

CORPORATE PROFILE
LBS CORPORATION PTY LTD
LBS BUILT PTY LTD

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INTRODUCTION

WITH MORE THAN 27 YEARS EXPERIENCE DELIVERING PREMIUM RESIDENTIAL AND MIXED-USE PROJECTS, LBS CORP* TRANSFORMS COMPLEX CHALLENGES INTO LANDMARK RESULTS.

In 2025, after 25 years of partnership with Peter and Christian as Barua Group, we collectively decided to restructure and establish our businesses independently. This has allowed each of us to pursue development opportunities individually with our immediate families, while still maintaining the flexibility to collaborate in joint ventures with one another or with new future partners.



LBSTM CORP

THE ROCKFORD / ERSKINEVILLE



“

Their effective project management ability, mixed with their extensive hands-on construction experience, in-depth knowledge of building Regulations and Standards, impresses with the final product that they construct. A 20-year relationship built on integrity and similar values has culminated in awards for the Rockford, Erskineville.

CONRAD JOHNSTON
STUDIO JOHNSTON - ARCHITECT

*Formally Barua Pty Ltd



“

This was our first experience with 'buying off the plan'. The process was not as overwhelming as we first thought. The experience was made easy by a wonderful, engaging and genuine agent Arthur Perdis with the help of a beautiful display suite. The team at Barua were most helpful and the design of their spacious, modern and very well-appointed dwellings made the decision to buy at The Clovelly an easy one!

PURCHASER
THE CLOVELLY

LBS™CORP



WE ARE LBS CORP

COMMITTED TO
QUALITY ON A
WHOLE NEW LEVEL

FROM ENTRY-LEVEL APARTMENTS
TO AWARD-WINNING LUXURY
RESIDENCES, WE DELIVER EVERY
PROJECT - NO MATTER THE SCALE
OR COMPLEXITY - ON TIME AND TO
A STANDARD THE END USER CAN
BE PROUD OF.

Our leadership team's engineering backgrounds and hands-on construction experience give us a deep understanding of every stage of a project. We don't cut corners — we approach every challenge with time, care and precision to ensure that we arrive at the right solution.

We believe the best results come from collaboration.

Clients, consultants, contractors and suppliers work side-by-side with us to achieve exceptional outcomes, backed by our "never-give-up" attitude.



WELLINGTON ON THE HUNT WATERLOO

“

Whilst working together over the last 20 years, their collaborative approach with all their consultants and their solid understanding of the planning framework has ensured that each project integrates well within its context. They are committed to amazing design results and will continue to have my support well into the future.

ANTHONY BETROS
ABC PLANNING

LBSTMCORP

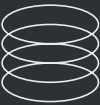


OUR APPROACH

UNRIVALLED STANDARDS
OF EXCELLENCE ACROSS
ALL SECTORS

LBSTMCORP

LBS Corporation uphold themselves to the highest standards of excellence across every sector and work tirelessly to ensure that those same benchmarks are not only met, but surpassed, by all those who contribute to their projects. This single-minded focus on quality has seen LBS Corporation excel and achieve great success, since in all endeavours the management team’s work ethic is apparent.



DEVELOPMENT MANAGEMENT

From acquisition to final handover, we manage developments of any size with precision. Our in-house team navigates planning, financing, design and delivery, working closely with all stakeholders to achieve outstanding results.



PROJECT MANAGEMENT

We bring decades of experience, design insight and problem-solving ability to manage developments of any scale or complexity — guiding each project to successful completion.



CONSTRUCTION

Our team combines engineering qualifications with years of on-site experience. This mix of technical knowledge and practical skill ensures that we can deliver any project efficiently and to the highest standard.



DEVELOPMENT

As a vertically integrated developer, we manage every stage of the project lifecycle. From the feasibility analysis to project delivery, our expertise ensures efficiency, viability and excellence.

OUR TEAM

WORKING HANDS ON
WITH A COMMITMENT
TO QUALITY

AT LBS CORP, WE INVEST IN OUR PEOPLE, FOSTERING A
COLLABORATIVE “FAMILY” CULTURE THAT SUPPORTS LONG-TERM
COMMITMENT AND EXCEPTIONAL RESULTS.



