JOURNEY WITH L'BS

vol. **27**



BUSINESS ADDRESSES

HQ

PLAZA SERI SETIA, LEVEL 1 – 4 NO.1 JALAN SS9/2 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA T: +603 7877 7333 F: +603 7877 7111

MITC SDN BHD

NO. L3-22 PLAZA SERI SETIA NO.1 JALAN SS9/2 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA T: +603 7877 7333

T: +603 7877 7333 F: +603 7861 8077

MGB BERHAD

H-G, SUNWAY PJ @ 51A JALAN SS9A/19, SEKSYEN 51A 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA T: +603 7874 5888 F: +603 7874 5889

BATU PAHAT

F: +607 445 8888

NO. 27-29, JALAN PUTERA INDAH 12/1 BANDAR PUTERA INDAH TONGKANG PECHAH 83000 BATU PAHAT JOHOR DARUL TAKZIM, MALAYSIA T: +607 445 8899

CREDIT ADMINISTRATION

NO. L3A-21, PLAZA SERI SETIA NO.1 JALAN SS9/2 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA T: +603 7861 6000 F: +603 7861 6001/6002

IPOH

NO.17 MEDAN IPOH 1A MEDAN IPOH BISTARI 31400 IPOH PERAK DARUL RIDZUAN, MALAYSIA T: +605 255 8820 F: +605 548 6137

CAMERON HIGHLANDS

F: +605 491 5020

B3-31-G BRINCHANG SQUARE JALAN BESAR BRINCHANG 39100 CAMERON HIGHLANDS PAHANG DARUL MAKMUR, MALAYSIA T: +605 491 5018

SALES OFFICES & GALLERIES

CENTRAL REGION

D' ISLAND RESIDENCE

NO.3 JALAN TIMUR 9 D' ISLAND RESIDENCE 47130 PUCHONG SELANGOR DARUL EHSAN, MALAYSIA T: 1700 81 8998

BANDAR SAUJANA PUTRA

NO. 2 & 6 JALAN SPU 1 BANDAR SAUJANA PUTRA 42610 JENJAROM, KUALA LANGAT SELANGOR DARUL EHSAN, MALAYSIA T: 1700 81 8998

BUKIT JALIL

E13, PUSAT BANDAR BUKIT JALIL JALAN JALIL UTAMA 2 57000 KUALA LUMPUR, MALAYSIA T: 1700 81 8998

ZENOPY RESIDENCES

A-1-13A ZENOPY RESIDENCES
JALAN LP 7/4
TAMAN LESTARI PERDANA
43300 PUNCAK JALIL
SELANGOR DARUL EHSAN, MALAYSIA
T: 1700 81 8998

LBS SKYLAKE RESIDENCE

NO.3 JALAN TIMUR 9 D' ISLAND RESIDENCE 47130 PUCHONG SELANGOR DARUL EHSAN, MALAYSIA T: 1700 81 8998

LBS ALAM PERDANA

PERSIARAN ALAM PERDANA 42300 BANDAR PUNCAK ALAM SELANGOR DARUL EHSAN, MALAYSIA T: 1700 81 8998

KITA @ CYBERSOUTH SALES GALLERY

CYBERSOUTH 43800 DENGKIL SELANGOR DARUL EHSAN, MALAYSIA T: 1700 81 8998

PRESTIGE RESIDENCE

JALAN LP 7/4
TAMAN LESTARI PERDANA
BANDAR PUTRA PERMAI
43300 SERI KEMBANGAN
SELANGOR DARUL EHSAN, MALAYSIA
T: 1700 81 8998

NORTHERN REGION

BRINCHANG SQUARE

B3-31-G, BRINCHANG SQUARE
JALAN BESAR BRINCHANG
39100 CAMERON HIGHLANDS
PAHANG DARUL MAKMUR, MALAYSIA
T: +605 491 5018
F: +605 491 5020

TAMAN KINDING FLORA

CHANGKAT KINDING 31250 MUKIM HULU KINTA PERAK DARUL RIDZUAN, MALAYSIA T: 1700 81 8998

SOUTHERN REGION

BATU PAHAT

NO. 27-29, JALAN PUTERA INDAH 12/1 BANDAR PUTERA INDAH TONGKANG PECHAH 83000 BATU PAHAT JOHOR DARUL TAKZIM, MALAYSIA T: +605 445 8899 F: +605 445 8888

Content

Topic Today

FIFA World Cup Qatar 2022

10 Deepavali in Malaysia

World Mental Health Day

Project

16 | A Taste of SCAPES

24 LBS SkyLake Residence

Residensi Bintang
Bukit Jalil

32 KITA Sejati

Lifestyle

How to Shop for that Christmas Gift

Happenings

34 LBS Events

36 LBS Foundation

Tan Sri Lim Hock San's Commitment to the Community





Message from Executive Chairman

As we begin the final quarter of the 2022, allow me to wish all our Hindu and Christian readers a Happy Deepavali and a Merry Christmas respectively.

As the world move closer to endemicity, we will continue to remember those we lost and celebrate those who are still with us. Vaccination is still on-going with booster jabs and we should continue to follow the guidelines from our Health Ministry. Regardless, the virus will be with us for the foreseeable future and we should take all the precaution we can, if not for ourselves, then for the people we love.

After the roaring success of our previous campaign, we are happy to announce a new one, the LBS Fabulous Extra 2022-23. We have received many encouraging feedback from our home owners and with this in mind, we are back, offering many more prizes to be won by new LBS home buyers. We have increased the prize pool to a total of RM1.5 million, including 22 units of Perodua Axia.

There are many new incentives to be a part of the happy LBS home family. You can check these out at virtualfair.lbs.com.my

And finally, it has been a great honour to serve you in making home ownership a reality for all Malaysians. As the year comes to an end, it is a good time to take some time off and remember all the good that we all have been blessed with.

Stay safe and let us move forward together towards a better Malaysia.





The most watched sport in the world is **arguably football**. It may even be the most participated sport in the world.

What could be simpler?

