



Growing Opportunity

Annual Report **2010**





Corporate Vision

To gain recognition as a responsible and reputable property developer.

Corporate Mission

To constantly strive to uphold our ability in...

Building affordable and quality homes
(to our purchasers)

Enhancing shareholder's value
(to our shareholders)

Providing a good career path and at the same time,
being a caring employer
(to our employees)

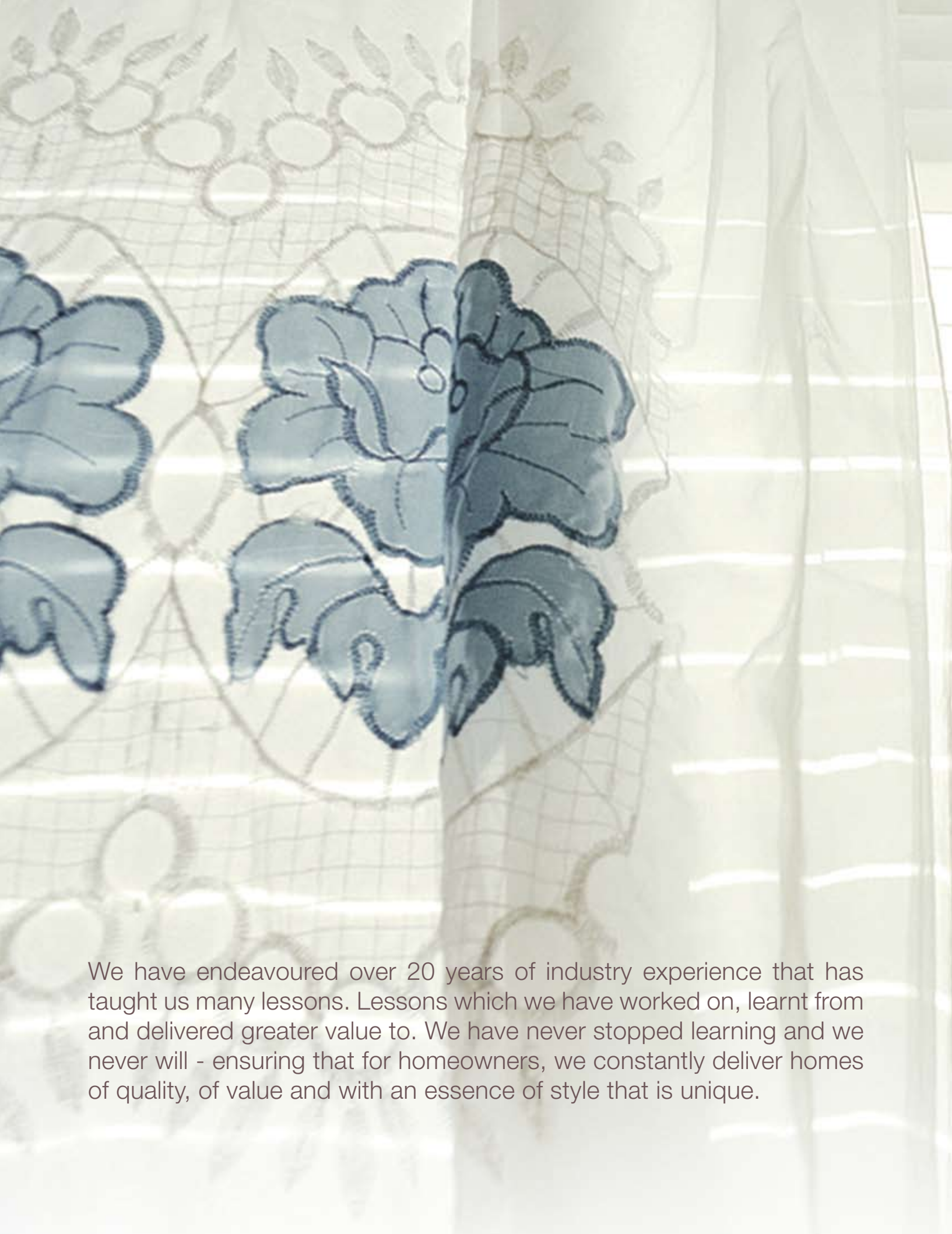
Fulfilling our social responsibilities as a mindful and
good corporate citizen
(to our community)

Cover Rationale

From humble beginnings in construction in the 1980s, LBS Bina Group Berhad has grown into a developer of superior reputation and responsibility. With over 20 years of experience in the development of property, we are well positioned to deliver our buyers, homes of unsurpassed quality that inspire and enrich their lives. Each year, we set standards that continue to be followed throughout the industry. Each year we grow in knowledge, in capability, in performance, in value and in responsibility.