EUGENIO SANHUEZA
DIRECTOR

Eugenio holds a Bachelor of Engineering (Hons) and brings a hands-on approach to every stage of real estate development — from site acquisition and design to construction, project delivery, and property management.

With a strong technical background and a genuine passion for building quality projects, Eugenio is deeply involved in turning ideas into sale-ready developments. His extensive experience across both residential and commercial sectors gives him a well-rounded perspective on every project he undertakes.

Before moving into development, Eugenio worked in a range of construction roles, including as a site manager on numerous projects throughout Sydney. During this time, he gained valuable experience with major Sydney firms and contributed to landmark developments, including a residential project for Winten Property Group and the Australian Government’s regional tax office in Hurstville.

At LBS Corp, our strength lies in our people. Our team of professional Construction, Project, Design, and Site Managers work collaboratively to uphold the highest standards of quality and professionalism across every stage of development. From the initial planning phase

through to project delivery, we ensure precision, transparency, and excellence in execution. This integrated approach allows LBS Corp to deliver residential projects that not only meet but exceed expectations—on time, on budget, and to the finest detail.



MILESTONES

OUR TEAM BRINGS NEARLY
THREE DECADES OF PROVEN,
SEAMLESS DELIVERY

We continue to deliver successful project outcomes through the strength of our partnerships with leading architects, interiors designers and development partners.



BREEZE
Gladesville

1999

5 PORTER ST, RYDE
2 lot subdivision, 3 villas & refurbishments

1 GLOUCESTER ST, ROCKDALE
3 lot subdivision & refurbishments

2000

238 SLADE RD, BEXLEY NORTH
21 units & 2 shops

2001

369–371 THE KINGSWAY, CARINGBAH
21 units

111 CHURCH ST, RYDE
3 villas

8A BLANCHE ST, OATLEY
2 lot subdivision

2002

16-18 BASS RD & 2B NELSON RD, EARLWOOD
3 townhouses & 2 refurbished Homes

109-111 PRESIDENT AVE, CARINGBAH
VILLAS & T/Houses (9 Total)

46 SLADE RD, BARDWELL PARK
14 units & 2 shops

17B BILLYARD AVE, WAHROONGA
Luxury pool recreation facility & landscaping

2003

1B EATON RD & 606 PENNANT HILLS RD, WEST PENNANT HILLS
2 lot subdivision & refurbished

