

Investment Property Screening

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	yes	no
1. Is the intended/current use consistent with the zoning?		
2. Is the vision for the planned project compatible with the master plan?		
3. Has a final building permit been issued?		
4. Which building law procedure applies to the project to be developed (building notice under section 62 of the Vienna Building Code, simplified building permit procedure, regular building permit procedure)?		
5. Is an environmental impact assessment required?		
6. Has a full notice of completion, including the required annexes and approvals, been issued?		

	yes	no
7. Do any actionable contractual claims arise from the construction of the project (e.g. assignment of warranty claims against contractors, guarantee of essential characteristics of the project property, etc.)?		
8. Which tenancy law provisions (full exemption, partial or full application of the Austrian Tenancy Act) apply to the project to be developed?		
9. Is the property being sold on the basis of a compliant tender procedure or on the basis of an independent expert evaluation obtained prior to negotiations that meets the requirements of the Notice on the notion of State aid?		
10. Have the necessary approvals been granted by the sellers (e.g. resolution of the municipal council, etc.)?		
11. Is a land transfer permit required or can it be obtained by law?		
12. For existing buildings: Is there a risk of an official repairs and maintenance order and do the costs of this need to be factored in?		

* This checklist is intended to provide an overview of questions that may arise during a real estate development project and should not be construed as exhaustive. No liability is assumed for the content or completeness of the roadmap. Individual consultation is recommended on all aspects of this road map.

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