

### Property Action Plan—Is your Due Diligence meaningful?

The importance of a comprehensive Due Diligence process cannot be understated. **Impero Management Group** produces 3 different styles of reports for clients wanting to assess the viability of projects prior to full commitment. The *Self Contained* report is a comprehensive due diligence designed for formalized contract situations. The *Short Form Style* is ideal for the property under negotiation. The *Restricted Proforma* is often utilized by the owner of property wanting a summary assessment of his properties potential and viability.

Whatever the report, ensure that issues of time, cost, market movement and sensitivity analysis, are provided in addition to the usual “guff” that tends to fill up the pages of a Due Diligence report. Make sure the information that you are paying for is meaningful and useful, not just a page filler!

### Retailing in the 21st Century

It has often been espoused that internet shopping will be the final call of the major shopping centre, because of its convenience and time efficiency in an ever increasingly demanding world. **Impero's** opinion however is that the more technology takes hold in society and the more remote this makes us from people contact, the greater the likelihood of a counter balancing human response. Some items are particularly suited to internet shopping, however human interaction is a vital ingredient of our makeup that cannot be replaced. Shopping Centres cannot however rest on their laurels. They must recognise changes in market and product and continue to reinvent themselves and the shopping experience they offer.

### Professional Memberships

- Australian Institute of Project Management
- Registered Project Managers
- Australian Property Institute
- Registered Land Economists

### Ageing Population

It is a mistake to apply today's living standards and choices to that of tomorrow's aged. The ageing population is becoming more active, health conscious, have higher expectations of life and have more liberal thinking than past generations. They are more confident spenders and more educated about investment vehicles than ever before. These facts combine to reflect an exciting opportunity for property investment and development catering to the wants and needs of this “new” generation of aged. Resort style living, amenity, health facilities and a sense of retained independence are not issues compliant with today's retirement village life but developers need to be creative if they are to tap this growing opportunity.

### Impero Management Group — 3 years on

Impero Management Group is fast approaching 3 years in business. Time flies when your having fun! During this time we have had the pleasure of working on some major projects in the Townsville CBD, Magnetic Island, Mackay and Rockhampton. Our client base now stretches as far afield as Sydney.

Our business continues to focus on providing a complete Development Management service from advice on potential opportunities, through the entire process to completion of construction and handover. Impero is the clients “Eyes & Ears” and controls every aspect of the property development process to ensure the client has a hassle free project as possible, and enjoys the best returns available.

Questions or Comments ? Email us at [bsam9481@bigpond.net.au](mailto:bsam9481@bigpond.net.au)  
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