

**GRAU EN ARQUITECTURA TÈCNICA I EDIFICACIÓ**  
**Trabajo Fin de Grado**

**URBANISM STUDY. PRACTICAL EXAMPLE OF AN EXPROPRIATION IN THE AREA OF SAGRADA FAMILIA**

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**Convocatoria:** Gener 2019



## OVERVIEW

This project tries to explain what expropriation is, the laws that regulates it, from the State laws to autonomic laws, making an explanation of that laws with the different urbanistic tools implicated on the matter. The first part consists in an explanation of all that laws, regulations and tools and the second part a practical example in the city of Barcelona, specifically in the area of Sagrada Familia, affected by the Plan General Metropolitano.

The idea of the practical example is to have a view of the process that city makes in reality to make it so. I have found some troubles to achieve that, all the data is from public statements, like Catastro, but the data cannot be adjusted to reality, to make a good valuation, we should address to Registro de la Propiedad or access the buildings affected, that's a thing I couldn't do, problems with neighbors or the impossibility to ask in the Registro de la Propiedad for data free of charge.

Although all of this, the procedure is there, and you can follow it to make an idea of it and see that the price offered can be very good and inside the market parameters.

The main idea of this project through showing the process and the prices offered to the owners is to finish with the idea that normally people have of this administrative procedure and by the other way, how expensive can be for a Council to expand its public field or to make new areas for the neighborhoods. Specially one like this, in Sagrada Familia, where exists a great conflict with the idea of expropriation between the neighbors and the administration. We must think that this field is classified as public since 1976 when the first PGM was approved and stills undone.

The legislative part it's done as a reference to know which laws affect us and we must know them, but it's a lawyers job to verifies them, we as technicians would be able to work as appraiser, very common in private life and seen in new real estate to valuate them when we ask for a mortgage, but there's a possible way of work in public administration as appraiser too, maybe a little bit unknown.

## ÍNDEX

1	INTRODUCTION	3	4	PRACTICAL EXAMPLE OF AN EXPROPRIATION	17
2	Urbanism. A quick overview of Spanish and Catalan urban legislation		4.1	Expropriation process in the area of Sagrada Familia.	19
2.1	What is urbanism for? Concept and goals	4	4.2	Expropriation area	21
2.2	Distribution of legislative powers between the State and the Autonomous Communities in matters of urban planning, housing and territorial organization	5	4.3	Calculation of base Price. Método comparación y Método de Reposición.	29
2.3	Urbanism Procedure		4.4	Rentals and companies affected	34
2.3.1	Concept of <i>urban execution</i>	6	4.5	Final conclusions of cost.	35
2.3.2	Scope of an Urban Plan: Isolated actions or delimitation of action industrial estates	7	5	CONCLUSIONS	36
2.3.3	Execution systems and methods	7			
2.3.4	System procedure and action method	8			
3	EXPROPIATION				
3.1	Concept of expropriation	8			
3.2	Normative framework of forced expropriation				
3.2.1	Constitución española de 1978 Spanish Constitution of 1978	9			
3.2.2	National regulation	9			
3.2.3	Regional regulation				
3.3	Expropriation elements	10			
3.4	Expropriation process	10			
3.4.1	General expropriatory procedure	11			
3.4.2	The compensation payment and the seizin	13			
3.5	Determinación del justiprecio: evaluation criterio	13			
3.5.1	Determination of the compensation	13			
3.5.2	Criteria for the assessment of the JustiPrecio	14			
3.5.3	Building Valuation Methods	14			
3.6	Novedades legislativas sobre el derecho al realojamiento. El Decreto HAUS	16			

## INTRODUCCIÓ

Urbanism is part of our lives, that we don't concern about it in our day a day, but totally necessary to live, coexist and organize all the elements that compound a city, such as where or why to build a block of 20 floors in certain area or a chemistry industry. It all searches a common good for the city, an organization with a coherent structure. To reach that objective the Administration has tools to make it so, such as Expropriation, which is the main theme of that project. Through a practical exemple of expropriation, I try to explain how an expropriation works in the city of Barcelona, putting in practice the laws and regulations we have in Barcelona and Spain, like *Ley del suelo* approved in 1956, where it's explained what is an expropriation, how it should be to put on practice, which cases can be expropriated, how to rate that expropriation. Also the regulations that the Council of Barcelona has on its own to regulate urban land with it's encodings. With all these tools, Laws, regulations, I am going to execute an expropriation in the area of Sagrada Familia of Barcelona, according with the real process that the Council uses, through the company Bagursa, responsible of study, rate and propose. At the end of that project we will find an economical value and all steps needed to give a proposal to the neighbors affected as if I am an employee of Bagursa responsible of that study with it methods and procedures.



1.1 Aerial photograph of Eixample, area of Sagrada Familia

## 2 Urbanism. A quick overview of Spanish and Catalan urban legislation

### 2.1 What is urbanism for? Concept and goals

*“La naturaleza prepara el sitio, y el hombre lo organiza de tal manera que satisfaga sus necesidades y deseos”.*

*Paul Vidal de la Blache*

Urbanism are the disciplines that study the human settlements for its diagnostic, comprehension and intervention, the urbanism uses the urban geography as a tool, and tries to understand the urban procedures to planificate interventions to design the space.

It's final objective is the design and construction of a city, the search for harmony between the elements which compound it and live within it, where to build a house, where a park, where a industrial company, all in benefit of the common good.

Since beginning of the cities, we have seen that, although nowadays we have laws and norms that tell us how to design and built, along the history there has been that thought of order. There was a place to settle every service or structure needed in the city. To not extend to much in that matter, due to not is concern technically with the matter, such talk with an example we all know and affect us very near, *Plan Cerdá*.