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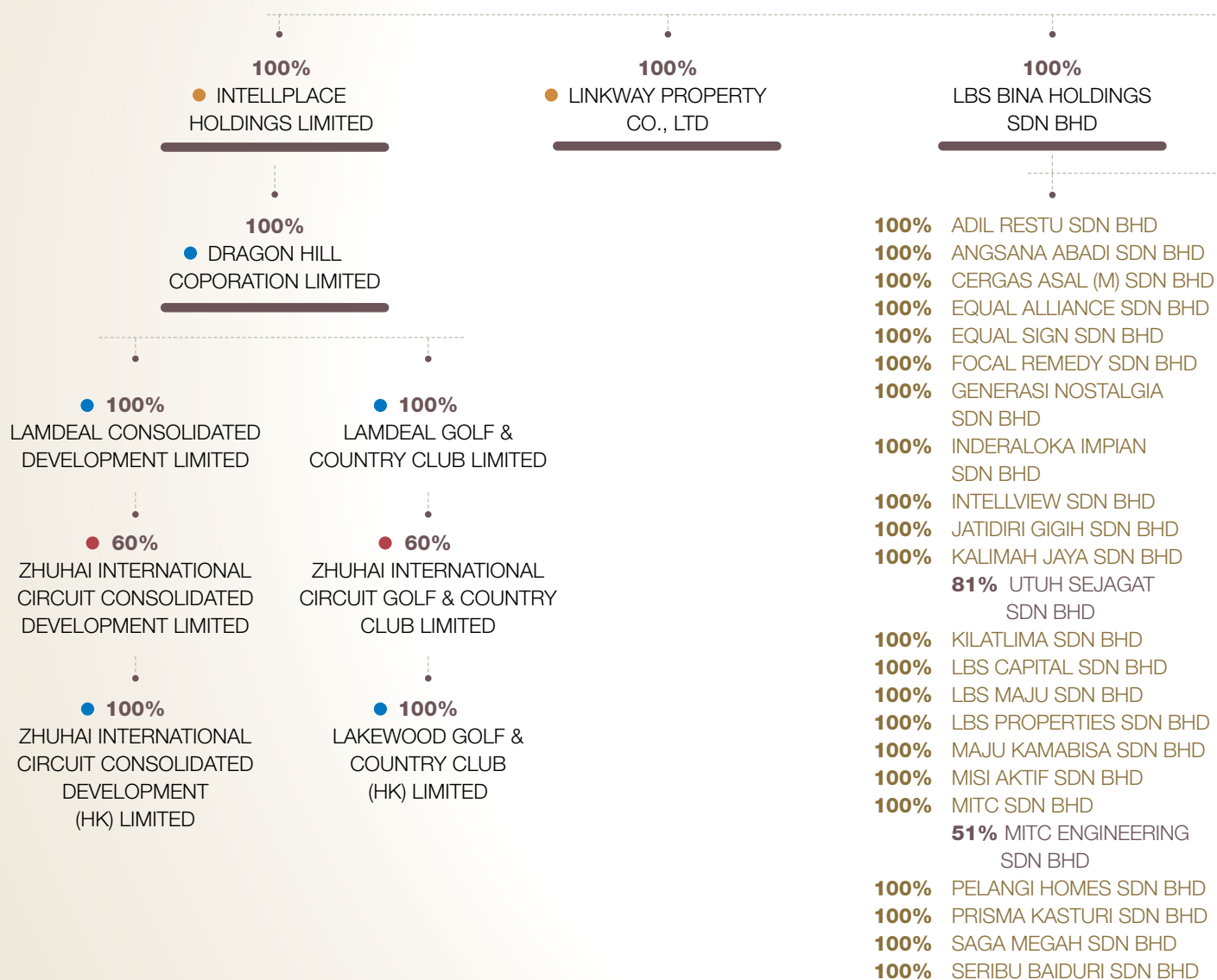


We have endeavoured over 20 years of industry experience that has taught us many lessons. Lessons which we have worked on, learnt from and delivered greater value to. We have never stopped learning and we never will - ensuring that for homeowners, we constantly deliver homes of quality, of value and with an essence of style that is unique.

