

Portfolio 2012



风情岛屿
Island Retreat

魅力之都
Urban Charm



D' ISLAND RESIDENCE

D' Island Residence is an island paradise with measurement of 175-acre land which surrounded by 1,000 acres of scenic lakes with a small piece of land connecting to the mainland. This island-theme development in Puchong will be transformed into a truly remarkable and exclusive mixed-residential neighbourhood, a unique of its kind – exclusive island living right in the heart of the city. *D' Island Residence*, luxury homes to a natural lifestyle with total peace of mind at an exclusive green home in hub.



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A carefully-planned outdoor facilities include a nature-themed jogging track, an outdoor gym and exercise area, contemporary children playground as well as a club house features first-class leisure and recreational facilities for adults and children such as swimming pool, gymnasium, sauna, lounge and activity centre ensure residents benefit from active outdoor recreations. Lush greenery, blue water, fresh air and excellent recreational facilities make a perfect combination for promoting healthy and vitality lifestyle. All these are planned along with a 3-tier security system to ensure residents can engage in various facilities or activities with total peace of mind.



The residents of *D' Island Residence* are enjoying the exclusive sunrise and sunset views right in the island. The latest launches of Nautilus (three-storey superlink houses) come with the clean lines and sleek surfaces promote a spacious interior in each home which is further accentuated with an expansive indoor atrium allowing natural light to illuminating indoor areas. Apart from its energy-saving benefits, the natural lighting promotes a cosy atmosphere within the home. A private roof garden serves as a natural extension into the great outdoors, overlooking spectacular views of the development's beautifully landscaped surroundings. Projects in Nautilus and Balvia (three-storey semi-detached homes) are also equipped with a private in-house lift which further enhances a sense of luxury.



D' Island Residence is divided into five zones namely (North Coast-Mediterranean, South Coast-Thailand, West Coast-Scandinavian, East Coast-Bali and Northwest Coast-Venice) with residential segment comprising bungalows, semi-detached homes, luxury superlinks and super condominium. In this unique island, we promote a resort-lifestyle complete with modern conveniences and going green concept that is more sustainable and eco-conscious toward environment. *D' Island Residence* estimated to have tenure of five to seven years with total Gross Development Value ("GDV") of RM3 billion.

This unique island resort-style development is well connected to several highways such as the Damansara-Puchong Expressway (LDP), the Shah Alam Expressway (KESAS) and Maju Expressway (MEX). Nearby amenities include Tesco Hypermarket, IOI Mall and Giant Hypermarket, which are less than 15 minutes drive away.



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BANDAR SAUJANA PUTRA (BSP)

The slogan of *Bandar Saujana Putra (BSP)* “*The Township for Everyone*” embraces the township’s brand and its promise of reaching out to everyone – from young aspiring home owners to young couples, from growing families to mature families spanning multiple generations, from seasoned property investors to first time buyers and even businesses.

BSP, an integrated township is an up-and coming township, with approximately 6,900 homes completed todate and 1,950 homes currently being developed by LBS. 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 between the community by developing 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. This fully self-contained township located about 30 kilometres South East of Kuala Lumpur City Centre, 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 including the LDP, ELITE, Shah Alam, KESAS, SKVE and Maju Expressway (MEX), it is within minutes of Petaling Jaya, Sunway, USJ, Subang Jaya, Seri Kembangan, Shah Alam, Cyberjaya and Putrajaya. This strategically located and self-contained township further aims to live up to its tagline, “*The Township For Everyone*”, by providing a conducive living environment for families of today and that of the future.



The Township
for Everyone



The phenomenal connection through highways to Putrajaya, the Malaysia 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; Sepang International Circuit, the Malaysian Grand Prix and other nearby townships such as Taipan USJ, Putra Heights, Sunway, Puchong etc has further enhanced the integrity for the development of *BSP*.

Another convenient and fast alternative mode of transportation will be available at Putra Heights, the nearby township will be connected by 2 proposed LRT extensions and Putra Heights station will serve as an interchange station between the Kelana Jaya extension and the Ampang extension. The Company is planning for the proposed 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 and leisure hub. With the abundance of great interlinking systems and proximity to

numerous cities, *BSP* is expected to propel to become another pulsating town in the vicinity.

BSP is equipped with amenities and utilities well required to live an urban life. The Giant hypermarket is just mere kilometers away from the town. Communities' well-being is a great matter to us. From restaurants, coffee joints, parks, football field, gardens, to police station, Surau and school, the up and coming facilities and amenities are envisioned to make the life in *BSP* enjoyable, pleasant and ease of mind. The self-contained *BSP* township is expected to be completed in 7 to 10 years and has an estimated GDV of RM6.8 billion.

Occupancy

The occupancy rate for *BSP* has achieved more than 70% witnessing the tremendous growth of the township since its first launch in 2003 and we are upbeat about that the number of occupancy could be further augmented owing to its strategic location and the pulsating of neighbourhood.