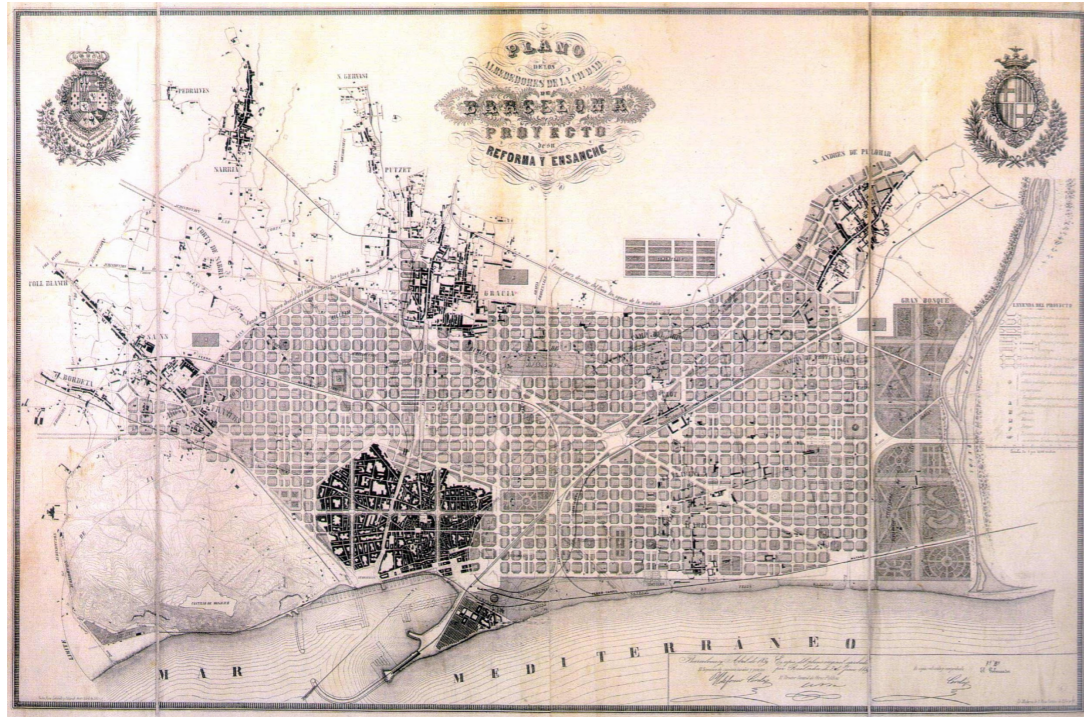
As we know, *Plan Cerdá*, supposed a total conversion of the city, it was focused on the medieval city, with the city build inside the walls and the limitations it implies, in growth and health. It connected the surrounded villages creating an ordered city.



1. Medieval city of Barcelona inside the walls

That's a clear example of the searching of harmony in a city, how *Cerdá* thought that the city could be, so all the elements that live and interact in it should live and coexist. That was a big step for a city like Barcelona, that since then changed the idea of the *closed* city, surrounded by walls and with no criteria to build. Appeared the needed to demolish certain buildings to create that city, here's where expropriation appears and we'll see what it is and how does it work.

As we will see, expropriation is a tool the administration uses to change the city, to adapt it to the new necessities.



2. Drawing of Barcelona, we can see the Plan Cerdá and the medieval city.

## 2.2 Distribution of legislative powers between the State and the Autonomous Communities in matters of urban planning, housing and territorial organisation

Legislative power about urbanism has been attributed to the Autonomous Communities, as shown in the Spanish Constitution (articles 148.1.3 and 149.1) and in the autonomy statutes.

The Autonomous Communities (we will refer to them henceforth as A.C.) have exclusive legislative power in matters of territorial planning, urbanism and housing, which means two things: that they have the leading role in the design of the territorial and urbanistic strategies of their respective territories, as well as in the configuration of a city's model of creation and that the land transformation processes and acquisition of urbanistic facilities depend therefore on them.

The State, for its part, holds the power and title that allow it to condition and influence urban policy, without this meaning that it becomes a matter shared between the two.

Through these three following state competences, the State can legitimately and punctually interfere in matters of urbanism:

- basic conditions of the exercise of urban property rights and the fulfilment of the social function
- forced expropriation and respective requirements of housing assessments
- system of administrative responsibility

All of these three competences concentrate on urbanism in the subjective sense of this term, on the citizen's basic rights and duties and, essentially, on propriety and its guarantee system (compensations and procedures).

Thus, the state legislator establishes a framework and in that way, reducing the freedom of political choice of the Autonomous Community and its right of own urban law. The plurality that resides in the autonomic principle is not that radical because of this state framework, which, however, does not get to transform it into a shared competence, nor, consequently, does it impose or legislate for a single and uniform model of urbanism.

By way of synthesis, as a result, it can be said that the Autonomous Communities are responsible for the legal creation of the urban planning model and the territorial strategy in their respective spheres. The State is, on the other hand, responsible for establishing a broad framework, which conditions, but does not replace, the order strictly urbanistic, as well as the production of certain sectoral rules or decisions with territorial or spatial impact.

According to the above, nowadays it exists the following laws that affect in matters of urbanism, housing and territorial planning:

### National laws:

- *Constitución española de 1978 (art. 33, 50, 148, etc.)*
- *Real Decreto Legislativo 7/2015, de 30 de Octubre, por el que se aprueba el texto refundido de la Ley del Suelo y Rehabilitación Urbana*
- *Real Decreto 1492/2011, de 24 de octubre, por el que se aprueba el Reglamento de valoraciones de la Ley de Suelo.*
- *Ley de 16 de diciembre de 1954, de Expropiación Forzosa.*

