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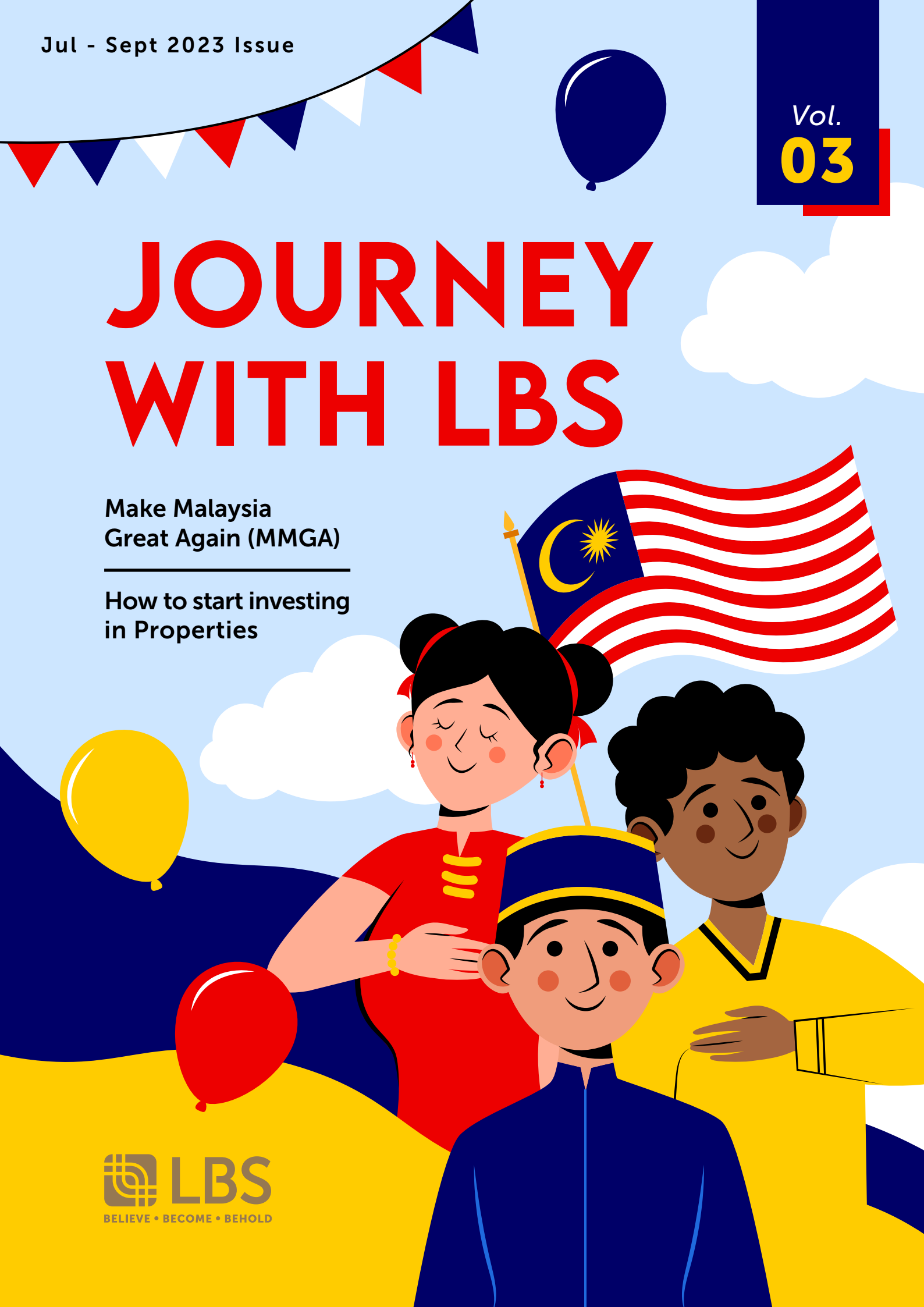
# JOURNEY WITH LBS

Make Malaysia  
Great Again (MMGA)

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How to start investing  
in Properties

 **LBS**  
BELIEVE • BECOME • BEHOLD



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# CONTENT

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Matters of the Heart	05
Make Malaysia Great Again (MMGA)	07
Scapes Food Promotion (July - Sept 2023)	11
AI and e-learning are here to stay	13
How to start investing in properties	15
Planting trees, reviving Earth	17
M3 Mall Merdeka Contest	19
Kita Bestari project (SS Terrace & DS Terrace) @ Cybersouth	21
Idaman Sari @ Puchong	22
Prestige Residence	23
Pangsapuri Saujana Indah, Molek	24
LBS Bina Group Berhad Events (April - June 2023)	25
Tan Sri Dato' Sri Ir. Lim Hock San's Commitment to the Community	29

## MESSAGE FROM

# *Executive Chairman*

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As the year reaches its half way mark, we look back at the first six months of 2023 and are happy to inform that we are on track for another great year. We are also proud to share that we have received multiple awards at the prestigious Star Property Award 2023 in recognition of our contribution to the people and the nation. And this we will continue to work at, giving our best and delivering what we promise to Malaysia.

On another celebratory note, the LBS Fabulous Extra 2022-23 campaign, which ran through May 31, 2023, presented 600 prizes worth a total of RM480,000 to lucky LBS house buyers. This marks the FIRST LBS Fabulous Extra 2022-23 Lucky Draw and will be followed by a future lucky draw to be announced later. In line with this, we have also prepared an exciting line-up of future campaigns, thrilling promotions, and activities for all LBS homebuyers.

As we build homes, we are also mindful of the impact we all make, collectively, on the environment. To this end, we are aiming to balance this out with concerted efforts for the future of our community and environment.

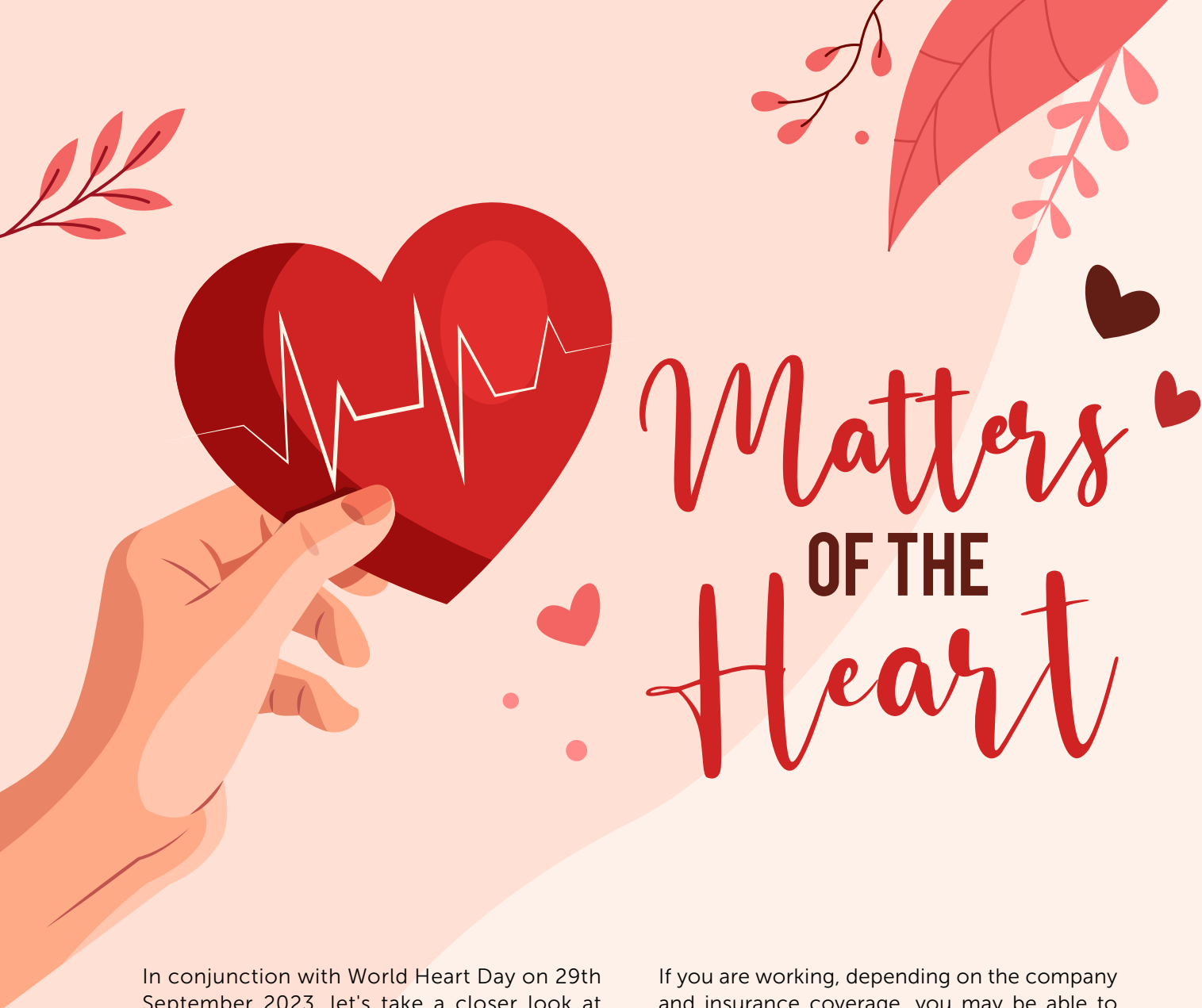
After our successful Green Mission Launch, let's continue in our efforts! At LBS, we have set up a Recycling corner where there are colour-coded containers so we can separate, dispose and recycle whatever we have used efficiently to promote a greener and sustainable lifestyle. Let us all do what we can for the environment and be serious about recycling to be more faithful in the proper use of our natural resources.

