

BELI RUMAH, TUNAI UMRAH (the “Campaign”)

The Campaign is organised by LBS Bina Group Berhad (hereinafter known as “the Organiser”). By participating in the Campaign, you agree to be bound by the following terms and conditions as stipulated herein (consisting of the General Terms and Conditions and the Specific Terms and Conditions) between you (“Purchasers”) and the Organiser (“Campaign Terms”).

By participating in this Campaign, you are deemed to have read and agreed to the Campaign Terms herein mentioned. You agree that the Organiser may include additional terms to and/or vary the Campaign Terms at its sole discretion at any point of time and any additional and/or variation of the terms shall be incorporated by reference immediately at the point of time in which it is implemented. You are advised to visit this page from time to time to be updated of the latest Campaign Terms.

In the event of any inconsistency between any terms and conditions stipulated in any of the Organiser’s marketing brochures, leaflets, buntings, or otherwise any other platforms and the Campaign Terms stipulated herein, the latest Campaign Terms shall prevail.

A. GENERAL TERMS & CONDITIONS

CAPACITY AND REPRESENTATION

- To participate in the Campaign, you must be aged eighteen (18) and above in Malaysia or have attained an age of majority in the jurisdiction in which you are domiciled to enter legally binding contracts.
- You acknowledge and agree that all information provided by you is true, accurate, and not misleading. We reserve the right to request for more information from you in the event we deem that the information provided by you is insufficient. Kindly note that failure by you to provide us true and accurate information may result in your disqualification from the Campaign.
- You further acknowledge that we will rely on any information provided by you and that any false, inaccurate, and/or misleading information may cause losses and damages to us. You agree to hold harmless and indemnify us, our directors, our employees, our agents, our affiliates, and any other third parties facilitating the Campaign from the losses and damages suffered as a result of the false, inaccurate and/or misleading information provided by you.
- You shall not use the Campaign as a means or manner to facilitate any illegal and/or fraudulent transactions.
- You will not, by participation or entrance of this Campaign, violate any other terms and conditions, policies, and guidelines, and/or contracts that you have agreed to.
- You will comply with all applicable laws, by-laws, rules, regulations, policies, instructions, directions, orders and/or directives from us, any governmental organisation, and/or relevant authorities.

PRIVACY

All information provided by you shall be collected, stored, used, and retained by us in accordance with our Personal Data Protection Act Notice. By participating in this Campaign, you are deemed to have read and agreed, acknowledged and accepted our Personal Data Protection Act Notice which is incorporated by reference herein and can be found at <https://lbs.com.my>

BELI RUMAH, TUNAI UMRAH, win an UMRAH PACKAGE WORTH UP TO RM8,300 EACH ENTITLED PURCHASER (“Umrah Packages”)

- The Organiser shall not assume any liability and responsibility whatsoever in the event of any mishaps, injuries, damages, death, claims and/or accidents suffered by your participation in the Campaign and/or from the use of the Umrah Packages.
- You shall hold the Organiser harmless against any liability and claims and agree to indemnify the Organiser completely for any claims, damages, losses, and liability arising from and/or in relation to your use of the Umrah Packages.
- You agree and acknowledge that the Organiser provides no representation or warranty of any kind whatsoever in respect of any faults in relation to the Umrah Packages, and that the Umrah Packages displayed in any marketing or promotional materials are for illustration purposes only which may not depict the actual color, material, model, and/or specification of the actual of the Umrah Packages.
- The Organiser shall not be liable to compensate and/or rectify any defect or other faults in the Umrah Packages. You shall contact and refer to the supplier, manufacturer and/or distributor of the Umrah travel agency in the event you have any queries, concerns, and issues regarding the Umrah Packages.
- Any decisions taken by the Organiser are final and binding on you. The Organiser shall not be obliged to entertain any queries, claims, requests, or correspondences after the decision of the Organiser has been made.
- You agree that the Umrah Packages is non-transferable, non-refundable, and non-exchangeable for cash.
- This Umrah Packages does not allow for a refund on any unused portion of its value.

The Organiser shall not be responsible for any lost, stolen, destroyed, or used without permission of the Umrah Packages and shall not be replaced such Umrah Packages to you.

