

BARCLAYS PROPERTIES SEPTEMBER 2009 NEWSLETTER

Certificado Final de Obra

Certificado Final de Obra is an official certificate issued by an Architect, confirming the construction is completed.

Whether you have had a property built or an extension to your existing property, you will require the following:

- The plans from the architect, stamped with the official stamp from the College of Architects. This is a large A4 book; there should be three copies of this, one for the Town Hall, one for the builder and one for you.
- Original licence, from the Town Hall.
- Original Certificado Final de Obra.

Only with the above will you be able to declare the building work onto the deeds.

Without the Final de Obra, it is absolutely impossible to declare your building work at the Notary.

The only Architect able to issue the Final de Obra is the Architect who drew and signed the plans.

They normally charge is anything from 300Euros – 1.500 Euros, from my knowledge.

This document is also required to claim back any bond in which you may have paid to the Town Hall, whilst your building work was carried out.

If anyone is under the impression that they have their building work declared on the title deeds, please check your deeds, it will state quite clearly under a heading of: DECLARATION DE OBRA NUEVA.

I hope this has been of help.

We can answer any queries on this matter, only with clients whom have purchased or had construction work with Barclays Properties or Barclays Constructions. You will need to email us directly at info@barclaysproperties.com

Yours faithfully

Simone Watson