

**REPORT AND VALUATION OF
LOT NO. 1035, TITLE NO. PM 809
[FORMERLY KNOWN AS HSM 1079, LOT PT 1909]
MUKIM OF HULU PAKA
DISTRICT OF DUNGUN
STATE OF TERENGGANU**

**POSTAL ADDRESS:
F77, TAMAN SETIA BAKTI
BANDAR AL-MUKTAFI BILLAH SHAH
23400 DUNGUN
TERENGGANU DARUL IMAN**

**BORROWER:
SALOMA BINTI A. BAKAR**

Datin Sr. Fadzilah Binti Abu Bakar, BCK, MRISM (V-201, E-1324)
B. Survey Property Management

Mohd Fikri Bin Abdullah, MISM (V-382, E-1149)
B. Survey Property Management, MBA Real Estate (Sydney)

REGISTERED VALUERS
&
PROPERTY CONSULTANTS

Registered Valuers, Estate Agents, Property Managers & Consultants

Jurunilai Berdaftar, Ejen Hartanah, Pengurus & Perunding Hartanah

Your Ref : RCO/L/LPPSA/11673/2019

LPPSA Ref : 650010446556 (LG36187)

Our Ref : FFTRG/2025/192/SS/lppsa

June 20, 2025

Lembaga Pembiayaan Perumahan Sektor Awam (LPPSA)
Kompleks Kementerian Kewangan
No. 9, Persiaran Perdana, Presint 2
Pusat Pertadbiran Kerajaan Persekutuan
62590 Putrajaya.

Dear Sir/Madam,

REPORT AND VALUATION OF LOT NO. 1035, TITLE NO. PM 809 [FORMERLY KNOWN AS HSM 1079, LOT PT 1909], MUKIM OF HULU PAKA, DISTRICT OF DUNGUN, STATE OF TERENGGANU.

[POSTAL ADDRESS: F77, TAMAN SETIA BAKTI, BANDAR AL-MUKTAFI BILLAH SHAH, 23400 DUNGUN, TERENGGANU DARUL IMAN].

[BORROWER: SALOMA BINTI A. BAKAR]

We thank you for the instruction received from Messrs Rafaei & Co to assess the market value of the above captioned subject property for **foreclosure/auction** purposes.

We have carried out an inspection of the property and investigated available data related and relevant to the matter.

We are pleased to report that in our opinion, the market value of the subject property with leasehold interest, vacant possession and on the basis free from encumbrances, as at the date of valuation on June 19, 2025 is **RM 160,000.00 (Ringgit Malaysia: One Hundred and Sixty Thousand Only)**.

We assess the Forced Sale Value is **RM130,000.00 (Ringgit Malaysia: One Hundred And Thirty Thousand Only)**.

Our full Report and Valuation is contained herein.

This valuation is subject to the Limiting Conditions, a copy of which is attached at the end of this report.

Yours faithfully,

FADZILAH & FIKRI SDN BHD


SR. HJ. ARIFIN BIN MOHD, AMT
B.Suv (Prop. Mgt) Dip. (Val)
MRISM, MIPFM, MPEPS, MAVAM
Registered Valuer (V-580)

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LIMITING CONDITIONS

SUMMARY OF VALUATION

Solicitor Reference	:	RCO/L/LPPSA/11673/2019
LPPSA Reference	:	650010446556 (LG36187)
Valuer Reference	:	FFFTRG/2025/192/SS/lppsa
Borrower	:	SALOMA BINTI A. BAKAR
Purpose of Valuation	:	Foreclosure/Auction.
Date of Valuation	:	June 19, 2025.
Type of Property	:	A single storey semi-permanent detached house.
Postal Property	:	F77, Taman Setia Bakti, Bandar Al-Muktafi Billah Shah, 23400 Dungun, Terengganu Darul Iman.
Particular of Title	:	Lot No. 1035, Title No. PM 809 [formerly known as HSM 1079, Lot PT 1909], Mukim of Hulu Paka, District of Dungun, State of Terengganu.
Land Area	:	981.00 sq. metres (10,559.39 sq. feet).
Gross Floor Area	:	100.32 sq. metres (1,079.84 sq. feet).
Tenure	:	Leasehold 99 years expiring on May 6, 2109.
Reservation Area	:	Tanah Orang Melayu.
Occupancy Status	:	Occupied.
Property Condition	:	Fair.
Encumbrances	:	Charged to Lembaga Pembiayaan Perumahan Sektor Awam vide Pres No. 02SC1112/2014 dated on April 22, 2014.
Registered Owner	:	SALOMA BINTI A. BAKAR – 1/1 SHARE
Market Value	:	RM 160,000/-
Forced Sale Value	:	RM 130,000/-
Prime/Positive Stable Area	:	Medium
Prospect of Sale	:	Medium
Occupancy rate with	:	≥80%