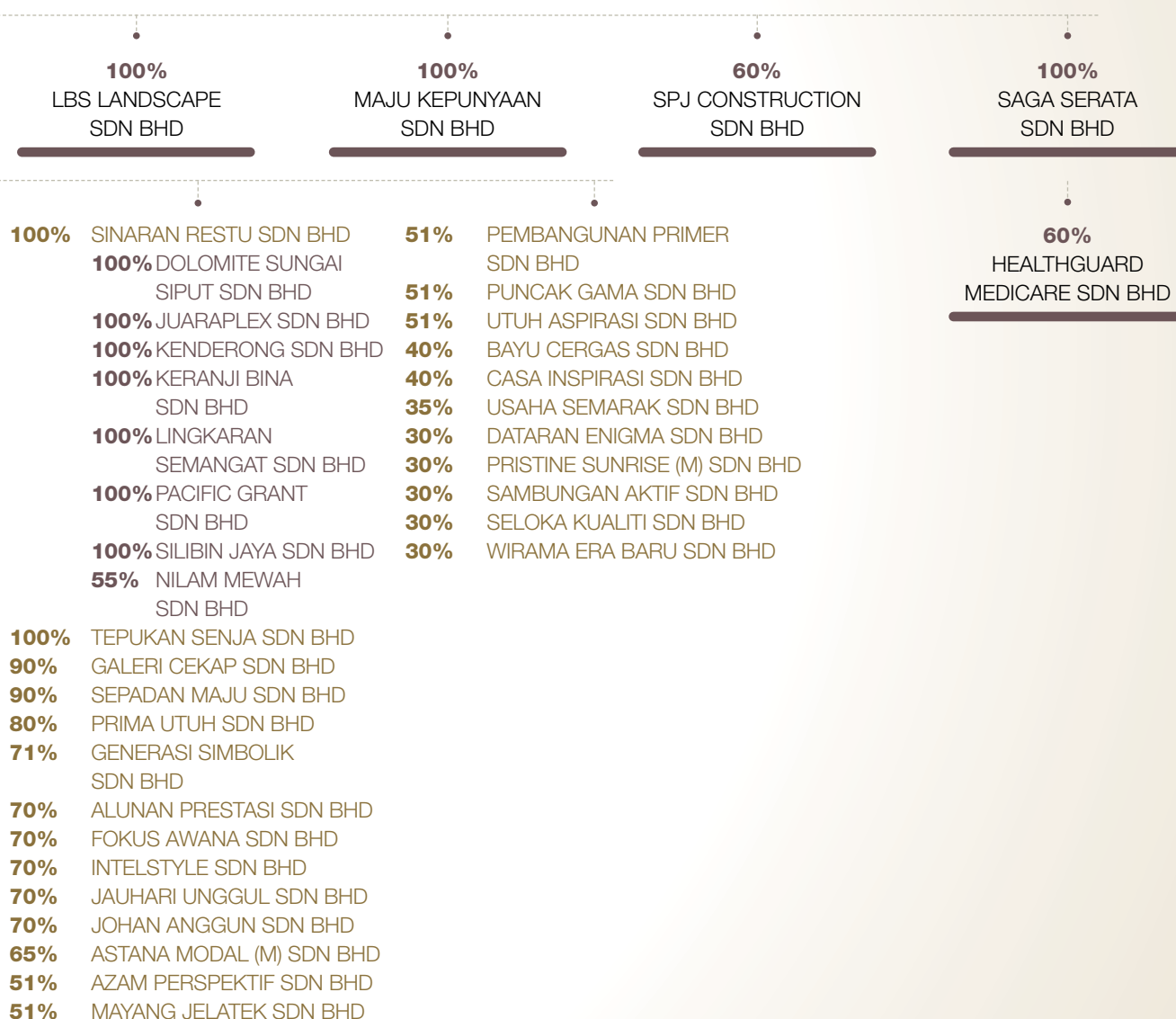
A photograph of a family reading together in a sunlit room. A man on the left, a young girl in the center, and a woman on the right are all looking down at an open book. The room is filled with soft, natural light from a window with white blinds and patterned curtains. The overall mood is warm and educational.

Growing Knowledge

Corporate Structure



- **BVI** The British Virgin Islands
- **HK** Hong Kong
- **PRC** The People's Republic of China



Corporate Information

BOARD OF DIRECTORS

Dato' Seri Lim Bock Seng

SSSA, DPMS, AMN
(Chairman)

Dato' Kamaruddin bin Abdul Ghani

DIMP, SMP, AMN
(Vice Chairman and Senior Independent Non-Executive Director)

Dato' Lim Hock San

DSSA, JP
(Managing Director)

Datuk Lim Hock Guan

DMSM, PJK, JP
(Executive Director)

Dato' Lim Hock Sing

DIMP, JP
(Executive Director)

Datuk Lim Hock Seong

DMSM
(Executive Director)

