

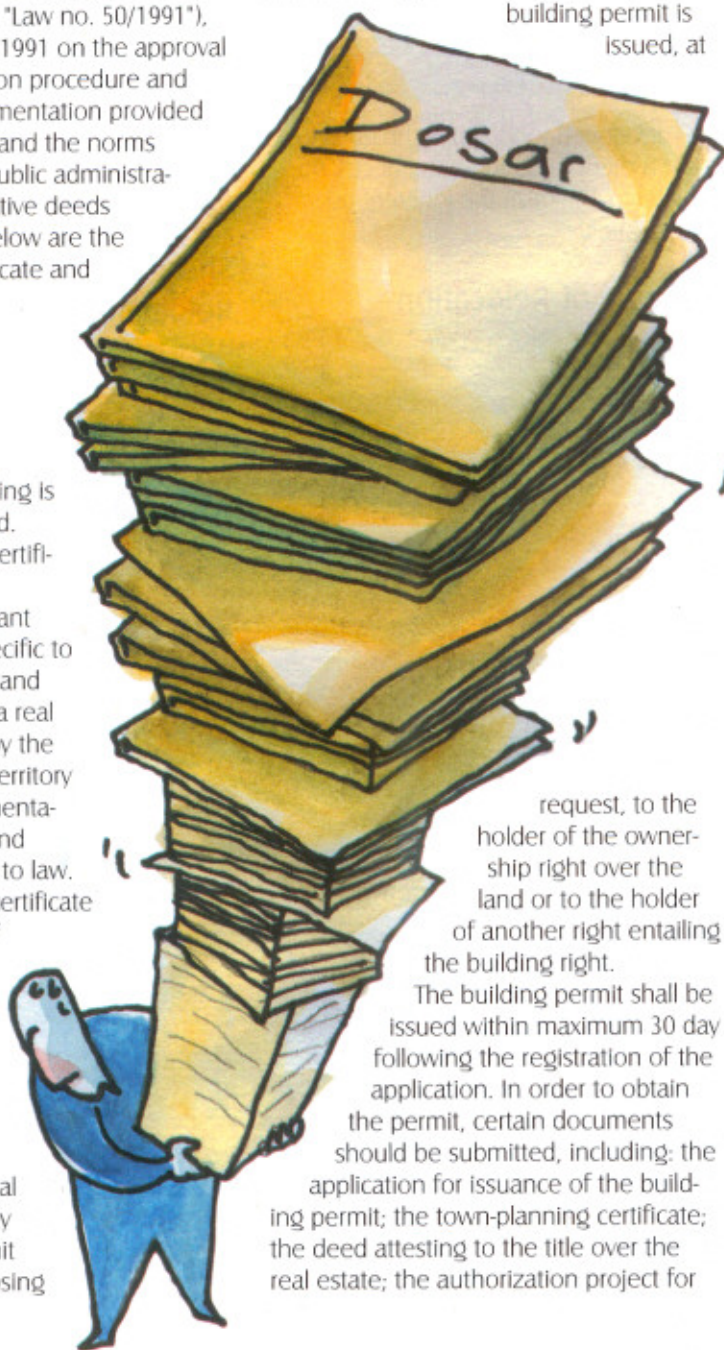
Preliminary Documents Required For the Initiation of Construction Works

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. 933/1310.2004 (hereinafter referred to as "Law no. 50/1991"), Order MLPAT no. 91/1991 on the approval of 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. In order to obtain the town-planning certificate, the natural person or legal entity applicant shall submit an application enclosing

both the identification elements of the real estate in relation to which the town-planning certificate is applied for, and the elements defining the purpose of the application. Mention should be made that the town-planning certificate does not grant the right to perform construction works, its obtainment being only a preliminary step in obtaining the building permit. According to Law no. 50/1991, the building permit is issued, at

the execution of construction works; the necessary legal endorsements and approvals set forth in the town-planning certificate; the evidence attesting to the payment of the legal fees.

This enumeration is for reference purposes only and may be of help in the first stage. We mention this because the building authorization project (PAC) consists of a set of documents and endorsements, out of which we enumerate only some of them: regional/detail town-planning endorsement, endorsements issued by the utility providers, the real estate status plan indicating the identification of the parcel, location of the buildings, distance between the building and vicinities etc. The validity term of the building permit is established by the issuing authority, but it shall not exceed 12 months as of its issuance date, in which interval, the applicant shall have to initiate the building works. Failure to initiate the works within this validity term shall result in the loss of the permit's validity, another permit being required to be issued. Prior to initiating the performance of the building works, the holder of the permit shall notify both the authority that issued the building permit and the territorial construction inspectorate on the date when the construction works shall be initiated. Otherwise, if it is established that the construction works were initiated without notification, the initiation date of the construction works shall be deemed as the day immediately following to the issuance of the permit. Also, mention should be made that, according to Law no. 50/1991, the initiation of the works without a prior notification shall be deemed as a misdemeanor and sanctioned by a fine. Therefore, if you intend to initiate the extended procedure for the authorization of the construction works, we recommend you to resort to the services of a specialized company, such as a construction or architecture company.



request, to the holder of the ownership right over the land or to the holder of another right entailing the building right.

The building permit shall be issued within maximum 30 day following the registration of the application. In order to obtain the permit, certain documents should be submitted, including: the application for issuance of the building permit; the town-planning certificate; the deed attesting to the title over the real estate; the authorization project for