SPACERUBIX
SEBAHAGIAN DARI KUMPULAN IMPACT

SPACERUBIX SDN BHD (201601017565)
Jalan TPP 1/7, Taman Perindustrian Puchong
47100 Puchong, Selangor

t +603 8064 4488 e info@spacerubix.my
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Form for License to Occupy dated 19th October 2026

BY COMPLETING THIS FORM AND SIGNING IT, YOU HEREBY AGREE TO BE BOUND BY THE TERMS OF THE LICENSE TO OCCUPY AS SET OUT IN THIS FORM.

Item	Matter		Description
1.	**Licensor**	:	SPACERUBIX SDN BHD [201601017565 (1188498-X)] of Jalan TPP 1/7, Taman Perindustrian Puchong, 47100 Puchong, Selangor with the following contact details: Tel. No.: +60 3 8064 4488 WA No.: +60 18 4720 213 Fax: +60 3 8064 4499 Email: sales@impact.my / amirah@impact.my Contact Person: Nur Amirah Aina
2.	**Licensee**	:	PERSATUAN BADAN BERKANUN MALAYSIA (PBBM) of No. 29-1, Jalan 7/7C, Seksyen 7, 43650, Bandar Baru Bangi, Selangor with the following contact details: Tel.: +60 12 906 3900 Email: ceo@pbbmgroup.com Contact Person: Mohamad Fairol bin Saliken
3.	**Premise**	:	ESI Grand Hall @ Spacerubix, Jalan TPP 1/7, Taman Perindustrian Puchong, 47100 Puchong, Selangor.
4.	**Period of Occupation**	:	Event on ***Monday, 19 October 2026,*** *to* ***Thursday, 22 October 2026, from 8:00 AM to 8:00 PM.*** Failure to return the Premise in accordance with the terms of this form shall result in a surcharge of ***RM 250*** per hour which shall be applicable from the expiry of the date/time of return to the date/time of actual return (Applicable until 11PM of the day only) of the Premise by the Licensee or repossession of the Premise by the Licensor. The Licensor is authorised to deduct such surcharge payable from the deposit.
5.	**Terms of Use**	:	(i) The Premise shall only be used by the Licensee for purposes of ***Kejohanan E-Sukan Badan Berkanun Malaysia*** only. (ii) The Premise is delivered to the Licensee on as-is basis and shall be returned by the Licensee in the same condition as was delivered to the Licensee. (iii) All fixtures and fittings in the Premises (if any) shall be returned by the Licensee in good and working condition.

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Item	Matter		Description
		(iv)	The Licensee shall abide to all applicable laws, regulations, guidelines, policies in respect of the lawful use of the Premise.
		(v)	The Licensor shall be at liberty to terminate the license and resume possession and control of the Premise at any time in event of any non-compliance of the terms of license by the Licensee.
6.	**Other Conditions**	:	The Licensee hereby agrees to be bound by further terms of use which can be found in Appendix 1, and, the House Rules and Regulations which can be found at this link: SPRX House Rules and Regulations.
7.	**Indemnity and Limitation of Liability**	:	The Licensee hereby indemnifies and shall keep indemnified the Licensor against all losses, claims, demands, actions, proceedings, damages, costs or expenses or other liability arising in any way from this form, and/or, any breach of any of the Licensee's undertakings contained in this form. The maximum liability (if any) to be borne by the Licensor for any claims arising from this form shall be limited to the License Fees paid by the Licensee under this form.

The Licensor has granted and the Licensee has accepted the license to occupy the Premise (as described above) in accordance with the terms and conditions set out above in this form and the parties hereby signify their agreement to be bound by the terms set out above:

For and on behalf of the Licensor:	For and on behalf of the Licensee:
……..	…….
Authorised Signatory	**Authorised Signatory**
Name: Ahmed Faris Amir	Name:
Designation: CEO of Impact Integrated	NRIC:
Date:	Date:

SPACERUBIX

TERMS & CONDITION

1. Definition of Full Day Rental is 12 Hours and Half Day Rental is 6 Hours. Occupancy of rented space will be subjected to the timing stated in item (2) in the terms and conditions.
2. Timing for Event, Set Up and Dismantle

Day	**Time**	**Remarks**
Weekdays & Weekends	7.00 AM - 10.00 PM	Half Day (6 Hours) / Full Day (7 Hours) to be within these working hours.
	10.00 PM - 12.00 AM	Surcharge of RM 250 p/hour (max 2 hours) Clients will need to inform the Sales team on extension hours latest by 5pm on the event date.
Clients are encouraged to be 15 mins early for scheduled set up time and not later than 30 mins. Clients will be charged for extended hours.		