Chia Lok Yuen

(Executive Director)

Lim Mooi Pang

(Executive Director)

Tan Sri Dato' Seri (Dr) Haji Abu Hassan bin Haji Omar

PSM, SPMS, SMT, PIS, FCILT, FMIP
(Independent Non-Executive Director)

Maj Jen (B) Dato' Mohamed Isa bin Che Kak

JSD, KMN, PPT, SMP, DSDK, JMN, DPTS, PSAT
(Independent Non-Executive Director)

Dato' Wong Woon Yow

DSSA
(Independent Non-Executive Director)

Mohd Fazil bin Shafie

(Independent Non-Executive Director)

Kong Sau Kian

(Independent Non-Executive Director)

AUDIT COMMITTEE

Dato' Kamaruddin bin Abdul Ghani
(Chairman)

Maj Jen (B) Dato' Mohamed Isa bin Che Kak

Dato' Wong Woon Yow

Kong Sau Kian

NOMINATION AND REMUNERATION COMMITTEE

Kong Sau Kian
(Chairman)

Dato' Kamaruddin bin Abdul Ghani

Dato' Lim Hock San

Datuk Lim Hock Guan

Tan Sri Dato' Seri (Dr) Haji Abu Hassan bin Haji Omar

Maj Jen (B) Dato' Mohamed Isa bin Che Kak

ESOS COMMITTEE

Maj Jen (B) Dato' Mohamed Isa bin Che Kak
(Chairman)

Datuk Lim Hock Guan

Chia Lok Yuen

Mohd Fazil bin Shafie

Kong Sau Kian

RISK MANAGEMENT COMMITTEE

Dato' Lim Hock San
(Chairman)

Datuk Lim Hock Guan

Lim Mooi Pang

Chia Lok Yuen

Chang Yee Khim

Chew Wee Seong

Yeoh Keong Hoong

COMPANY SECRETARIES

Lee Ching Ching
Phang Ai Tee

REGISTERED OFFICE

Plaza Seri Setia Level 1-4
No. 1 Jalan SS9/2
47300 Petaling Jaya
Selangor Darul Ehsan
Malaysia
Tel : 603 7877 7333
Fax : 603 7877 7111

BUSINESS ADDRESSES

HEAD OFFICE

Plaza Seri Setia Level 1-4
No. 1 Jalan SS9/2
47300 Petaling Jaya
Selangor Darul Ehsan
Malaysia
Tel : 603 7877 7333
Fax : 603 7877 7111

IPOH

No. 17 Medan Ipoh 1A
Medan Ipoh Bistari
31400 Ipoh
Perak Darul Ridzuan
Malaysia
Tel : 605 255 8820
Fax : 605 254 4225

CAMERON HIGHLANDS

B-G-10 & B-G-12 Block B
Jalan Royal Lily 1
Taman Royal Lily
39000 Tanah Rata
Cameron Highlands
Pahang Darul Makmur
Malaysia
Tel : 605 491 5018
Fax : 605 491 5020

BATU PAHAT

No. 22 Jalan Kundang
Taman Bukit Pasir
83000 Batu Pahat
Johor Darul Takzim
Malaysia
Tel : 607 438 8688
Fax : 607 438 8233

MITC ENGINEERING SDN BHD

321 & 322 Plaza Seri Setia
No. 1 Jalan SS9/2
47300 Petaling Jaya
Selangor Darul Ehsan
Malaysia
Tel : 603 7874 5888
Fax : 603 7874 5889

REGISTRAR

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(118401-V)
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Mid Valley City
Lingkaran Syed Putra
59200 Kuala Lumpur
Malaysia
Tel : 603 2264 3883
Fax : 603 2282 1886

SOLICITORS

Cheah Poh Gek & Associates
Manjit Singh Sachdev,
Mohammad Radzi & Partners
Rashid Asari & Co.
Steven Tai, Wong & Partners

AUDITOR

UHY

PRINCIPAL BANKERS

Affin Bank Berhad
AmBank (M) Berhad
Bank Kerjasama Rakyat Malaysia Berhad
CIMB Bank Berhad
Export-Import Bank of Malaysia Berhad
Public Bank Berhad

STOCK EXCHANGE LISTING

Main Market,
Bursa Malaysia Securities Berhad

WEBSITE

www.lbs.com.my

EMAIL

cs@lbs.com.my



New techniques in building, innovations in interior design and 'greener' ways of living - that is what sets us apart from the rest. We ensure that we are at the pulse of our industry, a heart beat that delivers constant creativity, new found efficiencies and a very personal lifestyle.