



Growing Value



The Township for Everyone

BANDAR SAUJANA PUTRA

Bandar Saujana Putra ("BSP"), an integrated township is conceptualized upon an idea inspired by the elements of community living and the benefits of cluster-community integration synergies. As its theme described, BSP is envisaged to provide all the amenities and utilities, making it an integrated neighbourhood encompassing primary and supportive functions interlace to form a smooth self-sustained township.

Superb Connectivity

This flagship project is well connected via the elevated interchange connecting to Elite Highway (Exit 606) that opened to traffic in 2008. The ideal connection via the Elite Highway from the township to KLIA (Kuala Lumpur International Airport) and the linkage of few highways such as KESAS (Shah Alam Expressway), NKVE (New Klang Valley Expressway) and LDP (Lebuhraya Damansara-Puchong) to other town centers becomes convenient and direct.

The township is also linked up through the SKVE (South Klang Valley Expressway) where its Saujana Putra Interchange has officially opened to traffic in July 2010. When the remaining stretch of SKVE is completed, it will enhance the accessibility of BSP from Pulau Indah to Putrajaya/Kuala Lumpur. Besides, there is also an alternative road to the township via Taman Mas Sepang and Puchong. This township is also neighbouring with other larger town, Nilai, Shah Alam to name a few.



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.

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!

Launches for various innovative medium-high and high end properties in the pipeline shall see LBS increases its leverage on high end property market in order to strive in balance to position the Group to a new era as planned.

BSP is equipped with amenities and utilities well required to live an urban life. One of the leading hypermarkets is just mere kilometers away from the town. Coming soon, the development of a well-known supermarket within the town shall commence. Communities' well-being is a great matter to us. From restaurants, coffee joints, parks, 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.

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), which was designed to leap-frog the country into the information and knowledge age, would enter its third phase development in year 2011. 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, be 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.

New Launches

To date, a total of 5,272 residential and commercial properties with a total gross development value of approximately RM579 million has been completed and delivered to purchasers. 5 new projects were launched during the year 2010. Presently a total of 10 projects comprising 1,500 units of residential and commercial properties are progressive well and the same are to be completed followed by delivery of vacant possession ahead of schedule. The demand for our products was overwhelming with more than 95% out of the said 1,500 units have been sold.





Unwind in Tranquility: Beautiful Homes @ Cameron Highlands

TAMAN GOLDEN HILL

Set on 59 acres of land in a tranquil set amidst nature's own gift of green comfort between Brinchang and Tanah Rata of Cameron Highlands, Pahang. Taman Golden Hill is approximately 4 km north of Tanah Rata town and 2 km south of Brinchang town.

In creating the concept for Taman Golden Hill, 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.

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 include arcade market and shop apartments.

Residential units encompassing semi-detached houses and bungalows with total GDV of approximately RM763 million would be strategised on high quality and exclusive designs.





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. Launches of double storey link house during the year has received encouraging response with 100% sold within a short period.

In the next few months, we plan to launch our apartment and shop unit with total GDV of RM21.5 million.





This project is developed on a 40-acre land strategically located at the thriving and robust Puchong, Tasik Perdana Industrial Park, a light industrial hub ideal for all types of small and medium industrial. It is designed for small and medium-size enterprises to fulfill their dream to own a factory or expand their business at Puchong. The launches of semi-detached factories and industrial lots in year 2009 received 90% take-up rate. The bungalow factories with total GDV of RM19.0 million launched in year 2010 have been taken up fully.

Taman Tasik Puchong 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.

The township is a mixed property development comprising residential and commercial units and has been meticulously planned to exude a sense of style or elegance throughout each units. As of today, a total of 409 units of properties have been completed and handed over to the purchasers.

Phase 2 for the popular Town Villa with total GDV of RM18.7 million launched in July 2010 have been fully sold within few months' time.

Bandar Putera Indah is a 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, 746 units of properties have been handed over to purchasers. Launches of 218 units of single storey semi-detached residential houses with total GDV of RM53.7 million received very encouraging in Bandar Putera Indah. These developments signify the continuing steady growth and progress of the Bandar Putera Indah.



Unveiling



风情岛屿
Island Retreat

魅力之都
Urban Charm



Brightened up your mood by the greatness of blue in the sky, by the coolness of the clear lake water, by the happiness the sun is shining on. Here is where solitary finds company. This is where lives begin. This is *D'Island*.

Slowdown your pace, smell the sweetness of live. Taste the serenity that you've been craving for.

A retreat of serenity within the heart of the urbanization of Puchong, LBS brought you *D'Island*, where luxury homes come with a guaranteed solitariness. An unexplainable ambience, a brilliance living that can hardly be shared unless is experienced personally. That is the uniqueness of *D'Island*.

Phase I of the project was unveiled in April 2011. It will be a catalyst for Group's plans to embark on the higher segment of the property market.



Estimated to have tenure of 8 years with a total GDV of RM3.5 billion, *D'Island* is expected to set another benchmark in luxury living in the high-end exclusive residential market upon its completion.





The 4- & 5-storey commercial units at Brinchang Square was created to enhance the hip and active lifestyle of the residents through the provision of contemporary space for boutique, coffee joints and professional commercially oriented activities that complement and complete the overall urban living concept of Cameronians.



When Aspiration Meets Opportunity

As its name describes, the 31-unit Brinchang Square is strategically situated in Brinchang Town Centre, Cameron Highlands. It is approximately 6 kilometers north of Tanah Rata town and is easily accessible from the main road, Jalan Brinchang Lama. The cultural-rich Brinchang Town is a well-established commercial hub with a ready catchment of retail, food and beverages, lifestyle hotel and tourist spots where Brinchang Square occupies a strategic prime location in the heart of the happening Brinchang Town center, the northern gateway to Cameron Highlands. Nearby amenities are hotel, night market, police station, post office, mosque etc.

Brinchang Square, the first-of-its-kind sheltered center court plaza with internal pedestrian mall in Cameron Highlands was launched in February 2011. With total estimated GDV of approximately RM75 million, this project is expected to be completed by 2013.



Plaque Signing Ceremony officiated by KDYMM Sultan Pahang accompanied by Dato' Lim Hock San and Dato' Daniel Lim Hock Sing.



We do not just build properties, we build communities. For us, it means that our communities are sustainable in ways which surpass others. For our homeowners, the quality of their housing complements their surroundings - environments which care for nature, care for a healthy and sustainable lifestyle and care for the rejuvenation of the world.