3. Cleaning services - RM25 per pax per hour (General Cleaning available at Spacerubix 7.00 am - 5.00 pm, Monday to Saturday) Recommended additional cleaners when crowd is more than 200 pax and outside of the cleaning hours. Minimum cleaners 2 pax for 3 consecutive hours.
4. Client is responsible to take care of the rented space and furniture used during the event. Any damages to the space or furniture or any missing items during the event will be charged to the client accordingly. In the event that the security deposit is not sufficient to cover the cost of repairs or damages, an additional amount will be charged separately to the client.
5. If the client requires Spacerubix to arrange the furniture according to the preferred layout, the client will need to furnish a detailed layout plan at least (3) days before. If any later, Spacerubix will provide the furniture at a dedicated space where the client will have to arrange them on their own.
6. Client is responsible to obtain any licenses, permit, certificates and insurance required to host their event and Spacerubix will not be responsible in any matters in regards to any approval from authorities.
7. Sales team to communicate only with primary contact person and if unreachable to provide an emergency contact person to avoid any miscommunication.
8. Any last minute request will not be entertained, and should be at Spacerubix discretion.

9. Spacerubix team will issue a Post Event Inspection Report, 1 to 2 working days after the clients has dismantled all the set up. The repair charges (if any) will be deducted from the security deposit or if not sufficient, will be charged to the client accordingly.
10. All staff, crew and visitors who attend the event, abide by the house rule.
11. Smoking or use of vapes of any kind is strictly prohibited in all areas except for the designated smoking areas.
12. Weapons, drugs, fireworks and alcohol are strictly prohibited.
13. All vehicles such as cars, motorcycles, bicycles etc shall be parked at the designated parking bays and on no occasion should their vehicles be left or parked in any other car park bays or areas. All losses are solely responsible by the owner.
14. All visitors have the right to use the common area (e.g; lobby and toilet) for all proper purposes. Any damage caused to the common area shall be assessed by the management and the cost of repair and replacement will be charged either to the visitor or event organizer.
15. All visitors shall not litter and throw rubbish, rags or any other refuse through the doors or windows of the demised premises; accepted into the refuse bins provided in or outside the complex or in any areas designated by Spacerubix.
16. Spacerubix is not responsible for the loss or theft of personal belongings. Users are advised to secure their valuables and personal property.
17. Users, by using Spacerubix facilities and services, hereby waive, release, and discharge Spacerubix, its owners, employees, agents, and representatives from any and all claims, liabilities, demands, actions, or causes of action arising out of or related to their use of Spacerubix, including but not limited to claims for personal injury, property damage, or any other losses.

SPACERUBIX

REFUND POLICY

At Spacerubix, we understand that plans can change. To ensure a transparent and fair refund policy, we have established the following guidelines for cancellations and rescheduling of events held at our venue:

1. Rescheduling

- Clients are allowed to reschedule their event once, provided they provide a minimum of 2 months (60 days) advance notice. Rescheduling is subject to venue availability on the new date requested.

2. Cancellation

a) **Full Refund**: Clients are eligible for full refund if cancellation notice is given at least 2 months (60 days) before the scheduled event date excluding the security deposit.
b) **Partial Refund:** Clients are eligible for 50% refund if cancellation notice is given at least 1 month (30 days) before the scheduled event date excluding the security deposit.
c) **Security Deposit:** If a client cancels their event with less than 1 month (30 days) notice, only the security deposit will be refunded. The security deposit will be returned within 14 working days after the cancellation date, provided there are no outstanding damages or fees.

3. Notification Process

- To request a rescheduling or cancellation of your event, clients must provide written notification to Spacerubix via email or certified mail. The notification should include the event details and the reason for the request.
- Clients must adhere to the specified notification periods mentioned in this policy to be eligible for refunds.

4. Force Majeure

- In the event of circumstances beyond the client's control, such as natural disasters, government restrictions, or other unforeseen events (force majeure), Spacerubix will work with the client to find a suitable solution, which may include rescheduling or modifying the event agreement. In such cases, cancellation fees may be waived.

5. Refund Timeline

- Spacerubix will process eligible refunds within 14 working days after receiving the cancellation or rescheduling request and verifying the client's eligibility.

6. Security Deposit

- The security deposit will be held to cover any potential damages or additional fees incurred during the event. If no damages or fees are incurred, the security deposit will be refunded in accordance with the terms outlined in this policy.
- Please note that this refund policy is subject to change, and clients are encouraged to review the policy in their event agreement for the most up-to-date information. Spacerubix reserves the right to make exceptions to this policy on a case-by-case basis if warranted by special circumstances.

For any questions or concerns regarding this refund policy, please contact Spacerubix's event management team.