### Regional laws (for each Autonomous Region):

ANDALUCIA	<ul style="list-style-type: none"> <li>- Ley 7/2002 de 17 de Dic C.A. Andalucía (Ordenación urbanística).</li> <li>- Decreto 60/2010 de 16 de Mar C.A. Andalucía (el que se aprueba el Reglamento de Disciplina Urbanística de la Comunidad Autónoma de Andalucía).</li> </ul>
ARAGÓN	<ul style="list-style-type: none"> <li>- DLeg. 1/2014 de 8 de Jul C.A. Aragón (TR. Ley de Urbanismo).</li> <li>- Decreto 52/2002, de 19 de febrero, del Gobierno de Aragón, por el que se aprueba el Reglamento de desarrollo parcial de la Ley 5/1999, de 25 de marzo, Urbanística, en materia de organización, planeamiento urbanístico y régimen especial de pequeños municipios.</li> </ul>
PRINCIPADO DE ASTURIAS	<ul style="list-style-type: none"> <li>- DLeg. 1/2004 de 22 de Abr C.A. Asturias (Texto Refundido de las disposiciones legales vigentes en materia de ordenación del territorio y</li> </ul>

	urbanismo). - Decreto 278/2007 de 4 de Dic C.A. Asturias (Reglamento de Ordenación del Territorio y Urbanismo)
ISLAS BALEARES	- Ley 12/2017 de 29 de Dic C.A. Baleares (Urbanismo).
CANARIAS	- Ley 4/2017 de 13 de Jul C.A. Canarias (Suelo y Espacios Naturales Protegidos).
CANTABRIA	- Ley 2/2001, de 25 de junio, de Ordenación Territorial y Régimen Urbanístico del Suelo de Cantabria.
CASTILLA LA MANCHA	- DLeg. 1/2010 de 18 de May C.A. La Mancha (TR. Ley de ordenación del territorio y de la actividad urbanística).
CASTILLA Y LEÓN	- Ley 5/1999 de 8 de Abr C.A. Castilla y León (Urbanismo). - Decreto 22/2004 de 29 de Ene C.A. Castilla y León (Reglamento de Urbanismo).
CATALUÑA	- DLeg. 1/2010 de 3 de Ago C.A. Cataluña (TR. de la ley de urbanismo). - Decreto 305/2006 de 18 de Jul C.A. Cataluña (Reglamento de la Ley de Urbanismo). - Decreto 64/2014 de 13 de May C.A. Cataluña (Reglamento sobre protección de la legalidad urbanística).
EXTREMADURA	- Ley 15/2001 de 14 de Dic C.A. Extremadura (Suelo y Ordenación Territorial). - Decreto 7/2007 de 23 de Ene C.A. Extremadura (el que se aprueba el Reglamento de Planeamiento de Extremadura).
GALICIA	- Ley 2/2016 de 10 de Feb C.A. Galicia (Suelo). - Decreto 143/2016 de 22 de Sep C.A. Galicia (Reglamento de la Ley 2/2016, del suelo).
MADRID	- Ley 9/2001 de 17 de Jul C.A. Madrid (Suelo).
NAVARRA	- DF. Legislativo 1/2017 de 26 de Jul C.A. Navarra (TR. de la Ley Foral de Ordenación del Territorio y Urbanismo).
PAÍS VASCO	- Ley 2/2006 de 30 de Jun C.A. P. Vasco (Suelo y Urbanismo). - Decreto 123/2012 de 3 de Jul C.A. P. Vasco (estándares urbanísticos).
MURCIA	- Ley 13/2015 de 30 de Mar C.A. Murcia (Ordenación territorial y urbanística).
LA RIOJA	- Ley 5/2006 de 2 de May C.A. La Rioja (Ordenación del Territorio y Urbanismo).
VALENCIA	- Ley 5/2014 de 25 de Jul C.A. Com. Valenciana (Ordenación del Territorio, Urbanismo y Paisaje).

2.2.1 Table of the different Autonomic laws in the Country.

## 2.3 Urbanism Procedure

### 2.3.1 Concept of urban execution

*“The plan is the generator. Without a plan, you have lack of order and wilfulness. The plan holds in itself the essence of sensation. The great problems of tomorrow, dictated by collective necessities, put the question of ‘plan’ in a new form. Modern life demands, and is waiting for, a new kind of plan, both for the house and the city”*

*Le Corbusier (around 1920)*

As mentioned above, it belongs to the Autonomous Communities to determine the procedures to the ground transformation, as well as the tools for the territorial planning and urban administration mechanisms.

On that account, the urban Catalan law (*artículo 116 del Decreto Legislativo 1/2010, de 3 de agosto, por el que se aprueba el Texto refundido de la Ley de urbanismo, henceforth TRLUC*) defines *urban execution* as the ensemble of procedures established by the law for the use of ground transformation and specially for its urbanization. This includes, fundamentally, the execution of the works to open streets, introduce facilities (such as light, water, telephony, sewerage...), the generation of building plots and relinquishment of lands for roadways, open space areas and equipment to the Administration. The edification of the resulting plots is considered the culmination of the development process.

The urban execution must be done according to the Urban plan approved for that purpose, which shall apply to it.

The different types of Urban Plans that TRLUC gathers in its article 55 are:

Planeamiento urbanístico general	<ul style="list-style-type: none"> <li>– planes directores urbanísticos;</li> <li>– planes de ordenación urbanística municipal;</li> <li>– normas de planeamiento urbanístico;</li> <li>– programas de actuación urbanística municipal</li> </ul>
Planeamiento urbanístico derivado	<ul style="list-style-type: none"> <li>– planes especiales urbanísticos;</li> <li>– planes de mejora urbana;</li> <li>– planes parciales urbanísticos;</li> <li>– planes parciales urbanísticos de delimitación</li> </ul>

The tools of urban project or Urban Plans are the documents that determine the regime of uses and constructions in a concrete area. They consequently state what the individuals (as owners or not of the



land, depending on each different case) will be able (in terms of right) or what they will have to (in terms of duty) do on a specific portion of land, determining the value of the land itself.

These tools are entitled to indicate different determinations on each land to which they apply, even when they have similar characteristics or belong to the same owner.

All urban execution must affect an area integrated in a specific Urban Plan, previously approved by the competent Public Administration.

### 2.3.2 Scope of an Urban Plan: Isolated actions or delimitation of action industrial estates

Depending on the scope of the goals of the Urban plan, two types of actions can be distinguished, whose requirements for Urban Plan execution are radically different.

- Isolated or punctual actions: For instance, the reparcelling of land, the building of plots, the individual transfer of roads, the expropriation of land qualified as “systems” of use and public services (as will be the case in the matter that occupies this work), the expropriations for the public patrimony of land, and, in general, most of the actions or urban land within cities or towns.

