


PROJECT PORTFOLIO



An aerial photograph of the Bandar Saujana Putra (BSP) township. The image shows a large, green, landscaped area with several winding roads and a central water feature. The township is surrounded by a blue sky with scattered clouds. The text is overlaid on the upper half of the image.

BANDAR SAUJANA PUTRA (BSP), AN AWARD-WINNING TOWNSHIP THAT CONTINUES TO EVOLVE AND GROW. 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.

PROJECT PORTFOLIO (CONT'D)



BSP offers an environment designed for families to be nurtured; community to be celebrated and lifelong memories to be made. It is an up and coming integrated township with approximately 9,100 homes that had been completed and delivered to purchasers. Currently 2,766 units of properties are being developed at various stages of construction progress. The extent of variety in

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**9,100
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that had been completed
and delivered to purchasers.

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, clinic, bank, *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 LRT extensions. Putra Heights station serves as an interchange station between the Kelana Jaya line extension and the Ampang line extension.

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 crafted as a mixed development township that comprises residential, commercial 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, bank, clinic, 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, retails, sports arena and hotel. The upcoming *One BSP* is envisioned to enhance 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 three to five years' time and has an estimated GDV of more than RM3.4 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 *Saujana Business Park*, the value of the commercial units have appreciated more than 100%. 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.

MAHSA University, which is just metres away, had their first intake of students in 2015. 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.

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PROJECT PORTFOLIO (CONT'D)



BSP 21

BSP has welcomed its second high-rise development named as *BSP 21*. It soars 18-storey and 27-storey up, featuring ten blocks of service residential towers that comprise 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, all the ten blocks with a total of 2,602 residential units with total GDV of RM1.4 billion have been launched with a take up rate of 83%.

BSP Village

BSP Village is the last landed commercial lots launched in BSP Township. It is designed to fulfil the social and commercial needs of its residents. *BSP Village* comprises 164 units of two and three storey shop office units with total GDV of approximately

RM235 million. Launched in 2015, this property has received good response with 80% take-up rate. It is targeted to be ready ahead of schedule in middle of year 2017.

BSP Bayuanmas

BSP Bayuanmas is an affordable housing development project under the program of *Rumah Selangorku* comprising a total of 1,312 units of apartments with built-up area 800 and 900 square feet. This project comprises 4 blocks of 14-storey apartments with an estimated GDV of RM242 million. It is targeted to be launched in year 2017.

BSP 6

BSP 6 comprises two blocks of 29-storey service apartments on a piece of 6-acre land next to *BSP Village*. It has a total 684 units with built-up area ranging from 613 to 1140 square feet with total estimated GDV of RM387 million. Its first launch is targeted to be in year 2017.





PROJECT PORTFOLIO (CONT'D)



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 IS IN ITS MIDST OF TRANSFORMING 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 years with a total GDV of more than RM2.3 billion.



PROJECT PORTFOLIO (CONT'D)



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 square feet, *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 RM299.8 million with 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.

In 2016, *D' Island Residence* has launched its *Nautilus 2*, which comprises 53 units of two storey superlink houses and 2 units of three storey superlink houses with total GDV of approximately RM79.3 million.

The second high-rise development named as *Harbour Front* is targeted to be launched in the year 2017. It features one block of six storey resort office and two blocks of serviced apartments which comprises 1,064 units of serviced residences, 43 units of shops and 13 units of offices with total GDV of about RM554 million.

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PROJECT PORTFOLIO (CONT'D)

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.

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 RM588 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 consisting of 156 apartment units and 36 shop units with a total GDV of approximately RM87 million were completed in the year 2015.

Barrington Square, a three-block shop apartment forming an

extension of *SomerSquare* with a GDV of approximately RM200 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 was completed in 2016.

Barrington Homes comprises 34 units of double storey semi-detached homes and 12 units of triple storey semi-detached homes with a total GDV of approximately RM59 million. It was completed in 2016.

Somer Mansion comprises 46 units of bungalow lot with a total estimated GDV of approximately RM53 million.

Upcoming launches in *Cameron Golden Hills* include 30 units of double storey semi-detached homes *SomerHomes* and 77 units of double storey terraced homes *Vines 2*, with a total GDV of approximately RM100 million.



PROJECT PORTFOLIO (CONT'D)

SINARAN MAHKOTA



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, Fire And Rescue Department of Malaysia (Bomba), Malaysian Palm Oil Board (MPOB), Employees Provident Fund (EPF) and other private commercial

establishments. Also nearby is the International Islamic University Malaysia (IIUM), Kuantan Medical Center (KMC) and International School of Kuantan (ISK).

It is about 4 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 has been completed in year 2016.

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RM116 MILLION.





PROJECT PORTFOLIO (CONT'D)

云顶翠苑 MIDHILLS AT GENTING



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.

Midhills is just a stone's throw 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, *Midhills* 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 RM428 million. Tower 1 comprises 192 units of furnished serviced apartments with total GDV of RM105.1 million has received take up rate of 90% as of today.

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.



PROJECT PORTFOLIO (CONT'D)

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 239 km from Kuala Lumpur. The next nearest town is Muar which is 50 km 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.

