



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
- government service charges
- Sales and marketing expenses
- Construction
- Tax (vat & corporation) fee
- 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

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

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.