

## HOW IT WORKS? LBS Referral Program

### **Q1. What is the LBS Referral Program?**

The LBS Referral Program (“**Program**”) is organized by LBS Bina Group Berhad (“**Company**”) to offer rewards to qualified existing LBS homeowners and any non-homeowners (“**Referrer**”) registered under the LBS mobile application (“**LBS App**”) who has successfully refer new buyers (“**Referred Customer**”) to any LBS and/or MGB list of properties provided in Appendix 1 below (“**Products**”).

### **Q2. Who is eligible to participate?**

LBS and MGB homeowners and non-homeowners who have officially registered under the LBS App.

### **Q3. Can I introduce myself?**

The Referrer shall not introduce/refer himself/herself as the Referred Customer under this Program.

### **Q4. Can I introduce my family members?**

Yes, you may introduce your family members, subject to your name not being include in the Sales and Purchase Agreement (SPA).

### **Q5. Which properties are involved?**

The participating projects shall be limited to those listed in the LBS App, excluding Authority-Controlled Price Developments such as PPAM, IDAMAN, MADANI, and any other similar government-initiated housing schemes.

The Referral Fee shall be fixed and calculated based on the actual selling price as stated in the relevant Sale and Purchase Agreement executed for the Products.

### **Q6. How do I know my referral submission is successful?**

You will receive an automated notification email after your submission is completed.

### **Q7. When is a referral deemed successfully completed?**

A referral is deemed successful once:

- a) the Sale and Purchase Agreement (“SPA”) in respect of the property within the Product has been duly signed by the Referred Customer and the Company, as the case may be, and stamped;
- b) the Loan Agreement in respect of the property within the Product has been duly signed by the Referred Customer and the Company, as the case may be, and stamped;
- c) The company has received the Referred Customer 10% SPA billing payment, either via loan financier or cash.

### **Notes:**

- a) The Company will notify the Referrer via the LBS app once the referral has been successfully confirmed.
- b) The Referral Fee (“**Referral Fee**”) will be issued by any payment method determined by the Company and is not exchangeable for other forms of payment.
- c) Requests to change the payment method will not be entertained.

**Q8. What Referral Fee am I eligible for?**

Referrer Status	SPA Purchase Value	Referral Award
Existing Homeowner	< RM500,000	RM 4,000
	RM 500,001 – RM999,999	RM 8,000
	>RM 1,000,000	RM 12,000
Non-Homeowner	All Purchase Value	RM 2,000 (Flat)

Payment shall be made using a method determined by the Company at its absolute discretion.

**Q9. Is it taxable?**

Yes, the Referral Fee is taxable.

**Q10. What should I do before referring?**

- a) Ensure that the Referred Customer meets all eligibility requirements to apply.
- b) To check the project eligible for this program on the LBS Property Mobile App.
- c) Ensure that you have obtained the potential customer's consent to share their personal data in accordance with the PDPA before registering the referral.
- d) The referral/creation date must be earlier than the sales date. Any discrepancies in dates will not be entertained.
- e) Any Referrer who are already liaising with any external real-estate agents will not be accepted.

**Q11. Who will contact the person I Referred?**

Our Company's internal sales team will reach out to the person you referred.

**Q12. Are appointed external real estate agents eligible for the Referral Fee?**

No. Appointed external real estate agents for the Products are not eligible to receive the Referral Fee.

**Q13. Who should I call for further enquiries?**

Kindly contact Digital Media & CRM via email at [crm@lbs.com.my](mailto:crm@lbs.com.my)

All participants are subject to the terms and conditions herein stipulated. Notwithstanding anything to the contrary, LBS reserves the right to change the terms and conditions herein without prior notice whatsoever to any participant, but all participants shall be bound by such changes.

In the event of any disputes whatsoever, the decision by LBS shall be final, conclusive and binding.

**For the avoidance of doubt, in the event of any inconsistency, conflict, or discrepancy between the above information and the terms and conditions as published on the LBS website at <http://lbs.com.my> (as amended, reviewed, or revised from time to time), the terms and**



**conditions published on the LBS website shall prevail, govern, and supersede the above information to the extent of such inconsistency.**