Finally, I would like to wish you a joyous Merdeka and Malaysia day celebration! May this occasion reinforce unity, prosperity, and freedom in all ethnic groups from all walks of life in Malaysia. Have a memorable 66th Merdeka!

**Tan Sri Dato' Sri Ir. Lim Hock San**

*LBS Bina Group Executive Chairman*





# Matters OF THE Heart

In conjunction with World Heart Day on 29th September 2023, let's take a closer look at the prevalence of heart disease in Malaysia. Statistics show that up to 17% of deaths in the country are due to heart disease. While heart disease is not curable, there are many things we can do to minimize the risk of developing it. However, it remains the leading cause of death in Malaysia as the heart is unable to heal itself like other organs in the body.

There are four main categories of heart diseases: Coronary Atherosclerosis/ Ischemic Heart Disease, Stroke/TIA, Peripheral Vascular Disease, and Aortic Disease. Among them, Coronary Atherosclerosis/ Ischemic Heart Disease is the primary cause of death.

In general, any type of heart disease can diminish your quality of life and affect you in one way or another. Many of us have friends and family members who have either passed away from heart disease or are now mobility-challenged or paralysed as a result.

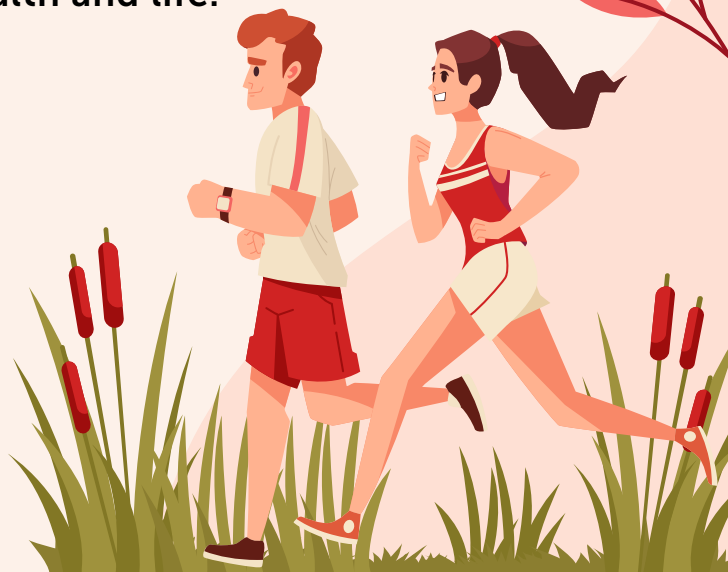
If you are working, depending on the company and insurance coverage, you may be able to get your initial treatment taken care of, and maybe even a few months of paid medical leave, but this will not be indefinite. If you do not recover to full function, you will eventually be laid off and lose your source of income.

The best advice we can give is to have a medical check-up with a reputable doctor or hospital as the first step. An ECG test is the most basic test you can get, but it is not the gold standard for detecting heart disease. That would be the angiogram, which carries a small percentage of risk as a dye is injected into the body, revealing any blockages in your arteries.

Certain factors will affect your chances of getting heart disease, such as age, gender, familial medical history, smoking, alcohol consumption, lack of exercise, lack of sleep, eating unhealthy foods, and pre-existing conditions such as diabetes, hypertension, and high cholesterol.

## There are recommended and proven ways to **minimise** heart disease from affecting your health and life.

**01** Eat healthier by including more vegetables and fruits in your diet. Minimise the excessively sweet fruits, like ripe mangoes, and instead, have a good variety that will be nutritious to your body. Avoid fast foods and processed food, and go for natural food such as fresh fish or healthier cuts of meat that are rich in protein. Also, avoid deep-fried, excessively salty and sugary foods, as these are proven to cause health issues. Eating healthier will give you better control of your cholesterol and sugar levels, increasing your chances of avoiding heart disease.



**02** Quit smoking as it has zero benefits and only bad effects that can directly and indirectly affect the health of your heart. Saving the money you spend on cigarettes can be used to buy yourself healthier food.



**03** Exercise regularly. Once you find an exercise that you enjoy, doing it regularly becomes second nature. Regular exercise is proven to lower your blood pressure and gradually reduce fat in your body. Half an hour of brisk walking every day will go a long way toward a healthier you. However, if you have not been exercising, we recommend that you visit your doctor before starting any workout routine.

**04** Make sure you have 7 to 9 hours of sleep every day. Sufficient sleep has been proven to deliver a healthy blood pressure, thereby minimising heart attacks and strokes.

**05** Quit or minimise drinking alcohol. While some types of alcohol are beneficial in small amounts, like red wine, the rest have not been proven to benefit us in terms of health. Alcohol raises blood pressure, just like smoking and lack of sleep.

These are the five easy ways you can fully control to maximise your heart health. Do this and remember to have your yearly check-up with your doctor to chart your health and progress. Thank us later. Just do it for yourself, your family, and your friends.



# MAKE **MALAYSIA** GREAT AGAIN

## (MMGA)

With Malaysia's Independence Day (31st August) and Malaysia day (16th September) just around the corner, we can help the younger generation by showing them how to live as mature, well-brought-up Malaysians. The key will always be the example you set as parents.

The following are some ideas that you can do as a whole family, but the main point is that they are done together. We would not recommend you to send your children somewhere by themselves so that you can have a break. The lesson in of this is to show them that we are all expected to contribute to the nation, and we can do this every day.





## This is how we MMGA.

**01**

The first recommendation is to organise a community clean-up. This is simple, you can do it as a family or you can get a few families together to do it. Wherever you stay, it can always be improved. Usually there will be at least some minor clean-up you can do. Sweeping the road, picking up rubbish, throwing away garbage, discarding items left by unscrupulous neighbours, mowing the grass and trimming the trees are all possibilities... but may we add one more... train them to keep their rooms and their houses clean first.

**02**

The clean-up project can coincide with your holiday destination. For example, beaches are usually littered with cigarette butts, plastic bottles and containers, and other waste materials.



**03**

Helping out in a soup kitchen by preparing and serving the food to the needy will help them see how blessed they are compared to the poor people in the nation. Hopefully, it will also show them that whatever little they have, they can always help others who are significantly poorer than them.

**04**

Organise a food fair in your neighbourhood and get the kids to bake or cook something to sell. The best way to do this is to get all the families involved together and come up with the menu, so there are no duplications of dishes. Make sure the whole neighbourhood knows, and if possible, get as many people as possible to come on that day. The kids can use their own money to buy some of the ingredients, and the shopping and cooking will help your family bond. Ensure everyone knows which charity the collection of money will go to.



**05**

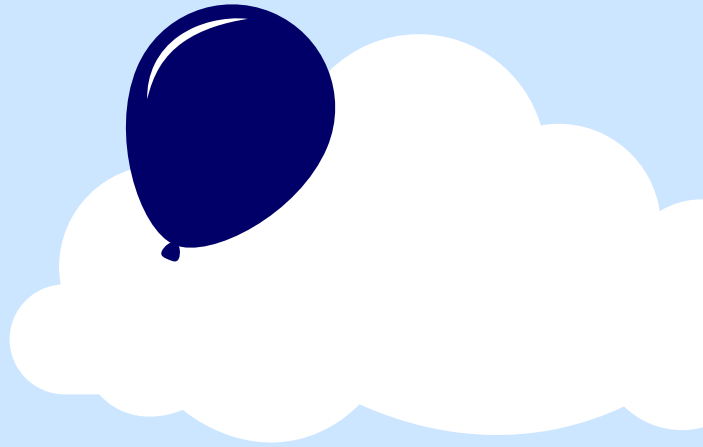
Helping neighbours who are in need is another good way to bond as a family and give back to the community. There may be older folks who are living alone and subsisting with the minimal food, and some of them are weak and unable to do many things in their home. By helping them clean their home and fix things that are broken, we will directly and positively impact their lives and improve the community at the same time.

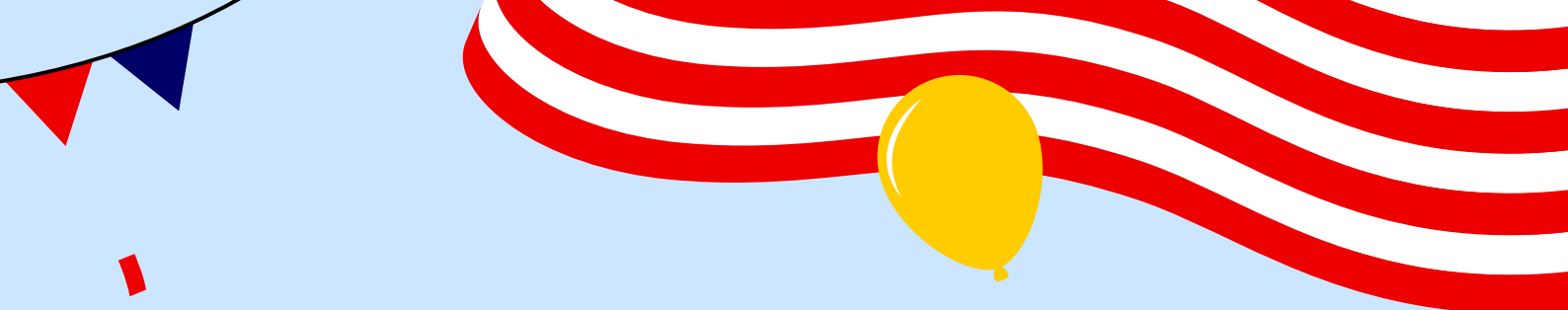
**06**

Giving is another great way to teach your kids not to place too much importance on material things. Old toys, books, clothes, etc that are in good condition can be given away to people who need them more.

