



PROPERTY



SERVICES TO BUSINESSES AND INVESTORS

Those active in the commercial property arena recognise that it rarely stays the same for long: changes in demand, confidence and perception, as well as legislation, can all impact on project timescales and affect eventual outcomes.

Against this backdrop, Saffery Champness offers a specialist team of practitioners with considerable expertise in the tax efficient planning of projects and investments in the property sector.

Our areas of expertise include handling the tax and accounting affairs of property investment funds and advising on the application, implementation and ongoing use of all types of property owning structures. With cross border tax expertise and a significant offshore presence, we are also well placed to advise on the management and financial structuring of funds and investments on an international basis.

In addition to expertise in taxation, accounting and offshore services we offer a specialist team dedicated to understanding both the demands of the commercial property market and the long term objectives and aspirations of our clients.

Our Expertise

From diversification to development and disposal, the Property Group at Saffery Champness operates in all areas of commercial property.

We advise a broad range of companies, individuals, trusts and other organisations active in the commercial property arena. Services provided include the following:

Audit and Tax Services

We regularly provide general advice in relation to real estate and construction projects, advising on issues, for example, such as maximising capital allowances and planning for acquisitions or disposals.

Structuring Advice

We regularly provide structuring advice for property investment funds and many other structures used for holding property assets. We possess particular expertise in advising on the application, implementation and use of all types of property owning structures and property investment funds

We are experienced at assisting with the financing of transactions in the most commercial and tax effective manner, with clients ranging from large retail funds through to smaller syndicates setting up commercial property funds or investment companies for the first time.

Service Charges

We have a dedicated Service Charge Team who are experienced in the preparation and audit of service charge accounts and provide a full outsourced service charge accounting function to property owners and their managing agents. Our approach provides for a rigorous scrutiny of service charge expenditure and ensures that amounts due from tenants are transparent, properly reconciled and demanded on a timely basis.

VAT Advice

Our highly experienced team offers all types of transaction advice (including review of commercial structures and contract terms), planning for capital projects and joint ventures, opting to tax and maximising input tax recovery, dispute resolution and leading edge comment on relevant avoidance provisions.

Fund Administration Services

Through our sister company Saffery Champness Fund Services Limited in Guernsey we provide a range of offshore third party fund administration services for investors in property and the property markets.

We are able to deliver comprehensive back office and complimentary services to a broad range of property investment funds and other vehicles, ranging from unit trusts to open and closed ended vehicles, and also innovative products as required by our clients.

Our systems and approach is geared towards helping our clients meet their reporting and compliance obligations, while supporting the relationships between investors and investment managers. Our services ensure that clear and effective lines of communication exist between all parties.

Key services provided include:

Corporate Secretariat

Maintenance of statutory records, attendance at Board meetings, provision of directors and registered office, if required.

Reports and Accounts

Liaison with the fund's auditors and preparation of full audit documentation and production of accounts.

Reporting

The delivery of regular reporting packs to client desired timescales, as well as tracking and recording the position of the fund's investment portfolio as required.

Share Registration

Maintaining the share register, as well as managing distributions, receipts, payments and correspondence as required.

This brochure offers a broad overview of the services we can provide. If you would like to learn more and discuss your specific needs, please contact us.

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