

REGERI SABAH



TITLE NO.
COUNTRY LEASE 015354533

THIS TITLE MADE ON 28 09 1974 (DAY TWENTY EIGHT OF MONTH SEPTEMBER OF YEAR NINETEEN SEVENTY FOUR), BETWEEN THE DIRECTOR OF LANDS AND SURVEYS FOR AND ON BEHALF OF THE GOVERNMENT OF THE STATE OF SABAH (HEREINAFTER CALLED THE "DIRECTOR") AND

8H000054 KOTA BELUD TRANSPORT CO SDN BHD

(HEREINAFTER CALLED "THE OWNER/S" WHICH TERM SHALL INCLUDE EXECUTOR/S, ADMINISTRATOR/S AND ASSIGNEE/S); WITNESSETH THAT, IN CONSIDERATION OF THE PAYMENT TO THE GOVERNMENT OF THE STATE OF SABAH OF THE

PREMIUM OF \$ 73,500.00(PT) (PART OF DOLLARS SEVENTY THREE THOUSAND AND FIVE HUNDRED) AND THE SURRENDER OF 016280989 FOR CONVERSION AND SUBDIVISION;

ANNUAL RENT OF \$ 490.00 (DOLLARS FOUR HUNDRED AND NINETY)

THE DIRECTOR HEREBY DEMISES TO THE SAID OWNER/S ALL THAT PIECE OF LAND SHOWN AS SURVEY LOT NO. (SAME AS TITLE NO.) AND CONTAINING 2360

(TWO THOUSAND THREE HUNDRED AND SIXTY) SQ. FT. MORE OR LESS, WHICH SAID LAND IS DELINEATED ON THE DIAGRAM DRAWN ON THESE PRESENTS AND MORE PARTICULARLY ON PLAN NO. 01123852 DEPOSITED IN THE OFFICE OF THE SAID DIRECTOR,

TO HAVE AND TO HOLD FOR THE PERIOD FROM 01 01 1969 (DAY ONE OF MONTH JANUARY OF YEAR NINETEEN SIXTY NINE) SIXTY SEVEN TO 31 12 2028 (DAY THIRTY ONE OF MONTH DECEMBER OF YEAR TWENTY TWENTY EIGHT)

SUBJECT TO THE PROVISIONS AND CONDITIONS CONTAINED IN THE LAND ORDINANCE, *Refer to MC 1302010563 (19)* CAP. 68 AND TO THE SPECIAL TERMS DESCRIBED HEREIN.

SPECIAL TERMS

THE SAID LAND IS DEMISED HEREIN EXPRESSLY AND ONLY FOR THE PURPOSE OF ERECTING THEREON FOR USE AS SUCH ONE LIGHT INDUSTRIAL BUILDING IN PERMANENT MATERIALS,

Handwritten signature/initials

*1302010563 (19)
24.07.02.2013*



LAND REGISTRY

SUBDIVISION OF THIS TITLE IS PROHIBITED,

TRANSFER OR SUBLEASE OF THIS TITLE IS PROHIBITED, BEFORE FULFILLMENT OF THE COVENANTS HEREIN,

THE OWNER COVENANTS:

TO COMPLETE BEFORE MONTH (01) JANUARY OF YEAR 19(76) SEVENTY SIX THE CONSTRUCTION ON THE SAID LAND OF A BUILDING IN ACCORDANCE WITH THE TERMS AND CONDITIONS CONTAINED HEREIN AND WITH THE PLANS AND SPECIFICATIONS SUBMITTED TO AND APPROVED BY THE AUTHORITY UNDER THE LOCAL GOVERNMENT ORDINANCE, (AND TOWN AND COUNTRY PLANNING ORDINANCE) HAVING JURISDICTION OVER THE SAID LAND;

AT ALL TIMES TO MAINTAIN AND KEEP IN TENANTABLE CONDITION AND GOOD REPAIR THE BUILDING/S ERECTED OR TO BE ERECTED ON THE SAID LAND TO THE SATISFACTION OF THE AUTHORITY UNDER THE LOCAL GOVERNMENT ORDINANCE (AND TOWN AND COUNTRY PLANNING ORDINANCE) HAVING JURISDICTION OVER THE SAID LAND AND THAT IN THE EVENT OF THE TOTAL OR PARTIAL DESTRUCTION OF THE SAID BUILDING, TO REPAIR, REINSTATE AND REBUILD IN ACCORDANCE WITH THE LAST PLANS AND SPECIFICATIONS SUBMITTED TO AND APPROVED BY THE SAID AUTHORITY.

Subject to the provisions of the Town and Country Planning Ordinance, 1950.

