**2. Essential equipment by law** – you are required to have a bell, front light and rear light on your bicycle.

**3. Apparel** – The main thing is to get a proper cycling helmet that fits. Protect your head at all times as a hard fall usually happens very fast and the helmet absorbs most of the impact to your



head/brains, minimising damage there. The second piece of clothing should be a pair of gloves, which will help in case you fall as the hands will likely be used to break your fall. The third piece of apparel I would suggest is a pair of glasses to avoid anything (dust, insect, small stones) getting into your eyes and causing you to lose balance and fall. And lastly, bright coloured clothing (t-shirt, cycling jersey, socks, shoes, etc) makes you more visible.

**4. Tools and Repair kit** – Most bicycles come with innertubes which holds the air to keep the tyres inflated. The most common repair while cycling is a punctured innertube, so learn to patch a puncture and bring along a small repair kit, or even a spare innertube. Next, you will need a portable air-pump to inflate your tyres. Also, basic tools like hex-keys may be needed to tighten loose screws or to change the height of your seat post, etc.

## Basic knowledge and skills

**1. Know the road rules and regulations**, because as a cyclist, what applies to other road users (cars and motorbikes) also applies to you. Follow all traffic signals and signs like traffic lights, and road signs.

**2. Learn to cycle in a straight line**, while briefly turning your head to the back as if to look for on-coming traffic. Practise looking back to the left and the right, it usually takes a split second only, but is crucial so you know what is behind you before you make a right or left turn, or before you cut across the road. Practise this in the safety of a park, away from moving motorised vehicles.

**Correct hand signals to indicate to other road users (including the group of people you are cycling with) your intentions**

**1. Making a right or left turn** – Extend your arms to your side at 90 degrees in the direction of your intended turn (you can add a bit of waving movement from your shoulders). This should be done after you have followed steps in part B, point 2 above. Therefore, the sequence is B-2, C-1, and followed by B-2 again to make sure no cars are nearby.

## **2. Warning others of potential road dangers**

– If you are in front of your cycling group, point with the index finger (you can add a waving motion from the wrist) at dangers on the road you are avoiding as you cycle past them. These includes potholes, metal covers (which could be slippery), metal grates/grills (which could be wide enough to trap your tyres) or road furniture like guideposts, safety barriers, fences, and raised road markers (which could be placed in a very unexpected area). The second cyclist then does the same for the third cyclist and so forth.

**3. Slowing down** – extend your hand to your side at 45 degrees, and wave your hands in a downward motion a few times.

**4. Stopping** – Put your hand straight up, like if you were in school and you wanted to get the teacher's attention. In case of an emergency stop, where you need both hands to brake... shout loudly "STOP!" or "STOPPING!!!"

**5. Overtaking parked cars or other stationary obstacles** – If the parked car is ahead of you on your left, use your left hand, move it behind your back at a horizontal position, and point with your index finger to the right, indicating the direction you are heading to avoid the car or obstacle.



## **6) Show your appreciation to other road users**

– If someone give you the right of way, wave or give a thumbs up.

As you can see, your balance while you are riding on your bicycle needs to be very good to execute all the hand signals. So do spend some time in a safe environment to practice. And once you are on the road, pay attention at all times so you and everyone else on the road remain safe. Most accidents caused by cyclist on themselves or to other cyclists is due to a lapse of concentration or judgement.

On a final note, any cyclist, however new or old you are to cycling, is a representative for all other cyclists out there. How you behave or misbehave paints a picture for other road users of what a "cyclist" is like, and because of you, other cyclists will be treated in a positive or negative manner. So, obey the laws and regulations, develop the skills you will need to cycle in a safe way and be courteous on the road. Enjoy.

# Announcement of Winner

LBS takes this opportunity to congratulate the winner of our first LBS Journey Contest!



## Theme of contest

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.