22 participants, one field, one ball, two goal posts, but same goal to win. The fans of the sport are as serious as they come. It is more than just a sport to them, but a part of their lives. They wake up at odd hours in the morning, shout at the TV screen... and some call in sick the next day... EL (Emergency Leave). They celebrate with the team, they cry with the team, and unfortunately, some are so involved that they get violent with competing supporters.

The World Cup season is upon us, and fans are ready. Their fridge is full, the pantry is stocked, new batteries are in their alarm clocks... and the bets are in.

The FIFA World Cup, or more commonly known as the World Cup has been around since 1930. If you think about it, that was not very long ago, and yet the sport has captured the hearts and soul of millions and billions of fans throughout the age. It has separated best friends and family, it is more important than geo-politics or climate change. It is not unheard of that when one person in the family is a supporter... he (usually) passes that on to the next generation, expecting them to then pass this on to the following generation, expecting everyone to follow and support the same team... forever.

Governed by Fédération Internationale de Football Association or FIFA, the World Cup is played every four years (except in 1942 and 1946, no thanks to World War 2) and is the culmination of a selection process that places the best national teams in the world on that hallowed stage where one will be eventually crowned the best team in the world. This qualification stage is seen over the three years prior to the World Cup.

According to FIFA, the previous World Cup that was held in Russia had a combined viewership of 3.57 billion and the finals between France and Croatia was 1.12 billion viewers.

France won that one and is the defending champion for World Cup 2022.





This year, there will be 32 teams in eight groups vying to be champions of the world in

QATAR



While host nation get a free pass into the 32 teams, the defending champions have to qualify through the selection stage to be included in the final 32. There are two stages in the World Cup.

Firstly, the teams in the same group will be matched against each other in a round-robin format, meaning in the group of four, each team will have to face off one another and the top two teams in each group will then proceed to the second stage of the World Cup. Which is the knockout format where you can only move forward towards the finals if you beat your opponents.

Not surprisingly, Brazil is on top of the list of most likely to win in 2022. Rounding off to make the top five teams are France, England, Spain and Germany respectively. Of course, you can never count out Argentina and Italy. England is always tipped to win... but truth be told, it is a very unlikely bet. These are all the traditional strongmen in the world of Football. And it should not surprise anyone if one of these teams won.

But as anyone who watches football knows, ranking and betting odds do not often materialise in reality on the field.

Sure, the rankings are based on current performance, especially in the elimination phases towards the World Cup. But then again,



how many expected Croatia to make the finals in the previous World Cup? Not many, I would think.

The good news is you can pick any team you want to support, but the most casual fans will prefer to side with the favourites, while the truly hardcore ones will root for the teams they have always rooted for from the beginning of their love affair with football, or based on the footballer of their favourite team in any prominent league such as English Premier League, Bundesliga, or La Liga. If you are a fan of Christiano Ronaldo, you will be rooting for Portugal. It will more than likely be his last World Cup appearance. Whichever team they are, enjoy the game, get enough sleep, drink enough water, not just Coke or coffee to keep you awake.

And go out there, into the field or futsal pitch, **get your** one-in-four-year exercise, draped in the national colours of your team. It is proven that this is what needs to be done for fans to truly connect with the World Cup. Because this is your time, the professional armchair critic, and why not? We are all allowed our views and opinions. The main thing is, enjoy it.

As for betting, we suggest you do not, because it can be an addictive and destructive behaviour that can really do damage to your life. But a small friendly wager between two friends is fine, like for a Teh Tarik or something similar. Remember, the best trophy you can win is the trophy of bragging rights... for four years.

On a personal note, I believe the Denmark team will be the dark horse in the tournament, so look out for them. Just a friendly reminder, this is football and literally anything can happen, and it is NOT over until the final whistle is blown. I am setting my alarm clock now. See you on the couch soon. On a final note, remember, the Word Cup 2022 starts on the 21st November and ends with the finals on the 18th of December.





WORLD CUP FUN FACTS

- First recorded international football match was between Scotland and England in 1872
- FIFA was established in 1904
- Uruguay was the host nation and also the winner of the first ever World Cup in 1930, defeating Argentina 4-2 in the finals
- Brazil has won the most World Cups 5 (1958, 1962, 1970, 1994, 2002)
- Germany and
 Italy have won 4
 World Cups each;
 Argentina, France
 and Uruguay
 have won 2 each;
 England and Spain
 1 each
- Brazil are the only Nation to have played in every World Cup tournament
- 17 countries have hosted the World Cup to date

- The World Cup was expanded to **24 teams** in 1982 and then again in 1998 to 32 teams
- It will have a record 48 teams in 2026
- Number of teams attempted to qualify for the World Cup: World Cup 2002 – 200 nations World Cup 2006 – 198 nations World Cup 2010 – 204 nations World Cup 2022 – 206 nations
- Brazil was allowed to keep the World Cup trophy after winning it for the third time in 1970
- That trophy was **stolen** from the Brazilian Football Confederation (CBF) in 1983 and was never seen again. It is believed to have been melted down for its value in gold
- A **new trophy** is designed by Silvio Gazzaniga. It is 36 cm high, made of solid 18 carat gold, weighs 6.175 kg
- Champions are now given a gold-plated replica to take home, while the real trophy only makes an appearance in World Cup and is then locked away securely

- The 2002 FIFA World
 Cup, hosted by
 South Korea and
 Japan, was the first
 time it was held in
 Asia
- The host country is selected via votes by FIFA's Council. Regardless, potential hosts must meet stringent requirements of FIFA to be eligible
- Mexico's Antonio
 Carbajal (1950–1966)
 and Rafael Márquez
 (2002–2018); and
 Germany's Lothar
 Matthäus (1982–
 1998) are the three
 players who have
 played five World
 Cup each
- Miroslav Klose of Germany (2002– 2014) is the top scorer in the World Cup with 16 goals
- Brazil's Mário Zagallo, West Germany's Franz Beckenbauer and France's Didier Deschamps are the only people to date to win the World Cup as both player and head coach.
- Brazil scored the most goals to date with 229 goals



The Celebration

will always include loud celebratory songs (with a lot of drums involved), eloquent dancing performances and of course, loud fireworks. The collective noise generated is meant to frighten the evil spirits and to keep them away.