186 & 186B THE COMENARRA PKWY, WAHROONGA
2 lot subdivision

95 HARROW RD, BEXLEY
Dual occupancy

83-85A PITTWATER RD, HUNTERS HILL
15 LUXURY T/houses

15-19 PENROSE ST, LANE COVE
4 lot subdivision & 2 refurbished homes

2004

704-708 PRINCES HWY, KOGARAH
22 units & 1 shop

186B THE COMENARRA PKWY, WAHROONGA
Dual occupancy

85 PITTWATER RD, HUNTERS HILL
8 townhouses

2005

151-153 ILLAWARRA RD, MARRICKVILLE
6 townhouses

8 BLANCHE ST, OATLEY
Luxury home

6 DONNAN ST, BEXLEY
Dual occupancy

28 DOWNEY ST, BEXLEY
Dual occupancy

12 TURRAMURRA AVE, TURRAMURRA
Refurbished home

2006

709-717 FOREST RD, BEXLEY
6 units & 7 townhouses

232-234 SLADE RD, BEXLEY NORTH
26 units & 2 shops

34 DOG TRAP RD, OURIMBAH
4 lot subdivision



THE CLOVELLY - CLOVELLY



WINNER
MBA HOUSING
AWARDS 2018

ROCHFORD
Erskineville

2007

**23 LAMBERT ST,
CAMPERDOWN**
9 Units

**12-14 RAWSON ST,
ROCKDALE**
Refurbished 12 Units

**186 THE COMENARRA
PKWY, WAHROONGA**
Refurbished Home

2008

**16-18 FRANCES ST,
RANDWICK**
12 Luxury Townhouses
& 2 Heritage Home
Restorations

2010

**418 DARLING ST,
BALMAIN**
8 Units & 4 Shops

**251-269 BAY ST,
BRIGHTON LE SANDS**
69 Units & 11 Shops

**6/704-708 PRINCES
HWY, KOGARAH**
Convert Shop Into Unit
Dwelling

2011

**242 PACIFIC HWY,
GREENWICH**
13 Units

**31 DICKSON ST,
NEWTOWN**
Refurbished Home

2012

**34-36 WELLINGTON ST
& 762-768 ELIZABETH
ST, WATERLOO**
37 Units & 4 Torrens Title
Terraces

2014

**81 DENNING ST,
SOUTH COOGEE**
Luxury Home

2015

**112-112A ALFRED ST,
SANS SOUCI**
51 Luxury Townhouses

**289 THE GRAND PDE,
SANS SOUCI**
Luxury Home

2016

**10-20 ANZAC PDE,
KENSINGTON**
35 Units

**35 ROWLEY ST,
BRIGHTON LE SANDS**
Refurbished Dual
Occupancy

THE CHANDLER - BEXLEY





LUNA
RESIDENCES
Cremorne



THE CHANDLER
Bexley

2017

294-298 FOREST RD
& 159 FREDERICK ST,
BEXLEY
87 Units & 5 Shops

34-38 MCEVOY ST,
WATERLOO
85 Units

13/11-13 GREEN ST,
KOGARAH
Refurbished Unit

2018

12 ACE CR, TUGGERAH
Refurbished 5
Industrial Units

124 HARROW RD,
BEXLEY
Dual Occupancy

2019

75-91 MACDONALD ST,
ERSKINEVILLE
76 Units

16-18 DONE ST,
ARNCLIFFE
Refurbished 3 Homes

2020

400-426 VICTORIA RD,
GLADESVILLE
97 Units & 7 Shops

12 COONANBARRA RD,
WAHROONGA
2 Level Basement

2021

41-43 FORBES ST,
LIVERPOOL
45 Units & 3 Shops

20 CANTRILL AVE,
MAROUBRA
Luxury Home

2023

18 ILLILIWA ST,
CREMORNE
4 Luxury Units

6/13-15 BURROWS RD
SOUTH, ST PETERS
Refurbished Factory Unit

2024

46-48 ELOUERA RD,
CRONULLA
6 Luxury Townhouses

2025

31-33 MELROSE PDE,
CLOVELLY
7 Luxury Units

ROCHFORD - ERSKINEVILLE



BREEZE - GLADESVILLE





THE CLOVELLY

CLOVELLY, NSW

Commanding a prime position in Sydney’s esteemed Eastern Suburbs — nestled between the serene Gordons Bay and bustling Bronte — Clovelly Beach is a tranquil coastal vista that offers a lifestyle beyond compare. An exclusive beachside haven,