Name: Yap Peng Yew  
(Proud owner from Mercu Jalil at Bukit Jalil, Kuala Lumpur)

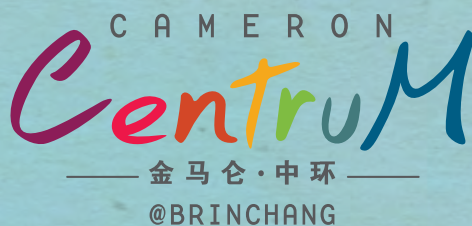
## Submission

Kindly stay at home or duduk diam-diam di rumah as LBS providing the most warm and comfortable home during MCO and WFH. #stayhome #dudukrumah #LBShomesweethome

LBS property provides us sustainable living, comfortable environment, hence a better future for me that is worth beholding for own stay or investment.

Keep your eyes on this page as we are planning more contest for our readers and homeowners with even more attractive prizes to be won!

#stayhome #staysafe



# Brinchang Begins

Cameron Highlands remains a sought-after piece of real estate in Malaysia. While the area continues to grow at a respectable pace, soon it will receive a shot-in-the-arm through a new and holistic development by LBS. This will once again put it firmly on the map for both investors, private home owners, entrepreneurs and businesses alike.



The rebirth of Brinchang begins through Cameron Centrum, the largest mixed development of residential and commercial hub in the area that is spread over 86 acres. Planned and to be executed in a holistic manner that respects the natural flora and fauna, Cameron Centrum will retain and enhance the old-world colonial charm that is Brinchang, Cameron Highlands.

Ownership of a piece of Malaysian haven in the hills will soon be a possibility, in what is a sought-after development and investment for the future. It is set to be the new business hub up in the clouds.



Brinchang is already a hub for tourism and farming industries, and with Cameron Centrum, it will rise to its full potential as both a new residential and a commercial location for those who are looking for something different and to expand their investment portfolio.

Despite the modern take on the development, the Tudor-inspired façade of Cameron Centrum will mirror the aesthetics of the area. This new business hub will be the center of Brinchang in the foreseeable future and will undoubtedly include retail, entertainment and commercial outlets.



With a planned seven precincts for Cameron Centrum, Precinct 1 is spread across 5.66 acres and will house rows of offices, commercial outlets and shops that is tied together by a generous open boulevard that takes advantage of the cool and refreshing environment of the highlands. This will be an experience that is very different from the typical congested, hot and humid environment in the low-lands and cities.

Available on Precinct 1 are 58 units of 2-, 4- and 5-storey shop offices with spaces ranging from 2,185 to 9,214 sqft. This is the first phase that is the start of re-inventing Brinchang to be the main commercial and entertainment hub of Cameron Highlands. Once completed, Cameron Centrum will also consist of residential areas and a hotel.



**This is a rare opportunity to be a first-mover in an already famous and desirable real-estate.**



# An island of *contentment*

Astella is a part of the D'Island Residence township, a multiple award winner, situated in Puchong. D'Island Residence is a 175 acre of township with a healthy assortment of luxurious properties for those looking for a unique proposition in the mundane property offering that is flooding the market. Surrounded by 1,000 acres of pristine lake, your home will be nestled in a living space with nature at your doorstep.

Astella is the upcoming landed development in D'Island Residence which consist of 155 units of 20 x 70' and 20 x 72.5' 2 storey link houses. The development, in Puchong, is peacefully nestled in a major town in the heart of a thriving Petaling district. Hence Astella, is unique as a safe and peaceful haven amidst the most developed district in Malaysia.



As a part of D'Island Residence, an award-winning township sited on a prime land, Astella has the same feel of the ultimate island retreat with the required urban charm. Additionally, your home is surrounded by expansive fresh water and lush natural greenery that flow seamlessly with the modern touches of carefully designed and landscaped architecture that is Astella.



Both the visual and physical touch points display the thriving nature that is all around you. These may come in the forms of picturesque sceneries overlooking the lake, sculptured fountains and pocket gardens, and meandering walkways that dot the neighbourhood.

D'Island Residence is a guarded community that caters to the discerning home owners who are looking for the rare opportunity to live in an area surrounded by lakes. At the same time, it is a low-density development that is made for those who appreciate the finer things in life.

