



Property expertise? Our backyard.

Property is a complex, highly regulated, ever evolving industry. Investing in property is one of Australia's favourite wealth accumulation strategies. However, it's a long term one and to be successful you need to respond to the shifting challenges and opportunities the economy presents. Vincents recognises that to do this you need the expertise of a range of accounting and business specialists. As property specialists, Vincents can provide indepth insight into this complex operating environment and help you take control, seize opportunities and avoid pitfalls.

Our property specialists are equipped to handle any local, national or international business advisory or taxation matter. Vincents' Property Group meets regularly to consider, research, discuss and report on current issues impacting the industry and our clients.

Our property services

Vincents provides a range of services to help your property interests grow. Our key areas of operation are:

- Taxation & Business Solutions
- Corporate Advisory
- Forensic Accounting & Technology
- Insolvency & Reconstruction
- Financial Advisory
- Executive Search & Selection

Specific services provided to our property clients include:


- Financial modeling & analysis
- Specialist tax planning & compliance
- Transaction support & due diligence
- Capital raising & valuations
- Subcontractor financial capacity review
- External financial controller
- Corporate turnaround, recovery & insolvencies
- Management search & selection

We have strong working relationships with key professionals including property lawyers, valuers and quantity surveyors who support us with key property specific services and advice. This ensures you get the comprehensive specialist advice to gain full insight and take control of your property interests.

Our clients

Vincents assists a range of property owners, developers and investors including:

- Australian Stock Exchange (ASX) listed entities
- Family owned companies including a cross section of specialised trades, manufacturers, property developers, engineering firms, architects and allied professionals
- Independent subcontractors, assisting with the financial side of the tendering process as well as government compliance

 To find out more about our Property specialists and our expert services, visit www.vincents.com.au.

Gain insight. **Take control.**

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Our property credentials

Our credentials in the property industry include:

- **Structuring and preparation for listing** of residential and property development companies on the ASX, including the successful listing of one of Queensland's largest residential builders.
- **Tax consulting to a range of property clients** including a significant Brisbane multi-stage residential/commercial development, a major Sunshine Coast property subdivision and New Zealand investors regarding significant Queensland retail and residential developments.
- **Due diligence and taxation consulting advice** in relation to the acquisition of Brisbane Markets from the Queensland State Government.
- **Undertaking subcontractor financial due diligence and assurance** programs for a publicly listed company and other large builders by reviewing the financial affairs of all subcontractors undertaking contracts over a specified value. Maintaining a database of financial information on over 800 subcontractors.
- **Complex GST advice** to one of Australia's largest construction companies.
- **Monthly accounting and taxation compliance advice** to New Zealand investors with substantial Australian property interests.
- **Taxation compliance review** of privately owned property development group - \$100m+ turnover.
- **Preparation of Independent Accountants and Taxation Reports** for property development fund raising and other property related transactions.
- **Matter relating to alleged misrepresentation and negligence** of architects and builders of a retail, commercial and residential complex. Assessed the losses arising under a number of Heads of Damage including the excessive cost of actual work undertaken, costs to demolish and re-build and losses on trading income.
- **Valued damages associated with loss of returns** from a number of managed property investment schemes.
- **Expert accounting reports for a number of shopping centres** for matters including retailer failures, retail tenant losses during re-development, impact of loss of anchor tenant, and a range of other commercial disputes.
- **Business valuations** for numerous building/construction/developer clients including broad acre subdivisions, a construction company building over 150 homes per annum and a scaffolding hire group operating in Brisbane, Sydney and Melbourne.
- **Matter relating to alleged negligence in professional advice** on the acquisition of management rights for a large property. Assessed damages suffered including the difference between price paid and true value, acquisition costs, holding costs, opportunity loss and statutory interest.
- **Insurance expert reports on the assessment and quantification of loss** including economic loss calculations and business interruption claims within the building/construction industry.
- **Search & Selection** of CEO's, CFO's, contract administrators and operations managers for numerous property clients.

Liability limited by a scheme approved under Professional Standards Legislation other than for acts or omissions of financial services licensees.

property expertise

BRW.
CLIENT
CHOICE
AWARDS
australia's best professional service firms

10TH
time
Winner
Back-to-Back
2007 + 2008 + 2009
BRW Client Choice Awards

Vincents' unique and outstanding services are highly valued by our clientele, as evidenced by consecutive wins in BRW Client Choice Awards' most coveted categories in 2007, 2008 and again in 2009:

- Australia's Best Professional Services Firm (revenue \$50m)
- Australia's Best Accounting Firm (revenue \$50m)

This year's wins bring our BRW Client Choice Awards tally to ten.

BRISBANE
t 61 7 3854 4555

SYDNEY
t 61 2 9223 4455

CANBERRA
t 61 2 6257 2077

GOLD COAST
t 61 7 5570 1766