These actions are characterized by a particular execution, estate by estate, without depending on other properties or action. They are a systematic actions of “isolated management” in which a conventional procedure of benefits distribution and burdens (reparcelling) are not necessary or even possible, as it is set by the autonomous legislations.

The explicit delimitation of a territorial area is not necessary either, except in exceptional cases. It is enough to approve or authorize the specific project, which will normally be carried out by expropriation, as it will be shown in the practical case.

- Integral or systematic actions: These actions generally affect different estates, which may belong to different owners. All the owners become then part of a community, they will divide their share of profits and burdens through a reparcelling project. In that way, the delimitation of the area of action in sectors and distinct industrial estates will turn to be necessary.

### 2.3.3 Execution systems and methods

According to the article 121 from TRLUC, the execution of the urban project, execution of Urbanistic liniment is carried out using any of the following urban plan systems:

- a) **reparcelling system**: through this system, the owners distribute between each other, in proportion to their share of participation in the area, the costs of urbanization, the transfers to the administration and the resulting building plots.
- b) **expropriation system**: through this system, the Administration forcibly acquires the land affected by the urban execution in order to use it for the purpose defined by the plan, and the owners receive the corresponding appraisal.

The reparcelling system mentioned above includes the following modalities:

a1) basic compensation: the initiative is taken by the owners of the land, who must draw up the urban project and reparcelling, divide the resulting estates, hire and pay a developer company to execute the works and deliver them to the Administration, that only verifies that the entire process goes hand-in-hand with the urban project executed and the Law. This modality will be chosen, for example, when in a field of action, a group of owners who sum up more than 50% of their area see the consider the possibility to obtain a return on investment and have also the capacity to promote the development of the sector. If the owners don't have this capacity, they can acquire, for instance, through sale or exchange with a development company that would ensure control of the process if it indeed can have more than 50% of the action industrial estate.

a2) compensation for agreement: in this modality, the urban development is assigned to a concessionary company which will assume the procedure and costs scheduled for the agreement or compensation, as if it were another owner. As a compensation, it will obtain some resulting plots. This modality is used, for example, when neither the owners nor the City Council have the capacity to develop the industrial estate and is based on the idea that the development of the land is a public function (instead of building a toll motorway -a common example-, it becomes a matter of obtaining roads, equipment or free spaces for the municipality) that can therefore be concessioned (executed by a private third agent).

a3) cooperation: under this modality it will be the turn of the Administration (usually the City Council) to assume the impulse of the execution of the project, although the owners will pay for the process and receive the building plots of the result. This modality is chosen when the owners are not able to promote the development of the area by themselves, or they do not want to do it for various reasons and the Administration has an interest in obtaining the cession land marked by the project (opening a street, obtaining the land to build the school, etc.,).

a4) priority urbanization sectors: this modality is chosen when there is a political priority to promote the execution of the plan due to an urgent need of obtaining land because of demographic or territorial of supra-municipal scope reasons. In such cases, the *Generalitat* or the *Ayuntamiento* with the favorable report, depending on the circumstances, can declare a sector as priority urbanization sector determining which will be the Administration that will develop the projects, process and approve the management tools, receive the cessions of lands and expropriate if the owners do not perform their duties.

#### 2.3.4 System procedure and action method

Normally the Urban Plan chooses the system of urban action and the modality that they consider needs to be applied, depending on the public needs required, the economic-financial means at its disposal, the collaboration of the private proposal scheduled and other circumstances that may appear.

The system of action can be determined at the time of delimiting the urban action polygon, if the framework of the approval of a new planning does not come into being (for example, or urban land). Finally, it can be said that the system of action scheduled in an urban project, can be modified by the use of a specific agreement of the competent Administration. In order for this change of system or modality to be valid, the procedures provided in article 119 from TRULC must be followed.

### 3 Expropriation

#### 3.1 Concept of expropriation

Por expropiación se entiende *"la privación de la propiedad privada o de derechos o intereses legítimos"*. Expropriation is here understood as "the deprivation of private property or rights or legitimate interests, for reasons of public utility or social interest and previous corresponding compensation".

This is a phenomenon of public, constitutional and administrative law which consists in the forced transfer of private property from its owner to the State or to a Public Administration entity endowed with its own patrimony.

Given the fact that the Spanish legislation allows the expropriation and subsequent exploitation of property by the State or by another Public Administration, this is usually the tool used for the execution or urban projects of a certain complexity or for increasing the public patrimony of land and/or housing, always in the interest of the general public.

The expropriated is entitled to compensation equivalent to the value of the possession expropriated. On that account, the greatest challenge of any expropriation is the correct estimation of the fair price to be paid for the expropriated property, where terms such as price, value and cost come into play.

#### 3.2 Normative framework of forced expropriation

##### 3.2.1. Constitución española de 1978

From a constitutional point of view, it is possible to claim that the expropriation is recognized in the same article in which the right to private property is acknowledged, specifically in the third paragraph of article 33 de la *Constitución española* (henceforth, CE), stipulating the following:

##### Article 33 CE

*Nadie podrá ser privado de sus bienes y derechos sino por causa justificada de utilidad pública o interés social, mediante la correspondiente indemnización y de conformidad con lo previsto en las leyes.*

This precepts defines the basic guarantees of any expropriation, which are:

- a) The attribution of expropriator power by the Law
- b) The regulation of the procedure by Law

- c) The need for an *expropriandi cause*, that is to say, the purpose to which the expropriated property will be affected, which must be determined by law
- d) The compensation, the valuation of which must be carried out in accordance with the Law

In any expropriation process, such guarantees must be respected and complied without fail, in so far as property is a constitutionally and recognized right of every citizen, even though it is not a fundamental right, and can only be deprived of it for legally reasons.

In any case, it is worth noting that the constitutional regulation of expropriation does not imply a denial of the right to private property, but rather the sacrifice of private property when there are higher public or social interests taking into account the economic content of what was sacrificed, which becomes the right to obtain compensation for the value of the property or right of which the owner has necessarily been private.

