



CONCEIVING

CAPTIVATING

SPACES FOR ALL

We take pride and pleasure to create answers that let all stakeholders feel at home and knowing that they reside in true spaces crafted for their lifestyle.



PROJECT PORTFOLIO


BANDAR 太子城
SAUJANA PUTRA

KLANG VALLEY

Bandar Saujana Putra (BSP) offers an environment designed for families to be nurtured; community to be celebrated and lifelong memories to be made. It has been designed down to the minutest details as a unique and entirely self-contained township based on the ideal individual neighbourhoods connected by a landscape boulevard, and set in over 40 acres of open green space.

BSP is an award-winning township that continues to evolve and grow. It is an up and coming integrated township with approximately 9,100 homes that had been completed and delivered to purchasers. Currently 1,334 homes are being developed at various stages of construction progress. The extent of variety in the residential units will ensure that people from a wide range of income group and lifestyle will be equally accommodated. BSP boasts a seamless integration within the community by offering recreational parks, sporting facilities, *surau* and shops.

Superb Connectivity

This flagship project is strategically located within close proximity of the developing education hub, medical centres, police station and petrol station. Located about 30 kilometres



South East of Kuala Lumpur city centre, BSP is strategically close to the major suburbs of Klang Valley, yet secluded enough to provide a haven of serenity. The township is also easily accessible and conveniently connected via major expressways, which includes the LDP, ELITE, KESAS, SKVE and Maju Expressway (MEX). It is within minutes' drive from Petaling Jaya, Sunway, USJ, Subang Jaya, Seri Kembangan, Shah Alam, Cyberjaya and Putrajaya. This strategically located and self-contained township



further aims to nurture lifelong memories, by providing a conducive living environment for families of today and that of the future.

The superb connection through highways to **Putrajaya**, Malaysia's Government Administrative Centre and also where the Putrajaya International Convention Centre resides; **Cyberjaya**, the country's first intelligent city with world class IT infrastructure and the Multimedia Development Corporation or MDeC headquarter; **KLIA**, one of Southeast Asia's major aviation hubs; **KLIA 2**, the new mega terminal dedicated for low-cost carriers; **Sepang International Circuit**, the Malaysian Grand Prix and other nearby townships such as Taipan USJ, Putra Heights, Sunway, Puchong and et cetera, has further enhanced the strategic development of BSP.

Another convenient and fast alternative mode of transportation will be available at Putra Heights, a nearby township that will be connected by two proposed LRT extensions. Putra Heights station will serve as an interchange station between the



The remaining development in *BSP* township is expected to be completed in 5 to 7 years and has an estimated GDV of **RM4.2** billion.

Kelana Jaya line extension and the Ampang line extension. The Company is planning for a shuttle-bus initiative in connecting the communities in *BSP* with the nearest LRT or bus station.

Comprehensive Development

BSP has contributed significantly towards the creation of self-contained township under the government blueprint paradigm which supports well the extensive demand of property in Klang Valley. As planned, *BSP* is moving towards a mixed development township that will comprise residential, commercial, education hub and leisure services. With the efficient interlinking systems and proximity to numerous cities, *BSP* is expected to become another pulsating town in the vicinity.

Communities' well-being is of a great importance, and thus *BSP* is well-equipped with amenities and utilities that one requires to lead an urban life. From restaurants, coffee joints, parks, football field, gardens,

to police station and *surau*, *BSP* will fulfill the communities' daily needs. The remaining development land in this township would form the heart of *BSP* where it would be developed into a mixed commercial and residential segment known as "One *BSP*" comprising shopping mall, service residences and commercial units. The upcoming *One BSP* is envisioned to make the life in *BSP* enjoyable, pleasant with ease of mind, where residents will find everything they need conveniently close at hand. The remaining development in *BSP* township is expected to be completed in five to seven years' time and has an estimated GDV of more than RM4.2 billion.

Occupancy

The occupancy rate for *BSP* currently is more than 85% since its first launch in 2003. By witnessing the tremendous growth of the township *LBS* is upbeat that the number of occupancy could be further augmented owing to its strategic location and the dynamic neighbourhood.

Potential value

The value of properties in *BSP* continues to appreciate by leaps and bounds. For many properties within the residential segments such as *Royal Ivory*, the value of the properties have appreciated up to 50%. As such, *BSP* has become a choice location for families and investors alike. And as *BSP* continue to grow in stature and value, many have and will recognize that *BSP* is an investment-worthy township, be it a financial investment or simply an investment into the family. Beside, new developments near *BSP* also provide more job opportunities and enhance the vibrancy of the township.

