



# Property Development Services

Aside from partnership investment proposals, Zenith also offers full development services for investors who prefer to purchase a plot and self-fund the project. These investors benefit from engaging a branded and reputable developer, ensuring maximum credibility and optimized returns on investment.

Zenith proposes to such investors a comprehensive development service, extending its brand credibility, provided the investor agrees to the following services and fees. This structure enables Zenith to secure the project and effectively mitigate associated risks.

## **1. Engineering Design, Supervision & Interior design :**

5% of the construction cost, inclusive of all engineering designs and authority approvals, supervision, and interior.

## **2. Project Management:**

2% of the construction cost, covering construction management services and value engineering.

## **3. Development Administration:**

5% of the construction cost, covering customer service, developer showroom and display, coordination with local authorities, escrow account management and payment release services, sales supervision, buyer agreement execution, and essential legal matters.

**Note 1:** All project funds shall be provided by the investor, either through their own sources or from project sales proceeds deposited into the escrow account once it is opened.

**Note 2:** The above services are provided by Zenith, as they are essential for the successful execution, timely delivery, and enhanced market value of the project.

**Note 3:** The remaining development services and related charges, as outlined below, may be procured through tendering with third parties, subject to the investor's discretion.

- Land acquisition/purchasing
- Construction
- government service charges
- Tax ( vat & corporation ) fee
- Sales and marketing expenses
- Other expenses

## **Investor Advantage**

- 1) 100 % of project share assets
- 2) 100% of plot ownership
- 3) Fewer restrictions to get plots

## **Investor Disadvantage**

- 1) Required purchasing land
- 2) Early-stage capital infusion
- 3) More involvement brings more trials and errors

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The estimated Return on Investment (ROI) for this proposal is projected to range between 70% and 150% over a period of 2.5 years

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With Zenith's services, credibility, and branding, sales and transactions will be significantly enhanced, while the risks related to buildability, quality, and project delivery will be minimized.