

Legalisation and heritage assessment

English language

1. Introduction

- Object description (type, size, year of construction, location).
- Purpose: to regularise legal status, increase market value and enable bank financing.

2. Legal status – initial situation

- Cadastre (current entry).
- Land registry (ownership, encumbrances).
- Existing permits and project documentation.

3. Analysis of discrepancies and risks

- Differences between actual state and records.
- Risks for owner, buyer and bank (limitations on sale, mortgage, further development).

4. Legalisation plan – detailed timeline

- Preparation phase (engineer's inspection, survey of actual state, energy certificate).
- Submission to the competent authority – expected processing times.
- Registration in cadastre and alignment with the land registry.

5. Heritage / conservation framework

- Protection status of the location (inside/outside protected area).
- Works allowed without special heritage consent (internal changes, smaller exterior works).
- Works requiring heritage opinion (extensions, change of volume).

6. Financial overview

- Detailed cost table (each step itemised).
- Value before and after legalisation (€/m², total value).
- Simple ROI: cost of legalisation vs. value uplift.

7. “What-if” scenarios

- If legalisation is not done (discount on price, limited liquidity).
- If legalisation is combined with minor renovation (additional upside in value).

8. Conclusion and recommendation

- Whether to legalise now, and in what sequence and timeframe.
- Clear, actionable to-do list for the owner.