In September 2015, *MAHSA University*, which is just metres away, had their first intake of students. The campus which could accommodate about 15,000 students in its faculties is expected to boost the liveliness of the township and transform the potential value on investment.

PROJECT PORTFOLIO



BSP 21

BSP has welcomed its second high-rise development named as *BSP21*. It soars 18-storey and 27-storey up, featuring ten blocks of service residential towers that comprised 2,602 units of serviced residences and 28 units of shops. This project is catered for first time homebuyers, young families and investors. Having affordable pricing, quality homes,

ample conveniences and superb connectivity, *BSP 21* is expected to be a bold indication to the future growth of the *BSP Township*. A lifestyle-focused development with over 70 amazing facilities, this project has a total GDV of RM1.4 billion. So far, five blocks with a total of 1,170 residential units with total GDV of RM585 million have been launched with a take up

rate of 94%. Another three blocks comprising 812 residential units with total GDV of 448 million would be opened for sale in 2016.

BSP Village

BSP Village is the last landed commercial lots to be launched in *BSP Township* and it is designed to fulfil the social and commercial needs of its residents. *BSP Village* comprises 164 units of double and triple-storey shops units with total GDV of approximately RM234 million. Launched in 2015, this property has received good response with 60% take-up rate. The remaining 40% is targeted to be fully sold in year 2016.

Rumah Selangorku

Rumah Selangorku, an affordable housing development project comprising a total of 1,312 units of apartments with built-up area from 800 sq. ft. onwards. The Project is targeted to be launched in year 2016.



BSP 21 has
a total GDV of
RM1.4 billion.

PROJECT PORTFOLIO



PUCHONG

D' Island Residence is an island paradise with 175 acres of land surrounded by a huge scenic lake with a small piece of land connecting to the mainland. This island-themed development in Puchong will be transformed into a truly remarkable and exclusive mixed-residential neighbourhood, a truly unique experience – an exclusive island-living right in the heart of the city. *D' Island Residence*, luxury homes for a natural lifestyle with total peace of mind at an exclusive green home in hub.

This unique island living development is well connected to several highways such as the Damansara-Puchong Expressway (LDP), Shah Alam Expressway (KESAS), Elite Highway (ELITE) and Maju Expressway (MEX). It is also easily accessible from Puchong town center, Kajang, Sri Kembangan and is approximately 30km south-west to Kuala Lumpur City Center. Nearby amenities include Tesco Hypermarket, IOI Mall and Giant Hypermarket, which are approximately 5 to 15 minutes' drive away, depending on the driver's speed.

D' Island Residence is featured with wide range of outdoor amenities to encourage family interaction

and healthy activities from jogging path near the lake, to the parks with latest playground equipment and lakeside outdoor gym. Lush greenery, clear water, fresh air and excellent recreational facilities make a perfect combination for promoting healthy lifestyle. All these are planned along with a 3-tier security system to ensure residents can engage in various activities with a total peace of mind. With the aim of offering an active, family-oriented environment, its landscaping has been upgraded to offer an ideal place to spend quality time with family and loved ones and to rediscover the pleasurable experience.

The residents of *D' Island Residence* can enjoy the beautiful sunrise and sunset views right within the island. While reaping the energy-saving benefits, the design of buildings in *D' Island Residence* also promotes cosy atmosphere where the environmentally friendly system is incorporated. Certain types of residential units come with private roof garden and/or equipped with private in-house lift.

The development in *D' Island Residence* comprises bungalows, semi-detached homes, luxury superlinks residences, service apartment, condominium and commercial hub. In this unique island, we promote an island-lifestyle complete with modern conveniences and going green concept that is more sustainable and eco-conscious toward the environment. The development of *D' Island Residence* is expected to last for another five to seven years with a total GDV of more than RM2.3 billion.



PROJECT PORTFOLIO

Corallia (Phase 4)
and *Nautilus 2* have
a combined GDV of
approximately
RM224.2
million.



Corallia (double storey semi-detached houses) was launched in the year 2015. With a land area of 40 ft. by 80 ft. and gross built-up of about 3,968 sq. ft., *Corallia* (Phase 1 and 2) with Cul-De-Sac creates a greater sense of exclusivity and privacy. *Corallia* comprises Phase 1, 2 and 3 with a total of 172 residential units registering a total GDV of RM296 million with a target for completion in 2017.

