



# Property & Construction Services

Specialist expertise, integrated solutions



Audit / Tax / Advisory

Smart decisions. Lasting value.



# Specialist expertise, integrated solutions

The construction sector has come through a particularly turbulent time over the last decade. However, it remains central to the strength of the Irish economy.

In recent years the sector has been transformed, with a range of new entrants such as international funds, listed property vehicles and private equity funds challenging the dominance of the traditional property developer within the market.

With the announcement of the National Development Plan *Project Ireland 2040* and the influx of new multi-national players into the country, there are significant opportunities for companies looking to invest in property and construction projects.

The following table outlines the estimated demand against forecasted completions of residential units through to 2021. The data highlights the large shortfall in supply which creates opportunities for property companies in the market.

	2018	2019	2021	2020
<b>Estimated Completions</b>	18,000	23,000	27,000	25,000
<b>Estimated Demand</b>	35,000	35,000	33,000	33,000
<b>Shortfall</b>	(17,000)	(12,000)	(6,000)	(8,000)

As with many other industries, the construction sector is not without its challenges:

- A shortage of skilled workers
- Limited access to suitable finance
- A lack of development opportunities
- Increased competition
- Rising land and construction costs
- Increasingly tight project margins

At Crowe, we understand the issues facing the industry. Our team of specialist property and construction experts work closely with a wide range of businesses across the sector, including developers, construction firms, investors, funders, professional firms and the public sector to overcome the challenges and maximise the opportunities they face.



*“We have always found Crowe’s in-depth knowledge and experience to be of considerable assistance in maximising the various opportunities we have worked on together. Their problem-solving approach has made them a trusted advisor to our business.”*

**Padraic Rhatigan, Rhatigan Group**



# Our solutions

Our team brings together a multidisciplinary group to support your property and construction business. We specialise in providing integrated solutions with a responsive service that is centred around you and your needs.



## Financial advisory

Our property and construction advisory team assist clients through all stages of a project, from raising finance and structuring property transactions to project management and disposal, helping maximise the potential of each project.

We provide expert advice on:

- Project appraisals and cash flows
- Raising debt and equity funding
- Reviewing capital debt structures and loan covenants
- Financial management
- Financial monitoring
- Transaction due diligence
- Commercial structuring of property transactions
- Exit strategies, including sale and leaseback



## Tax

Our team of tax specialists advise clients from the early stages to ensure their project is structured tax-efficiently. We manage all your day-to-day tax compliance across payroll, VAT and RCT and advise on how to maximise return from property projects.

We provide expert advice on:

- Minimising tax costs and managing tax cash flows on transactions
- Maximising VAT recovery
- RCT compliance advice and support services
- Advice on Stamp Duty issues
- Preparation of VAT, corporation tax and income tax returns
- Payroll compliance services



## Accounting & assurance

With an in-depth knowledge of the property and construction sector, our support team ensures your business maintains accurate records and accounts and remains compliant.

Our range of accounting and assurance services includes:

- Out-sourced financial control function
- Preparation of monthly management accounts
- Internal audit services
- Statutory audit and preparation of financial statements
- Preparation and filing of company documents in the Companies Office



## About us

Established in 1941, Crowe is a leading accountancy and business advisory firm in Ireland. Throughout our 80-year history, we have developed an unrivalled understanding of the Irish business environment and built a national reputation in auditing, tax and business consultancy.

We are also independent members of Crowe Global, one of the top 10 accountancy networks in the world, with colleagues in over 750 offices across 130 countries. Through this global reach we are able to offer clients a seamless service when trading internationally.

At Crowe we pride ourselves on delivering hard-working, practical solutions to all our clients' business challenges. We help clients make smarter decisions today that create lasting value for tomorrow.

**Smart decisions. Lasting value.**



*“Crowe has been instrumental in helping us grow our business and achieve our strategic goals over the last number of years. I would have no hesitation in recommending them.”*

**Paul Conneely,  
Conneely Construction**



## Contact us

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