

LAND PROPOSAL SUBMISSION GUIDELINES FOR REAL ESTATE AGENTS

To ensure a smooth and efficient review process, all land proposals submitted to our team must adhere to the following guidelines:-

REQUIRED INFORMATION FOR EACH LAND PROPOSAL

1. Basic Land Information:

- a. Title Type: Freehold / Leasehold (balance of lease if leasehold)
- b. Land Size (in acres/sq ft)
- c. Land Shape & Topography (flat, undulating, irregular, etc.)
- d. Existing Land Use / Current Activities
- e. Zoning (Residential / Commercial / Agriculture / Industrial, etc.)
- f. Category of Land Use (Tanah Bangunan / Pertanian / Perdagangan, etc.)
- g. Status of Land Title (Individual / Master Title / Strata)
- h. Availability of Kaveat, Caveat, or Encumbrances

2. Location Details:

- a. Full Address (State, District, Mukim & Lot)
- b. GPS Coordinates
- c. Optional: Accessibility (main roads, highways, distance to town)
- d. Optional: Surrounding Developments / Landmarks

3. Ownership & Documentation:

- a. Landowner's Name / Company Name
- b. Copy of Land Title / Geran
- c. Landowner's Authorization Letter (if agent is submitting on behalf)
- d. Any existing JV / LOI / MOU (if applicable)

4. Selling / Proposal Terms:

- a. Asking Price (RM per acre or per sq ft)
- b. Estimated Valuation (RM per sq ft)
*** Please indicate the source of valuation (Name and Phone number of the valuer)*
- c. Sales Method (Outright sale / JV / Land Swap / Others)

5. Supporting Visuals:

- a. Land Photos (recent, clear, and from multiple angles)
- b. Site Plan / Layout Plan (if any)
- c. Marked Location on Google Map

ADDITIONAL NOTES

- Incomplete proposals will not be reviewed until all the above information is provided.
- If any documents are pending, please indicate the expected timeline for submission.
- Proposals should be sent in a compiled format (PDF preferred), with clear labeling for each section.
- Kindly avoid sending multiple land options in a single file without clear separation or indexing.

SUBMISSION FORMAT

Please email your proposals to **bd@epicon.com.my** with the subject line: "Land Proposal – [Location] – [Land Size] – [Agent/Company Name]".

We Appreciate Your Cooperation

We value our working relationship and your efforts in sourcing viable opportunities. These guidelines are in place to help us evaluate proposals efficiently and respond to you faster.

Should you have any questions or need assistance in preparing your submission, feel free to reach out to us via email.