THIS SUMMARY OF VALUATION SHOULD BE READ IN CONTEXT WITH THE WHOLE REPORT.

This report is to be used solely by the party it is prepared for and for the specific purpose to which it refers and neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement nor in any communication with third parties without our prior written approval of the form and context in which it may appear.

REPORT AND VALUATION OF LOT NO. 1035, TITLE NO. PM 809 [FORMERLY KNOWN AS HSM 1079, LOT PT 1909], MUKIM OF HULU PAKA, DISTRICT OF DUNGUN, STATE OF TERENGGANU.

[POSTAL ADDRESS: F77, TAMAN SETIA BAKTI, BANDAR AL-MUKTAFI BILLAH SHAH, 23400 DUNGUN, TERENGGANU DARUL IMAN].

1.0 TERMS OF REFERENCE

We have been instructed to assess the market value and forced sale value of the above mentioned property for **foreclosure/auction** purposes.

2.0 DATE OF INSPECTION

The property was inspected on **June 19, 2025** by **Wan Sharifah Sofia Binti Wan Mustaffa (Valuation Executive)**.

3.0 DATE OF VALUATION

The date of inspection is taken as the date of valuation.

4.0 PARTICULARS OF TITLE

Brief detail of the title particulars of the subject property as extracted from the search of title document conducted at the Dungun Land and District Office dated on June 18, 2025 follows:-

Lot No	:	1035
Title No	:	PM 809
Locality	:	Bandar Al-Muktafi Billah Shah
Mukim	:	Hulu Paka
District	:	Dungun
State	:	Terengganu
Annual Rent	:	RM10.00
Land Area	:	981.00 sq. metres (10,559.39 sq. feet).
Tenure	:	Leasehold 99 years expiring on May 6, 2109.

Reservation Area	:	Tanah Orang Melayu.
Category of Land Use	:	Building.
Express Conditions	:	i) Hendaklah didirikan bangunan kediaman sahaja. ii) Dalam tempoh dua tahun daripada tarikh diberimilik atau didalam satu tempoh lanjutan yang diluluskan oleh Pentadbir Tanah, Dungun hendaklah didirikan dan disiapkan dengan sempurna bangunan kediaman mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan.
Restrictions In-Interest	:	Tidak dibenarkan pindahmilik, digadai atau dipajak kecuali mendapat kebenaran Pentadbir Tanah Dungun.
Registered Owner	:	SALOMA BINTI A. BAKAR – 1/1 SHARE (IC No.: 860108-46-5484)
Encumbrances	:	Charged to Lembaga Pembiayaan Perumahan Sektor Awam vide Pres No. 02SC1112/2014 dated on April 22, 2014.
Endorsement	:	Nil.

Attached at the end of this report is a computer print-out of the Document of Title as extracted a title search conducted at the Dungun Land and District Office (Attachment I).

Note:

- i) **Previous land title HSM 1079, Lot PT 1909 was cancelled and replaced with above title.**
- ii) **We would recommend that the service of a solicitor be engaged to verify the above mentioned particulars, prior to any dealing of the subject property.**

5.0 LOCATION AND ACCESSIBILITY

The subject property is located off the north-western side of the 112.4 kms post Jerangau-Jabor main road within the locality known as Bandar Al-Muktafi Billah Shah, Hulu Paka, Dungun, Terengganu. Geographically, it is sited about 51.6 kms to the south-west of Sura Gate.