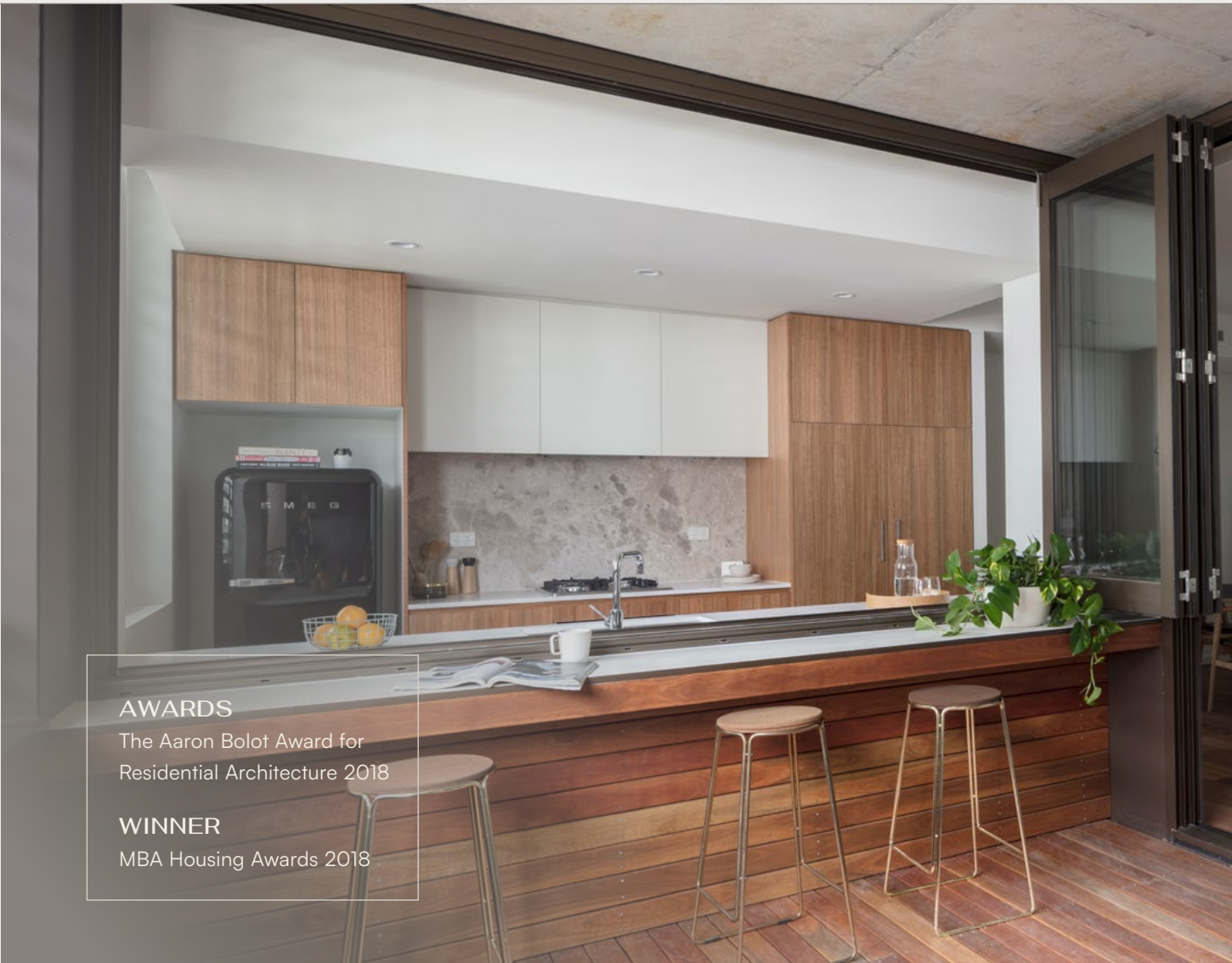
PROJECT	4 levels (+2 Basements), 7 units
YEAR BUILT	Current
LOCATION	31-33 Melrose Parade, Clovelly

Clovelly invites you to embrace a way of life that ticks all the boxes — blending the symphony of nature with an unbeatable beachside atmosphere. Immerse yourself in the charms of this exclusive enclave and live the life of your dreams. The Clovelly comprises 7 luxury penthouse style apartments.

WWW.THECLOVELLY.COM.AU



LBS™ CORP



AWARDS
The Aaron Bolot Award for
Residential Architecture 2018

WINNER
MBA Housing Awards 2018

ROCHFORD

ERSKINEVILLE, NSW

PROJECT	76 luxury apartments
YEAR BUILT	2019
LOCATION	75-91 Macdonald St, Erskineville

As wonderful as its surrounds may be, the best thing about Rochford is the building itself. Designed with ease and modernity in mind, every detail of this beautiful development has been carefully thought out. From the warm timber accents, to the bright and airy living spaces, each apartment is just the right balance of homely and chic. Whether soaking up some morning sunshine on your private sun drenched balcony or enjoying a quiet moment in the landscaped communal garden areas, you'll always find a place to relax at Rochford.

Each apartment in Rochford has been thoughtfully designed to be warm and inviting, so you will always love coming home. The finishes are of high quality and have been selected by our design team to ensure that you find comfort. Many kitchens enjoy the al fresco indoor-outdoor entertainment lifestyle. The glass sliding doors can be pushed back to facilitate a very pleasant indoor-outdoor living experience.

