



SURREY PROPERTY EXCHANGE

Welcome to our property network forum, open to anyone and everyone interested in property, to share knowledge and information, gain new ideas and motivation and to offer advice.

An open, interactive networking environment can only help to create a **WIN:WIN** result for all of us!

Andrew Punter makes a very welcome return to our event this evening. He will be shining a light on the opportunities that exist to save on our **Stamp Duty** tax bills.

This particular tax is not well understood and is regarded by many as an obligatory blanket payment which can make or break many deals.

There are numerous exceptions built in to the legislation however, and Andrew will bring us the facts and offer plenty of advice, so it will be a session not to miss!

Monday 13 May 2024
Holiday Inn, Guildford
Doors open 6:00pm

TONIGHT'S MAIN SPEAKER
ANDREW PUNTER



SURREY PROPERTY EXCHANGE





**Richard
Simmons**



Good evening and welcome!

- I hope the last 5 weeks have gone well for you since our last event! Welcome to a bumper programme this evening to kick off our 14th year as an event. We begin with one of our occasional pre-event workshops, as Tariq Mubarak follows up his presentation last month with a 90 minute workshop for those who want to know more about purchase options and conditional contracts as creative strategies for tying up deals – and development projects in particular.
- Following the success of the new time slot and format, our monthly Deal Clinic session will be led by Rory O'Mara at 6.00pm this evening. With your support, we hope to run this session every month in an effort to provide help and advice for any of us, when needing some extra guidance on property deal challenges faced.
- It's good to welcome back Andrew Punter as our main speaker tonight. He will speak on behalf of Cornerstone Tax Advisors in highlighting the various ways we can save on Stamp Duty tax payments when purchasing

properties for ourselves and our clients.

- There are more changes afoot from the government with regard to planning legislation, and James Hutchison will update us all this evening. Steve Light makes a welcome return to our event to give us the latest news on the mortgage front, while Graham Faulkner will update us on the lettings front.
- We hope to have some more hot deals from the surrounding area for you to evaluate this evening. Why not grab the opportunity yourself next month? Just make contact with Claire Williams or myself by lunchtime on the day of the event and the floor is all yours...!
- Our Surrey Property Exchange club membership programme has now been running for well over a year and is going from strength to strength – you are very welcome to join if you have not done so already! A summary of the benefits of membership can be found on page 7 and on the home page of our SPE website.
- Thanks for your support this evening, which we trust has been both enjoyable and a real help to you in your own property journey. We hope you're able to join us for our mid-summer event in 4 weeks time on Monday 10 June..!

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Graham Faulkner
Branch Director



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Meet the Organising Team Members



Richard Simmons



Claire Williams



Ruth Gazzelloni



Graham Faulkner



Paul Watson



Carol Watson



Ophelia Ashitey



Pilar Walteros

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MEMBER OFFERS OF HELP AND CONTACT DETAILS

Claire Williams
07533 818415
claire@apollopropertyprojects.com

My strategies are Commercial to Residential Conversions, Serviced Accommodation, and Rent2Rent. I'm very happy to chat over coffee and share knowledge and experience. Always interested in new opportunities.

Graham Faulkner
07921 255815/01306 406506
graham.faulkner@ewemove.com

It's easy to fall foul of the mire of constantly changing legislation. I am well placed to help guide landlords in being a Sales and Letting agent within a large franchise network, as well as a property portfolio landlord myself.

John Cox
07973 309125
john@ideastorunwith.com

Focusing direct to vendor and securing planning permission for sites from £250k - £20m gross development value. Experienced in low value high yielding properties in Scotland, flips, and other creative methods. I can also help individuals or companies through my finance and insurance brokerage.

Ophelia Ashitey
07838 381665
ophelia@otkpropertiesolutions.com

I can help with electrical building services designs. Happy to share information and experiences on R2R in Guildford and to learn about HMOs and funding.

Richard Simmons
07894 645181
richard@propertyafreshstart.co.uk

Always keen to work with investors on a variety of projects in Surrey and on the East Sussex coastline. The top priorities are to add value and create desirable homes, provide win-win solutions, achieve good returns and have fun along the way!

Rory O'Mara
07747 616661
info@closedbridgingfinance.com

Join 350+ Investors. Book a 121 Finance & Strategy Review Today. 4 Hrs @ Winchester. Cover Strategy, Finance, Lunch, Follow Up call in 4 Weeks and FREE CAKE.

Pilar Walteros
07956 501082
info@mintspaces.co.uk

I can help you design/style your properties to rent, and I have R2R experience. I am a certified Wealth Dynamics Flow consultant. A WD debrief can help you understand your natural flow, and clarity on how to achieve it in your entrepreneurial journey.

USEFUL PROPERTY WEBSITES

www.spareroom.co.uk - best source for room rent info and tenants
www.gov.uk/stamp-duty-land-tax - Check the costs and rules governing stamp duty and tax.
www.gov.uk/search-property-information-land-registry - Check on ownership/titles/plans/restrictions etc at Land Registry.
www.propertychecklists.co.uk - Good site for what's happening on UK property scene.

SURREY PROPERTY EXCHANGE



Non-Members
£32 per event
£192 - 6 months

Members
£24 per event
£144 - 6 Months

Pay per event



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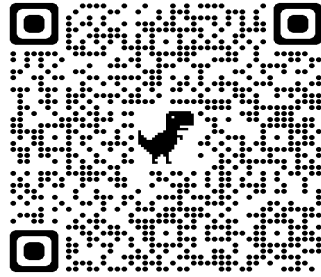


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Joint Ventures: Please do your own due diligence before embarking on any kind of joint venture with anyone. Apart from your own personal efforts, references to the following websites may be of help in understanding the current FCA legislation on Joint Ventures and also provide lots of valuable advice.

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