Options within the D'Island Residence includes luxurious super-links, semi-detached homes, condominiums and serviced residence retails shops and offices. Astella is the next phase in this modern haven for city-dwellers and feature spacious interiors and stylish exteriors.

Facilities planned includes fun park with gazebo and interactive playground, outdoor gym by the lake, paved jogging track that encircles the lake, landscaped lawn and playground, and pedestrian-friendly walkways connecting the neighbourhood. The development is designed with open and spacious interior, featuring large doors and windows for natural ventilation and lighting.



Strategically located, D'Island Residence is near many shopping and lifestyle complexes, university and places of higher education and top-notch medical facilities. On top of these conveniences, it is also located to a host of different places of leisure, lakes and recreation and fed by some of the best and most efficient highways in the country.

Security within the development is good, ensuring peace-of-mind for home owners. A 3-tiered security system, features guardhouse, 24-hour CCTV, boom gate and perimeter patrol, individual home alarms and intercom system to the guardhouse.

As you can see, Astella and homeowners of Astella will benefit greatly from being a part of D'Island Residence, with its unique offering of a development surrounded by a large life-thriving lake, with tasteful and modern facilities to enjoy, all a stone's throw away from some of the best organisations, facilities and utilities in the prime location in Selangor.





## LamanBaiduri

百聚利商业区

Commercial value within a township rises with the right kind of infrastructure development. This is the case for Laman Baiduri, a shophot initiative within the Bandar Putera Indah (BPI) development project in Batu Pahat, Johor. BPI is a fast-growing residential area and with more home owners, the need grows for commercial activities.

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.

Consisting of mainly residential and commercial units, BPI continues to grow as new phases are added to existing ones. 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.

**As part of this, Laman Baiduri offers three options: 45 units of 2-storey Type A (3,064 sqft), 41 units of 2-storey Type B (3,064 sqft), and 26 units of 3-storey Type C (4,755 sqft). It is a prime business location that is required to support the vast residential area that surrounds it.**

These 3 and 2-Storey Shop lots fits nicely in the ambience of the location that includes a thriving hive of activities. These includes a school and kindergarten, police station, government office (Jabatan Pertanian RISDA), restaurants and eateries, petrol station, retail hub, minimarket, shopping complex, hospital, bank, offices, hotel, recreation centres and open space. The affordable cost of the shop lots are supported by a matured development.





# LBS Foundation



## Donation for Pertubuhan Amal Sosial Masyarakat Penyayang Malaysia - Abundance Charity Series

24th November 2020

LBS Foundation donated RM5,000 to Pertubuhan Amal Sosial Masyarakat Penyayang Malaysia, one of the NGO based in Kuala Lumpur where their main focus is to provide essential medical and healthcare equipment for the needy. The fund for donation was partly collected during the Abundance Charity Fair held recently in Petaling Jaya.

The NGO was represented by Mr Veni Jaya during the cheque presentation ceremony.



## Donation for Suriana Welfare Society Malaysia - Abundance Charity Series

26th November 2020

LBS Foundation donated to Suriana Welfare Society Malaysia, where the fund was partly collected during the Abundance Charity Fair held recently in Petaling Jaya.

Puan Sri Karen Wang, the patron for Abundance Charity Fair, presented the gift and goodie bags for the children.



## Make it a December to Remember

14th – 25th December 2020

LBS Foundation, together C for Cakes team, collaborated on a very delectable and exciting Christmas project, called 'Make it a December to Remember'. During this holiday season, they aim to spread love and joy by making these amazing cakes available for everyone, while extending support to the underprivileged during this difficult time.



## Soursop Saplings Giveaway

18 December 2020

LBS Foundation donated 500 Soursop Saplings to Rumah Puteri Arafiah, LBS and MGB staff as a gift and hope to encourage the spirit of giving and plant growing for a greener future. By conducting this activity, LBS Foundation is paving the way for environmental movement and promoting green causes.