Access to the subject property from the abovesaid main road is via Jalan Sultan Zainal Abidin 1, Jalan Sultan Abdul Rahman, Jalan Tengku Mahmud and finally onto Jalan Tun Zin Indera for a total distance about 2.2 kms. It fronts onto the lattersaid road.

The Location Plan is in **Appendix A**.

6.0 SURROUNDING DEVELOPMENTS

Taman Setia Bakti is a housing scheme located within Bandar Al-Muktafi Billah Shah. It comprising a single storey detached houses.

The immediate surrounding properties are generally under mixed residential and agricultural user. Residential lands are mainly developed with single and double storey permanent and semi-permanent detached, semi-detached and terraced houses of various and constructions whilst agricultural lands are generally under coconut/kampung, some of which are already converted and sub-divided into building plots.

Sekolah Menengah Islam Darul Iman (SMIDI) is located about 850 metres to the north west of the subject property. Al Muktafi Billah Shah Health Clinic is located about 550 metres to the south east of the subject property whilst Sekolah Kebangsaan Durian II and Sekolah Menengah Kebangsaan Durian Mas are located about 350 metres to 700 metres to the south of the subject property. Lembaga Kemajuan Terengganu Tengah and Al Muktafi Billah Shah Police Station are located about 1.7 kms to the south-east of the subject property. A few housing schemes located nearby the subject property such as Taman Abadi, Taman Mulia and Taman Indah.

Bandar Al Muktafi Billah Shah which is the administrative and commercial centre for the surrounding villagers is located about 3.1 kms to the south of the subject property. Located therein are police station, banks, clinic, schools, mosque etc.

7.0 DESCRIPTION OF PROPERTY

The subject property is a single storey semi-permanent detached house bearing postal address at F77, Taman Setia Bakti, Bandar Al-Muktafi Billah Shah, 23400 Dungun, Terengganu Darul Iman.

The photographs are attached in Appendix D.

Site

The subject property is a parcel of building land, which is generally rectangular in shape, flat in terrain and lies at the same level with the frontage road.

It has a registered land area of about 981.00 sq. metres (10,559.39 sq. feet). The boundaries of the site are not secured by any form of gates and fencing.

A site plan of the subject property is as shown in Appendix B.

Building

Building Frame	:	Reinforced concrete framework/Timber
Roof	:	Timber pitched trusses covered with corrugated asbestos
Ceiling	:	Flat sheets
Wall	:	Timber/Plastered brickwalls
Main Doors	:	Timber Door
Other Doors	:	Timber Door/PVC
Windows	:	Adjustable glass louveres

The details accommodation and floor finishes of the subject property are apportioned as follows:-

<u>Accommodation</u>	<u>Finishes</u>	
	<u>Floor</u>	<u>Wall</u>
Car porch	Bared earth	-
Verandah	Timber	-
Living	Timber	Timber Wall
2 Bedrooms	Timber	Timber Wall
Kitchen	Cement Rendering	Cement Plaster
Bath	Cement Rendering	Cement Plaster
W.C	Cement Rendering	Cement Plaster

The building is installed with electrical supply and sanitary fitting.

Building Area

The built up areas of this building are as follows: -

Main Floor Area	:-	66.88 sq. metres (720.00 sq. feet)
Ancillary Floor Area	:-	<u>33.44 sq. metres (360.00 sq. feet)</u>
Total	:-	<u>100.32 sq. metres (1,079.84 sq. feet)</u>
		=====

The building plan is attached as Appendix C.

8.0 OCCUPANCY STATUS

At the date of our inspection, we noted that the subject property is occupied.

9.0 STATE OF REPAIR

The building was in a fair state of decorative repair and maintenance.

10.0 SERVICES

Mains water and electricity supply are available within the vicinity and connected to the connected to the subject property. Modern water borne sanitation is install.

Street lighting, road maintenance, sewage disposal and rubbish collection are provided by **Lembaga Kemajuan Terengganu Tengah (KETENGAH)**.

Public transportation in the form of buses and taxis is available along the Jalan Jabor-Al-Muktafi Billah Shah main road.

