

## **TERMS AND CONDITIONS**

### **MOVE IN READY WITH LBS CAMPAIGN** (*"Campaign"*)

These Terms & Conditions ("Campaign Terms") govern the Move In Ready With LBS Campaign organised by **LBS Bina Group Berhad** ("the Organiser"). By participating, purchasers agree to be bound by these Campaign Terms.

#### **1. Campaign Period**

The Campaign shall commence on **1st July 2025** and end on **31st December 2025 at 11:59 p.m.** ("Campaign Period").

The Organiser reserves the right to vary, suspend, extend or terminate the Campaign at its sole discretion without prior notice.

#### **2. Eligibility**

To qualify for the Campaign, purchasers must:

- Be aged eighteen (18) and above.
- Book and purchase a unit (excluding affordable housing units, if applicable) from the following **Participating Projects** during the Campaign Period:
  - **SkyRia** – Type B (850 sq ft) only, limited to the first fifty (50) units
  - **Prestige Residences** – All unit types excluding affordable housing units. Duly execute and stamp the **Sale and Purchase Agreement ("SPA")**.
- For purchasers obtaining a loan: obtain loan approval, accept the loan offer, and duly execute and stamp the loan agreement.
- For cash purchasers: fully settle the purchase price.
- Not have cancelled the purchase or breached the terms of the SPA.
- Redemption is on a **first-come, first-served basis** and while stocks last. "First-come, first-served" shall be determined based on the order in which purchasers **sign and submit their Letter of Offer (LO) from the bank**. Specifically:
  - The purchaser must **sign the bank's Letter of Offer**; and
  - The signed LO must be **emailed to the following address: marcomcredit@lbs.com.my**
  - The timestamp of the email submission to the above email address shall be used to determine the order of eligibility.

#### **3. Campaign Offer**

Eligible purchasers will receive a **Fully Furnished Furniture & Fittings Package** (“Furniture Package”) with an indicative value of up to RM30,000.00.

The Furniture Package is:

- Strictly **non-transferable, non-refundable, and non-exchangeable for cash.**
- Subject to change: the Organiser reserves the right to substitute any item with another of similar value without prior notice.

#### **4. Installation & Handover**

a) Installation of the Furniture Package (“Installation Works”) shall commence only:

- After delivery of **Vacant Possession** to the purchaser; and
- Upon the purchaser’s execution of the **first building defect checklist**; and
- After the purchaser has signed the **Letter of Incentive Package** incorporating these Campaign Terms.

b) Installation Works shall take approximately **three (3) months**, with an automatic extension of **one (1) month** if reasonably required.

c) The purchaser shall:

- Unconditionally provide access and deliver the property keys to the Organiser’s appointed interior designer, contractors, subcontractors, or third parties until completion of the Installation Works.
- Refrain from carrying out any renovations, alterations, or additions during the Installation Works and during the **Developer Warranty Period** (as defined below).

d) Installation Works are strictly for the purchased property only; requests for installation at other premises will not be entertained.

#### **5. Developer Warranty & After-Sales**

- Installed furniture items shall carry a **thirty (30) day Developer Warranty Period** commencing from the date of the purchaser’s acceptance of completion of the Installation Works.
- Beyond the Developer Warranty Period, all warranties, defects, or after-sales services shall be provided exclusively by the respective manufacturers, suppliers, or distributors.
- The Organiser provides no other warranty, guarantee, or after-sales service beyond the Developer Warranty Period.

#### **6. Disqualification & Revocation**

The Organiser reserves the right to disqualify a purchaser and revoke the Furniture Package if:

- The SPA is terminated or cancelled for any reason.
- The purchaser defaults on payment under the SPA.
- The purchaser breaches these Campaign Terms or attempts to circumvent the Campaign mechanics.  
In such cases, any Furniture Package delivered or installed may be revoked at the Organiser's discretion.

## 7. Indemnity & Limitation of Liability

- The purchaser agrees to **indemnify and hold harmless** the Organiser, its directors, employees, agents, affiliates, and contractors from all losses, damages, claims, liabilities, costs, or expenses arising directly or indirectly from:
  - Participation in the Campaign;
  - Use of the Furniture Package; or
  - Breach of any of these Campaign Terms.
- The Organiser shall not be liable for:
  - Any loss, damage, injury, claim, or accident arising from the use of the Furniture Package;
  - Any defect, discrepancy, or variation in the Furniture Package;
  - Any warranties or after-sales services offered by third-party suppliers;
  - Any indirect, consequential, or special losses.

## 8. Privacy & Data Protection

Personal data provided by purchasers will be collected, processed, and used in accordance with the Organiser's **Personal Data Protection Notice** available at: <https://lbs.com.my>.

## 9. General

- The Organiser's decisions on all matters relating to the Campaign are **final, conclusive, and binding**.
- The Organiser reserves the right to add, amend, or vary these Campaign Terms at any time without prior notice.
- If any provision herein is found invalid, unlawful, or unenforceable, the remaining provisions shall remain in full force and effect.

## 10. Acceptance

Participation in the Campaign and/or signing of the **Letter of Incentive Package** shall constitute the purchaser's full and unconditional agreement to these Campaign Terms.