

	Visuals	Voiceover
1.	As colleagues enter a Colliers office, we reveal the large exterior Colliers logo.	<i>What is it that defines us?</i>
2.	A meeting room of Colliers executives and clients. A multi-media presentation displays a vast mixed use development. A model of the development sits on the table. The client looks fascinated.	<i>Is it the clients we represent – from global brands to small businesses?</i>
3.	A Colliers colleague and client view an attractive office space together.	
4.	Impressive office or industrial property, with prominent “For Lease” signage.	<i>Is it the expert advice we provide - to property owners, occupiers and investors?</i>
5.	A Colliers advisor and very smartly dressed client agree a deal.	
6.	In a café (not an office) a client uses a Colliers app on a tablet, for instance Skyscraper Expert.	<i>Or maybe it’s our data and innovative technology, giving our clients the upper hand?</i>
7.	A meeting room/break out area with high tech video conferencing equipment. On the video-conferencing system, feeds come in from countries around the world. These show city names, like London, Sydney, Toronto, Hong Kong, New York etc.	<i>At Colliers we prefer to define ourselves not by what we do, but by how we do it.</i>

	Everyone simultaneously laughs at something that has been said – connecting in a shared moment.	
8.	Cut to: A large industrial factory space in EMEA or Americas. A small crowd is gathered for the ribbon cutting ceremony.	<i>Wherever we are, we believe we succeed only when our clients succeed.</i>
9.	A Colliers advisor smiles with pride as the ribbon is cut.	<i>It's what drives us to achieve more every day.</i>
10.	Cut to: (What looks like) A Colliers office in EMEA or Americas. A client and Colliers advisor are together, talking to an Asian colleague via video conferencing.	<i>We believe in collaborating with our global colleagues to achieve the very best results.</i>
11.	Cut to: The Asian Colliers colleague is now with the client – traveling through busy Asian traffic. They arrive at a vast piece of land. The client isn't sure. The advisor shows an impressive 3D animation on his tablet, showing how the space could be used. The client looks delighted.	<i>In thinking and acting differently to find innovative ways of solving difficult challenges.</i>
12.	Cut to: A Colliers office (Any location) A group of impressive-looking colleagues greet some clients very warmly.	<i>In investing in long term relationships - connecting with our clients as people, not corporations.</i>
13.	Now in a meeting room, they present an energy efficient development to an impressed client. Solar panels and smart	<i>And in always doing the right thing.</i>

	technology are prominent on a screen.	
14.	<p>We cut quickly between a series of scenes of colleagues demonstrating these values, ideally across world locations we have not already featured (and ideally using stock footage)</p> <p>For instance...</p> <ul style="list-style-type: none"> - Experts wear hard-hats and carry tablets on a Shanghai office development - A colleague presents a mixed use space to potential clients near Sydney Opera House - With the Eiffel Tower in view through the window, colleagues look at impressive plans for an industrial development <p><i>(NB: We'll have to research footage and re-work this section to suit available shots)</i></p>	<p><i>We're experts. We're creative, we're passionate, ambitious and enterprising</i></p> <p><i>You can define us by all of these words.</i></p>
15.	<p>We follow a client into a Colliers reception area.</p> <p>As they approach the reception desk, we see their point of view of a friendly receptionist with a prominent Colliers logo behind them – fully revealed on the word "Colliers".</p>	<p><i>Or you can define us by just one – Colliers.</i></p>
16.	<p>Our client and their host walk through an impressive and bustling open plan office space filled with energetic and diverse Colliers staff.</p> <p>They are having meetings, on the phone, video conferencing,</p>	<p><i>Wherever you do business...</i></p> <p><i>...we're there to maximise the potential of property and accelerate your success.</i></p>

	<p>looking at plans and all the other activities that would happen in that space.</p> <p>Within the scene, a large LED screen or wallchart shows a map of Colliers' global headquarters.</p> <p>The client knows they are in safe hands.</p>	
17.	<p>Logo and super:</p> <p><i>Colliers – Accelerate Your Success</i></p>	
End		