

# Homebuyers Pressure Group Asks

*The Homebuyers Pressure Group's next meeting with Mr Murat was arranged for 10am on Tuesday 3rd October 2006 and we handed him our list of general questions so that he can be more prepared for that meeting. As he pointed out he is a lawyer and a politician: so we should trust him*

1-Explain the stages of the Permission to Purchase process and the reason for each stage.

2-Foreigners now have to submit a Police Reference with their Application, how has this helped the process?

3-Is any follow-up carried out by your department on each of the stages?

4-What is the purchase entitlement for foreign buyers?

5-Is a married couple classified as a single buyer?

6-If a problem is discovered with the PTP application who is informed of this. Is any follow-up carried out to ensure that the application proceeds.

7-What happens if a buyer has paid in full for their property and taken possession and are then refused PTP?

8-If a purchaser has employed a third party to handle their PTP application do you think that this third-party should be held responsible if:

- they delay in submitting the application.
- they do not respond to queries from your department regarding the application.
- they do not inform the purchaser when PTP has been approved.

9-If a PTP application takes a considerable time to process, due to no fault of the purchaser, and property values have increased during that time span, who should be responsible for the increase in tax payable?

10-Do you think the current Permission to Purchase process works for the foreign investor, the construction industry and the TRNC as a whole?

11-If, as the government states, foreigners should wait until they receive PTP approval, how do you think this would work?

12-Do you think it is the responsibility of the Estate Agents and Lawyers to inform foreign purchasers that it is against the law to proceed with the purchase until they have received permission to purchase?

13-Why are estate agents allowed to market properties to foreigners that are not eligible for purchase by them and why do lawyers allow the sale of such properties to proceed?

14-The government is aware that there is a vast amount of illegal building work being carried out. What are they doing to rectify this?

15-Is it against the laws of the TRNC to commence construction prior to receiving a full Building Licence? If YES, why are these people not charged with breaking the law.

16-Do you think building should commence before water and electric have been supplied to the site?

17-Do you think the Property Sales Agreement which is drawn up by a lawyer between the seller and purchaser is legal and binding by both parties?

18-Why is the land owner not required to submit the original Koçan with the building permission application or in exchange for the building license?

19-Should it not be a requirement to sub-divide the land into each property plot prior to marketing?

20-If a Building License is granted and the builder subsequently changes the design of the property what is the process?

21-Why are Building Permit Applications not published in the TRNC newspapers to allow citizens and residents lodge their objections to the proposed building.

22-If a purchaser has paid for a property that is later condemned as unsuitable for habitation due to incorrect structure, unsafe electric installation, improper plumbing, etc do you think that purchaser should receive a full refund (at current market value) plus damages from the builder?

23-Is there any formal Town and Country planning for the Kyrenia District? If so, why is it not readily available to potential purchasers?

24-Are there any restrictions on when construction work can be carried out during the day and night? If so, are they enforced?

25-Explain how Specific Performance

Law works. Is it of any benefit to foreigners?

26-When is the new government department to deal with property problems being opened?

27-What controls and regulations are forthcoming to safeguard foreign property investors.

28-What is the current situation with Aga Developments? When will all the Aga properties be completed. When will the government issue Aga buyers with the proposed "Certificate of Ownership".

29-Why are all buyers not issued with a Certificate of Ownership?