INDEMNITY

You agree to hold harmless and indemnify us, our directors, our employees, our agents, our affiliates, and any other third parties facilitating the Campaign from any losses and damages suffered by us as a result of your violation or breach of the Campaign Terms.

MISCELLANEOUS

The Organiser reserves the right at its sole discretion to suspend, modify, extend, delay, or terminate the Campaign at any time without prior notice to you.

Any decisions taken by the Organiser are final and binding on you and the Organiser shall not be obliged to entertain any queries, claims, requests, or correspondences after the decision of the Organiser has been made.

Any provisions applicable to this Campaign which is prohibited or unenforceable under any law or regulation shall be ineffective to the extent of such illegality, voidness, prohibition or unenforceability without invalidating the remaining provisions.

DISCLOSURE

This Campaign is in no way sponsored, endorsed, or administered by, or associated with Meta Inc. and/or any of its subsidiaries and/or affiliates. The Organiser expressly excludes any losses, claims, and/or actions arising from any glitch, malfunction, shut down, and/or other issues related to the use of YouTube, any platform (whether derivative) from Facebook, or any other third-party websites utilized in connection with this Campaign.

B. SPECIFIC TERMS & CONDITIONS

SPECIFIC CAMPAIGN TERMS & CONDITIONS

The following sets out the terms and conditions applicable to the Campaign:

Campaign Period

The period shall commence from 1st July 2025 – 31st December 2025, 12:00 am ("Campaign Period"). The Organiser reserves its absolute right to extend or vary the Campaign Period at its sole discretions. All entries received before or after the Campaign Period shall be invalid and will not be entertained by the Organiser.

ELIGIBILITY ("Eligible Purchaser")

1. You have successfully purchased any property/properties from KITA @ Cybersouth under LBS Bina Group Berhad ("LBGB") within the Campaign Period.

2. Redemption eligibility subject to:

2.1 Loan Purchasers:

- i. Purchasers who opt for mortgage: Accepted the Loan Letter Offer with a bank/end-financier;
- ii. Purchaser must obtain the loan approval from bank on or before 21st January 2026.

- iii. Purchaser must have executed and stamped a valid Sale and Purchase Agreement (“SPA”);
- iv. Purchaser must have executed and stamped the Loan Agreement with a bank/end-financier for the Property (applicable if you have opted to obtain a loan from a bank/end financier to pay for the Purchase Price of the Property); and

2.2 Cash Purchasers:

Settled at least 10% of the total Purchase Price (excluding any rebates) according to progressive billing.

2.3 Recipient of the above benefits must be valid purchaser i.e., Purchaser who has not cancelled their purchase and fulfilled all the terms & conditions as stipulated in the SPA.

2.4 Have not defaulted and/or breached any provisions of the SPA.

CAMPAIGN MECHANICS

- 1. To participate in the Campaign, the participants must:
 - a. Sign SPA on or before 31st December 2025
 - b. Obtain loan approval on or before 21st January 2026

UMRAH PACKAGE TO EACH ENTITLED PURCHASER

Prize	Package Amount
Umrah Packages (12pax)	Prize package RM8,300 for each entitled purchaser

The Umrah Packages shall only be valid for travel from the 15th July 2026 to 26th July 2026 only. Any additional costs incurred by your goodself including but not limited to any changes in travel dates, package upgrades, and/or additional persons shall be borne solely by the Recipient and shall arranged directly with the appointed Umrah travel agency.

DISQUALIFICATION

In the event the SPA is terminated and/or cancelled and/or the Eligible Purchaser defaults on any payment due and payable under the SPA for any reason whatsoever, the Eligible Purchasers shall be deemed to be disqualified from the Campaign without any notice from the Organiser (“Disqualified Purchasers”), and the Umrah Packages if won and been delivered to Disqualified Purchasers, shall be automatically revoked and upon the Organiser’s request, the Disqualified Purchasers shall return the prizes [on same condition/amount] to the Organiser within Seven (7) days of the demand or request made by the Organiser. The Organiser shall have the sole and absolute discretion to disqualify any individual that it determines to be tampering with and/or disrupting the operations of the Contest, and/or to be acting in breach or potential breach of these Campaign Terms.