

ITC's Role as Pensioner Trustee

PensionProperty.ie is powered by ITC with a view to making property purchases easier. ITC has developed a series of arrangements and procedures, known as Propertyline, to ensure the process is as smooth and as straightforward as possible.

A key feature of Propertyline is the overall, comprehensive level of service through all stages of the purchase. The transaction is handled directly by ITC, which means the pension investor is free to focus on strategy.

ITC can facilitate purchases in Ireland and the UK using the Propertyline procedure. Purchasing property outside Ireland and the UK can be complicated. However, ITC has the knowledge and expertise required to provide the structure to facilitate this.

Property purchases are facilitated through ITC's unit trust structure and a specific sub-fund is established to hold each property. As a result, when borrowing to purchase a property, the other assets of the pension scheme are protected as the bank's only recourse is to the assets of the sub-fund and not to the pension itself. Furthermore, where VAT arises on a purchase, the sub fund alone can be registered for VAT instead of registering the entire pension fund for VAT.

Because ITC's unit trust structure is used, the property can be transferred to an ARF on retirement without the need to pay legal fees, Stamp Duty or Capital Gains Tax.

With twenty years' experience, Independent Trustee Company is one of the largest providers of self-administered pension structures in Ireland. Visit **PensionProperty.ie** or speak to your financial advisor today about acquiring a property through your pension fund.