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Prior to initiating any construction works, certain stages have to be undertaken in view of obtaining the necessary approvals from the local public administration bodies. The legislation underlying the issuance of such administrative deeds is Law no. 50/1991 on the authorization related to the performance of construction works, as republished in Official Gazette no. 933/13-10-2004 (thereinafter referred to as "Law no. 50/1991"). Order MLPAT no. 91/1991 on the approval of the forms, authorization procedure and content of the documentation provided by Law no. 50/1991, and the norms issued by the local public administrations. The administrative deeds referred to herein below are the town-planning certificate and the building permit. Both documents are issued by the local public authority with jurisdiction on the location where the building is desired to be erected. The town-planning certificate is a document informing the applicant on the elements specific to the legal, economic and technical regime of a real estate, established by the town-planning and territory arrangement documentations, as approved and endorsed according to law. The town-planning certificate shall include a list of all the legal endorsements required in view of authorizing the building.

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