On the home front, Hindus are in the habit of taking an oil bath made from a mixture of herbs and coconut oil, in the early hours of the morning when they wake up. This is symbolic in that it rids the person of the old, bad and evil. It is believed that this will then allow the entrance of prosperity and wealth on the person and the home.

Typical to similar celebrations by the Malays and Chinese in Malaysia, the local Indians take the opportunity to give their homes a complete overhaul, putting aside the old things to usher in the new.

New clothes and items are a common way in which this is done. The season is used to reconnect with family and friends as well.

And what is a Celebration in Malaysia without food?

You can expect a similarly lavish spread just like those found in Hari Raya and Chinese New Year if you were to visit the homes of your Hindu friends. Sweets are a particularly appetising, albeit, fattening serving during this season. You will find most Indian homes with traditional Indian dishes such as Murukku, Achu Murukku (Rose cookies), Athirasam, Omapodi, Laddu and many other Indian delicacies.

There is no fixed date for Deepavali, but it fluctuates between the October and November months. While only the first day is a Public Holiday in Malaysia, it officially lasts five days, with the pinnacle of the celebration being held on the third day, when Lakshmi Puja is performed.

Goddess Lakshmi is believed to enter homes and bless people with good fortune and that is why you can hear the loud and colourful fireworks happening on this day.

For many Hindus, they plan a visit to their parent's home, possibly in the smaller towns throughout Malaysia, so do expect some traffic jams as you would find with the two other main ethnic-based holidays in the country. And typically, areas where there are

Hindu Temples will be the focal points, so expect a sea of people in these

oreas. **Batu Caves** in Gombak, Selangor

has been the epicentre of the celebration in Malaysia.

Devotees usually travel for long distances to the respective temples in the hope of receiving a blessing from their deity. They do not go empty handed as they will bring along flowers, gifts, fruits and coconut milk as an offering.

As the Festival of Lights,

it is also one of the most vibrant celebrations in Malaysia's rich cultural calendar with Hindus dressed to the nines in incredibly colourful outfits. Therefore, if you plan to visit your Hindu friends, this is the best excuse to dress like a Bollywood star. And remember, vibrant colours are always "in".

When you are at the homes of your friends, you will notice many light sources that is in line with the festival. This can usually be seen draped on the façade of the homes as well as mini lamps in the interior.



Another staple of Deepavali is **Rangoli or Kolam**, a pattern or design found on the floor using coloured rice flour or rice grains. In the past, the motifs were created using grains that were edible to ants, birds, and other small creatures.

This is consistent with Hindu beliefs, which urge their adherents to be kind and generous to all living things, however small they may be. The intricacies of one depicts the talent or wealth of the home.

Symbolically, the Rangoli or Kolam is meant to welcome Ma Lakshmi, the Goddess of Wealth.





WORLD MENTAL HEALTH DAY

Relational

- Adverse and sometimes unintended parental pressures
- Children are more exposed to extreme, conflicting and non-traditional views and values
- More & more families are broken due to divorces and abuse
- Poor or no authority figure in the family when growing up
- Children are poorly brought up due to over-indulgence by parents, leading them into a wrong entitled mindset
- Young people are rejecting traditional adult responsibilities as they grow up
- ▼ Reclusive trend as people are less comfortable with one another and socialise less
- Aggression is on the rise and dehumanises people as objects

The World Mental Health day for 2022 is the

10th of October

It is estimated that 13 percent of the world's population is experiencing mental health issues, and the numbers are set to climb.

It is hard to pinpoint a particular source or cause, but research has shown a list of causes that covers the main issues faced by all. In no particular order...

Gender

- Gender is now in a state of fluidity and based entirely on feelings and not fact or science
- Sex is no longer about male and female, but a host interchangeable terms and descriptions can be used to describe someone

Others

- ▼ Lack of sleep
- Financial pressures as inflation is at an all-time high
- Lack of job opportunities
- Drug usage and availability at an all-time high
- Adverse Worldwide events such as pandemics, natural disasters, terrorism and increased violence

Media

- Electronic Screen Syndrome due to excessive screen time on multiple devices
- Pressure to perform due to comparing with what others have
- Media reports that divide opinions, family and friends
- Increase in violence in computer games normalises death and destruction
- Readily available sexual content at your fingertips
- Comparison syndrome due to social media posts from others
- Excessive and polarising opinions in the media

The first thing to understand is that mental illness is a very broad term, and not everyone diagnosed with it is suicidal. The larger majority are very mild and a smaller percentage are extreme to the point of committing suicide.

With a list of prominent personalities who have taken their lives due to one or more of these illnesses or diagnosis... the harsh reality of mental illness should be taken seriously.

There is a danger that anyone who is feeling a bit down may want to be clumped into the group, because sometimes, giving it a name validates the "illness" and it is therefore beyond their control. This can lead to disaster, because realistically everyone has felt down before, and some of us pick ourselves up... and overcome.

This simple practise makes us stronger. Unfortunately, there are those who find the easy way out and do not want to try to overcome the small hurdles that is in their lives. They prefer to be "sick" and take unnecessary medication and live a life that is unfulfilling, never meeting their potential.

But how do we know if we are just going through a normal, short phase that every human being goes through or a serious illness?

Diagnosis is the

key. But please do not just go to anyone who makes a living

Worry and fear being a constant part of their life

Constantly confused and inability to focus and concentrate

Suicidal thoughts

Excessive mood swings from highs to dispensing drugs, go to a reputable professional who will give you an honest opinion and genuinely wants to help.

And likewise, during consultation, you also have to be honest about your condition and give accurate answers to receive a proper diagnosis. Avoid overplaying the "victim" role and inflating symptoms.

> For those of us who are not afflicted by these illnesses, we can help look out for our friends and family members who may be going through a hard time.

Some of the symptoms to look out for are:

- Cannot relate to people
- Different view on what reality is, to the point of delusions and hallucinations
- Symptoms of physical ailments but with no real medical source
- Lack of sex drive
- Easily irritated
- Difficulty in performing basic daily tasks
- Always angry for no reason
- Overdependence of drugs or alcohol
- Stressed very easily

out of



- Self-image issues that is not based on reality (may think they are skinny when they are fat, etc)
- Inability to sleep
- Always tired
- Noticeable change in eating habits, from eating too much to not eating at all
- Perpetually sad and down



Some common diagnosis for people who face a mental health crisis are

Anxiety Disorders

Eating Disorders

Obsessive-Compulsive Disorder (OCD)

Major Depressive Disorder Panic Disorder
Bipolar Disorder

Post-Traumatic Stress Disorder (PTSD)

Studies have shown that depression rates have increased by as much as 52% to 69%.