Ref.:— G.N. 516 / 69

Plan No. T.P. 44 and amendments and/or additions thereto



D I A G R A M

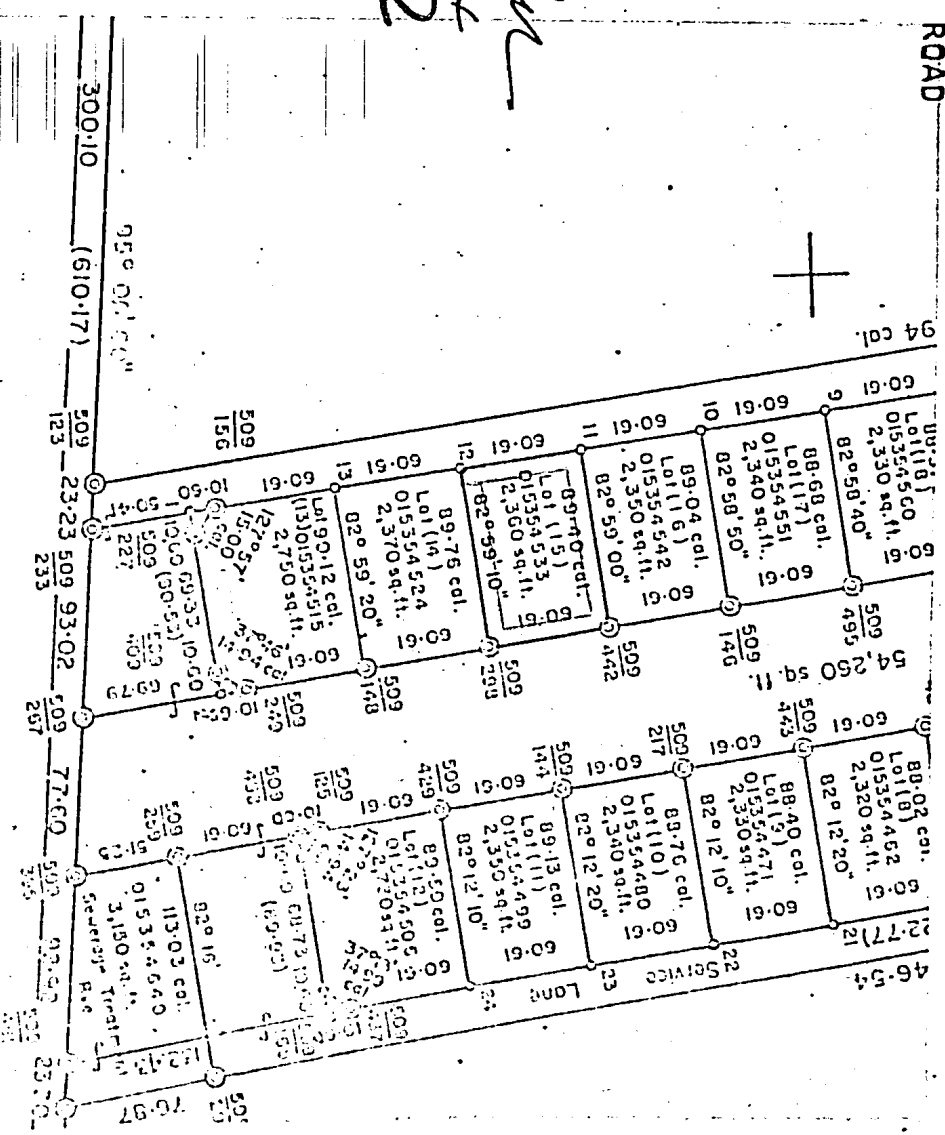
DISTRICT OF KOTA KINABALU
 LOCALITY: MILE 5 1/2, TUARAN ROAD
 SCALE: 1 CHAIN PER INCH
 REF. NO. 016280989

GEO CODE L.S. 105.1.162
 REGISTRATION FEE \$0.00
 RECEIPT NOS.
 EXAMINED FOR
 SURVEY LOT

TERMS
 DATED: *2011.11.24*

PAYMENTS
 DATED: *2011.11.24*

BY: *Murphy*
 DATED: *2011.11.24*



IN WITNESS WHEREOF, I THE SAID DIRECTOR AND I/WE THE SAID OWNER/S HAVE HERUNTO SET OUR HANDS THIS THE 5th DAY OF December, NINETEEN Seventy-four OWNER/S

ATTESTOR/S TO SIGNATURES OF OWNER/S AND THE DIRECTOR AS AUTHORISED UNDER SECTION 97 OF THE LAND ORDINANCE

PRINT NAME SIGNATURE

KOTA BELUD TRANSPORT CO SDN BHD

[Handwritten Signature]

PRINT NAME

[Handwritten Name]

DESIGNATION

[Handwritten Designation]

SIGNATURE

[Handwritten Signature]

/ DIRECTOR

[Handwritten Signature]

[Handwritten Signature]

Chong Shun Tatt
Penyelia Kanan Pejabat Tanah

[Handwritten Signature]

REGISTERED THIS 12th DAY OF December, NINETEEN Seventy-four

[Handwritten Signature]
REGISTRAR OF TITLES



Memorial No. 1011

Date: 9/1/2023

(03)

REGISTERED

Register Memo No. 00129033

Memo Seq. in Title: 05

Date: 1552hrs

Nature: D D M M Y Y 140674

By: Kota Belud Transport Ltd

To: Chong Khiew Bank Ltd: K.K.