**07**

A community library can be created for kids who do not have enough resources to learn, and these can come from buying or donating the right books to help these poorer kids.





**08**

A simple project that will teach them some history and increase their values can be done if you ask them to write and present a short story or report on “Merdeka and what it means to me as a Malaysian”.

**09**

Have a breakfast, lunch or dinner event in your home and invite all your neighbours. This will build closer ties with your community. Alternatively, you can just invite the people who are homeless or less fortunate to come over for a meal.

**10**

Make a small meal, pre-pack it into containers and drive around your community to be shared with the homeless and less fortunate. The cooking can be done with your kids, and have the kids give the food packages away themselves.

These activities may seem very basic, but they will build your children up to be loving, caring, giving and responsible adults in the future. The emphasis on helping others and contributing to the community will be a part of their mindset. It will also help in the development of their empathy for others who are weaker or less fortunate than themselves. And you never know, through these activities, your children may even develop a life-long goal that will eventually lead them to a specific profession.

Alternatively, you can head to any parks or kid-centric outlets for Merdeka and Malaysia day, but we would not recommend that as it will be packed with people. So, we hope you will have a beneficial and productive time bonding with your whole family and developing a better generation of Malaysians. The future is literally in your hands.



## Food Promotion

(July 2023 – Sept 2023)

At SCAPES Hotel, we take pride not only in delivering a great stay-in experience with our clean and spacious rooms but also in providing an exceptional culinary experience. There's no better time to indulge in our menu as we offer a 10% discount on all items from the ala carte menu (Food only) from July to September 2023. Additionally, in celebration of Merdeka, we are pleased to offer a special Merdeka Eve Steamboat Set and Malaysia Day Afternoon Tea Set, both at a discounted rate of 10%. Now is the perfect time to escape to the Hills for a refreshing, relaxing, and fulfilling holiday.

Here are some of the items on the menu you can try.

### FOOD PROMO JULY 2023

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#### From Lemon3:

**Shrimp Spaghetti Aglio (RM38nett)**, is a delectable plate of perfectly cooked spaghetti with fresh succulent prawns, with a clean and refreshing taste that is not heavily adulterated with sauces. Daily from noon to 10pm.

**Red Snapper Fish Head Curry (RM120nett, for 2 pax)**, is a rich curry decked with spices, enabling the fish head to shine. This is served with rice and papadam and is the perfect Malaysian comfort food. Add RM5 for Teh Tarik or Teh Ais. Daily from noon to 9.30pm.

**Laksa Promotion (RM16nett)**, this comes in the form of the Special Asam Laksa noodles soup, which stays true to its local origins. It is a rush of flavors that is unique to this dish. The freshly chopped ingredients ensures that it is always a healthy option. Daily from noon to 9.30pm.

#### From Poolside Café:

**Crispy Cucur Udang Tier (RM28, for 2 pax)**, is another local favorite, not to be looked down due to its simplicity. The spiced batter is deep fried, together with prawns, to a crispy goodness. The dipping sauce is a homemade chili sauce - delicious. Daily from noon to 6pm.

**Mint Strawberry Lemonade (RM15)**, a refreshing concoction made from strawberry puree, lemon concentrate and fresh mint leaf, perfect for these hot days. Daily from 1st - 31st July 2023, 11am to 8pm.

#### From Urban Remedy:

**Honey Blackberry Mint Mocktails (RM18)**, a perfect combination of sweet (honey), blackberries, lemon juice, and fresh mint leaf – leaves a fresh taste in your mouth. Daily From 1st - 31st July 2023 / 6.00pm to 10.00pm.



## FOOD PROMO AUGUST 2023

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### From Lemon3:

**Chargrilled Chicken Burger (RM35nett)**, grilled to perfection and comes with fries, and other condiments. A hearty option that satisfies the craving for burgers. Daily from noon to 10pm.

**Merdeka Eve Steamboat Set (RM45nett, per pax)**, is a selection of fresh seafood, meat and local vegetables. Perfect for a gathering of family and friends, as the large steamboat bowl is in essence very communal. 30th August 2023, 630pm to 9.30pm.

**Roast Chicken Plate (Quarter Chicken – RM40nett, Half Chicken RM75nett)**, is an all-time favourite. Roasted till golden brown, the juices are retained in the meat and it comes with potato wedges and salad on the side. From noon to 9.30pm.

### From Poolside Café:

**Crispy Cucur Udang Tier (RM28, for 2 pax)**, is another local favorite, not to be looked down due to its simplicity. The spiced batter is deep fried, together with prawns, to a crispy goodness. The dipping sauce is a homemade chili sauce - delicious. Daily from noon to 6pm.

**Merdeka Day Afternoon Tea Set (RM38nett per pax)**, enjoy our wide variety of snacks and desserts, comes with tea or coffee. Daily from noon to 6pm.

**Blended Ice Mocha (RM15)**, made with our fresh espresso blend, special Dutch chocolate powder, and blended with ice then topped with whipped cream. Simply delicious. Daily From 1st - 31st August 2023, 11am to 8pm.

### From Urban Remedy:

**Watermelon Kiwi Mocktail (RM18)**, made delicately to display the two-tone visual of the watermelon and kiwi. Daily From 1st - 31st August 2023, 6pm to 10pm

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## FOOD PROMO SEPTEMBER 2023

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### From Lemon3:

**Fried Kway Teow (RM35nett)**, a Malaysian classic that comes with a fried egg, keropok and a large prawn. Daily from noon to 10pm.

**Roast Chicken Plate (Quarter Chicken – RM40nett, Half Chicken RM75nett)**, is an all-time favourite. Roasted till golden brown, the juices are retained in the meat and it comes with potato wedges and salad on the side. From noon to 9.30pm.

**Malaysia Day Afternoon Tea Set (RM38nett per pax)**, enjoy our wide variety of snacks and desserts, comes with tea or coffee. Daily from noon to 6pm.

### From Poolside Café:

**Pool Pizza – Chicken Hawaiian pizza (RM38nett)**, Beef Peperoni pizza (RM45nett); both represents the most popular choices that Malaysians love. Daily from noon to 6pm.

**Spicy Korean Chicken wings (3 pcs - RM18nett, 6 pcs - RM33nett)**, a new crowd favorite that was introduced together with the K-Pop rage, both crispy and spicy. Daily from noon to 6pm.

**Banana Milkshake (RM15)**, our own special milkshake recipe that will keep you coming back for more – perfect for any day of the year. Daily from 1st - 30th September 2023, 11am to 8pm.

### From Urban Remedy:

**Green Lemonade (RM18)**, a perfect combo of lemonade, lime and kiwi fruits. It is both refreshing and nutritious. Daily from 1st - 30th September 2023, 6.00pm to 10.00pm.