The first high-rise project in the island-feature development, *SKYVILLA*, with total estimated GDV of RM252 million, showcases two blocks of 17-storey buildings featuring 352 residential units with 13 units on each floor. With a distinct design that includes a wide range of facilities like pools, exercise and sports facilities, gyms and other leisure amenities, *Skyvilla* will surely fulfill the need for active yet tranquil lifestyle.

Upcoming launches in *D' Island Residence* include 82 units of double storey semi-detached house, *Corallia* (Phase 4) and *Nautilus 2*, which comprises 53 units of double-storey superlink houses; both projects have a combined GDV of approximately RM224.2 million.

The second high-rise development named as *Harbour Front* is targeted to be launched in the year 2016. It features one block of six storey resort office and two blocks of serviced apartments which comprises 1,076 units of serviced residences, 43 units of shops and 14 units of offices with total GDV of about RM590 million.

PROJECT PORTFOLIO

GOLDEN HILLS

Cameron Highlands. The way life should be.

MOMENTS OF BLISSFUL COMFORT @ CAMERON HIGHLANDS

This is the place for those who are looking for the ideal country getaway. The township with its tagline, "*The Way Life Should Be*" is offering a wholesome lifestyle with the 59-acres of land sets 5,000 feet above sea level in a tranquil setting amidst nature's own gift of green comfort between Brinchang and Tanah Rata of Cameron Highlands, Pahang. *Cameron Golden Hills* is approximately 4 km north of Tanah Rata town and 2 km south of Brinchang town.



Cameron Golden Hills has a total GDV of approximately **RM568** million

In creating the concept for *Cameron Golden Hills*, we set out to preserve the lush and peaceful ambience of this culture rich highland, recapturing the prestige and cachet of this strategically located highland. Residents will be mesmerized by its charms surrounding each home and greeted with limitless fresh cool air and clear blue sky spotted with lovely white clouds.

With its unique natural green scenery and cooling climate, Cameron Highlands has evolved from a traditional farming economy into a famous tourist destination in Malaysia. To tap on this growing economic trend, this mixed development project

has included in its upcoming plan, property types that are for hospitality industry, arcade market and shop apartments. *Cameron Golden Hills* which has a total GDV of approximately RM568 million is offering holiday apartments, double-storey terraced and semi-detached homes, bungalow lots and commercial developments, would be strategized based on elegant and contemporary designs.

SomerSquare featuring two blocks of shop apartments and shoplots consisting of 192 units with a total GDV of approximately RM87 million were launched in October 2012 and completed in the year 2015.

PROJECT PORTFOLIO

Barrington Homes comprises 34 units of double storey semi-detached homes and 12 units of triple storey semi-detached houses were launched in year 2014 with a total GDV of RM56.7 million. It is scheduled to be completed in 2016.

Barrington Square, a three-block shop apartment forming an extension of *SomerSquare* was launched in the year 2013 with a GDV of RM196 million. *Barrington Square*, comprising 381 apartment units and 36 shop units, is set to offer an ideal getaway experience for homebuyers in the cool hills of Malaysia's popular holiday destination. It is scheduled to be completed in 2016.

Somer Mansion comprises 46 units of bungalow lot was launched in year 2015 with a total estimated GDV of approximately RM46.4 million.

Upcoming launches in *Cameron Golden Hills* include 30 units of double storey semi-detached homes, *SomerHomes* and *Vines 2* which comprise 77 units of double storey linked houses, have a total GDV of approximately RM94.6 million.



PROJECT PORTFOLIO

SINARAN MAHKOTA

KUANTAN

Sinaran Mahkota is the latest social hotspot for shopping, entertainment and dining destination in Kuantan. A lucrative commercial development that sits on 12.4 acres of prime land, this exciting social hub comprises 121 units of shop office that were launched in the year 2014 with a GDV of RM116 million.



Malaysian government has provided more job opportunities in Kuantan by establishing the development of East Coast Economic Region (ECER). *Sinaran Mahkota* is surrounded by government offices such as Pahang Interior Ministry, Department of Immigration, National Registration Department, Balai Bomba Indera Mahkota, Malaysian Palm Oil Board, Group Employees Provident Fund

and other private commercial establishments. It is about 7 kilometres northeast from Kuantan town and is also conveniently connected to the East Coast Expressway (LPT), Sultan Haji Ahmad Shah Airport and the Kuantan port.