People who are thinking of committing suicide have increased by 47%.

How can we help ourselves and others who may be facing a form of mental health crisis?

There are many things we can do to avoid of get out of these conditions. But we have to actually do something, as many remain where they are because they are not discipline enough to follow simple and good advice.

Learn to let go

We often bottle negative experiences or feelings inside. We have to learn to let go. The past is the past, do not let in affect your present or future.



3 Laugh

Watch your favourite comedy or series.

Laughing is known to be uplifting for the human soul and reduces anxiety.



2 Learn to improve your self-image

Most of the times, the person thinks or feels that others are looking down on them.

But the fact is, they are the ones that feel this way, while others have neutral opinions about them. They have a poor self-image and believe everyone sees them in the same way.

So, the simple solution is to get out of that lie, that exist only in their own mind.

Practical things they can do is do things that literally show themselves to be of value. Find activities that make them feel good about themselves, preferably ones that achieves something or with an end goal in mind.

Doing something you are good at will add to your self-image.

Self-Care

The person is made up of body & mind, and if you are religious, you can include a third element called spirit.

The mind is influenced by the body and spirit. So, by taking care of and influencing your body and spirit, it will help your mental as well. For the body, we can eat well, drink sufficient water, get enough sleep, and get some exercise. It is proven that the best temperature for sleep between 15 to 18 degrees Celsius, so crank down the temperature.

Avoid harmful habits like drugs, smoking and drinking alcohol.

On the spiritual part, some find benefit in **meditation**, while different religious practices have their own ways to express their faith and belief in their God. These can help the person look away from himself and towards the object of his faith.

5 Take a break from social media

It has been proven that social media is one of the causes of the decline in mental health. The basic desire to want more leads us to compare ourselves with others who have a lot more... leading us into depression. So, take a break... a long break... from social media.



1 1 Plan for breaks

Short getaways and holidays helps to recharge and break from the hum-drum of life. Even on a daily level, we can do things to add a bit of spice to the day. A simple thing like rewarding yourself with an ice-cream for completing a task will add to the day.

Supportive and understanding family and friends

Humans are not made to be alone. So, a solid group of people who can provide support is going to be absolutely crucial.

Strengthening inter-personal relationship will go a long way to get out of a mental health condition.

Relp others in need

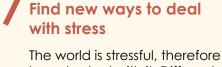
If you are able to provide help or service to others in need, it will also help to rewire your brains from thinking yourself as worthless to thinking you are of value to others and society.

9 Goal-setting

This will help a person visualise a target to achieve. Clarity is important so keep the goal simple. Once a goal is set, it should not stress the person to achieve it at all cost. The goals can be changed to suit the person. Remember to be realistic so as to keep it as stress-free as possible.

1 () Get a pet

Some pets are known to help calm the nerves, especially dogs and cats. You could get one. But it is also a known fact that if something happens to your beloved pet... it could lead you to despair.



The world is stressful, therefore learn to deal with it. Different things work for different people, so there is no one magic solution for everyone.

Meditation, walking, hiking, watching movies and yoga are all possibilities. Explore what works for you.



12 Be Grateful

Many of us have more than other people in the world, and we need to be mindful of this simple fact and learn to be grateful. Make a daily list of what we should be grateful of and see how your mind will start to heal. Learn to thrive in the simple things because as much money and success a person may have, it will never be able to replace health or good relationship with family and friends.







SCAPES Hotel is an example of how LBS is diversifying into other sectors. This foray into hospitality industry may be a start to greater things. Having paid an initial visit for a review in previous issue of The Journey, this second visit is to sample some of Chef Ashar Daud's culinary skills. The hotel is still in excellent condition, as pristine as it was when I first paid visit almost a year ago. This is testament to how professionally it is run, thanks to management and operation teams of SCAPES Hotel.







October Special

Going straight into the October special which is available from 3rd to 31st Oct 2022, daily from 12 noon to 10.30pm, is a choice of Set Ayam Kampung or Whole Siakap Goreng, this is one for those who love the authentic taste of Malaysia. One point to note is that the fish in the picture here is larger than the ones that will be served in October 2022. Due to a shortage of the 500g-600g fish the day we visited; we received one that weighed about 700g.

The fish is lightly seasoned and then deep fried to a golden hue, bringing out the natural sweetness of the fish. For those who like to eat the entirety of the fish, this is the one to get, as every part is fried to an edible crunchy crisp.

The Siakap fish is accompanied by a bowl-sized portion of rice, a sweet, salty and lightly spicy black sauce that when mixed the rice and fish is just so satisfying. For those who like it a little spicier, there is spicier sambal that can hit the spot.

Also in October is the Set Ayam Kampung, in terms of preparation and condiments, it is exactly the same as the Whole Siakap Goreng Set, the only difference is the choice of protein, which is half an ayam kampung. It is also treated in a similar fashioned, deep fried, leaving a golden sheen on the crispy skin. The ayam kampung retains its juiciness, showing that it has been fried with great care. This is also a very satisfying dish, so it boils down to your preference of chicken or fish.

Overall, the proteins are cooked perfectly and either of these dishes will satisfy your craving for good local cuisine. I would give the Siakap fish the edge due to the added flavour from the crunchy fins, bones, head and belly.







For December, there are three specials, namely Maggie Udang Galah, Christmas Eve Take away (Set for 10 portion Roast Chicken or Lamb leg), and New year Eve Buffet Dinner. I only tried the Maggie Udang Galah as the other specials were far too large for a single person to consume.

The Maggie Udang Galah is SCAPES Hotel's upmarket take on the humble Maggie mee all Malaysian cherish is available from 1st to 31st December 2022, daily 12noon to 10.30pm. Sometimes, we put our own spin on it with whatever favourite ingredients we add to the dish, and this is the case for SCAPES Hotel. Visually, the Udang Galah site prominently resting on a selection of chopped vegetables, while the noodles rest with the soup just beneath the surface.