## AI and e-learning are here to stay

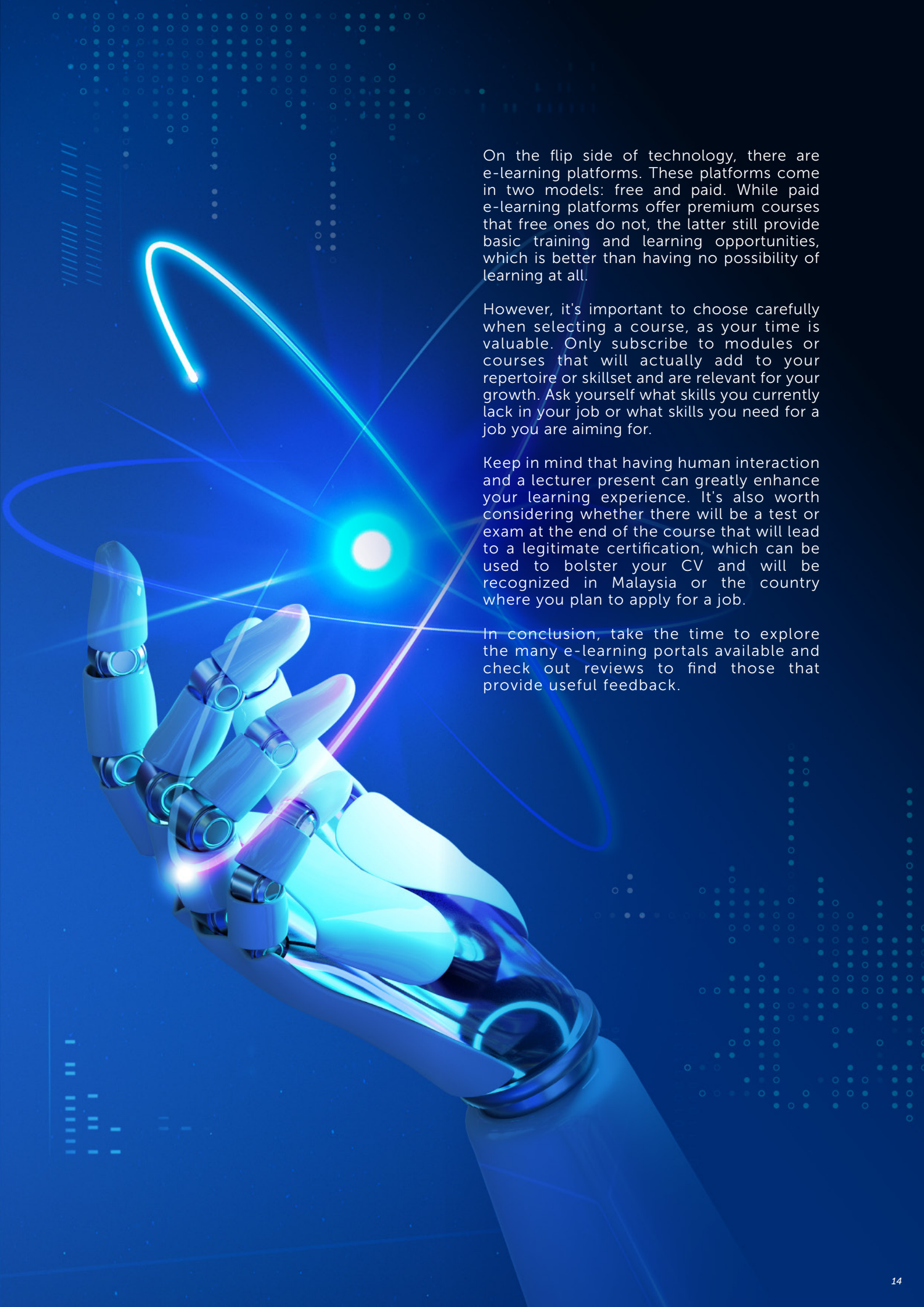
It is a brave new world, with free e-learning portals and free use of AI starting in 2023. Yes, AI is going mainstream with a host of AI platforms which include ChatGPT, of course. The fact is, there are at least 30 such platforms of varying strength and capabilities at the last count and it seems to have taken the world by storm. Is it a game changer? Yes, it looks that way.

Not all is rosy, however, as "the godfather of AI", Geoffrey Hinton, just left Google with a warning about the quickly growing "prowess" of AI and even going as far as to label it a "threat to humanity". Up to 1,000 leading technology experts have signed an open letter calling for a halt in the development of AI. This seems like a scary turn of events.

For certain, AI will take over some jobs currently done by humans (estimated to be 85 million jobs by 2025), but an even more worrying event is when AI can fake news convincingly, which could cause direct chaos to humanity and influencing reactions.

So, the potential threat is real, but will it stop humans from using it? Probably not. The fact is, students and office workers are using it, some unscrupulously for their personal gain. And the more we use it, the more it learns and develops.

But what jobs will AI potentially replace? On top of the list are proof readers and translators, which may mean I will soon be out of a job. Other potential jobs include any form of customer service representative, paralegals, legal secretary, accountants, book keepers, sales person, taxi drivers, transportation truck drivers, helmsman (person who steers a ship), receptionist, retailers, surgical assistants (maybe even some surgeons), military personnel, LEO (Law enforcement officers), and courier personnel. This will not happen overnight, of course.



On the flip side of technology, there are e-learning platforms. These platforms come in two models: free and paid. While paid e-learning platforms offer premium courses that free ones do not, the latter still provide basic training and learning opportunities, which is better than having no possibility of learning at all.

However, it's important to choose carefully when selecting a course, as your time is valuable. Only subscribe to modules or courses that will actually add to your repertoire or skillset and are relevant for your growth. Ask yourself what skills you currently lack in your job or what skills you need for a job you are aiming for.

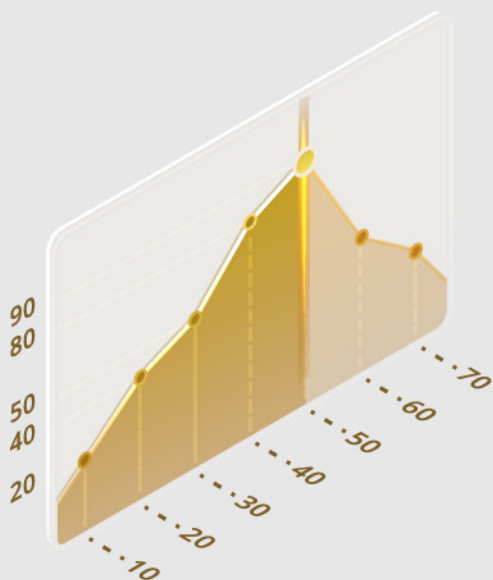
Keep in mind that having human interaction and a lecturer present can greatly enhance your learning experience. It's also worth considering whether there will be a test or exam at the end of the course that will lead to a legitimate certification, which can be used to bolster your CV and will be recognized in Malaysia or the country where you plan to apply for a job.

In conclusion, take the time to explore the many e-learning portals available and check out reviews to find those that provide useful feedback.

# HOW TO START INVESTING IN PROPERTIES



On the onset, we have to say that there is no sure way of getting rich or keeping your wealth. Yes, there are very successful people who are rich and there are also very rich people who are adept at making even more money. And then there are apparently successful people who run courses on "how to get rich" as if to reveal to course participants the secrets of getting rich. I do not know about you, but I have not met any truly rich person who would willingly teach you to become their competitor. But sure, they may give you some basics that will have nothing to do with the real secret of their success.



In reality, investment in properties is not a sure thing. Many have been burned by over-extending themselves in a "sure-thing" that crashed faster than a bad pick-up line in a bar.

One way, (and remember, there are no sure way) of getting rich or creating wealth is through the property market. But understand this, there will always be a cost and one of the costs of rich people who have made it by themselves is sacrifice. Usually, they sacrifice certain aspects of their lifestyle, such as not spending on anything that does not generate income.

In reality, this will mean foregoing you Starbucks coffee, and only buy things that you actually need, meaning not making any purchases during any sales, etc. That is actually the first step, sacrificing on your lifestyle and only spending on things that will make you money. This is the **FIRST POINT**.

Specifically, to property investment, it is, like all things, governed by market forces beyond our control. We are linked to the world financially and even when our country is in a time of peace, a war somewhere far away, or a universal pandemic, will affect us. I want to stress this – **there are no guarantees**.



But if you go back to POINT 1, you will retain and build wealth if you ONLY spend on things that can retain or grow wealth. How much you make or lose will be dependent on largely 2 things, A) your ability to hold the asset when times are bad and it is undervalued or wait for it to appreciate exponentially and B) your ability to predict trends so you know when to buy or sell to maximise profit or minimise losses.

You can learn the basics in certain courses, but I repeat, no one who has the secret to generating wealth will willingly give you (and 50 other people in the room) that secret for a fraction of the cost.

Properties are not as easy to move like cash or gold, but if you have lived your life according to point number 1, you will have the extra savings to buy a property when the market is down, because obviously, this is the best time to buy.

Which property to buy? There are two ways you can go about this, C) go with prime developers, which will mean paying a premium on "quality" developments or D) look for average or median developers who can give a better value for money on your purchase, or E) look for old "unwanted" properties to "restore" and sell for a profit.

An important point to note is, what you look for in a place you want to call home and what you look for in a property investment are very different. Your home will carry points on comfort, personal space, long-term ownership, and maybe even something that reflects your character – this space will have an emotional tie. An investment will carry points on potential demand for the area in the future that must include accessibility, connectivity, growth, future plans by developer, amenities and surrounding developments by other developers – there are no emotional ties to these properties.



Other matters to consider are F) are you planning to hold on to the property over a long period of time, or are you planning to make a quick sale by selling it off at a nominal? Or G) do you plan to keep it long term because it can generate a good income via rental or turning it into an Air BnB model?

If you are just starting out, it is fine to just buy what you can afford and slowly make your way up, to either, a better property of similarly priced lower-end properties. Remember, these are investments, and are not meant as a premium "show-off" item. In fact, a list of 10 "so-so" properties will likely be a better investment than 1 "hot" property of the same total price. As they say, never put all your eggs in one basket.

Which leads us to H) Location, location, location. There is no one-size-fits-all formula for this, as different locations will have different advantages and disadvantages. The key is to know these and work to maximise the strong points. And the marketing brochure from the developer is not the best way to make a decision. What you really need is I) Insights, which admittedly, are hard to come by for the novice property investors. Knowledge is worth its weight in gold, so read up on news from different sources about developers and properties. Start networking with people in the know. Build key relationships with those who have a better understanding of the property market.

Lastly, J) have a stable job and build your career while you invest. This is essential to help you manage and service your loans.