Sinaran Mahkota is scheduled to be completed in year 2016.

Sinaran Mahkota is the latest social hotspot for shopping, entertainment and dining destination in Kuantan.



PROJECT PORTFOLIO

云顶翠苑 MIDHILLS AT GENTING

GENTING PERMAI, PAHANG

Midhills is strategically located mid-way up the Genting Highlands which lies in a sweet spot where the natural energies of the land converge to promote health and wealth. *Midhills* is a unique resort-styled development graced with Feng Shui-friendly, naturally occurring elements, and well-planned facilities designed to complement these elements. It is advantageously positioned in the greatest and oldest countryside range in Malaysia. It is bordered by rainforest with rejuvenating cool fresh air and natural landscape. This is the place for those who want to discover the tranquillity of a wellness-inspired lifestyle and the excitement of a premier entertainment hub; enjoy a contemplative game of golf or a rousing game of chance at the casino.

Midhill has a great potential for high rental yield and capital appreciation.



Midhills is just a stone's throw away from Gohtong Jaya Township, a satellite town of Genting Highlands. Gohtong Jaya is the town visitors used to stop by to eat and shop enroute to the peak. Nestled on a plateau 5km before the resort on the highlands, Gohtong Jaya has several tourist attractions in the immediate surroundings such as the Mini Cameron Highlands Garden, Lim Goh Tong Memorial Hall and Genting Strawberry Leisure Farm. Other developments in the vicinity are Awana Golf & Country Resort, Genting Permai Resort, Genting View Resort and Genting Skyway cable car station. Gohtong Jaya has in recent years expanded its economic activities in education with several educational establishments including the reputable Genting Inti International College (GIIC), Highlands International Boarding School and Institute Aminuddin Baki (Ministry of Education).

Strategically located just 13km from Genting Highlands where the upcoming world's first 20th Century Fox World Genting themed park and 7km away from the Genting Premium Outlet are located, *Midhill* has a great potential for high rental yield and capital appreciation.

It is easily accessible from Kuala Lumpur by using KL-Karak Highway and North-South Expressway via Batang Kali. It is merely 45km from Kuala Lumpur city centre.

Midhills is a mixed development comprising 3 blocks of 610 units of furnished serviced apartments with various sizes; and a hotel block with 186 rooms with combined GDV of approximately RM413.2 million. Phase I of the project has been launched in December 2014 comprising 192 units of furnished serviced apartments with total GDV of RM103.4 million.

PROJECT PORTFOLIO

BANDAR PUTERA INDAH 皇子城

BATU PAHAT, JOHOR

LBS southern project - *Bandar Putera Indah* is a 1,288-acre fully integrated township, which comprises more than 11,000 units of mixed development of residential and commercial units with amenities such as commercial lots offering various choices of services such as hypermarket, restaurants and food courts. In the pipeline are proposed schools to provide education for the children as well as proposed shopping complex to entertain the whole family. The township also includes proposed sports and recreational center providing a place of relaxation for the residents.

It is strategically located just 7km from Batu Pahat town center and 17km from Yong Peng toll, with easy access to the North-South Highway. Batu Pahat is 239km from Kuala Lumpur. The next nearest town is Muar which is 50km northwest of Batu Pahat whereas Kluang is located about 52 km to the northeast. Johor Bahru is located about 70km to the southeast of the town. Growth in small and medium industries such as textiles, garments and electronics helped to boost development, and Batu Pahat was upgraded to town status (Majlis Perbandaran) in 2001.

In upholding its commitment to support both the Federal and Johor State Government's appeal for more affordable homes township, LBS has incorporated in this township an affordable homes project better known as *Magma Garden* comprising 1,416 units of single storey terrace houses with gross built-up area of 1,022 sq. ft. situated on a 20 ft. by 65 ft. land area. *Magma Garden* offers a three bedrooms, two bathrooms homes, which provides an ideal living space at an affordable price of RM150,000. The phase 1 of the *Magma Garden* was launched in 2013, consists of 465 units of single storey terrace house with a total GDV of RM71.72 million.