## Program Sumbangan BSP

20th December 2020

LBS Foundation donated RM2,000 to Majlis Perwakilan Penduduk Bandar Saujana Putra during the Program Sumbangan BSP, officiated by YAM Tengku Dato' Muhammad AlHaj bin Tengku Harun, the OBD of Kuala Langat. The donation will be used to help families affected by COVID-19 who are deprived of not only a source of income, but food and other necessities at Bandar Saujana Putra.



## Soursop Plants Giveaway @ Irama Perdana Residents

9th January 2021

LBS Foundation honored LBS home owners by giving away 300 soursop saplings at Irama Perdana, Bandar Alam Perdana. These plants brought joy to the residents as they were delighted to do their part for a greener environment.



## Donation to Perbendaharaan Negeri Pahang

14th January 2021

LBS Foundation donated RM50,000 to Perbendaharaan Negeri Pahang to aid the recent flood victims.



## Donation of 300 Gas Stove

25th January 2021

300 units of gas stove were donated to Pusat Khidmat Masyarakat Masyarakat DUN Lanchang. This donation was requested by YB Dato' Sri Haji Mohd Sharkar bin Haji Shamsudin, to help the flood victims at his constituents in Lanchang, Pahang.



# LBS Events & Activities



## Residensi Bintang Bukit Jalil Roadshows

30th November – 20th December 2020

LBS participated in a few roadshows in Klang Valley that showcased Residensi Bintang Bukit Jalil, a condominium in an internationally-renowned neighbourhood of Bukit Jalil.

LBS were at IPC Shopping Centre from 30th November – 6th December, NSK Kuchai Lama from 7th – 13th December, and AEON Big Mid Valley from 14th – 20th December 2020.



## Emerald Garden 3 Roadshow

1st – 31st December 2020

In the month of December 2020, LBS took part in a roadshow at AEON Big Batu Pahat, Johor.

Emerald Garden 3 - an ideal, well-designed single-storey terrace home in the matured Bandar Putera Indah township was featured in this roadshow.



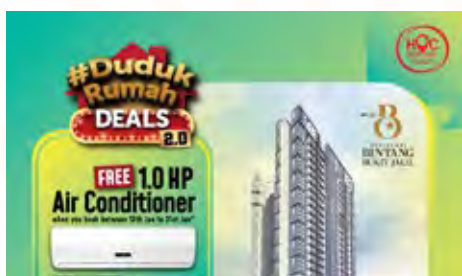
## KITA Mekar Launch

9th December 2020

LBS officially launched KITA Mekar single storey houses and townhouses with an estimated Gross Development Value (GDV) of RM345.1 mil.

Comprising of 342 units of single storey terrace houses, 432 units of townhouses and 388 units of double-storey terrace houses, KITA Mekar features practical designs, well thought-through facilities and open layouts that were carefully crafted to fit buyer's requirements today; making KITA Mekar the ideal choice as a comfortable family home.

Surrounded by lush greeneries, these green zones are equipped with a combination of small parks as well as extensive facilities that are seamlessly integrated. Here residents can enjoy every form of recreation according to their own interests, whilst still doing it as a family unit.



## Launch of #DudukRumah Deals 2.0

15th January 2021

In conjunction with MC0 2.0, LBS introduced the #DudukRumah Deals 2.0 campaign, where homebuyers can book participating projects under the Home Ownership Campaign (HOC) from 13th January to 4th March 2021 with just RM200 and receive a free air conditioner as part of the offer.

## LBS 2021 Media Briefing

6th January 2021



During the annual Media Briefing, LBS shared its 2020 performance and results to the media. Despite the challenging market, LBS registered the sales of RM1.2 billion, exceeding its revised target of RM1 billion. LBS also launched a total of 14 projects with a GDV of RM1.49 billion which includes KITA @ Cybersouth and LBS Alam Perdana. Two other key township projects worth mentioning are Bandar Putera Indah township and Taman Kinding Flora.