### 3.2.2. State Regulation

As it has been mentioned in section 2 of this document, the regulation on forced expropriation is an exclusive jurisdiction of the State, as it is stipulated in Article 149.1.18º CE. This means that it is up to the State to regulate exclusively the expropriation in its dimension of guarantee of private economic rights and interests, that is to say, it is up to the State to regulate the criteria and evaluation systems of the appraisal and the expropriation procedure, with the aim of preventing the assets from being valued with different criteria within the national territory, and with the aim of preventing any citizen from being deprived of any of the guarantees that the expropriation procedure entails.

In this sense, in the Spanish legal system there is a general state regulation of expropriation, formed by the *Ley de Expropiación Forzosa de 16 de diciembre de 1954* (henceforth, LEF) and by the *Reglamento de la Ley de Expropiación Forzosa de 26 de abril de 1957* (henceforth, REF) which develops the previous Law. It is important to point out that LEF dates from 1954 and has been modified on multiple occasions and, for the last time, by means of the *Disposición Final Segunda de la Ley 17/2012, de Presupuestos Generales del Estado, de 27 de Diciembre de 2016*. In spite of these continuous modifications, it has not been possible to update the normative text to the social and economic necessities of the moment and that is the reason why there is a need to carry out a radical reform of the LEF that adapts its text to the present needs of the society.

In addition to the general state regulations, there are also different special state regulations in which some of its precepts are destined to the regulation and expropriation within its legal scope. By way of example, it is worth highlighting the *Decreto Legislativo 1/2004, de 22 de abril, por el que se aprueba el Texto Refundido de las disposiciones vigentes en materia de Ordenación del Territorio y Urbanismo (TROTU)* and the *Real Decreto Legislativo 2/2008, de 20 de junio, por el que se aprueba el Texto Refundido de la Ley de Suelo*; or in the area of expropriation in matters of public works, transport and communications the *Ley 22/1988, de 28 de julio, de Costas*.

### 3.2.3. Autonomous regulation

The consideration of legislation on forced expropriation as an exclusive state competence does not prevent from the existence of autonomous competences that cannot affect expropriation in certain aspects. This means that the Autonomous Communities have the power to legally determine the *expropriandi* cause in those sectors within their competence, as well as the power to regulate the organizational aspects of expropriation and to establish expropriation juries or other assessment bodies of their own.

In particular, the *Generalitat de Catalunya*, has drawn up a different regulation of expropriation aspects in accordance with the article 159.4 de la *Ley Orgánica 6/2006, de 19 de julio, de reforma del Estatuto de Autonomía de Catalunya*, that grants competence to the *Generalitat* in matters of compulsory expropriation for:

*Artículo 159.4 de la Ley Orgánica 6/2006 de reforma del Estatuto de Autonomía*

- a) *“Determinar los supuestos, las causas y las condiciones en que las administraciones catalanas pueden ejercer la potestad expropiatoria.*
- b) *Establecer criterios de valoración de los bienes expropiados según la naturaleza y la función social que tengan que cumplir, de acuerdo con la legislación estatal.*
- c) *Crear y regular un órgano propio para la determinación del justiprecio y fijar su procedimiento”.*

In accordance with this precept, the *Generalitat de Catalunya* has promulgated some regulations referring to expropriation, among which stand out the *Decreto Legislativo 1/2010, de 3 de agosto, por el que se aprueba el Texto Refundido de la Ley de Urbanismo (TRLUC)*, *Ley 9/2005, de 7 de julio, del Jurado de Expropiación de Catalunya*, the *Ley 18/2007, de 28 de diciembre, del Derecho a la Vivienda* and the *Decreto 80/2009, de 19 de mayo, por el que se establece el régimen jurídico de las viviendas*

destinadas a hacer efectivo el derecho de realojamiento, and the Reglamento de la Ley de urbanismo is modified with regard to the right to rehousing (known as Decreto Hauss).

#### LA REFORMA DEL TEXT REPOS DE LA LLEI D'URBANISME DE CATALUNYA

Les novetats en matèria d'expropiacions per ministeri de la Llei i aspectes més destacables del nou Reglament estatal de valoracions de la Llei del Sòl.

Xavier Berga Vayreda  
Subdirector General de Projectes i Expropiacions  
Departament de Territori i Sostenibilitat de la Generalitat de Catalunya.

Any	Legislació estatal	Any	Legislació Catalana
1892	Ley de Ensanche y Extensión	1892	
1895	Ley de Saneamiento y Mejora Interior	1895	
1945	Ley de Solares	1945	
.....		.....	
1954	Ley de Expropiación Forzosa	1954	
1955		1955	
1956	Ley de Régimen del Suelo y Ordenación Urbana. Art. 56,2	1956	
.....		.....	
1976	Texto refundido de la Ley sobre Régimen del Suelo y Ordenación Urbana. Art. 69	1976	
1977		1977	
1978	Constitució Espanyola. Art. 33	1978	
1989		1989	
1990	Ley 8/1990, de Reforma del Régimen Urbanístico y Valoraciones del Suelo. Art. 58	1990	Decret Legislatiu 1/1990, refosa textos legals vigents a Catalunya en matèria urbanística. Art. 103
1991	Ratificació del Conveni de Roma de 1950 i Protocol Adicional 1	1991	
1992	RDL 1/1992, Texto refundido de la Ley sobre el Régimen del Suelo y Ordenación Urbana. Art. 202	1992	
1997	Sentència del Tribunal Constitucional de 20-3-1997	1997	
1998	Ley 6/1998, sobre Régimen del Suelo y Valoraciones	1998	
1999		1999	
2000		2000	
2001		2001	
2002		2002	Llei 2/2002, d'Urbanisme. Art. 109
2003		2003	
2004		2004	
2005		2005	Decret Legislatiu 1/2005, Text refós de la Llei d'Urbanisme. Art. 108
2006		2006	
2007	Ley 8/2007, de 28 de mayo, de Suelo	2007	
2008	RDL 2/2008, Texto refundido de la Ley de Suelo	2008	
2009		2009	
2010		2010	Decret Legislatiu 1/2010, Text refós de la Llei d'Urbanisme. Art. 114
2011	RD 1492/2011 Reglamento de valoraciones de la Ley del Suelo	2011	
2012		2012	Llei 3/2012, de modificació del DL 1/2010, Text refós de la Llei d'Urbanisme. Art. 114 & DT 3ª & DF 3ª

