

Must Have	Nice to Have	Deal Breaker
[Location] ≤10 min walk to groceries/retail (e.g., Festive Walk area)	[Location] Direct covered access to mall/retail (arcade or link bridge)	[Legal] No DHSUD LTS or unclear permitting status
[Location] Well lit sidewalks, safe crossings; CCTV presence on routes	[Location] Unobstructed park/city view; away from loading bays/vents	[Developer] Construction stoppages or chronic delays without clear remediation
[Location] Flood free micro site; outside high risk flood zones	[Location] Within 15–20 min of hospitals/schools via non congested routes	[Site] Recurring flooding or drainage problems reported by residents
[Location] Public transport access ≤5 min walk (modern jeepney/taxi bay/Grab)	[Product] Corner unit or wider frontage for better daylight	[Site] Adjacent to loud mechanicals (gensets/chillers) or event stage
[Location] Nighttime safety: active frontage, guards, lighting	[Product] Balcony or Juliet window for ventilation	[Building] No backup power to outlets (only common areas)
[Product] Unit size meets need (≥30 sqm studio / ≥38 sqm 1BR / ≥55 sqm 2BR)	[Product] Induction ready kitchen with adequate counter & storage	[Building] Persistent low water pressure / tank issues
[Product] Orientation avoids harsh PM sun (NE/E preferred) or has shading	[Product] Provision for water heater in bath & kitchen	[Building] Poor elevator count/maintenance; frequent breakdowns
[Product] Operable windows; decent natural light (window area 10% of floor)	[Product] Smart lock & smart home ready (switches/sensors)	[Building] Safety lapses: blocked fire exits, missing sprinklers/detectors
[Product] Split type AC provision with condensate drain & outdoor unit slot	[Product] Acoustic treatment on walls/doors; solid-core main door	[Community] Property management with documented unresolved complaints
[Product] Dedicated washer area/drain & 20A outlet	[Connectivity] 5G indoor signal; wired LAN ports in living/bed	[Policy] Short term rentals strictly prohibited when investment requires it
[Product] Ceiling height ≥2.5 m	[Building] Co working lounge / library room	[Policy] Hidden fees or unclear dues structure/escalation clause
[Product] Space for full height wardrobe + fridge + 2 seater dining	[Building] Mail/package lockers; concierge for deliveries	[Unit] Ceiling height <2.4 m
[Connectivity] Fiber internet ready (at least 2 ISP options)	[Building] EV charging in parking or future proofed electrical capacity	[Unit] Layout forces bed against AC or blocks wardrobe opening
[Building] 24/7 security, CCTV, RFID access to lobby/elevators/floors	[Building] Dedicated Grab/taxi lay by, loading/unloading bay	[Unit] Direct west facing glass without shading; excessive heat gain
[Building] Backup power: 100% common areas + ref/outlet + 1 bedroom outlet (min)	[Amenities] Kiddie pool + playground; outdoor fitness area	[Unit] Beside garbage chute/compactor room (odor/noise risk)
[Building] Fire safety: sprinklers, smoke/heat detectors, 2 fire exits within code	[Amenities] Function rooms with pantry for small events	[Unit] Window facing solid wall at very short distance (poor daylight)
[Building] Elevator ratio reasonable (≈≤100 units per elevator)	[Sustainability] Rainwater harvesting/greywater reuse for plants	[Connectivity] No fiber provision; single ISP only
[Amenities] Functional gym or pool (at least one), clean changing rooms	[Sustainability] Energy efficient lighting in common areas	[Financial] Association dues projected >₱180/sqm/mo without clear value
[Community] Professional property management with local track record	[Community] Pet friendly with pet wash or relief area	[Financial] Turnover balance or VAT/closing costs not disclosed early
[Policy] Long term rentals allowed; written policy provided	[Community] Active community events/HOA transparency dashboard	[Documentation] Refusal to provide spec sheets, LTS number, or sample CTS/DOAS
[Parking] Option to buy/rent parking; 24/7 access	[Policy] Daily rentals permitted or building with condotel component (if investing)	
[Legal] DHSUD License to Sell (LTS) verified; docs on file	[Financial] Early payment discounts; low penalty charges	
[Legal] Clear turnover window stated in contract; finishing specs attached	[Handover] Option for turnkey furniture packages	
[Financial] DP schedule within budget; bank tie ups available	[Resale] Developer has strong resale market perception/history	
[Financial] Association dues within target (e.g., ≤₱120/sqm/mo, sample)	[Noise] Buffer from bars/late night venues; double glazed windows	
[Handover] Snagging/punchlist process with re inspection allowed		