Kuala Lumpur-Singapore High Speed Rail (HSR) which connecting Singapore (Jurong East District) and Kuala Lumpur (Bandar Malaysia) in 90 minutes is scheduled to begin its services in year 2026. One of the stations of this HSR is situated in Batu Pahat. With this new mega infrastructure facility, Batu Pahat is expected to receive many spin-off benefits in terms of development potential around its vicinity.

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 933 units of single storey terrace houses with gross built-up area of 1,022 square feet. 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 *Magma Garden* has been launched, consists of a total 612 units of single storey terrace house with a total GDV of RM94.9 million. Phase 2 of *Magma Garden* consists of 321 units is targeted to launch in year 2017.

Ivory Garden (Phase 1) comprises 207 units of double storey terraced houses with a total GDV of RM83.2 million which was launched in 2014 has been delivered to purchasers in 2016. Another 44 units of *Ivory Garden* (Phase 2) was launched in 2015 with a total GDV of RM20.1 million will also be handed over its vacant possession in early 2017. *Royal Garden* comprises 34 units of double storey semi-detached homes with GDV of RM22.8 million is expected to complete in 2017.

Emerald Garden 2 has been launched in early 2017. This project consists of 341 units of single storey terraced homes priced from RM322,900 each with gross built-up of 1,498 square feet.

Both *Ivory Garden* and *Emerald Garden* 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.

As of today, a total of 1,866 units of properties in *Bandar Putera Indah* have been handed over to purchasers.





PROJECT PORTFOLIO (CONT'D)



A total of 468 units was launched in year 2016 with take up rate of

95%.

approximately 35km away from Kuala Lumpur city centre.

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.

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Desiran Bayu



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 terrace houses, double storey cluster linked houses and double storey semi-detached houses on various land size ranging from 18 ft. by 60 ft. to 40 ft. by 70 ft. priced from RM480,000 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

PROJECT PORTFOLIO (CONT'D)



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 year 2016.



Taman Perindustrian Alam Awana is strategically located

at U10, Shah Alam, along
the Shah Alam-Batu
Arang Expressway

PROJECT PORTFOLIO (CONT'D)

UNVEILING IN YEAR 2017

LBS CYBERSOUTH



**DENGKIL,
SELANGOR**

LBS CyberSouth is situated in the up-and-coming Southern corridor of the Greater Klang Valley. Sited on three parcels of Malay reserved land contiguous with each other forming a huge land area of about 633 acres, the development is anticipated to comprise shops, commercial lots, terrace houses, town houses, apartments, etc.

This project is strategically located in Dengkil, the neighbourhood of Cybersouth City. It is well connected by major highways including Elite Highway, Putrajaya-Cyberjaya Expressway, South Klang Valley Expressway (SKVE), Mex Expressway (MEX), Lebuhraya Damansara-Puchong (LDP) and Putrajaya-Cyberjaya Expressway.

Besides the amenities to be developed in the township, there are educational centres such as SRK Dengkil, SMK Dengkil, UiTM Dengkil Campus in the vicinity. As it is nearby Putrajaya and Cyberjaya, all the public amenities such as, police station, Bomba, hospital, park, transportation hub and arena sports are conveniently available in these two nearby towns.



LBS ALAM PERDANA



**IJOK,
SELANGOR**

This project is located in the up-and-coming North West of Klang Valley, approximately 45 kilometres from Kuala Lumpur city centre, 40 kilometres from Petaling Jaya city centre and 18 kilometres from Sungai Buloh town centre. It is well connected to established suburban centres such as Kota Damansara, Shah Alam and Sungai Buloh via major roads - Jalan Batu Arang, Persiaran Mokhtar Dahari, Jalan Meru Tambahan and Jalan Kuala Selangor as well as existing highways including the LATAR Expressway, North-South Expressway and Guthrie Expressway. The accessibility to the site is expected to be enhanced with new proposed expressways including the DASH Highway and West Coast Expressway.

This new township would be developed into a mixed development township comprising majority landed residential units to be priced at affordable range. Rumah SelangorKu would also be included in the development plan. This township would be equipped with various amenities such as surau, community hall, school, playground and park to enhance the living standard of the residents.

BUKIT JALIL PROJECT



**KUALA
LUMPUR**

An upcoming project in Kuala Lumpur with 4 blocks of apartments and condominium.

Flanked by six major highways namely KESAS, MEX, KL-Seremban Highway, LDP, Bukit Jalil Expressway and MRR2, this development will be accessible to and from major townships like Bandar Sunway, Bandar Kinrara, OUG, Bandar Sri Petaling, and Seri Kembangan.

Recreation places like the 80-acre Bukit Jalil Recreation Park, National Sports Complex, Bukit Jalil Golf and Country Resort, Kinrara Golf Club, shopping malls like the Bukit Jalil City Mall (Pavillion 2) and Paradigm Garden City as well as other residential areas are also within the vicinity. The surrounding amenities include colleges, schools (primary and secondary), mosque, Bomba, police station and several petrol kiosks. A MRT station is also close by to serve the community for greater connectivity.