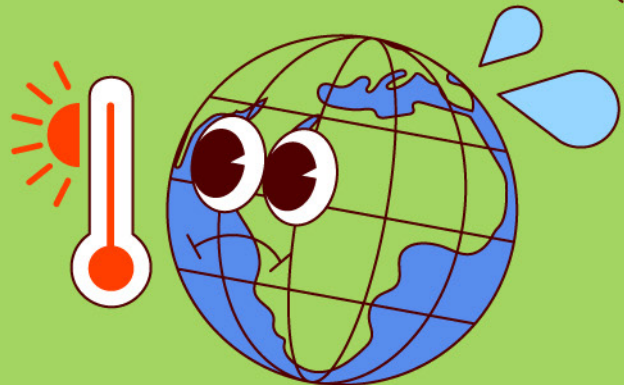


# Planting trees, reviving Earth



Global warming is a concern no matter where you live in the world today. Unfortunately, it is directly linked to humans making “progress,” causing serious damage to the environment. Once the environment is affected, humans will also be affected – it is just a matter of time. One of the most unfortunate scenarios today is that not everyone is educated or informed about global warming.

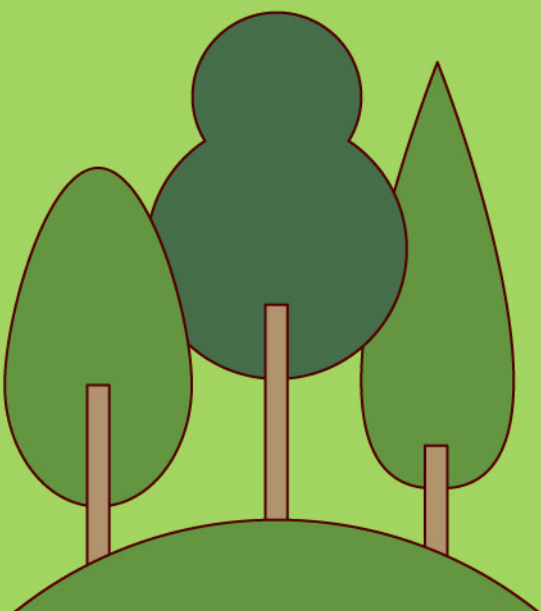
For those of us who are aware of the issue, what can we do? One of the easiest and most effective solutions is to simply plant trees. However, not all of us own property with land to plant trees, and even if we did, we might not want to plant them if they disrupt our desired landscape.



Let's consider those of us who live in apartments, condos, or small terrace homes without significant land to plant trees. We can support tree planting by participating in programs like the “Monthly Tree Planting Program 2023” ([www.gec.org.my](http://www.gec.org.my)). This initiative is open to public participation, with no cost to the participants as it is fully funded. Hence, the public can get involved in the physical effort of planting trees, while the organization handles everything else.

Alternatively, there are other organizations ([apemalaysia.com](http://apemalaysia.com)) that accept payments to plant trees, with options ranging from 1 to 50 trees at RM25 for one tree (seedling). There are also a host of other organizations ([freetreesociety.org](http://freetreesociety.org)) and even large secular corporations that the public can collaborate with to plant trees. Some programs even allow individuals to pay for a tree and receive regular updates on its growth.

For those who own a decent-sized land, you can work with a landscaper to plant trees that are suitable for the area and purpose, while adhering to local regulations. Planting trees is a simple yet impactful way to contribute to our planet's health.

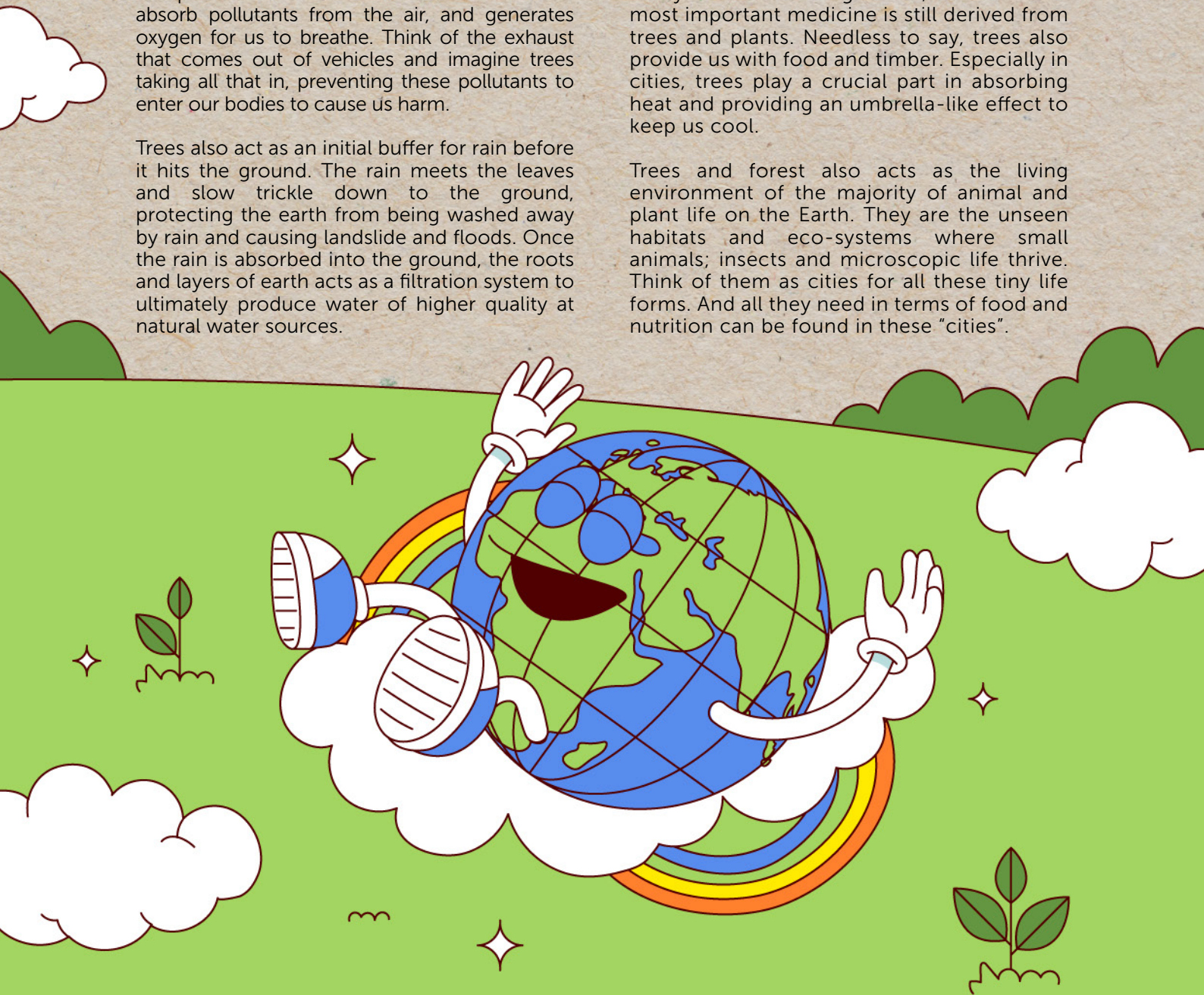


Why is planting trees important? It is proven that trees are vital to the environment by cleaning the air and water much like a filter, and these two components are essential to life on Earth. Trees absorb pollutants from the air, and generate oxygen for us to breathe. Think of the exhaust that comes out of vehicles and imagine trees taking all that in, preventing these pollutants to enter our bodies to cause us harm.

Trees also act as an initial buffer for rain before it hits the ground. The rain meets the leaves and slowly trickles down to the ground, protecting the earth from being washed away by rain and causing landslides and floods. Once the rain is absorbed into the ground, the roots and layers of earth act as a filtration system to ultimately produce water of higher quality at natural water sources.

They also act as a natural carbon waste disposal unit, absorbing and converting carbon to generate life and energy. Even in today's manufacturing world, some of the most important medicine is still derived from trees and plants. Needless to say, trees also provide us with food and timber. Especially in cities, trees play a crucial part in absorbing heat and providing an umbrella-like effect to keep us cool.

Trees and forest also act as the living environment of the majority of animal and plant life on the Earth. They are the unseen habitats and eco-systems where small animals; insects and microscopic life thrive. Think of them as cities for all these tiny life forms. And all they need in terms of food and nutrition can be found in these "cities".



Recent studies have also proven that greenery, trees and forest actually aid healing for the human mind and body. Forest bathing is an actual thing where we are encouraged to seek out green trees in parks and forest and in those 30 minutes or an hour, we will naturally detoxify and be rejuvenated. Trees are therefore essential to mental and physical health.

In doing what trees naturally do, they will slow and potentially eliminate global warming, together with other measures we must carry out, such as minimising waste and pollution in our everyday life and especially in the course of business.

For many corporations who want to give back to the world, one of the best ways is to plant more

trees to offset the carbon footprint generated in the course of doing business. This is an effective part of Corporate Social Responsibility of any company. It is not merely for good optics and brand awareness, but will benefit the environment in real-life.

In conclusion, trees are the source of shelter, food for both man and animals, medicine, oxygen, filters pollutants, timber, tools, filters water, home for wildlife, eco-systems for small life forms, eliminates carbon dioxide, keeps temperatures down, boost human immunity and healing, provides natural compost when leaves rot, and protects us from wind, rain, sun, floods and landslides. Do we need more reasons to value and plant trees?

# M3 Mall Merdeka Contest

## Calling all Malaysians!

It's time to celebrate and enjoy the best that our country has to offer this Merdeka Day, and there is no better way to do it as a family than by heading to the LBS M3 Shopping Mall Merdeka Contest.

