

Online tools to Property Scouting

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The problem is exacerbated for overseas buyers. However, there are online tools that can help the buyer in checking the different aspects of the property investment,

1. The buyer must check with the Housing and Land Use Regulatory Board whether the seller or developer has a License to Sell and/or Development Permit. The license must be current and specific for the condominium or subdivision they're selling. It also has a list of registered real estate brokers, companies and salesmen.

2 The buyer can use Google Earth to check the location of the real estate or subdivision. Most location maps provided by developers are disproportionately inaccurate.

They highlight key locations to create an impression that they're much closer to the subdivision or condominium. In Google Earth, the buyer can check the actual distance and accessibility of the development site.

3 The buyer can also check websites of other real estate firms to check the prices of nearby properties. For instance, <http://www.islandsproperties.com> has listings of condominiums for sale and for rent. Its information is useful, especially if the buyer intends to rent out the property.

4 The buyer can also ask banks about foreclosed properties. Banks tend to provide more accurate descriptions of the status of property and prices are typically lower. They also provide information on how to get a housing loan.

5 The buyer can check the websites of various government agencies and local government units for projects and plans that may affect the property value. A good example is the website of Dipolog City Government, it has information on schools, hospitals and churches in each and every barangay (town).

It also provides information on services provided by the city government. Check it out.