1

3.2.3.1 Cuadro comparativo histórico de la legislación estatal y autonómica relativa a la expropiación

### 3.3 Elements involved in the expropriation

- Subjects, a subjective element of forced expropriation is formed by the expropriating, expropriated and beneficiary.
- **Expropriating**, is the holder of the expropriatory power and that, according to the Law of Forced Expropriation, only corresponds to the State, Province, Municipality and the Autonomous Communities.
- **Expropriated**, is the owner of the belongings, rights or interests subject to expropriation. The main characteristic is that the status of expropriated is not acquired by any personal quality or circumstance but as a consequence of its relationship with the things subject to expropriation.
- **Beneficiary**, is the immediate acquirer of the forced transfer that takes place or benefits directly from the content of the expropriatory act when it does not take the form of a transfer of ownership. The Regulation defines it by saying that it is the subject that represents the public or social interest, for which accomplishment is interested in assigning the expropriating Administration the expropriatory jurisdiction and subsequent acquisition of the property or right expropriated
- **Object**, the Law of forced expropriation has expanded the object of compulsory real state expropriation, which is no longer limited to real state but also extend to other legitimate economic rights and interests, including the Regulation of expropriations of partial faculties of the domain or of legitimate rights or interests.
- **Cause (expropiandi cause)**, is an important element of the LEF institution and can either be the public utility or the social interest
- **Content** any administrative intervention that implies singular deprivation of property, rights or patrimonial interests referred to in art. 1 of the Law, is a forced expropriation to all effects.

### 3.4 Expropriation process

The LEF regulates the general expropriation procedure in its *Título II (arts. 9 – 58 LEF)*. Furthermore, there is also an urgent expropriation procedure, regulated in the *artículo 52 LEF*, a series of special procedures (*Título III, arts. 59 – 107 LEF*).

Regardless, it should be pointed out that when a reference is made to the duration of the procedure, it refers to the time elapsed from the beginning of the expropriatory file through the declaration of need for occupation (art. 21.1 LEF) until the determination of the just price (arts. 24 y 35.2 LEF).

### 3.4.1. General expropriatory procedure

The general expropriatory procedure consists on the following phases:

#### 1. Declaration of public utility or social interest

Certainly, this is a previous phase to the beginning of the expropriatory procedure, through which the public utility or social interest of the aims of the expropriation is specified. As explained in the previous chapter, as a general rule, it is necessary to have an Urban Plan that clarifies this public utility or social interest for each specific area.

#### 2. Declaration of need for occupation

This is the phase that properly begins the expropriatory procedure. It consists on a procedure that determines the properties and/or rights that have to be expropriated in order to comply with the purpose of expropriation (*expropiandi cause*). This phase begins with the formulation by the beneficiary of a list that concretely determines which are the properties and/or rights that need to be expropriated, describing them in a material and legal manner (art. 17.1 LEF).

Subsequently, this list must be submitted to a public information procedure in the time frame of 15 days (art. 18.1 LEF). This will be announced through the publication of the list in the BOE; duration of the procedure, municipal bulletin board and in one of the most widely distributed newspaper in the province, in addition to being individually notified to the affected owners (art. 18.2 LEF).

The purpose of this information procedure is to obtain the appearance in the procedure of those people interested or affected by the expropriation, so that (art. 19 LEF):

- a) It provides the appropriate data to rectify any mistakes that may have been committed in the published list
- b) It is opposed to the need of occupation, bearing in mind that this opposition may only be made for reasons or substance or form

Once the time frame for the public information has past, the *Delegado del Gobierno* (Autonomous Community) or *Subdelegado del Gobierno* (Province), in view of the allegations made, will have to state, in the time frame of twenty days, a resolution on the need for occupation in which the definitive list of properties and/or rights to be expropriated for the achievement of the end of the public interest will appear, designating the involved with whom the Administration will have to commit during the following procedures (arts. 20 y 21 LEF).

This resolution will have to be published in that way and notified to all people involved and designed as interested. In any case, the effects of this declaration of need for occupation are the following:

#### 3. Joint or individual valuation

In all urban development actions carried out by expropriation, it will be defined whether the properties affected by the expropriation will be valued according to an individual or joint appraisal.

In the individual appraisal procedure, the affected part will be urged to present an appraisal sheet, determining the just price and the rest of the phases in accordance with the procedure provided by the general regulations on compulsory expropriation.

The joint appraisal procedure entails that the appraisal of all the property and rights subject to expropriation is established in a single file, by means of individualized sheets in which the value of the land, buildings, works, installations and plantations is fixed, and of sheets of appreciation of all the corresponding compensations.

- a) It implies the beginning of the expropriation file
- b) The properties and/or rights included in the statement are affected by the public utility or social interest that legitimates the expropriation
- c) The statement date is the *dies a quo* from which starts the deadline of six months that the LEF establishes in its article 56 in order to fix the just price

Another important aspect of the declaration of need of occupation is that the Administration is not forced to maintain it, that is to say, once the Administration has agreed on the need of occupation, it can revoke of the expropriation certain properties and/or rights included in the statement. In any case, this action will have to be taken before the physic expropriation of the properties and/or rights by the beneficiary since the expropriation cannot be revoked unless there is consent of the expropriated person or by means of the right of reversion.

#### 4. Determination of the just price

At this stage, the value that the beneficiary will pay to the expropriated is fixed. The main problem of forced expropriation is found in this phase due to the fact that if they do not reach to an agreement about the just price, the expropriated will be forced to accept the just price established by the Expropriation Jury, considering that its resolution may be challenged before the contentious-administrative jurisdiction.

