

GARRIGUES

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# Regulatory challenges on real estate projects

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# A few words about Chile

## ¿Where are we?

Chile is currently undergoing a process of constitutional debate and a discussion of the model

# Brief Perspective on Colombia

- 1 Urban development license
- 2 Land use planning
- 3 Greater citizen participation
- 4 Stability of urban development licenses

# Colombia

Some challenges, regulatory and environmental requirements in Colombia :

- **Compliance with construction regulations**
- **Changes in the regulatory framework**
- **Citizen participation**



# Colombia:

## Opportunity

Real estate developers in Colombia that are aware of applicable regulations and standards, with the ability to anticipate and adapt to regulatory changes, whose projects are developed taking into account the opinion of the local community will be able to guarantee the viability and sustainability of their projects.

If they add compliance with international standards in terms of sustainability, energy efficiency and environmentally friendly design, this will make them attractive and eligible operations for foreign investors and financiers



# Brief Perspective on Perú

- 1 Construction or building license
- 2 Environmental impact assessment system
- 3 Impact on areas of archaeological, historical or cultural interest
- 4 Construction licenses and their legal stability





# Perú

Some challenges, regulatory and environmental requirements in Perú:

- **Environmental Certification**
- **Citizen participation**
- **Protection of cultural heritage**

# Perú:

## Opportunity

Real estate developers in Peru must manage a number of regulatory and environmental requirements and challenges that must be met in order to successfully and sustainably carry out their projects. If the energies and management are properly conducted for full compliance with building and zoning regulations, involving the community in project planning and fully complying with sustainability standards and protecting cultural heritage, projects will be executed without major difficulties.





# Brief Perspective on Spain

- 1 Regulatory changes
- 2 Industry requirements
- 3 Maintenance of certifications
- 4 Green financing or Green Loans

# Spain:

## Opportunity

In Europe, the building sector accounts for 40% of the European Union's total energy consumption.

In a context in which the EU and EU countries are promoting measures to reduce the EU's energy dependence and greenhouse gas emissions, the implementation, in the building sector and in residential projects, of measures to reduce energy consumption and tending to reduce the energy consumption of buildings and residential projects, could lead to a reduction in the energy consumption of the building sector.



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