We have two exciting contests for you to choose from: the Merdeka Costume Contest and the Malaysia Colouring Contest.

### 1. The Merdeka Costume Contest

This contest will be held on August 19th, 2023, at M3 Shopping Mall and is open to everyone (terms and conditions apply). Come along, join in the fun this Merdeka Day, and get a chance to win some prizes too!

This contest is open for kids aged 6-12 years old, and registration will start from July 15th to August 18th, 2023. Participants are required to catwalk and showcase the uniqueness of their costumes. The most interesting costume will have a chance to win.

The graphic features a vibrant yellow and blue background with a sunburst effect. At the top, the Malaysian flag is displayed alongside the M3 Shopping Mall logo. The central text reads 'MERDEKA COSTUME CONTEST 19 August 2023'. Below this, a red banner lists the prizes: 1st Prize (RM150 Cash + RM50 Voucher), 2nd Prize (RM100 Cash + RM50 Voucher), 3rd Prize (RM50 Cash + RM50 Voucher), and Consolation (RM50 Voucher). The text 'This contest is open for kid age 6-12 years old' is positioned below the prizes. At the bottom, a red banner states 'REGISTRATION START FROM 15<sup>TH</sup> JULY - 18<sup>TH</sup> AUGUST 2023'. Two cartoon characters, a girl in a blue and white costume and a boy in a purple and blue costume, are shown holding the Malaysian flag. The background also includes illustrations of the Kuala Lumpur skyline and a large red hibiscus flower in the bottom right corner.

**MERDEKA  
COSTUME CONTEST  
19 August 2023**

**PRIZES**

- 1<sup>st</sup> Prize : RM150 Cash + RM50 Voucher**
- 2<sup>nd</sup> Prize : RM100 Cash + RM50 Voucher**
- 3<sup>rd</sup> Prize : RM50 Cash + RM50 Voucher**
- Consolation: RM50 Voucher**

This contest is open for kid age 6-12 years old

**REGISTRATION START FROM 15<sup>TH</sup> JULY - 18<sup>TH</sup> AUGUST 2023**



## 2. The Malaysia Colouring Contest

This contest will be held on September 2nd, 2023, at M3 Shopping Mall in celebration of Malaysia Day. If your kids have a knack for artistry, they will undoubtedly have a wonderful time participating in this event.

Register for free starting from August 1st, 2023. Participants will be divided into two categories; 6 - 8 years old and 9 - 12 years

old. Participants are required to arrive at M3 Shopping Mall before 12:00 pm, and they will be given two hours to colour their art piece.

Participants are allowed to use only colour pencils, which they will need to bring themselves. Art paper will be provided by the organiser. Please note that only one drawing per participant will be accepted.



**m3**  
SHOPPING MALL

# MALAYSIA COLOURING CONTEST

**2 September 2023**

**1<sup>st</sup> PRIZE : Certificate + Hamper worth RM100**  
**2<sup>nd</sup> PRIZE : Certificate + Hamper worth RM80**  
**3<sup>rd</sup> PRIZE : Certificate + Hamper worth RM50**  
**Consolation : Certificate + Hamper worth RM30**

**Categories A**  
6 - 8 years old

**Categories B**  
9 - 12 Years old

Open registration from 1 August 2023

To stay updated with the latest information, kindly follow M3's Facebook page (M3 Shopping Mall) and Instagram account (@m3malloicialpage).

## KITA Bestari project (SS Terrace & DS Terrace) @ Cybersouth



Designed and built to foster community living, KITA Bestari is a part of the larger KITA @ Cybersouth development that is situated in the up-and-coming southern corridor of the Greater Klang Valley. Built on three parcels of Malay reserved land that forms a huge land area of approximately 633 acres, the development will comprise of terrace houses, town houses, apartments, shops, commercial lots, with more in store.

Strategically located in Dengkil, the neighbourhood of Cybersouth City, it is nearby Putrajaya and Cyberjaya, with a full spectrum of public amenities such as, police station, bomba, hospital and transportation hub.

KITA @ Cybersouth is easily accessible via major highways such as Putrajaya-Cyberjaya Expressway via Elite Highway, Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE), Damansara-Puchong Highway (LDP), and Jalan Dengkil-Banting.

With the tagline **'Be Closer, Together,'** KITA Bestari empowers residents and owners to live and act as a close-knit community, reminiscent of the **'good old days'** when a community was as strong as immediate family members. By prioritising affordability and focusing on family-oriented development, KITA Bestari aims to enhance the livability of the Malay community.

Encouraging healthy interactions among residents through clever utilisation of spatial design, amenities, facilities, and open spaces.

The inclusion of lush greenery and well-designed landscaping creates an environment where the community can enjoy a healthy lifestyle and vibrant living experience.

Phase 2C of KITA Bestari (50.69 acres) offers a range of housing options, including 413 units of Single Storey Terrace Houses (20' x 70'), 76 units of Double Storey Terrace Houses (20' x 60'), and 328 units of Townhouses (22' x 75').

Single Storey Terrace Houses are priced from RM509,000 onwards, with a gross built-up of 1,094 square feet. They consist of 4 bedrooms and 2 bathrooms. Double Storey Terrace Houses start at a price of RM600,000, with a gross built-up of 1,447 square feet. They accommodate 4 bedrooms and 3 bathrooms. As for Townhouses, they are priced from RM459,900 onwards, with a gross built-up of 1,346 square feet for the Ground Floor and 1,483 square feet for the First Floor. The layout includes 3 bedrooms and 2 bathrooms.

Proximity to key facilities and amenities is the cherry on top of this cake, ensuring KITA Bestari remains a desirable location for now and the future. Just a shortlist of what is within kilometers includes SK, SMK, international schools, universities, shopping malls, outdoor parks, resorts, hotels, country club, hospital, international airport, and government administrative departments.

KITA Bestari is the place to be for a wholesome family upbringing, offering all the modern amenities and services you will require to build a healthy family.



# IDAMAN

S A R I

SOLUSI PEMILIKAN KEDIAMAN TERUNGGUL



## Idaman Sari @ Puchong

Positioned in the well-established neighbourhood of Puchong, Idaman Sari is situated on a 6.06-acre land area. It is designed as a single block of 24 floors that offers three variants of homes: Special (1,022 sq ft) priced at RM 288,800.00, Standard (1,000 sq ft) priced at RM 250,000.00, and OKU (1,022 sq ft) priced at RM 250,000.00. The Special variant consists of 3 rooms and 3 bathrooms (462 units), while the Standard variant consists of 3 rooms and 2 bathrooms (49 units), and the OKU variant comes with 3 rooms and 2 bathrooms (2 units).

The entire project is scheduled for completion in 2027, with a Gross Development Value (GDV) of RM146.1 million. Depending on the layout, each floor will consist of either 9 or 21 units, including 4 floors dedicated to parking lots. Each unit will be allocated 2 car parks.

The strategic location of Idaman Sari is worth noting, as it offers close proximity to schools, universities, malls, and hospitals. This advantageous positioning ensures that your home will be a valuable investment. Nearby establishments include Sek. Keb Pulau Meranti (2.1 km), LOTUS's Bukit Puchong (4.2 km), SJK(C)

Sin Ming (4.6 km), Lim Kok Wing University (13.4 km), Farm in the City (9.5 km), Giant Seri Kembangan (9.4 km), Pasar Borong Selangor (10 km), Dpulze Shopping Center (12 km), Multimedia University MMU (11 km), AEON Mall Taman Equine (12 km), Columbia Asia Hospital Puchong (12.4 km), IOI City Mall (13 km), IOI Mall Puchong (14 km), Hospital Putrajaya (14.8 km), Hospital Serdang (15 km), Alamanda Shopping Centre (18 km), Heriot – Watt University (20.6 km), and UiTM Dengkil (21 km).

Idaman Sari itself is well-designed and offers a range of in-house amenities, including a guard house, playground, kindergarten, management office, multi-purpose hall, reading room, prayer room, and shop lots. Each unit is equipped with 3 air-conditioners, 3 wardrobes, a refrigerator, a kitchen cabinet, a TV and TV cabinet, as well as water heaters.

Idaman Sari is well-placed to be an instant investment for you and your family and its proximity to all the different amenities and outlets you need for a sustainable living standards makes it an ideal place to grow roots in.



# PRESTIGE -RESIDENCE-

This development is located in the Seri Kembangan district that is ever-growing, making itself an ideal location just outside the city of KL. Built on 7.977 acres of land, it is conducive for a new or growing family. As a first-home, it is hard to beat, in terms of location and value-for-money, with up to 40 facilities designed for all age groups, allowing a multi-generational demographic that encourages strong family ties at a low maintenance fee.

Accessibility is easy via Sungai Besi Expressway, Bukit Jalil Highway, Maju Expressway and South Klang Valley Expressway. It is within driving distances from education, shopping, recreation and healthcare facilities, all within a short 10km range. Additionally, it is near bus and MRT stations. It is in close proximity of the Ayer Hitam Forest Reserve, Taman Puncak Jalil Recreation Park, Kinrara Golf Club and Bukit Jalil Golf & Country Resort.