11.0 PLANNING PROVISIONS

The subject property is designated for residential use.

12.0 PRIME / POSITIVE – STABLE AREA

The neighbourhood wherein the subject property is located in a popular area due to its fair location, accessibility and jobs prospect within the neighbourhood.

13.0 PROSPECT OF SALE

The subject property faced a medium prospect of sale based on past transactions and expected future demand of properties within the area.

14.0 OCCUPANCY RATE WITHIN THE AREA / NEIGHBOURHOOD

From our observations, we noted that the occupancy rate for similar properties within the neighbourhood is approximately more than 80%.

15.0 BASIS OF VALUATION

The basis of valuation adopted for the purpose of this valuation is Market Value. The term Market Value, as defined in the Malaysian Valuation Standards Sixth Edition 2019, is "the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'.

As requested, we also hereby provide the Forced Sale Value which is in Malaysian Valuation Standards Sixth Edition 2019, as "the amount which may reasonably be received from the sale of an asset under forced sale conditions which do not meet all the criteria of a normal market transaction". In this instance, our assumption of the forced sale situation is the inadequate marketing period without reasonable publicity allowed to dispose of the property.

The term Fire Insurance Value is defined as the sum to be insured on the basis of equivalent reinstatement where a building is destroyed, reflects the rebuilding cost of structure to a condition when a new but taking into consideration the current building regulations.

16.0 METHOD OF VALUATION

We have adopted the **comparison method** of valuation in determining the market value of the subject property. Under the *comparative approach*, an estimate of value of the subject property is derived from comparison of values of other similar properties that were sold recently and those that are currently offered for sale in the vicinity. Then adjustments are made for any differences in characteristics, merits and demerits such as time factor, location and accessibility, size of the land and building, age and condition of the building, tenure, title restriction and other factors that may affect the value of the subject land.

In determining the cost of building, current estimates on constructional cost to erect equivalent building are adopted, taking into consideration of similar accommodation in terms of size, construction, finishes, contractor's overheads, fees and profits. Appropriate adjustments are then made for factors of obsolescence and existing physical condition of the building.

Thus, the adjusted value arrived is the estimated market value of the subject property. We have also taken into account the underlying economic factors that have influenced the market forces of demand and supply and the resultant trend of market prices for the property concerned.

17.0 EVIDENCE OF VALUE

The following transactions have been considered in arriving the market value:

Particular	Comparable 1	Comparable 2	Comparable 3
Particular of Title	Lot PT 456, Title No. HSD 2214, Mukim of Hulu Paka, District of Dungun	Lot No. 1692, Title No. PM 554, Mukim of Hulu Paka, District of Dungun	Lot No. 987, Title No. PM 561, Mukim of Hulu Paka, District of Dungun
Postal Address	Bandar Al-Muktafi Billah Shah	1692, Bandar Al-Muktafi Billah Shah	F-29 Blok F, Taman Bakti
Type of property	Single Storey Detached House	Single Storey Detached House	Single Storey Detached House
Land area	612.00 Sq. Metres	550.00 Sq. Metres	687.00 Sq. Metres
Tenure	Leasehold	Leasehold	Leasehold
Date of transaction	13/02/2024	16/07/2023	20/06/2023
Share	1/1	1/1	1/1
Vendor	Zunaile Bin Daud	Meriam Binti Yussoff	Noraini Binti Awang
Purchaser	Zuhasnira Binti Ismail	Siti Nor Hasma Kartini Binti Husain	Nur Amirah Binti Mohd Yusof
Consideration	RM 190,000/-	RM 200,000/-	RM 220,000/-

Sources of information: Valuation and property services department

As such in arriving at the opinion of market value of the subject property we have utilised the above comparable with similar aspects in Bandar Al Muktafi Billah Shah for our valuation computation. The price is depending on location, land/floor area, building condition, time, tenure and ownerships.