Ivory Garden (Phase 1) comprises 207 units of double storey terraced houses with a total GDV of RM83.7

million which was launched in 2014. Another 44 units of *Ivory Garden* (Phase 2) was launched in 2015 with a total GDV of RM20.66 million. Both phases are priced below RM500,000 per unit as such intention is to make it affordable for the middle-income Malaysians to own a dream house in this growing city, which are scheduled to be completed in 2016 and 2017 respectively.

Following the above projects, another residential project known as *Royal Garden*, comprises 22 units of double storey semi-detached homes was unveiled in 2015. On top of that, the Group has also launched 58 units of single storey low-cost shops to cater to the needs and to provide convenience to the residents of this township. Both projects launched in 2015 are targeted to contribute an estimated combined GDV of RM24.16 million. As of today, a total of 1,309 units of properties in Bandar Putera Indah have been handed over to purchasers.



PROJECT PORTFOLIO

Desiran Bayu

The homes design was inspired by the concept of **"A Living Tradition"**.

PUCHONG, SELANGOR

Desiran Bayu is a lake-side view residential homes on a Malay Reserve land in Puchong, located next to our premier development, *D' Island Residence*. The central attraction in the development is that homes and facilities are built around a 43-acre lake. With any water-side living, one experiences the beauty of water, breeze and rustling sounds from the surrounding lush greenery. Hence, the name, *Desiran Bayu* (meaning "Swishing Breeze").

Desiran Bayu comprises 598 units of double storey terraced houses, double storey cluster linked semi-detached houses and double storey semi-detached houses on various land size ranging from 18 ft. by 60 ft.

to 40 ft. by 70 ft. to be priced from RM470,000 onward.

The homes design was inspired by the concept of "A Living Tradition". Asian families especially the Malay ethnic group stand strong on family values and communal living are part of their daily life. The charm of this traditional values are incorporated and fused in today's urban living with all the expectations of modern city life. The concept is expressed through the traditional touches to the homes as well as bonding activities surrounding the development's main feature – the lake.

Desiran Bayu is located at Puchong South, 12km from IOI Mall, Tesco and Giant Hypermarket in the established township of Puchong. It is approximately 35km away from Kuala Lumpur city center.

It is well connected to few highway such as MEX Highway to Putrajaya, Cyberjaya and KLIA, KL-Seremban Highway & Lebuhraya Bukit Jalil to Kuala Lumpur, Lebuhraya Damansara Puchong (LDP) to Petaling Jaya, Damansara and Sunway.



PROJECT PORTFOLIO



TELOK GONG, KLANG

2016 would see the unveiling of our largest industrial park in Telok Gong, Klang.

Telok Gong Industrial Park is an industrial area that incorporates the flexibility of being a light industry factory and logistic hub, for the purpose of warehouse usage. This first and largest master-planned industrial park in Telok Gong will be conceptualized as modern industrial



zone with systematic layout and practical design of factory on an industrial land in Telok Gong with land areas of 60.92 acres.

Telok Gong Industrial Park comprises 96 units of semi-detached factory, bungalow factory and terraced factory with a total estimated GDV of approximately RM296 million.

Located in Klang nearby Pulau Indah, this project is approximately 12 km from Klang West Port and 22km from North Port. It is just next to the Lebuhraya Pulau Indah which leads to Westport and Northport and other highways such as Federal Highway, KESAS Highway and Shah Alam Expressway.



**TAMAN PERINDUSTRIAN
ALAM AWANA**
@ U10 SHAH ALAM

SHAH ALAM, SELANGOR

Totalling 52.9 acres, *Taman Perindustrian Alam Awana* at U10 consists of 13 exclusive parcels of vacant detached plots for light industrial use. With various plot sizes ranging from 8,330 to 21,933 square meters, the owners would have greater freedom of possibility in setting up at a size right for their different business needs. The immediate vicinity is a balance between lush nature from the Bukit Cerakah Forest and properties that are predominantly residential and industrial in character, including vacant lots, warehouses, terraced shops, education institution, apartments, terrace houses, semi-detached houses and bungalow units.

Taman Perindustrian Alam Awana is strategically located at U10, Shah Alam, along the Shah Alam-Batu Arang Expressway. This project is easily accessible and conveniently connected via major express ways including the North Klang Valley Expressway (NKVE), Federal Highway, PLUS, ELITE Highway and Guthrie Expressway. Just a short and hassle-free drive can reach Subang Airport (19km), Port Klang (29km) Shah Alam town (20km) and Petaling Jaya town (26km).

This project has been launched in the first quarter of 2016.