LBS also shared its plan for 2021 with launches valued at an estimated GDV of RM2.65 billion. Despite the current market challenges due to the COVID-19 pandemic, LBS continues to adapt to new norm, successfully shifting marketing strategies through digital platforms. LBS is confident that 2021 will be yet another exciting year for the group.

## Ox-picious 8 & Virtual Property Page Launch

23th January 2021



LBS launched its latest marketing campaign, Ox-picious 8, to reward homebuyers with incredible deals, which includes LBS Fabulous 20-21 Lucky Draw, Zero Exit Fee, Home Furnishing Package, Flexi Payment Scheme, Home Ownership Campaign (HOC) Goodies, Free Legal Fees, Low Booking Fees and Loyalty Rewards. This campaign, running from 1st January to 31st March 2021, allows homebuyers to enjoy huge savings when they purchase from a wide range of LBS residential property.



As a part of the Ox-picious 8 campaign, LBS will also extend LBS Fabulous 2020 lucky draw into the year 2021. With this, homebuyers will be in the running to win lucky draw prizes worth more than RM1 million.

Together with this launch, LBS is also kicking off its brand-new Virtual Property Page, where homebuyers can view properties from a selection of LBS projects in the comfort of their home.

## Soft Launch of SCAPES Hotel

10th February 2021



SCAPES Hotel is LBS' maiden venture into the hospitality industry.

Consisting a total of 176 rooms and located in Genting Highlands, SCAPES Hotel offer holidaymakers a convenient location surrounded by popular tourist attractions.

Amenities within SCAPES Hotel are gym, lap pool, family pool, wading pool, aqua deck, outdoor jacuzzi, and kid's zone. Hotel guests can enjoy these great facilities before exploring famous locations nearby which include a golf course, theme parks, premium outlet stores, and stunning cable car rides.



# Tan Sri Lim Hock San's Commitment to the Community

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.



## Meeting with the Finance Minister

5th October 2020

Tan Sri Lim Hock San together with local well-known entrepreneurs met with Finance Minister, Senator Tengku Datuk Seri Zafrul Abdul Aziz to outline the unprecedented plight of the business community in the face of this COVID19 pandemic.



## Meeting with The Yang di-Pertuan Agong

25th November 2020

Representing The Federation of Hokkien Associations Malaysia and The Federation of Malaysia Lim Clansmen Associations, Tan Sri Lim Hock San met with The Yang di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah at Istana Negara. He conveyed to His Majesty the Chinese communities' concern about the country's direction and economic trends.



## Meeting with Johor Lim Clansmen Association

29th November 2020

Tan Sri Lim Hock San attended a meeting by Johor Lim Clansmen Association. He spent time to network and exchanged information with fellow members there.



## AGM of Pahang Lim Clansmen Association

5th December 2020

As the President of The Federation of Malaysia Lim Associations, Tan Sri Lim Hock San was invited to attend the inauguration ceremony of the Pahang Lim Clansmen Association. Also present at the event was Datuk Seri King Lim Chin Fui.



## Council Meeting of The Federation of Malaysia Lim Associations

6th December 2020

The Federation of Malaysia Lim Associations President, Tan Sri Lim Hock San, chaired the council meeting of the association. Together with fellow council member, they discussed on how to further strengthen as well as reach more people to garner support for the association.



## Visitation to Ayer Tawar Heritage House

24th December 2020

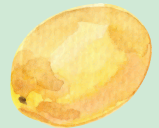
Together with other members of The Federation of Malaysia Lim Associations, Tan Sri Lim Hock San took a trip down memory lane by visiting the Ayer Tawar Heritage House at Perak.



## Meeting with Petaling North District Education Office

15th January 2020

As the Chairman of Catholic High School Petaling Jaya, Tan Sri Lim Hock San, together with Catholic High School principal and its Parent-Teacher Association members, paid a courtesy visit to Education Officer of Petaling North District, Hajah Marpuaton Binti Sastero. The issue of a noticeable shortage of teachers was raised during the visit, and has now received the attention of Ministry of Education.



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empowering individuals  
enhancing communities

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