18.0 VALUATION


Taking into consideration the above factors, we are of the opinion that the **Market Value** of the leasehold interest of the subject property, held under **Lot No. 1035, Title No. PM 809 [formerly known as HSM 1079, Lot PT 1909], Mukim of Hulu Paka, District of Dungun, State of Terengganu** with vacant possession, on the basis free from all encumbrances, liens, subject to the title being good, marketable and registrable for **foresure/auction** purposes as at the date of valuation on June 19, 2025 are as follows:-

The **Market Value** is **RM 160,000.00** (RINGGIT MALAYSIA: ONE HUNDRED AND SIXTY THOUSAND ONLY).

The **Forced Sale Value** is **RM 130,000.00** (RINGGIT MALAYSIA: ONE HUNDRED AND THIRTY THOUSAND ONLY).

19.0 CERTIFICATION

The valuation of the above property has been conducted by:-


.....
SR. HJ. ARIFIN BIN MOHD, AMT
B.Suv (Prop. Mgt) Dip. (Val)
MRISM, MIPFM, MPEPS, MAVAM
Registered Valuer (V-580)



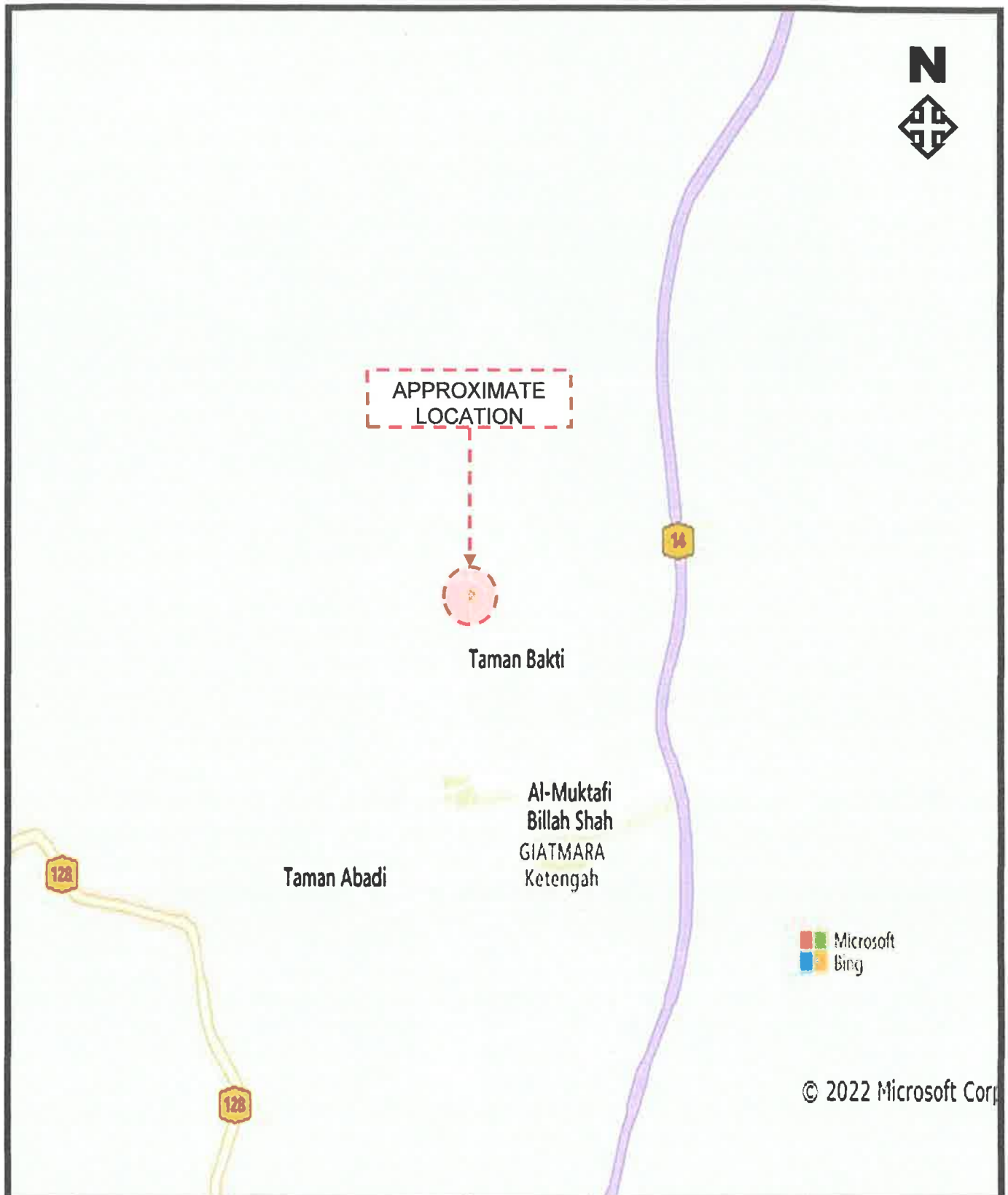
FFFTRG/2025/192/SS/lppsa

APPENDICES

APPENDIX	A	-	LOCATION PLAN
APPENDIX	B	-	SITE PLAN
APPENDIX	C	-	BUILDING PLAN
APPENDIX	D	-	PHOTOGRAPHS

ATTACHMENTS

ATTACHMENT I	-	PHOTOCOPY OF TITLE SEARCH
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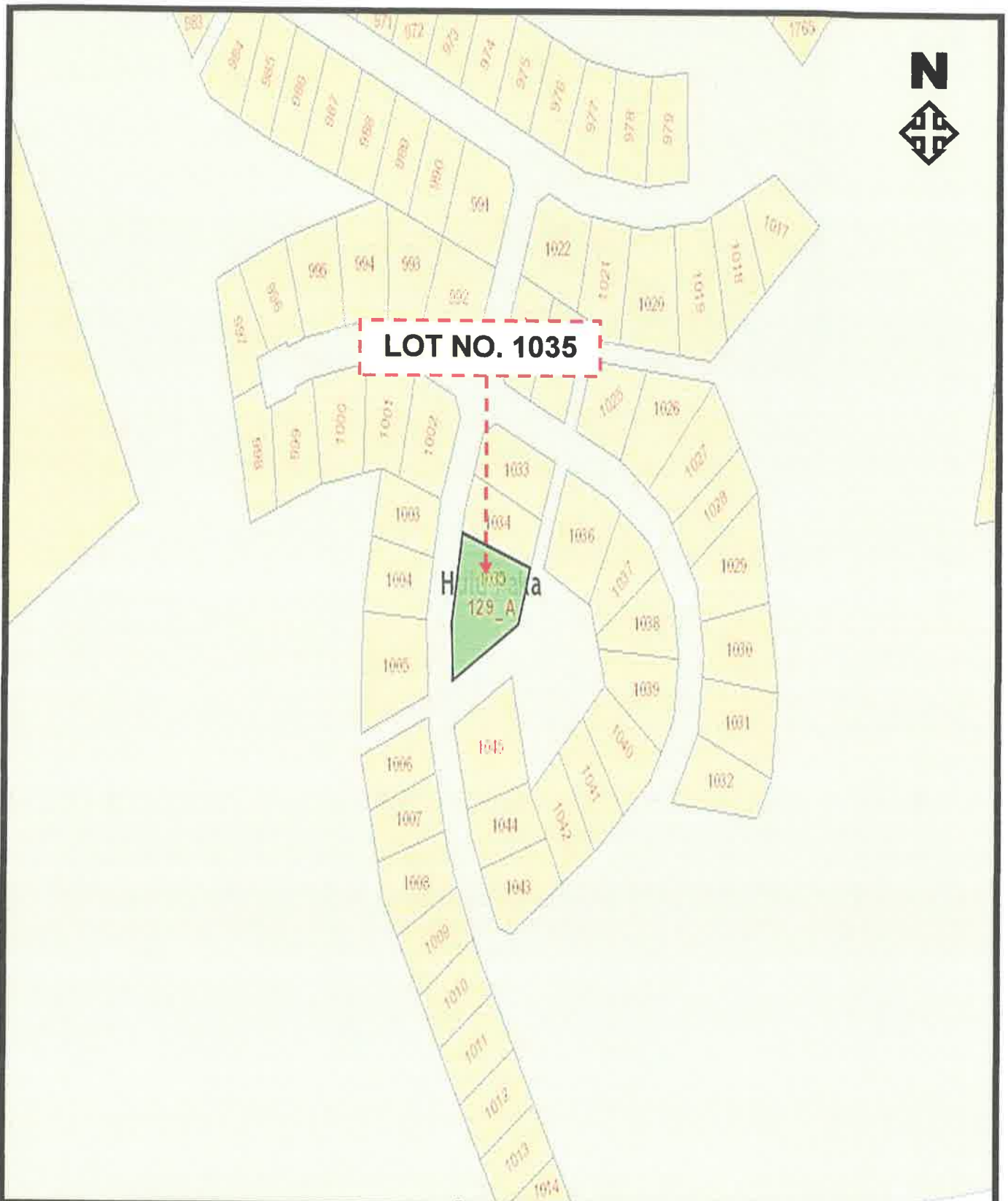
LOCATION PLAN