My plate of noodles was cooked perfectly al dente leaving a bit of firmness to the bite. The sauce was your typical Maggie-taste as it uses the same flavourful powder from the sachet. The vegetables added to the crunch and was a good vehicle for the spices in the soup. The Udang Galah was a joy to eat, providing the typical crustacean flavour for that extra depth. If you want to treat yourself, this could do it.

The Christmas Eve Take away (Set for 10 portion Roast Chicken or Lamb leg), is a combination of meats, potatoes, vegetables and sauce, for 10 pax while the New year Eve Buffet Dinner is a decadent selection beef, chicken, fish, prawns, potatoes, and selected vegetables. The Christmas Eve Take away is available from 19th December to 1st January 2023, while the New year Eve Buffet Dinner will be available on 31st December 2022.

And lastly, for the months of October to December, SCAPES Hotel is serving an Afternoon Snack Tier. This is a three-tiered which consist of small sandwiches and croissant, fruits, Malaysian kuih and cakes.

Head on up to SCAPES Hotel, not just for the cool weather but also for these delectable dishes prepared by Chef Ashar. And in the odd chance that you are not interest in any of these specials, the a la carte menu is also available.

We will give a short review of these in the next issue. Until then... live a little.





Christmas is just around the corner and if you have trouble with getting gifts for the people you love or for that annual Christmas party in the office... read on.

Let's be honest, getting a gift can be tricky, because you have definitely received gifts that you know the giver did not put any effort in... and it actually left a bad taste in your mouth.

You know you do not want to be that kind of giver. At the very least, it should be a nice experience for the person you are giving a gift to.

So here are some tips on getting a good... or great present for someone. And needless to say, the more important the person is, the more effort you should put in to the present.







It is important to know what **hobbies or** interests the person has. Nothing is worse than getting the completely wrong present for someone. For example, if he is a Manchester United fan and you gave him an Arsenal mug. So, spend some time with the person to get to know what he likes or dislikes. Ask his friends and family members on what are some of his favourite things, or meaningful experiences in his life. For example, if he enjoys fishing because he always went with his late father... anything related to fishing is a good bet for a gift. Knowing the person is the best way to start your shopping list, and once you have some items in mind, you can immediately start shopping for them.



Sure, we all know when Christmas is, so there is **no excuse for last-minute shopping** for meaningless gifts. If you already know what the person likes, you can start shopping now. While there is a chance that by shopping too early, you will miss the discounts on a Christmas sale, there is also a good chance that the item you are looking at may run out of stock, or be delayed in shipping due to the mad shopping rush that 99% of people do all the time.

Shop around

There are so many physical and online shops you can shop from today. And to drive revenue, many of these shops, physical or online, have sales throughout the year. So, keep a look out for the items that you have narrowed down on from these sales. You can literally sit in front of your computer and just browse... shopping has never been easier.



Do not be stingy

The next worse thing from a thoughtless gift is a cheap one. Okay, some cheap gifts can be very meaningful, but the point is, do not be stingy... it shows. Imagine receiving a cheap gift, it is not a pleasant experience. A gift is not just something you give someone; it also represents who you are. It is a good point to build relationships as well as the person will remember you because he thought it was a great gift. Remember that.

Have a back-up plan

Sometimes, even with advanced planning, things do not work out. As mentioned earlier, the item may be out of stock or there is a delay or it is lost in transit.

Have a plan B. This could be alternative shops where the item can be found, or even a similar product that you can easily access.

In situations like this, it is best to identify physical shops you can personally head to and make the purchase immediately. Plan B can also be an alternative item that is not exactly like the original item you had in mind.



No.





Customisation is a great way to make a generic gift personal.

There are many ways to customise a gift. **Engraving text** or **personalised words** is a good way to go. Some shops offer personalised printing on T-shirts or cloth materials.

The list of possibilities are endless. Customisation is the icing on the cake of a good aift.



There may be times that after you bought the gift, you spot it on sale later. You have two options...

A) regret that you bought it earlier or
B) buy another one as Plan B for someone else.

My point is, do not waste your time on regrets. Move on.

Everyone is different and will appreciate different things. There are generally three groups of people in the world where shopping for a gift is concerned.

The first group are those who advertise what they like or support, like football teams, F1 teams, sports and sports personalities they follow, activities they always do like hiking or camping, etc. For these people, the tough part of getting a gift is to make sure they do not already have what you plan to get them, because as fans and superfans... they probably have some of the items already. So, some subtle questions during a conversation, or even a visit to their homes may be in order if you can do it. Alternatively, you can find out wat you want to by talking to their family members or close friends.

There are also shops that sell personally autographed version of the gift or memorabilia. These will cost more of course, but do beware of imitations or fake items. The general idea is... if it is a Led Zeppelin autographed T-shirt going for RM30 on Lazada or Shopee... there is a good chance that it was not actually, physically signed by the band, but a printed version of it. Authentic memorabilia needs to be bought from reputable shops or sellers and usually come with authenticity certificates. With online shopping at its best today, it is much easier to source for them. Regardless, for this group of people who are following mainstream sports or hobbies, there is already a vast option for gifts, because it is so mainstream.

The second group of people also have interest and hobbies, but these are more obscure and less mainstream. One of the weirdest one I have heard of is... knife collecting. You will need to work a bit harder to get the right gift for this group of people. To do this right, the key starts with point #1 above, getting to know what they are actually interested in.

The good news is, with a little bit of typing on the keyboard, it should at least point you in the right direction. Because we are so connected today on the World-Wide-Web, and social media has been a great way for everyone to share their interests, that you could probably find the right tread for a snowmobile if you wanted to. Just remember, the more obscure the interest or hobby, the less choices you have to select a gift. Therefore, if something suitable crops up, do consider making an immediate purchase.

The third group consist of people with no definitive interest or hobby. On one hand, you can get practically anything for them and it would not be a wrong choice. On the other hand, you want them to enjoy your gift and maybe even use it. A sure-fire way to do it right is to aim for practicality. Kitchen ware, any homeimprovement tools or items, even decorative items that suit the homes they live in. These includes throw-pillows, cushions, paintings, clocks,

furniture, etc.