Potential value

With the full support of the Malaysia Government, the Multimedia Super Corridor (MSC) was designed to leap-frog the country into the information and knowledge age. It will become one of the cornerstones to drive Malaysia towards a high-income economy within the next 10 years and is expected to contribute 10.2% to the nation's gross domestic product by 2015. These catalysts will, in turn, is expected to provide up to 83,000 job opportunities and thus, project a strong confidence on the growth prospect in *BSP* which is strategically located in the vicinity of MSC zone.

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Mahsa University's new campus and Citi-Link Express' expansion of logistics warehousing operation both are located in the vicinity of *BSP* is expected to enhance the vibrancy of the township and transforming potential value on investment as Mahsa University Campus can accommodate about 15,000 students in its faculties and Citi-Link Express' new hub would draw around 530 employees.

New Launches

During the year, 1,084 units of residential and commercial properties were launched in *BSP* with total GDV of approximately RM580 million. The demand for our products was overwhelming with more than 94% out of the said 1,084 units have been sold. Following the highly successful take-up rates in *BSP Avenue*, LBS has launched *Royal Ivory 2* (double story cluster link semi-detached houses) and *Royal Garden* (double storey semi-detached houses) to cater to its growing market demands for premium homes. These

mark the final two phases of landed residential developments in *BSP* before LBS progresses into high rise developments – *BSP Skypark* 24-story Serviced Residence, being the first high-rise development in *BSP*.

Launches for various innovative medium to medium-high end properties in the pipeline shall see LBS' endeavor in striving the balance between affordable and luxury while positioning the Group to a new phase of growth.

GOLDEN HILLS

Cameron Highlands.
The way life should be.



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 changing economic trend, this mixed development project has included in its upcoming plan property types that are for hospitality industry, this includes arcade market and shop apartments. *Cameron Golden Hills* as a complete township offering holiday apartments, double storey terrace and semi-detached houses, villas, bungalow lots, commercial developments and hotels for residents with total GDV of approximately RM704.2 million would be strategized on high quality and exclusive designs.

CAMERON GOLDEN HILLS

Offering a wholesome lifestyle, the 59-acres of land is set 5,000 feet above sea level in a tranquil set 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.

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 for this strategic located highland. Residents will mesmerized by its charms surrounding each home and greeted to limitless fresh cool air and clear blue sky spotted with lovely white clouds.



Portfolio 2012



The phase 1 of *The Vines* comprising 106 units of double storey terrace house of which 94 units have been sold out thereby leaving only 12 completed and ready to be moved in units. While for the phase 2 which left only 39 units available is expected to be completed by 2nd quarter of 2013.

SomerSquare consists of six-blocks of shop apartments, a newest development located in the centres, Brinchang and Tanah Rata was unveiled in year 2012. The first 2 blocks namely *SomerSquare I* and *SomerSquare II* consist of 192 units of shop apartments were launched in October 2012 with GDV of approximately RM85 million which are scheduled for completion by year 2015.

Launch of *Vines Residence* consists of 50 units three storey semi-detached houses with total GDV of RM86 million is in the pipeline.



Taman Royal Lily

Taman Royal Lily is strategically located at Tanah Rata town centre of Cameron Highlands. The cool and fresh air in the highlands offers an attractive retreat for city dwellers who want temporary respite from the noise and pollution of the city. 11 units of shop unit in 5-storey *Suriana Shop Apartment* was launched in May 2012 with total GDV of RM3.2 million.



THE LAKE RESIDENCE

The Lake Residence is strategically located in the thriving and robust Puchong, USJ and Subang Jaya Corridor. The township is well connected to the main interchange of Damansara-Puchong Highway and it also accessible from ELITE Highway linked by the Approved Cloveleaf Intechange-Putrajaya in near future.

Situated next to the *D' Island Residence*, *The Lake Residence* is also enjoying the cooling breeze and stunning view of the lake. Its close proximity to the various amenities in Puchong town makes the location strategic as one highly sought after in the vicinity.

This project comprises a total of 299 units of townhouse with total GDV of RM102.7 million received overwhelming responses with 290 units have been sold out.



Artist Impression



Artist Impression



MIN GARDEN

LBS southern project - *Bandar Putera Indah* is a 1,288 acre fully integrated township, which comprises more than 6,300 units of mixed development of residential and commercial units, located approximately 7km from Batu Pahat town center and within minutes of neighbouring towns such as Yong Peng and Muar.

As of today, 778 units of properties have been handed over to purchasers. Launches of 76 units of single-storey semi-detached houses named as *Min Garden* with GDV of RM19.6 million received very encouraging response in *Bandar Putera Indah*.

With the recent announcement made on the proposed Kuala Lumpur-Singapore high speed super rail project which will be having an interchange station at Batu Pahat, the locality of *Bandar Putera Indah* will be more attractive.

**“Living with Family,
Living in
Joy & Happiness”**



