



AVOID A HOUSING HEADACHE

Get it Right First Time

“24-Point Get it Right First Time Checklist”

The Property

- Are the properties covered by the 10-year Homebond guarantee or an equivalent guarantee? Yes No
- Has the property been certified, by a suitably qualified person, as being built in compliance with the relevant building regulations? Yes No
- Has the property been certified, by a suitably qualified person, as being in compliance with all the conditions of the planning permission? Yes No
- Has the property been constructed to a high standard using skilled craftsmen? Yes No
- Has the property been constructed using traditional materials and methods? Yes No

The Development & Management Company

- Are the open areas in the development completed and maintained to a high standard? Yes No
- Is the infrastructure of the development completed and maintained e.g. sewage systems, footpaths, roads, street-lights? Yes No
- Are you satisfied that there aren't a high number of properties for re-sale within the development? Yes No
- Has the street-lighting been approved by the ESB and adopted by the local council? Yes No
- Are you satisfied that the development is complete or active and isn't a ghost estate? Yes No
- Is it a condition of each and every purchaser's contract that you become a member of the Management Company on signature of the contract? Yes No
- Is the Management Company operated by a professional and pro-active Management Agent? Yes No
- Does the Management Agent provide annual budget and expenditure records on behalf of the Management Company? Yes No
- Does the Management Agent file accounts on behalf of the Management Company in accordance with Company Law? Yes No
- Are the entrance walls / railings regularly painted and maintained? Yes No
- Is the grass cut, litter collected and weeds controlled in the public areas on a regular basis throughout the year? Yes No
- Does the Management Company have public liability insurance cover for the public areas in the development? Yes No
- Is there provision within the management fee for maintenance of mechanical plant or equipment i.e. pumping stations, sewage treatment plant, children's play area? Yes No

General

- Is the development situated in a good quality location? Yes No
- Are you aware of the ownership profile of the development i.e. what is the ratio of owner occupiers to investors? Yes No
- Are there any independent mortgage advisors available to assist with any financial queries? Yes No

The Developer

- Has the Developer got an active and dedicated staff of professionals to deal with your queries? Yes No
- Does the Developer have a reputation in offering a good level of after sales service? Yes No
- Has the Developer got a reputation for completion of their developments to the highest standard? Yes No

If the answer to any of the above 24 questions is NO, the Purchaser should satisfy themselves as to the implications of this, so they potentially *Avoid a Housing Headache*.