FFTRG/2025/192/SS/lppsa

APPENDIX A NOT TO SCALE

FADZILAH & FIKRI SDN. BHD

REGISTERED VALUERS & PROPERTY CONSULTANTS

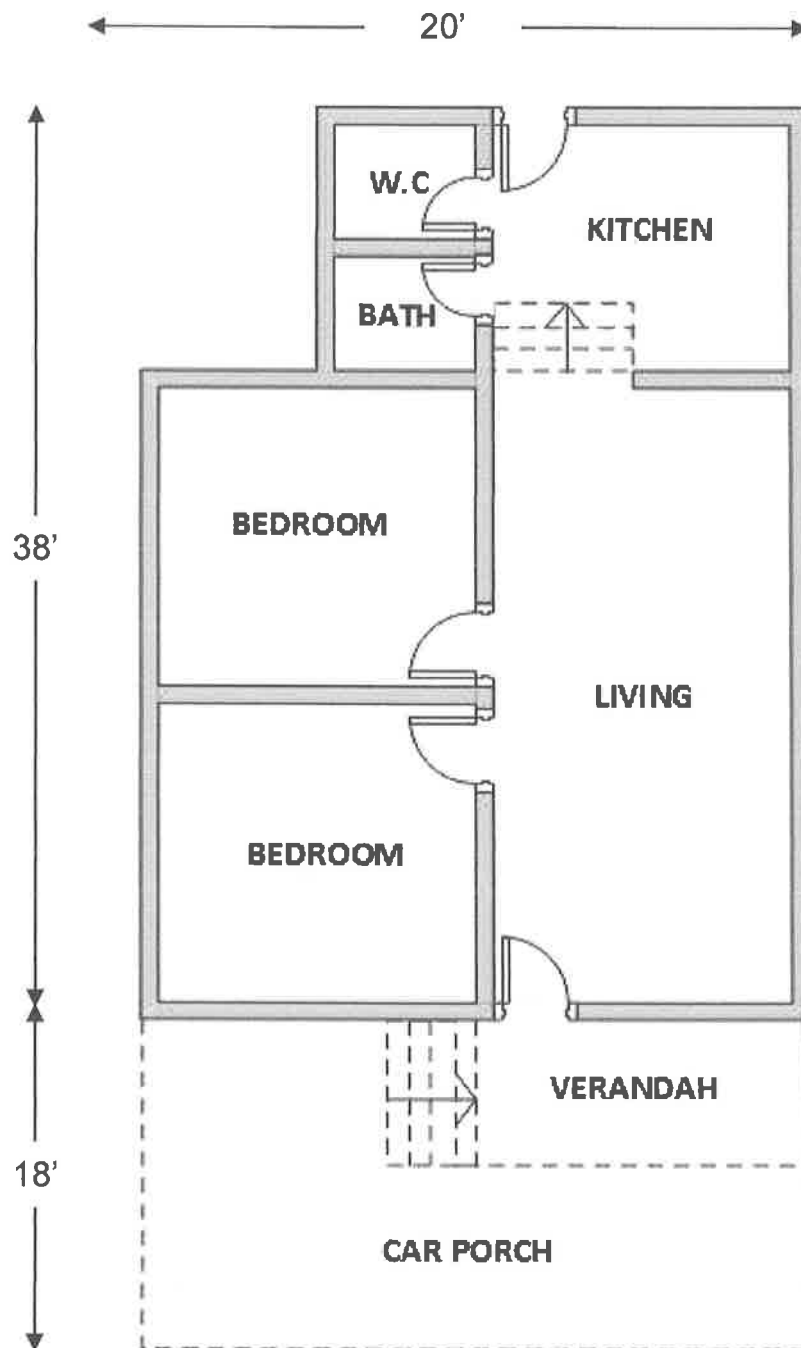


SITE PLAN

FFTRG/2025/192/SS/lppsa

APPENDIX B NOT TO SCALE

FADZILAH & FIKRI SDN. BHD
REGISTERED VALUERS & PROPERTY CONSULTANTS



BUILDING FLOOR PLAN

FFTRG/2025/192/SS/lppsa

APPENDIX C NOT TO SCALE

FADZILAH & FIKRI SDN. BHD
REGISTERED VALUERS & PROPERTY CONSULTANTS



VIEW OF THE SUBJECT PROPERTY



SIDE VIEW OF THE SUBJECT PROPERTY

PHOTOGRAPHS

FFTRG/2025/192/SS/lppsa

APPENDIX D NOT TO SCALE

FADZILAH & FIKRI SDN. BHD
REGISTERED VALUERS & PROPERTY CONSULTANTS



ANOTHER VIEWS OF THE SUBJECT PROPERTY

PHOTOGRAPHS

APPENDIX D

NOT TO SCALE

FADZILAH & FIKRI SDN. BHD

REGISTERED VALUERS & PROPERTY CONSULTANTS

CATATAN CARIAN PERSENDIRIAN

ATTACHMENT 1

Jenis Dan No. Hakmilik	: PM 809	Nombor Lot	: Lot 1035
Bandar/Pekan/Mukim	: Mukim Hulu Paka	Tempat	: Bandar Al-Muktafi Billah Shah
Keluasan	: 981 Meter Persegi	Daerah	: Dungun
Nombor Syit Piawai	: 129-A	Nombor Pelan Akui	: 64670
Taraf Pegangan (Selama-lamanya atau Pajakan)	: Pajakan 99 tahun	Tarikh Luput Pajakan (Jika Berkenaan)	: 06 Mei 2109