Touted as "affordably chic", it delivers on the value-for-money proposition. Built on a 2-block design, each with 29 floors, Prestige Residence has a total of 1,450 units. There are three types of units to choose from; Type A – 600sqft (2 bedrooms & 2 bathrooms), Type B – 800sqft (3 bedrooms & 2 bathrooms), and Type C – 850sqft (3 bedrooms & 2 bathrooms).

Type A starts at RM270,000, Type B from RM440,900 onwards and Type C from RM466,900 onwards, all with a very reasonable per sqft pricing from RM450 to RM549. This is a high value proposition when compared to similar developments in the area, and perfect for low to medium income families. Each unit comes with 2 parking spaces.

The interior of all the units are designed to maximise space, ensuring a clean and open concept with minimal space wastage. The units are built with low maintenance and safety in mind, allowing owners to design their own homes with the exact furnishings they have in mind. As such, there is a RM5,000 cash incentive to start your renovation to customise your unit. Hence Prestige Residence is the place for single professionals, young or growing families, retirees looking for a smaller space and young couples.

In terms of amenities, Prestige Residence come with security features such as access card, 24-hour CCTV and a regular patrol of security guards within the compound to provide peace of mind. Facilities such as an integrated playground, badminton court, futsal court, half basketball court and takraw court ensures there is something for everyone. Fitness station, indoor and outdoor gym, yoga and meditation room are all available for residents and owners. Leisure areas such as grid gardens, BBQ pits, swimming pool, alfresco café, and picnic lawns are there for everyone to enjoy.

Prestige Residence is an ideal home in terms of affordability, accessibility and connectivity. It is also come with low maintenance fees features which is an added bonus. It has also won the Starter Home Award (High-rise) within Greater KL (Honours) in year 2023, Best Family-Centric Development (High-Rise – Merit) in year 2022. As you can see, this is the ideal place to be for many reasons.





*"Pangsapuri Saujana Indah is a project that stems from a company with a solid track record which has proven capabilities and financial strength. This provides us with an upper hand in delivering the project on time and within budget, all of which ultimately allows our homebuyers to feel confident and brings them peace of mind even prior to getting the keys to their future home."*, says MGB Berhad Executive Vice Chairman Tan Sri Dato' Sri Ir. Lim Hock San.

Located in Molek, Johor Bahru, is a new development called Pangsapuri Saujana Indah, Molek. Built on 2.61 acres of freehold land, this high-rise residential development comprises two 37-storey towers. Tower A offers 393 unit, while Tower B offers 595 units.

There are 4 types of layouts to choose from: Type A - 590 sqft, which consists of 1+1 bedroom and 1 bathroom; Type B - 750 sqft, which consists of 2+1 bedrooms and 2 bathrooms; Type C - 863 sqft, which consists of 3 bedrooms and 2 bathrooms; and Type D - 795 sqft, which consists of 3 bedrooms and 2 bathrooms. Units with built-ups ranging from 590 to 863 sq ft are priced from RM300,900.

On the whole, the development enjoys a convenient location with various nearby amenities. It is only 20 minutes away from the Customs and Immigration Quarantine Complex (CIQ Johor). Residents have easy access to the Daiman 18 Golf Club, as well as local eateries, convenience stores, schools, and medical facilities. Some notable nearby facilities include Regency Specialist Hospital, Sultan Ismail Hospital, Senai International Airport, Lotus's Plentong, The Mall, Mid Valley Southkey, Giant Hypermarket, AEON Tebrau City, and IKEA Tebrau.

Pangsapuri Saujana Indah, Molek is accessible via major highways, such as the North-South Expressway, the new coastal highway to Iskandar Puteri, the Pasir Gudang Highway, Eastern Dispersal Link Expressway (EDL), and East Coast Highway, and Senai-Desaru Highway.

Facilities in Pangsapuri Saujana Indah, Molek includes swimming pool, kids' playground, multipurpose hall, surau, BBQ station, fitness zone and gymnasium as well as an outdoor park which includes an outdoor running track.

The development offers a perfect combination of affordability and convenience, making it an ideal place for families and professionals looking for a comfortable living experience in Johor Baru.

Situated in the thriving townships of Molek and Johor Jaya, Pangsapuri Saujana Indah, Molek is surrounded by vibrant communities and offers captivating views as its towers ascend into the sky. Owners and residents get to experience tranquility amidst nature's splendor with nearby attractions such as the serene Lake Garden and the picturesque Blue Lake.

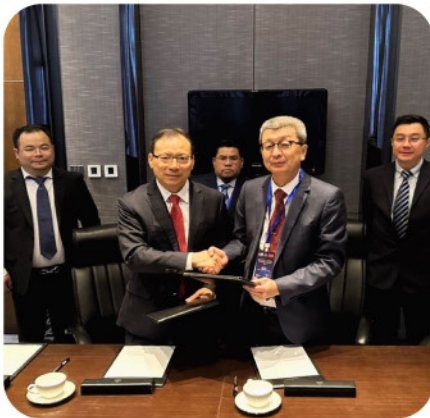




# LBS BINA GROUP BERHAD EVENTS

(April - June 2023)

APRIL



1<sup>ST</sup> APRIL 2023

## LBS Inks MoU With Sany Group To Collaborate On Property And Port Projects Worth RM11 Billion

LBS Bina Group Berhad, a renowned property developer in Malaysia, today announced that it has entered into a Memorandum of Understanding ("MOU") with SANY Group Co., Ltd. ("SANY Group"), a global leader in the engineering machinery manufacturing industry, ranked by Forbes as the 468th largest company in the world.

Based in China, SANY Group is the world's second largest heavy equipment manufacturer, known for their innovative and high-quality products.



3<sup>RD</sup> APRIL 2023

## LBS Foundation Donates RM500,000 To Turkey And Syria Following Devastating Earthquakes

LBS Foundation (LBSF), the philanthropic arm of LBS Bina Group Berhad, has extended a helping hand to the victims of the recent earthquakes in Turkey and Syria by donating RM500,000.

The earthquake that struck the eastern Turkish province of Van on February 28, 2023, with a magnitude of 7.2 on the Richter scale, has caused extensive damage, loss of life, and rendered many people homeless.



6<sup>TH</sup> APRIL 2023

### **LBS Offers “Rezeki Ekstra Dikongsi Kembali” Campaign with Exciting Bonuses**

LBS Bina Group Berhad, the leading township developer, is all set to go the extra mile for this year’s Hari Raya Aidilfitri celebration with the launch of its latest campaign, ‘Rezeki Ekstra Dikongsi Kembali’. This campaign offers homebuyers a chance to win a ‘Duit Raya’ worth more than RM 438,800 and enjoy six bonus offerings upon purchasing their dream home with LBS.



14<sup>TH</sup> APRIL 2023

### **LEAPTEC Engineering Sdn Bhd Inks MoU With Turkish Company To Develop Shipyard Business Worth Over RM2 Billion In Melaka**

Leaptec Engineering Sdn Bhd (“Leaptec”), an indirect subsidiary of LBS Bina Group Berhad (“LBS”), today announced that it has entered into a Memorandum of Understanding (“MOU”) with Desan Deniz Ins. San. A.S. (“Desan”). Under this MOU, both parties aim to co-operate to explore the feasibility and potential to construct and develop a shipyard business for ship repair and ship building with an expected project in three phases with a value of over RM2 billion in Tanjung Bruas, Melaka. Both Leaptec and Desan will also explore the possibilities of, among others, relevant authority’s support, subsidies and soft long-term finance.

MAY



14<sup>TH</sup> MAY 2023

### **LBS Spearheads Investment Talks Between Melaka And Chinese Investors**

LBS Bina Group Berhad is pleased to announce that it continues to actively promote the attractiveness and viability of investing in Melaka to investors from China. As part of its initiatives, LBS arranged a meeting between the Chief Minister of Melaka, YAB Datuk Seri Ab Rauf bin Yusoh and a group of investors from China, at St Regis Kuala Lumpur.



14<sup>TH</sup> MAY 2023

### **LBS Hosts High-Tea For China Delegation, Graced By The Yang Di-Pertuan Agong**

LBS Bina Group Berhad hosted a high-tea session for a delegation from China which was graced by His Majesty KDYMM Seri Paduka Baginda the Yang Di-Pertuan Agong, Al-Sultan Abdullah Ri’ayatuddin Al-Mustafa Billah Shah Ibni Almarhum Sultan Haji Ahmad Shah Al-Musta’in Billah. The high-tea session took place at Mandarin Oriental, Kuala Lumpur, on 14 May 2023.



18<sup>TH</sup> MAY 2023

### **Media Interview with Tan Sri Lim Hock San**

Tan Sri Lim Hock San shared about the recent visit from the Fujian delegation and also attended by the Chief Minister of Melaka, Datuk Seri Ab Rauf Yusoh, located at the St. Regis, Kuala Lumpur. During the interview with Awani, BERNAMA, 8TV and AEC, he said that this session is very significant in creating an opportunity to exchange opinions, information and views.



20<sup>TH</sup> MAY 2023

### **LBS Fabulous Extra 2022-23 Extra Amazing Lucky Draw Prizes To Be Won**

LBS Bina Group Berhad has launched the 1st lucky draw for the LBS Fabulous Extra 2022-23 campaign with up to RM400,000 worth of exciting prizes. First round of the LBS Fabulous Extra 2022-23 lucky draw went live via LBS' official Facebook on 3rd May 2023. A total of 600 lucky draw winners were randomly chosen among LBS home purchasers.