RESIDENCE @ PUCHONG

As the only high-rise abode in the area, it stands head and shoulders above the rest. Built on an established neighbourhood with all the shops and amenities at your doorstep is LBS SkyLake Residence. It is also the most modern looking condominium in the area, rising from the ground in white and blue. The recently completed project in Puchong, Selangor sits on 5.079 acres of land and is located in one of Klang Valley's established and largest municipality.

The two stories that are closely aligned to each other provides a total of 746 units with size ranging from 545 to 1063 sqft. As such, LBS SkyLake Residence is the only option for those looking for place with an up-dated feel for young adults and young families. The target market are those from 25 to 40 years old and mid to mid-high incomeerners.



With one side of the development facing a vast expanse of a lake, it is designed and landscaped for home owners to enjoy nature, while surrounded by modern facilities that nurture wellness and bonding within family. Hence the concept "Nature and Nurture, Created in Perfect Harmony" is an apt one for LBS SkyLake Residence. The landscaping of this development adds to the sprawling lakeside view and the lush greenery within promote a sense of zen. LBS SkyLake Residence is dotted with many areas and corners that allow residents to enjoy their own quiet moments, re-centering themselves from the stresses of life.

Nearby Established Education Institutions

As the newest and most attractive option in a developed area, it enjoys close proximity to many established education institutions and malls such as, RIMA International College, SMK Putra Perdana, SK Taman Putra Perdana 2, , IOI Mall Puchong, Giant Hypermarket Bandar Puteri, Lotus's Bandar Bukit Puchong and Columbia Asia Puchong.









More Than 70 Amenities and Facilities

LBS SkyLake Residence comes with more than 70 amenities and facilities with the majority of them located on the 7th floor podium for residents' enjoyment and pleasure. These includes pocketed gardens on various floors, Gymnasiums, Viewing deck, Indoor games areas – table tennis, hopscotch, air hockey swimming pools with water playground, jacuzzi, various playgrounds with dedicated play areas for kids, BBQ lawns and the Rooftop garden.

The landscaping of the common 7th floor is a win as it has many pods and areas for different activities, even the pool has aquatic exercise equipment on one corner and a jacuzzi in another. The kid's pool is dominated by a play structure for them to explore on. It comes with many features like flowing waterfall and a large bucket that is automatically filled up and will then splash its full content on the area.







The exclusive condominium project boast two regal towers, the 47-storey North Tower and the 50-storey South Tower. In total, only 1,342 units are available with unit size ranging from 802sf to 2,259sf. The demographics for potential buyers are mostly first-time homeowners from 25 to 40 years old with mid to mid-high incomeearner, with some looking to upgrade from their existing homes.

BY LBS

BINTANG BUKIT JALIL

Artists' Impression

Residensi Bintang Bukit Jalil sits on a naturally hilly terrain that was both beautiful and unique. A decision was made to maintain the natural topography and build the condominium accordingly resulting in it being the highest-positioned residential development in Bukit Jalil, visually imposing in its architecture, displaying a topmost view of Bukit Jalil.



FLOOR PLAN





2 Bedroom + 2 Bathroom



3 Bedroom + 2 Bathroom





With over 90 facilities available on site, there is always something for everyone in any mood. Some of these includes Bintang Garden, Bintang Tree Pavilion, Indoor & Aqua Gymnasium, Stargazing Deck, Theatre Room, Indoor Games Rooms, Reading Nook, Builders Playground, Infinity Pool, and Hammock and Yoga Garden. Making the most of the space creatively, the developers designed Residensi Bintang Bukit Jalil to accentuate the natural beauty of the land by creating a multi-tiered garden concept that includes an invigorating rooftop garden and several serenity decks set up at different levels of the condominium - all of which offers residents extended and intimate spaces that supplement those of their own abode. Much like following the natural flow of the topography, the architecture and layout promotes the natural flow of the residents. By doing this, it is designed to elevate the senses with serenity.

Residensi Bintang Bukit Jalil offers connoisseurs of the good life several unique layouts catering to families of various sizes. These selective folks will be spoilt for choice as Residensi Bintang Bukit Jalil is created to help them indulge in a holistic living through an impressive range of leisure and recreational facilities. These are set up to encourage a more active and nature-engaging lifestyle, all within the cocoon of the premier residency an advantage unprecedented by no other high-rise residential development in Bukit Jalil. It provides an unobstructed view of the majestic Titiwangsa mountain range and golf course for certain units in Residensi Bintang Bukit Jalil.







As a renowned and matured neighbourhood, Bukit Jalil is surrounded by various amenities with excellent connectivity to other major urban areas such Petaling Jaya, Subang, Damansara, Kuala Lumpur City Centre and Shah Alam. Connectivity is a key to its success and importance in the scope of Malaysian property market.

Boasting a network of five major highways and LRT services such as Lebuhraya Bukit Jalil, Lebuhraya Damansara-Puchong (LDP), Lebuhraya Maju (MEX), Lebuhraya Shah Alam (KESAS), Lebuhraya Kuala Lumpur-Seremban and Alam Sutera and Awan Besar LRT stations, Residensi Bintang Bukit Jalil is anchored in the minds of Malaysian for the long-haul.

This desirable gated and guarded condominium, complete with 3-tiered security system, CCTV, perimeter patrol will be fully built by 2023. The queue is notably long to own a property with such an address and one with all the attributes of Residensi Bintang Bukit Jalil.

If you are looking for a forever-home that will not go out of style, one that is built respecting the natural surrounding and with sustainability in mind, look no further than Residensi Bintang Bukit Jalil. Add to this the excellent access to this well-thought out, premium condominium in a prime and established neighbourhood, you will realise that the available units will not last very long. Remember, the ball is in your court; good opportunities are few and ones like Residensi Bintang Bukit Jalil is ever rarer still.



kita SEJATI



There are two variations in layout and size, Type A (602 sqft) priced from RM270,000 and Type B (850 sqft) from RM389,900. As it is built on Malay Reserve Land, it is suitable for the Malay market, with a demographic from 25 to 40 years old. KITA Sejati is ideal for 1st time home buyers, with low-mid to mid income earners and young couples or those starting a family. In fact, it can be said that KITA Sejati is all about meeting the needs of small families and young couples. Delivering on practical layouts as a perfect starter home.