The determination of the just price can be carried out by mutual agreement between the affected by the expropriation (art. 26 LEF). LEF, in its article 24, gives them a deadline of 15 days to freely agree on the property and/or rights subjected to expropriation.

In the event that the parties are unable to reach to an agreement, each of them will carry out a separate valuation of the property and/or rights subject to expropriation. This contradictory valuation begins with the requirement that the Administration makes to the affected owners, in which it grants them a maximum period of twenty days to present the so-called appraisal sheet, in which they must specify the value they estimate the object to be expropriated has, bearing in mind that this valuation must be motivated and may be endorsed by an expert (art. 29 LEF).

Once the appraisal sheet has been presented by the affected owners, the Administration will have an equal period of twenty days to accept or reject them, bearing in mind that if it accepts it, the agreement between the parties is considered to have taken place, whereas on the contrary, in the event that it rejects it, the Administration must draw up its own appraisal sheet, which must be sent to the owner (art. 30 LEF).

Once the owner has received the Administration's assessment, the owner may accept or reject it within ten days, bearing in mind that if the owner accepts it, the agreement between the parties is considered to have been reached, whereas on the contrary, if the owner rejects it, it will be the Expropriation Jury that will determine the appraisal (art. 31 LEF). In any case, the contents of the appraisal sheet presented by the parties shall be binding on the Expropriation Jury, the Contentious-Administrative Tribunal and the person who has presented it.

It is important to note that, even if the Expropriation Jury fixes the appraisal, it is possible for the parties to reach an agreement regarding its determination, which means that at no time is the possibility closed that the beneficiary and the expropriated reach an agreement.

#### b) Determination of the appraisal by the Expropriation Jury

Firstly, it is important to bear in mind that in Catalonia there is, on the one hand, the Provincial Expropriation Jury, competent to determine the appraisal of expropriations carried out by the State

Administration and, on the other hand, the Expropriation Jury of Catalonia, competent to calculate the appraisal of expropriations carried out by the Public Administrations of Catalonia, regulated by Law 9/2005, of 7 July, of the Expropriation Jury of Catalonia (LJEC).

The Provincial Expropriation Jury is an arbitration body, constituted in each provincial capital, with a mixed composition that reflects the interests of the different parties affected by the expropriation.

The value of the fixed appraisal must be between the amounts fixed by the parties in their appraisal sheets. In other words, the minimum value of the appraisal is recognized as the value indicated by the Administration in its appraisal sheet, and the maximum value of the appraisal is considered to be the value fixed by the expropriated person in his appraisal sheet.

In any case, the valuation of the properties and/or rights subject to expropriation shall be made according to the value of the same at the time the appraisal file was initiated, taking into account other factors and nuances stipulated by the Law.

The LEF stipulates that the Expropriation Jury must issue its resolution establishing the appraisal within a period of six months, the day a quo of which is the day of the initiation of the expropriation proceedings, since once this period has elapsed, the corresponding legal interests established by the Budget Law for each annuity will begin to be generated, without the need for the accrual of said interests to be claimed by the expropriated party (art. 56 LEF).

### 3.4.2. The compensation payment and the seizin

Once the just price has been established, the payment thereof must be made within a period of six months from the day on which it was established, regardless of whether it was established by mutual agreement or by the Expropriation Jury, bearing in mind that payment must be made even in those cases in which a contentious-administrative appeal has been filed by the expropriated party (art. 48 LEF). The expropriated person's right to reevaluation arises once the expiration period established by the LEF in its article 58 has elapsed, counted from the time the appraisal was definitively established through administrative channels, without being interrupted by the filing of jurisdictional appeals.

The payment of the appraisal must be made in cash, nominative cheque or bank transfer; or, in kind, in case of agreement between the beneficiary and the expropriated.

In the event that the expropriated party refuses to receive payment of the appraisal, it must be deposited in the General Deposit Box (art. 50 FER). As a consequence of the fact that the appraisal is a compensation for the disempowerment suffered, said amount is totally free of taxes and other charges (art. 49 FER).

In the event that the payment is not made within the legally established period, the corresponding legal interest, established by the Budget Law for each annuity, will begin to accrue automatically (art. 56 LEF). In the event that the payment of the appraisal is not made within four years of its determination, the value of the expropriated properties and/or rights must be recalculated (reevaluation) (art. 58 LEF).

## 3.5 Determination of the Justiprecio: evaluation criteria

### 3.5.1. Determination of the compensation

Already in the preamble of the LEF itself, it is determined that the fixing of compensation constitutes the capital problem of expropriation. The nomenclature of "just price" used by the LEF to refer to the compensation derived from an expropriation, is an expression that entails the idea of a total compensation, in the sense of a compensation thanks to which the expropriated person's patrimony is not reduced as a consequence of the expropriation. Therefore, in a market economy such as ours, the only way to be able to guarantee total compensation, and therefore, the patrimonial integrity of the expropriated person, is the valuation of the appraisal based on the market price of the properties or rights subject to expropriation.

The total compensation is not equivalent to the market value, but refers to a comprehensive compensation of all grievances arising from the expropriation, i.e. it includes the market value of the expropriated properties or rights, the monetary value equivalent to the other pecuniary damages caused by the expropriation (e.g., the value of the properties or rights to be expropriated compensation provided for in article 88 LEF for those cases in which the expropriation implies a transfer of population) and the so-called affection prize, which is 5% of the final amount of the appraisal, through which the subjective damages suffered by the expropriated person are compensated (article 47 LEF).

However, the perception deduced from the Law and the jurisprudence is that the market value is not the only criterion that can be used for the determination of the appraisal. In the preamble of the LEF it is established that it is necessary to weigh the fiscal valuations with those of the market in order to be able to obtain the value of the most adequate compensation. On the other hand, the Constitutional Court has interpreted that the central valuation criterion is not the market value, leaving to the legislator the power to fix the valuation modalities it deems appropriate. as it can be observed, the market value is not granted exclusively to fix the appraisal, but this is one of the valuation systems that can be used.