Sgd: Chou Tet Seng

Memorial

REGISTERED

Register Memo No. 10130790

Memo Seq. in Title: 06

Date: 0858hrs

Nature: D D M M Y Y 090974

By: Kota Belud Transport Ltd

To: Chong Khiew Bank Ltd: K.K.

Sgd: Chou Tet Seng

REGISTERED

Register Memo No. 10168082

Memo Seq. in Title: 04

Date: 090579

Nature: D D M M Y Y 090579

By: Kota Belud Transport Co. Sdn Bhd

To: YONG Tsz Yin @ Thomas (H 025573)

REGISTRAR

REGISTERED

Register Memo No. 10168083

Memo Seq. in Title: 05

Date: 1000hrs

Nature: D D M M Y Y 090579

By: YONG Tsz Yin @ Thomas

To: PASAH CREDIT CORPORATION

REGISTRAR

10227353 (06)

07-87

Sgd: [Signature]



310483(108)

REGISTERED

Register Memo No. 100319012453591

Memo Seq. in Title: 107

Date: 11/11/2023

Nature: Charge (\$50,000/-)

By: Yong Tsz Yin @ Thomas

To: The Hongkong & Shanghai Banking Corporation

REGISTRAR

310483(13)

REGISTERED

Register Memo No. 11027867151

Memo Seq. in Title: 019

Date: 14/09/2023

Nature: Transfer

By: Yong Tsz Yin @ Thomas

To: Tang Ching Kiat (K129419)

REGISTRAR

REGISTERED

Register Memo No. 100319012453591

Memo Seq. in Title: 101

Date: 01/09/2023

Nature: Charge (\$20,000/-)

By: Tang Ching King

To: Mui Bad & Bhd

REGISTRAR

REGISTERED

Register Memo No. 10300082

Memo Seq. in Title: 11

Date: 11/11/2023

Nature: Cassaw

By: Borneo Linc Printing Sdn Bhd

To: Tan Ling Kat

REGISTRAR

REGISTERED

Register Memo No. 1103110482

Memo Seq. in Title: 112

Date: 17/08/2023

Nature: Change of Name of Charge

By: Mui Bank Bhd

To: Hong Leong Bank Bhd

REGISTRAR

REGISTERED

Register Memo No. 1103110482

Memo Seq. in Title: 114

Date: 17/08/2023

Nature: Transfer

By: Tang Ching Kiat

To: Borneo Linc Printing Sdn Bhd (11271525)

REGISTRAR



REGISTERED

Register Memo No. 10401238

Memo Seq. in Title: 15

Time: 0935 hrs

Date: 11052021 (w.e.f. D D M M Y Y 08.05.2021)

Nature: Prohibitory order (Sessions Court)

By: Spicers Paper (Malaysia) Sdn Bhd (003400-A) Borneo Line Printing Sdn Bhd 271525-A)

To: Borneo Line Printing Sdn Bhd

S. No. 52. 809. 2001. RE REGISTRAR

REGISTERED

Register Memo No. 10517127

Memo Seq. in Title: 18

Time: 1145 hrs

Date: 121009 (D D M M Y Y 12.10.09)

Nature: Charge (RM 50,000.00)

By: Chang Kuan Hiong @ Johnson Tee

To: Public Bank Bhd

Sub.to m. 10496966 REGISTRAR

REGISTERED

Register Memo No. 10471005

Memo Seq. in Title: 16

Time: 0815 HRS

Date: 26032008 (D D M M Y Y 26.03.08)

Nature: TRANSFER

By: Borneo Line Printing Sdn Bhd

To: Chang Kuan Hiong @ Johnson Tee (580803-12-6031)

RE REGISTRAR

REGISTERED

Register Memo No. 10496966

Memo Seq. in Title: 17

Time: 1520 HRS

Date: 22072008 (D D M M Y Y 22.07.08)

Nature: Charge (RM 250,000.00)

By: Chang Kuan Hiong @ Johnson Tee

To: Public Bank Berhad

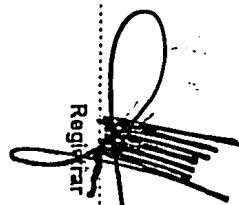
RE REGISTRAR



Memo No. : MC1302010563, Memo Seq. No. In Title : 19, Memo Time : 16:59:35, Memo Date : 27/02/2013,
Nature Of Dealing : Amendment (RENEWAL OF LEASE TERM TO 99 YEARS WEF 01.01.1989 BY THE DELETION OF THE FIGURES AND
WORDS '2028' AND SUBSTITUTION OF '2067' UNDER THE SPECIAL TERMS SUBJECT TO REVISION OF ANNUAL RENT OF RM730.00 ONLY
WEF 01.01.2008 - L.S.122.1.2187/32)

By : DIRECTOR

To : CHANG KUAN HIONG @ JOHNSON TEE


Registrar