WWW.THEROCHFORD.COM.AU



LBS™CORP



BREEZE

GLADESVILLE, NSW

Nestled high on the most elevated ridge in Gladesville, the much-anticipated residences presented new levels of luxury and an exclusive lifestyle. Revel in the experience of gazing across never-to-be-built-out panoramic vistas that stretch as far as the eye can see.

PROJECT	9 levels, 97 units + 7 shops
YEAR BUILT	2020
LOCATION	400-426 Victoria Road, Gladesville

As you explore, you discover a versatile selection of quality apartments, including 1, 2, and 3-bedroom layouts, along with some of the finest top-floor penthouses in Sydney. Each residence holds the promise of a life surrounded by breathtaking scenery and unparalleled opulence.





WELLINGTON ON THE PARK

WATERLOO, NSW

PROJECT	7 levels, 85 units
YEAR BUILT	2017
LOCATION	38 McEvoy St, Waterloo

Wellington on the park has been created with the best elements of modern design in mind. With clear lines, large windows and spacious outdoor living areas, the apartments in this building have been designed so that you will feel that it is always a pleasure to come home.

The elegant living spaces are beautifully-fitted kitchens are perfect for stress-free entertaining and the cosy bedrooms guarantee that you will always get a good night's sleep.



LBSTMCORP



OUR PARTNERS

SUCCESS STORIES
BUILT ON LOYALTY & TRUST

OUR LONGEST-STANDING COLLABORATORS HAVE BEEN WITH US FOR ALMOST 20 YEARS, SHARING OUR VISION FOR CREATING HOMES THAT ARE THOUGHTFULLY DESIGNED AND BUILT TO LAST.

Together, we've delivered award-winning projects including Waterloo, Erskineville, Bexley and Clovelly — each a result of close collaboration, creative problem-solving and an uncompromising commitment to quality.



ARCHITECTURE /
INTERIOR DESIGN

As director and founder of Studio Johnston, Conrad's track record speaks for itself. His design philosophy is based on people, narrative and place. His aesthetic is a balance of bold design, refined details and earthy material choices. Conrad's vision integrates the many elements of architecture - light, landscape, form and spatial quality — into a cohesive whole that's much more than the sum of its parts.

AWARDS

Winner - Aaron Bolot Award for Residential Architecture - Multiple Housing (2018) , NSW AIA Awards, The Rochford, Erskineville

Winner - Best Apartment Award (2017) - Randwick City Architecture and Urban Design Awards 2017, Solis Apartments

Shortlist - Multi Residential (2018) - The Plan, Wellington on the Park

Winner - Grand Designs House of the Year (2023) - Grand Designs, SRG House

STUDIOJOHNSTON.COM.AU



PROPERTY ADVISORY /
SITE ACQUISITIONS

AAP Property Group recognises that Mergers and acquisitions (M&A) for development sites are strategic transactions that bring together landowners and developers to realise the full potential of a property.

Unlike the traditional buy/build/sell model, which can limit returns for landowners, M&A structures allow for greater flexibility, shared risk, and enhanced value creation.

AAP Property Group understand & appreciate that landowners want to maximise their land's value and that achieving this often requires more innovative and collaborative approaches.

That's why we take the view and ensure that every large development site transaction is carefully structured, implemented, and managed with a win/win approach mindset. By aligning interests and ensuring transparency, AAP delivers outcomes that are fair, balanced, and beneficial for all parties involved.

AAPPROPERTYGROUP.COM.AU



TOWN PLANNING
CONSULTANCY

ABC Planning specialise in all types and scale of development from alterations and additions to single residences to multi-unit residential flat development, rezonings and Part 3A development. Anthony, as director, can provide planning services from the initial feasibility stage of proposals and can provide recommendations to reliable consultants and legal representation. The consultancy has a wealth of Land and Environment Court experience in a range of development types, providing expert written and verbal evidence.

ABCPLAN.COM.AU

LBSTMCORP

CORPORATE PROFILE

LBS™CORP

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