



FREQUENTLY ASKED QUESTIONS DURING PROPERTY VIEWINGS:

WHEN VIEWING READY-TO-MOVE-INTO PROPERTIES:

- ☐ How old is the property?
- ☐ When was the property last renovated?
- ☐ In what condition are the roof, plumbing, and electrical systems?
- ☐ Do the appliances have any warranties?
- ☐ What are the average monthly utility costs (water and electricity bills)?
- ☐ Does the property have any outstanding utility bills or fees?
- ☐ Are there any primary reasons why the owner is selling the property?
- ☐ Were any major works or renovations carried out on the property? If so, are they covered by a valid building permit?
- ☐ How long did the previous owner(s) live in the property?
- ☐ Are there any issues with the property that need fixing or updating?
- ☐ Is everything according to permit?

WHEN VIEWING PROPERTIES UNDER DEVELOPMENT:

<input type="checkbox"/>	What is the expected completion date?
<input type="checkbox"/>	How many units are available, and how do the prices vary?
<input type="checkbox"/>	Has the Planning Authority approved all necessary permits?
<input type="checkbox"/>	Can I make changes to the property (e.g., layout/structural changes, kitchen placement, socket placements, etc.)?
<input type="checkbox"/>	Who is the developer, and what is their reputation/track record?
<input type="checkbox"/>	What is the timeline of the development?
<input type="checkbox"/>	Will a compliance certificate be issued before the final deed?
<input type="checkbox"/>	Are there any incentives for buying early?
<input type="checkbox"/>	Who is the architect overseeing the development?
<input type="checkbox"/>	If finishes (e.g., tiles) are included in the price, can I choose the supplier myself?
<input type="checkbox"/>	What items can I personalise based on my preferences?
<input type="checkbox"/>	If the construction has not yet begun, when is it scheduled to start?
<input type="checkbox"/>	Are there any disputes or complaints from third parties (e.g., neighbours) regarding the development?
<input type="checkbox"/>	Can I make regular visits during the construction phase?
<input type="checkbox"/>	Are there any expected delays with the construction?
<input type="checkbox"/>	Are there any penalties for delays in the development?
<input type="checkbox"/>	Will the notary keep the deposit?
<input type="checkbox"/>	If finishes are included, are there any warranties, and what is covered?
<input type="checkbox"/>	What happens to my deposit if the development stops?

GENERIC QUESTIONS THAT APPLY TO ALL PROPERTY TYPES:

<input type="checkbox"/>	How long has the property been on the market?
<input type="checkbox"/>	What is the asking price?
<input type="checkbox"/>	What is included in the sale (e.g., finishes, furniture, etc)?
<input type="checkbox"/>	What is the neighbourhood like (e.g., noise levels, average age of neighbours, etc)?
<input type="checkbox"/>	What is the property's total area (i.e., square metres)?
<input type="checkbox"/>	What sustainability features are included in the property (e.g., solar panels, air purification systems, solar water heater, insulation)?
<input type="checkbox"/>	Are there any planned future developments in the area?
<input type="checkbox"/>	Are there any other interested buyers or offers? If yes, what is the current offer?
<input type="checkbox"/>	Does the property require any renovations? If yes, what are the estimated costs?
<input type="checkbox"/>	What is the asking price of nearby properties listed for sale?
<input type="checkbox"/>	What was the price of similar recently sold properties in the area?
<input type="checkbox"/>	Does the property have any ground rent that needs to be paid?
<input type="checkbox"/>	What is the expected time to move into the property?
<input type="checkbox"/>	Are there any uncertainties about the property's ownership?
<input type="checkbox"/>	Does the property have any structural problems that I should be aware of?
<input type="checkbox"/>	Does the property have a readily available architect valuation report?
<input type="checkbox"/>	Is the property eligible for any government discounts or subsidies (e.g., UCA)?
<input type="checkbox"/>	What is the expected deposit?

<input type="checkbox"/>	If I place an offer, will the seller be willing to fix a few things?
<input type="checkbox"/>	What is the expected timeline and duration of the entire process?
<input type="checkbox"/>	Does the property have any dampness, cracks, or leak issues?
<input type="checkbox"/>	Does the sale include a garage or parking space?
<input type="checkbox"/>	What amenities are near the property?
<input type="checkbox"/>	Are there any issues with flooding in the area surrounding the property?
<input type="checkbox"/>	Does the property have any disputes or issues related to building permits?
<input type="checkbox"/>	Is the Energy Performance Certificate (EPC) available?
<input type="checkbox"/>	If the property is an apartment, is there an active owners' association I can join?
<input type="checkbox"/>	In the case of apartments, how many units does the block consist of?
<input type="checkbox"/>	Are there any restrictions for renovating or extending the property?
<input type="checkbox"/>	Does the property have a lift? If yes, what are the associated costs?
<input type="checkbox"/>	What type of construction material is used?
<input type="checkbox"/>	Is the property part of a condominium? If yes, what are the associated costs?
<input type="checkbox"/>	In which direction does the property face? Does the property receive natural light, and if yes, to what extent?
<input type="checkbox"/>	Can I speak directly with the owner/seller for further clarification?
<input type="checkbox"/>	Will I have any rental or resale restrictions?
<input type="checkbox"/>	What other costs are associated with the property purchase?