Tarikh Daftar	: 13 November 2014	Cukai Tanah	: RM 10.00
Kawasan Rizab (Jika Berkenaan)	: Tanah Orang Melayu		

Kategori Kegunaan Tanah : Bangunan

Syarat Nyata

- : (i) Hendaklah didirikan bangunan kediaman sahaja.
- (ii) Dalam tempoh dua tahun daripada tarikh diberimilik atau di dalam satu tempoh lanjutan yang diluluskan oleh Pentadbir Tanah, Dungun hendaklah didirikan dan disiapkan dengan sempurna bangunan kediaman mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan.

Sekatan Kepentingan

- : Tidak dibenarkan pindahmilik, digadai atau dipajak kecuali mendapat kebenaran Pentadbir Tanah Dungun.

Pemilikan dan Alamat :

SALOMA BINTI A. BAKAR, No. KP: 860108-46-5484, Warganegara Malaysia, 1/1 Bahagian
NO. 241, FELDA KERTEH 4, KETENGAJ JAYA, DUNGUN, 23300 TERENGGANU

Rekod Urusan Dan Lain-lain :

No. Perserahan 02SC1112/2014 Gadaian Menjamin Wang Pokok

oleh SALOMA BINTI A. BAKAR, No.KP : 860108-46-5484, 1/1 bahagian

kepada LEMBAGA PEMBIAYAAN PERUMAHAN SEKTOR AWAM (THE PUBLIC SECTOR HOME FINANCING BOARD),
BAHAGIAN PINJAMAN PERUMAHAN, PERBENDAHARAAN MALAYSIA, NO. 9, PERSIARAN PERDANA, PRESINT 2,
PUSAT PENTADBIRAN KERAJAAN PERSEKUTUAN, PUTRAJAYA, 62592 WILAYAH PERSEKUTUAN KUALA LUMPUR