Floor Plan







It has been designed with many family-centric facilities such as an indoor gymnasium, swimming pool, playground, BBQ lawn and Futsal court. It is easy to see the entire family spending time together in these healthy activities. In terms of safety, it is gated and guarded development with CCTV at the guardhouse.

Having completed high-rise development prior to KITA Sejati, this is LBS' third high-rise project in the larger KITA township. In line with the grand scheme of the township, KITA Sejati offers the same affordability and quality residential options, allowing it to fit perfectly in its environment.

In terms of location, the KITA township is positioned in the **booming Southern Klang Valley**, with a host of established areas within a 10km radius, these include Cyberjaya and Dengkil town, UiTM Dengkil campus, Heriot-Watt University Malaysia, SMK and SK Dengkil, D'Pulze Shopping Centre, Tamarind Square, and Hospital Putrajaya. It is also a **short 25km drive** to KLIA.

As such, accessibility is a given, since there are many established and upcoming development nearby. KITA Sejati can be reached through Putrajaya-Cyberjaya Expressway, Maju Expressway (MEX), South Klang Valley Expressway (SKVE), North-South Expressway (NSE) and Damansara-Puchong (LDP) Highway.





As a whole, the KITA Township, which includes KITA Sejati is hard to beat. In terms of pricing, quality, facilities, security, location and access, it has it all.

LBS Events & Activities



4th July 2022

Fabulous Extra 22-23 Lucky Draw

After resounding success with LBS Fabulous 20-21 LBS makes a grand return with the LBS Fabulous Extra 2022-23 campaign with RM1.5 million worth of prizes up for grab, namely 22 units of Perodua Axia, 41 units of SM Sports 110R motorcycles, 33 units of Sony 5.1 Cinema Home Soundbars, 46 units of Decathlon Rockrider ST30 mountain bikes, Panasonic 40" Televisions and a plethora of home electrical appliances ready to be won. It will be a two-phased campaign, set to be extensively amplified with a 360-degree campaign across multiple LBS social media platforms whilst the second-phase will be a carnival-styled on-ground event held in conjunction with Merdeka and Malaysia Day.



22nd July 2022

LBS Bi-Annual Town Hall

LBS held its second town hall meeting of the year with the theme 'Together, We Move Forward' and together in the picture will be LBS and MGB. The town hall gathering has evolved into one of the Corporate's official communication venues for management and workers to convey company news and events, with the presence of 800 attendees physically and virtually from both LBS Bina Group Berhad and MGB Berhad.



16th June 2022

LBS 22nd Annual General Meeting

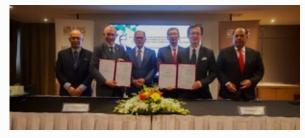
LBS Bina Group Berhad concluded its 22nd Annual General Meeting which was conducted on an entirely virtual basis. LBS also reported that its shareholders approved all 11 ordinary motions offered for discussion during the AGM, including the single-tier final dividend of 1.00 sen per share for the fiscal year ending 31 December 2021. In addition to the 0.85 sen per share declared on 15 April 2022, LBS' total dividends for FYE 2021 amounted to 1.85 sen per share.



12th July 2022

Malaysian Housing & Property Summit

Tan Sri Lim Hock San, Executive Chairman of LBS was invited as a speaker at the 2022 Malaysian Housing and Property Summit, to share their views on the theme of 'Building Future Homes and Properties: Key Issues and Challenges Post-Pandemic'. LBS asks for further steps to boost homeownership as a top affordable housing developer. Tan Sri Lim Hock San emphasized the present issues confronting the property sector, such as the ongoing labour shortage, rising compliance costs, raw material prices, and borrowing rate rises on property developers.



22nd July 2022

Rimbawan Land Acquisition

LBS, via its subsidiary Casa Inspirasi Sdn Bhd, entered into an agreement with Pahang State Secretary Corporation to develop land at Genting Permai, Bentong, with a combined land area of more than 300 acres. LBS intends to develop the land into a vibrant mixed development that will include serviced apartments, double-story terrace houses, townhouses, and bungalows as well as facilities such as schools and hospitals. The estimated gross development value is more than RM9 billion.



3rd August 2022

Watsons Win a House Launch

Watsons Malaysia celebrated its 12th Anniversary of Watsons Club Members this year. In conjunction with the celebration, Watsons has launched the "Shop with Watsons and Walk Away with a Home" campaign where winners can own a new home while enjoying more rewards. This year Watsons have partnered with LBS to reward members with a brand new home at LBS SkyLake Residence plus many exciting prizes.



26th August 2022

Official launch of LBS Fabulous Extra

After a resounding success with LBS Fabulous 20-21, LBS Bina Group Berhad ("LBS") makes a grand return with the LBS Fabulous Extra 2022-23 campaign Media Launch, this time around with RM1.5 million worth of lucky draw prizes to be won. There will be extra cars, motorcycles, home appliances, entertainment systems and so much more, to be given away to lucky purchasers.

Among the prizes up for grab are 22 units of Perodua Axias, 41 units of SM Sports 110R motorcycles, 33 units of Sony 5.1 Cinema Home Soundbars, 51 units of Decathlon Rockrider ST30 mountain bikes, Panasonic 40" Televisions and a plethora of home electrical appliances ready to be won.



24th August 2022

StarProperty Awards 2022

LBS Bina Group celebrates multiple achievements in the real estate industry, bagging the following award at the StarProperty Awards 2022, namely All-Stars Award – Performing developer, The Digital Strategist Award for (Excellent), The Business Estate Award (Commercial development) for Cameron Centrum (Honours), The Highlander Award for Vines 3, Cameron Golden Hills (Merit), The Starter Home Award (Landed) for KITA Mesra Single Storey (Merit), The Family Friendly Award (High Rise) for Prestige Residence (Merit), The Family Friendly Award (Landed) for KITA Mekar Double Storey (Merit).