31<sup>ST</sup> MAY 2023

### **Leaptec Collaborative Partner, Desan Shipyard Unveils Innovative Technologies at LIMA 2023**

Desan Shipyard ("Desan"), a leading shipbuilding and ship repair (SBSR) company, successfully participated in the 16th Edition of the Langkawi International Maritime and Aerospace Exhibition ("LIMA") 2023. As one of the largest maritime and aerospace exhibitions in the Asia-Pacific region, LIMA 2023 provides an excellent platform for Desan to showcase its cutting-edge capabilities in SBSR.

JUNE



7<sup>TH</sup> JUNE 2023

### **LBS Bina chief honored Ir title by Board of Engineers Malaysia**

Tan Sri Lim Hock San, executive chairman of LBS Bina Group Berhad (LBS), has been awarded the honourable title 'Ir,' joining the esteemed ranks of Malaysian professional engineers.

An 'Ir' must be registered with the Board of Engineers Malaysia and licenced to practise engineering in Malaysia after satisfying all of the prerequisites.

Board of Engineers Malaysia's President, YBhg. Datuk Ir. Ahmad Redza Ghulam Rasool said that as a statutory body, who register and regulate engineering profession in Malaysia, it had certified and approved Lim as a professional engineer bearing title "Ir." for his remarkable achievements and competencies in the engineering fields.



20<sup>TH</sup> JUNE 2023

### **LBS Bina Declares an Equitable Dividend for the Shareholders**

A renowned people's developer, LBS Bina Group Berhad ("LBS" or the "Group") is pleased to announce that it has successfully concluded its 23rd Annual General Meeting ("AGM") today, which was conducted on a fully virtual basis.



23<sup>RD</sup> JUNE 2023

### **LBS Bina Group Wins BCI ASIA Top 10 Developers Award 2023**

The people's developer, LBS Bina Group Berhad ("LBS") won the Top Ten Developers Award 2023 at the BCI Asia Awards (BCIAA).

Recently held at Mandarin Oriental Hotel in Kuala Lumpur, the BCI Asia Awards 2023 gala dinner welcomed many eminent property developers in Malaysia to witness the ceremony. The BCI Asia Award recognises the achievements of regional property developers that have made a great impact across Asia.



24<sup>TH</sup> JUNE 2023

### **LBS Foundation Holds Gotong-Royong Perdana Event With PJ Lestari**

The community of Pangsapuri Taman Desa Ria Fasa 1 came together for a remarkable gotong-royong event on 24 June 2023 from 8am to 11 am. This event aims to foster community unity and raise awareness about the importance of environmental preservation. The gotong-royong was officiated by esteemed YB Tuan Lee Chean Chung, Petaling Jaya MP alongside LBS Foundation Board of Trustees Tan Sri Dato' Sri Ir. Lim Hock San and Datuk Richard Lim Lit Chek.

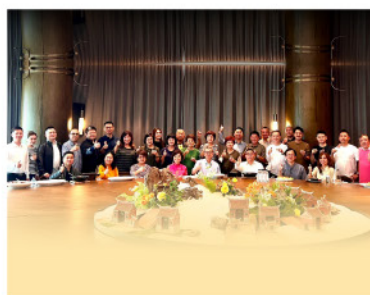


# TAN SRI DATO' SRI IR. LIM HOCK SAN'S COMMITMENT TO THE COMMUNITY



**3<sup>rd</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia attended the farewell dinner for Minister of Chinese Embassy in Malaysia Tang Rui.



**7<sup>th</sup> April 2023**

Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad, worshipped ancestors with family members in Anxi, and was warmly received by friends and Quanzhou fellow villagers in Xiamen.



**8<sup>th</sup> April 2023**

Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad, went to Guanqiao Town, Anxi, Fujian Province to worship ancestors.



**9<sup>th</sup> April 2023**

Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad and his family members went to Dehua, visited the Shunmei Ceramics Museum and had a meal with the Secretary of the CPC Dehua Provincial Committee and leaders.



**10<sup>th</sup> April 2023**

Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad and family members were warmly welcomed by the municipal party secretary, mayor and leaders in Jinjiang, Fujian.



**12<sup>th</sup> April 2023**

Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad and family member was warmly received by the Minister of the United Front Work Department of Fujian Province in Fuzhou.



**15<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia attended the Lim Clan Association of Yongchun Meishan, Malaysia, to celebrate the inauguration ceremony of the 22nd (year 2023-2025) new director, and was invited to preside over the oath-taking ceremony.



**16<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia chairs the congress of the association's special members meeting. All 3 resolutions presented were passed.



**20<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia with Lim Kit Siang, Lim Guan Eng and other Hokkien folks at breakfast exchange session in Klang.



**20<sup>th</sup> April 2023**

Tan Sri Lim Hock San, President of The Federation of Hokkien Associations of Malaysia lunch with police officers in Petaling Jaya, Selangor.



**20<sup>th</sup> April 2023**

*The Interview* conducted interview with Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad.



**22<sup>nd</sup> April 2023**

Tan Sri Lim Hock San, Executive Chairman of LBS Bina Group Berhad and wife Puan Sri Karen Wang at the Hari Raya open house at Istana Negara.



**27<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia attended the opening ceremony of the "Live Freely, Live Beautifully" life camp, which is sponsored by the Women's Group of the association at Genting Midhill.



**29<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia attended the closing ceremony of the "Live Freely, Live Beautifully" life camp, which is sponsored by the Women's Group of the association at Genting Midhill.



**29<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia attended the 66th anniversary of the establishment of the Hin Ann Pantai Klang Association, the 47th anniversary of the Youth League, the 20th anniversary of the Women's Group. It is also Hin Ann Associations of Malaysia's 5th National Council Gala Dinner.



**30<sup>th</sup> April 2023**

Tan Sri Lim Hock San, president of The Federation of Hokkien Associations of Malaysia officiates the opening ceremony of its 2023 Youth League Bowling Game.



**11<sup>th</sup> May 2023**

**Business Sharing Sessions between Fujian and Malacca government**

Chief Minister of Malacca, YAB Datuk Seri Ab Rauf bin Yusoh, together with LBS representatives were present at the business sharing session held at St. Regis Kuala Lumpur. Datuk Seri Ab Rauf mentioned during the session highlighted the prospective collaborations to be explored, focusing on the huge potential within the Melaka Waterfront Economic Zone (M-WEZ).

LBS Executive Chairman, Tan Sri Lim Hock San (left) with H.E Zhou Zuyi, Secretary of the CPC Fujian Provincial Committee & Chairman of the Standing Committee of Fujian Provincial People's Congress alongside the Group's Managing Director & Chief Executive Officer, Datuk Wira Joey Lim Hock Guan (right) with Chief Minister of Malacca, YAB Datuk Seri Ab Rauf bin Yusoh.





**11<sup>th</sup> May 2023**  
**Business Sharing Session  
 between Fujian government  
 and Yang Di-Pertuan Agong**

The LBS team, alongside the Fujian government delegation, participated in a business sharing session held at the Mandarin Oriental Hotel, Kuala Lumpur. The event was graced by the presence of KDYMM His Majesty Seri Paduka Baginda the Yang Di-Pertuan Agong Al-Sultan Abdullah Ri'ayatuddin Al-Mustafa Billah Shah Ibni Almarhum Sultan Haji Ahmad Shah Al-Musta'in Billah.

During the sharing session, the Yang Di-Pertuan Agong, emphasized on Malaysia's peace and political stability. Considering the good relations between the two countries, he invited Chinese investors to explore potential investment opportunities in Malaysia.

Datuk Wira Joey Lim Hock Guan (third to fifth from left), H.E Zhou Zuyi, Secretary of the Fujian Provincial Committee, the Yang Di-Pertuan Agong, Tan Sri Lim Hock San, and Puan Sri Karen Wang Swee Hong.



**12<sup>th</sup> May 2023**  
**Fujian Asia Pacific  
 Cooperation Promotion  
 (FJAPCP) and Invest  
 Selangor visited LBS**

Tan Sri Lim Hock San (left), representative of The Federation of Hokkien Associations of Malaysia and President of the Fujian Provincial Asia-Pacific Association, Wu Huaxin (right), signed a bilateral strategic cooperation agreement during the exchange meeting, witnessed by Senior Executive Councillor of Selangor, Dato' Teng Chang Kim.



**17<sup>th</sup> May 2023**  
**Sin Chew Daily 《Fragrant  
 Love of Zongzi》 Press  
 Conference**

Tan Sri Lim Hock San (4th from the left) attended the "Fragrant Love of Rice Dumpling" press conference organized by Sin Chew Daily, encouraging the inheritance of the Dragon Boat Festival traditions.



**18<sup>th</sup> May 2023**  
**SJKC Tun Tan Siew Sin  
 Annual Dinner**

Chairman of SJKC Tun Tan Siew Sin, Tan Sri Lim Hock San (6th from the left) and board members, parent association representatives, as well as all the teachers, took a group photo before the annual dinner.



**27<sup>th</sup> May 2023**  
**Sungai Way Hokkien  
 Association Annual Dinner**

Tan Sri Lim Hock San, President of Sungai Wei Hokkien Association (5th from right), took a group photo with the committee members before the annual dinner.

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