



For Immediate Release

BUDGET 2018 : LBS PROPOSES INITIATIVES AND MORE ALLOCATION TO EMPOWER FIRST TIME HOME BUYERS

Incentives Can Help First Time Home Buyers and Boost Better Quality Properties, Says

LBS

Petaling Jaya, 4 October 2017 – Everyone deserves a place to call home. Property developer, LBS Bina Group Berhad (LBS) firmly believes in this principle and places it as the central focus of its wish list for the upcoming Budget 2018.

“As a home-grown developer, LBS has played and continues to play an active role in supporting the nation's agenda of helping the *rakyat* realise their dreams of having their own home. We believe our proposals will greatly benefit home buyers, particularly first timers, the property industry and the Malaysian economy as a whole. So we sincerely hope the Government will consider our proposals in the upcoming Budget 2018,” said LBS Bina Group Berhad Group Managing Director, Tan Sri Lim Hock San.

Beginning with empowering the *rakyat*, LBS proposes the lowering of personal income tax rates. The property developer believes the additional margin in income can be used to ease the burden of the *rakyat* when purchasing their homes. LBS also suggested lowering corporate tax to reduce the burden of businesses, particularly developers. The Group is confident this will greatly benefit property developers who can then reinvest in the business, a move that can lead to improved productivity, increased job opportunities and increased quality and quantity of developments. Ultimately, the move is aimed at helping to provide more options for home buyers and spurring the growth of the property industry and the overall economy.

Secondly, LBS hopes for the easing of cooling measures on the property sector. One such cooling measure which should be reviewed is the Real Property Gains Tax (RPGT), with the aim of further stimulating the local property market. Relaxing the terms of the RPGT will

encourage more Malaysians to invest or upgrade their homes, directly creating and further boosting property market activities. On measures to boost the local property market, LBS also suggests lowering the minimum threshold from RM1 million to RM500,000 for foreigners looking to purchase homes in Malaysia.

Many first-time home buyers still find it challenging to meet the strict terms for loan approvals. LBS believes more flexible end financing guidelines and additional incentives by the Government and Bank Negara will greatly empower first-time home buyers financially and bring them closer to realising their dream of owning a home.

In light of various external factors that has led to the escalating cost of housing, LBS proposes the expansion of the stamp duty waiver to include properties priced between RM300,000 and RM500,000. LBS believes the move will help lower the cost of property transactions and greatly encourage the *rakyat* to make the first move towards home ownership.

The property sector in Malaysia continues to grow at a steady pace. This growth is spurred by the incorporation of best practices and more efficient processes such as the introduction of the Industrialised Building System (IBS). For the fourth proposal, LBS hopes the Government can grant incentives to encourage developers to implement the IBS into their practices which have proven to result in reduced manual labour required at construction sites, and neater and cleaner construction sites with minimal congestion. The IBS also improves quality control as processes are streamlined and managed in the factory assembly line setting, effective construction methods for waste minimisation, and most importantly, construction time is reduced by two to three months, leading to buildings being completed quicker and allowing an earlier return of investment.

As a means to increase the number of affordable homes in Malaysia, LBS' fifth proposal is for the Government to consider setting up a special fund for developers, with an interest rate of 4 per cent, to aid and encourage more developers, especially smaller players, to build more affordable homes.

For the sixth and final proposal, LBS hopes the Government will consider incentives for township developers. Township developers generally invest more in the overall planning which includes the strategic layout of homes, infrastructure, accessibility and, among others. LBS believes well planned and developed townships provide convenience by shortening travel time and opens opportunities to business. Hence, propelling the nation's economic growth. The incentives will encourage more developers to take on more township developments.

About LBS Bina Group Berhad

LBS has a distinct pedigree which dates back to 1980s when Dato' Seri Lim Bock Seng - a young and aggressive man with vision - founded the original construction business in Petaling Jaya. After a decade of rapid growth, LBS set its sights higher and ventured into the property development sector in 1992 where it started its first project, the Jelapang Maju Light Industrial Park in Ipoh, Perak. After taking over the baton from his father, Tan Sri Lim Hock San has grown and developed LBS into one of the major players in property development in Malaysia. LBS Bina Group Berhad (5789) was listed on the Main Board of Bursa Malaysia Securities Berhad in 2002 with business expanded to Zhuhai, the People's Republic of China.

Under the leadership of Managing Director, Tan Sri Lim Hock San, the Group re-strategised its business model, and launched a brand new image, identity and direction as part of its long term objective to be an internationally recognised developer, building and inspiring lifestyle spaces that enhance community living. To mark this new direction, the Group has extended its portfolio of quality homes to the high-end market and has embarked on a progressive journey of change, which includes the areas of product, customer experience, after-sales services, sustainability, green technology and design.

In recognition of his entrepreneurship, Tan Sri Lim was awarded the Asia Pacific Entrepreneur of the Year Award 2012 by Enterprise Asia. In July 2012, as an acknowledgement of his active involvement in the development of Zhuhai City, China, Tan Sri Lim Hock San was appointed a committee member of the Zhuhai Municipal People's Political Consultative Conference (Zhuhai CPPCC).

Under the stewardship of Tan Sri Lim, the Group was awarded the 'Best Company for Leadership of Property Development' at the 2014 International Alternative Investment Review (IAIR) Awards.

Another exemplary accomplishment of Tan Sri Lim was the conferment of The Brand Laureate Hall of Fame – Lifetime Achievement Brand ICON Leadership Award 2015. Tan Sri Lim was presented the award in recognition of his perseverance through many years, resilience that has withstood the test of time, demonstration of strong leadership, deep industry knowledge and impeccable values of integrity and responsibility through LBS.

In appreciation of his contribution to the lasting relationship between Malaysia and China, Tan Sri Lim was conferred the Lifetime Achievement Award 2015 during the World Chinese Economy Summit 2015 (WCES). The World Economic Summit honours entrepreneurs for their dedication, selfless service and innovative leadership.

LBS marked new milestones in 2016, as the company was awarded the 5 Star Best Development Marketing Malaysia award for its lifestyle-concept development BSP21, and the 5 Star Interior Design Show Home Malaysia award for its Corallia semi-detached homes, at the prestigious Asia Pacific Property Award (APPA) 2016.

LBS also clinched the BrandLaureate Most Valuable Brand Award for Property Industry 2016 award in recognition of its esteemed reputation as a trusted property developer at the BrandLaureate Best Brands Awards 2015 – 2016.

-End-