29th August 2022

BCI Asia Top 10 Developers Awards

LBS has won the Top 10 Developers Award 2022 at the BCI Asia Awards (BCIAA), which honors the most commercially important developers in Southeast Asia. The BCI Asia Top 10 Developers Ranking for 2022 was created to provide a worldwide overview of their most important contribution to sustainable architecture in Asia's seven regional markets.



LBS Foundation believes in **inclusivity** and **sustainable** wellbeing. As part and parcel of this equation for includes giving support to those in deserving segments, as well as non-profit programmes that elevate the quality of life for all.

LBS Foundation is driven by love, compassion, gratefulness and community; these the values underline its core belief – **Growing With Compassion.**



23rd June 2022

LBS Foundation Donated Furniture to BSP Police Station

LBS Foundation team dropped by the Bandar Saujana Putra police station to sponsor furnitures for their newly renovated office.



23rd June 2022

LBS Foundation Donated Furniture to Families in Need

LBS Foundation has donated beds and mattresses to 4 families which came from the needy. Among them were a single mother who is in stage 4 cancer, a mother of six children under one roof without a bed to sleep in, a mother with five schooling children making ends meet by working as part-time cook, and a senior citizen couple who are both bedridden due to stroke.





Health

Improving the health and welfare of the needy group



Education

Creating a better nation through providing financial assistance and better learning environment to students and schools



Environment

Protecting and preserving environment through education and partnering programmes



Community

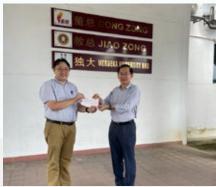
Building strong and harmony society by improving general well-being of the underprivileged group and promoting heritage, sports, arts and cultural



1st August 2022

LBS Foundation presented a mock check education fund to a family in Kuantan

Dato' Sri Lim Hock Sing, on behalf of the LBS Foundation, presented the mock cheque of RM10,000 in education fund to the bereaved family at Semambu, Kuantan Pahang. The man who recently passed away due to a kidney infection has led the man's wife and partner to be grief-stricken and took their own lives, leaving behind his son.



17th August 2022

LBS Foundation Sponsored RM20k to Merdeka University, on it's 53rd Launch Anniversary

LBS Foundation sponsored RM20K to Merdeka University, on their 53rd Lunch Anniversary. Cheque was received by Tan Chin Yim, Secretary General of Merdeka University, handed over by Mr Victor.



17th August 2022

LBS Foundation Donated RM100k to The Armed Forces Fund Board

LBS Foundation has donated RM100k to The Armed Forces Fund Board. Datuk Richard represented LBS Foundation in the handover of the mock cheque to the Minister of Defence, Dato' Seri Hishamuddin Tun Hussein.



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.



11th June 2022

Memorial Lim Lian Geok

Tan Sri Lim Hock San, Acting President of the Malaysian Lim Clan Association, led the youth group to visit and exchange with Lim Lien Yuk Foundation, further promoting Lim Liam Yuk to defend mother tongue education and strive for equality.



8th July 2022

Launching Ceremony for The Federation of Hokkien Associations of Malaysia

President of The Federation of Hokkien Associations Malaysia, Tan Sri Lim Hock San and members of the council presided over the launching ceremony of the application (app) of The Federation of Hokkien Associations Malaysia.



26th July 2022

Economic Dialogue Between Minister of Finance and Chinese Industrial Leaders

Tan Sri Lim Hock San, President of the Federation of Hokkien Association, had an economic dialogue with the Finance Minister in the Chinese community leaders, and talked with the Finance Minister Tunku Zafrul about the domestic economic situation after the epidemic.



26th June 2022

Annual General Meeting for The Selangor & Kuala Lumpur Lim Clansmen Association Members

Tan Sri Lim Hock San, Permanent Honorary Chairman of the Lim Ancestral Hall in Klang Valley, attended the 2022 Annual General Meeting and Election of the 51st Board of Directors (2022-2025) and delivered a speech at the meeting.



22nd July 2022

Persatuan Hokkien Ampang Selangor

The President of the Federation of Hokkien
Association, Tan Sri Lim Hock San attended the
2022 Renyin Year Guan Di Shengjun Bao's Birthday
Gala Dinner and the 18th Board of Directors
Inauguration Dinner of Ampang Hokkien Association
at the Nantian Temple of the Nine Emperor Gods
of Ampang, and witnessed the Ampang Hokkien
Association. Handed over a cheque of RM8,888 to
UTAR Medical School Fund.



1st August 2022

Muar Chiang Chuan Association

Tan Sri Lim Hock San, President of The Federation of Hokkien Associations Malaysia, attended the Gala Dinner for the Muar Zhangquan Association to celebrate the 87th anniversary, the 24th anniversary of the Youth League, the 26th anniversary of the Women's Group and the inauguration ceremony of the 42nd new board of directors.



13th August 2022

Catholic High School, Petaling Jaya Sports Day

Tan Sri Lim Hock San, Chairman of Petaling Jaya Catholic Secondary School, presided over the school's sports meeting opening ceremony.



27th August 2022

Hokkien Role Model Award

The Federation of Hokkien Associations Malaysia held the "Hokkien Model Award" award ceremony to celebrate its 65th anniversary, and invited the Supreme Head of the Federation, Yang di-Pertuan Agong, to host the award ceremony as a VIP and to preside over the award ceremony. A total of 10 Hokkien Association members with outstanding achievements in various fields won the honor.



7th August 2022

Malaysia Hokkien Cheongsam Elegant Lady Beauty Contest

Tan Sri Lim Hock San, President of The Federation of Hokkien Associations Malaysia, participated in the "Malaysia Hokkien Cheongsam Elegant Lady Beauty Contest" to promote healthy cultural and recreational activities, carry forward the style and culture of Chinese Cheongsam, and show women's elegant demeanor and self-confidence.



15th August 2022

Persatuan Hokkien Klang

The President of the Federation of Hokkien Association Tan Sri Lim Hock San attended the 118th anniversary of the establishment of the Klang Hokkien Association, the 41st anniversary of the Youth League and the 24th anniversary of the Women's Group.



empowering individuals ——enhancing communities

