

## **BARCLAYS PROPERTIES MARCH 2009 NEWSLETTER**

Over the past year, as we are well aware the Notary, Town Hall, Land Registry office and Suma have become extremely strict on the rules and regulations regarding certain matters.

### **Re-Registering properties**

Any building work, that has been carried out and does not coincide with the original square meterage stated on the deeds, not only has to be declared on the title deeds as previously required but along with this now is required a model 902 form for the Suma office (another new document).

If the meterage is not declared (in which is required on the sale of your property) and the model 902 form is not presented you will be unable to apply for a “cedula”, (licencia municipal de primera ocupación o segunda ocupación). If the Cedula is not presented at Aguaguest within the 15 days required, they will then disconnect your water.

On obtaining the “cedula” the Town Hall will pay a visit to the property to inspect that all building work coincides with your planning permissions and is within the laws and regulations of the Town Hall.

If anybody is looking to renew their cedula once it has expired all the above legal steps will have to be taken. This also will include glazed in porches and conservatories on solariums i.e. Julias and Isabels these will require planning permission in which the Town Hall class as minor building work to major building work, therefore needing an architect's descriptive memory certificate.

We have incurred a problem with Marina del Mar phases II, III, IV and V. The original promoter used up all of the square meterage permitted, not leaving any extra meterage to extend these properties, therefore no conservatories or glazed porches can be legalized to the above phases.

This is causing a considerable amount of problems with the proprietors, as many people have undertaken this type of work and at the time cedulas or model 902 forms were not required. Therefore the majority did not apply for permission as this was classed as removable construction and was at this time debatable.

If you are selling or going to sell your property with Barclays Properties we will quite happily guide you through this jungle of obstacles.

We are in the progress of having a meeting with the Technical Architect of the Town Hall and our Solicitors to establish if a solution can be found.

Please be aware, all building work should be declared on your deeds and registered with the land registry office. Any building work that has been carried out will require planning permission, licences and a final de obra.

If you are not in possession of any of these documents we will be more than happy to obtain these on your behalf.

We can also declare the building work on your title deeds, at the Land Registry and Suma office on your behalf.(obviously there will be a charge for this).

Kind Regards,  
Barclays Properties