In this sense, the Law establishes different criteria and rules for valuing the just price. For instance:

- Regla de valoración objetiva

This rule consists of the fact that the valuation of the property or right subject to expropriation must be calculated on the basis of objective criteria, since otherwise it would be very difficult to determine an adequate value of the appraisal. The LEF eliminates any subjective valuation of the appraisal, including the so-called affection prize within the corresponding indemnity (art. 47 LEF).

- Regla de valor de sustitución

The appraisal must correspond to the replacement value, that is to say, a value that supposes that the expropriated person will not suffer a decrease or increase in his or her patrimony as a consequence of the execution of the expropriatory power. This replacement value does not only include the value of the properties or rights subject to expropriation, but it also includes the affection premium and compensation for the rest of the damages and patrimonial damages caused by the expropriation.

In any case, it should be pointed out that the valuation of the expropriated properties and rights must be carried out according to the value they have at the time of the start of the appraisal file.

- Regla de neutralidad

According to this rule, improvements made after the initiation of the expropriation proceedings are not eligible for compensation, except where it is shown that they were necessary for the conservation of the

property. In addition, those works that have been carried out previously, when they have been carried out in bad faith, will not be compensable (art. 36.2 LEF).

### 3.5.2. Criteria for the assessment of the Justiprecio

The main problem with the criteria of the assessment stipulated by the Law is that they are not homogeneous for all types of properties and rights, and they have not always been clearly established in our legislation and it has led to problems that have never been satisfactorily solved. This has generated a bad reputation for the actions managed by means of expropriation, which have been considered unfair in most cases.

The first problem in terms of valuation criteria is the determination of the value of expropriated properties and rights must be carried out on the basis of their market value or not. The market value criterion is one of the criteria that must be taken into account when determining this value, although it is not the only one. For this reason, different objective valuation criteria are regulated in the LEF, at the same time that there are special rules that regulate the mentioned criteria (e.g.: in arts. 21 to 30 TRLS).

There are at least 3 valuation criteria for a property subject to the expropriation process:

Market value

Mortgage value

Discontinuation value

For the computation of the values above, there are different technical valuation methods stipulated in Order ECO/805/2003, of 27 March, on valuation rules for real estate and certain rights for certain financial purposes:

Orden ECO/805/2003, de 27 de marzo

TÍTULO II Cálculo del valor de tasación

CAPÍTULO I Métodos técnicos de valoración

Sección 1.ª Disposiciones generales

Artículo 15. Métodos

1. *Los métodos técnicos de valoración utilizables a efectos de esta Orden son:*

a) *El Método del coste.*

b) *El Método de comparación.*

c) *El Método de actualización de rentas.*

d) *El Método residual.*

2. *Dichos métodos permiten obtener el valor de mercado, el valor hipotecario y el valor de reemplazamiento.*

### 3.5.3 Buildings valuation methods

Each of the valuation methods stipulated by the ECO Order is briefly explained below.

#### Cost Method

It consists of determining the annual cost of replacing the built structure, taking into account the construction characteristics of the building itself, and affecting this value, the consequences of its age, state of conservation, reforms, etc.

The current cost of a building with the same usefulness and functionality as the object being appraised is generally carried out without great difficulty, on the basis of the unitary construction prices of each type of building published in specialist journals. However, precisely delimiting the economic effects that occur over time on the value of the building, i.e. depreciation, is by far more complicated.

It is an appropriate methodology for evaluating only the value of the building. It allows the value of the building to be considered as the sum of components.

(Building value = Land value + Building value)

In this sense, it is a very suitable method for the valuation of newly constructed buildings, where construction costs are easily affordable.

#### Comparison method

The comparison method, also known as the market method, consists in the estimation of a value based on a general and consensual knowledge of the market and the analysis of the offer of properties similar to the object of just price. It is applicable to all real estate products, buildings, vacant lots, with a limitation and that is that for it, the existence of market is necessary, which makes difficult the valuation of certain real estate products with a limited market dynamics.

It is an optimal method to estimate the real value, the market value of a property, from a value elaborated, extracted directly from the market, in which the set of constructive, qualitative and local characteristics are implicit.



#### Method of updating rents (or capitalization of yields)

It is a suitable methodology for the valuation of properties in economic exploitation. It allows estimating the present value of a property according to the future profits it will produce from its exploitation.

Value = Income / Capitalization Ratio

It is particularly suitable for evaluating those properties intended to generate income, i.e. exploited on a rental basis (such as commercial premises, warehouses, rented offices, etc.).

#### Residual method

It consists of obtaining the value of one of the components (generally the value of the land, or that of the building), from the value of the building, when this is known. It deducts from the value of the whole, the costs related to the building (considering the costs and benefits of construction and development), obtaining residually (as value of the waste) the value of the land. It is closely linked to the market and replacement cost method.

This methodology is especially useful for determining the value of land in well-established cities, where there is no clear market for vacant lots and, therefore, a major difficulty when it comes to evaluating land. It is also the method used by property developers to know at what price they must buy the land for the development to be viable and economically profitable.

### 3.6 New legislation on the right of rehousing to those affected by urban projects. El Decreto HAUS

Almost 10 years ago, la *Generalitat* de Catalunya published the *Decreto 80/2009, de 19 de mayo elaborado por el Departament de Medi Ambient i Habitatge*, that establishes the jurisdiction of the dwellings destined to make effective the right of rehousing and modifies the *Reglamento de la Ley de Urbanismo catalana* in terms of rehousing (D.O.G.C de 21 de mayo de 2009).

The right of rehousing is defined as: *aquel que garantiza al ocupante legal de una vivienda afectada por una actuación urbanística o por una patología del edificio, el acceso a una nueva vivienda dentro del mismo ámbito de actuación o, excepcionalmente, fuera del ámbito si bien respetando el principio de mayor proximidad a la ubicación originaria. Este derecho es en, todo caso, independiente de la indemnización económica que, asimismo, pueda corresponder por la afectación de los correspondientes bienes o derechos.*

El *Decreto 80/2009* maintains the criteria that the new housing has to submit to a regime of official protection but also chooses to create a new classification (*habitatge per a afectats urbanístics*: HAUS)

Although this, from Legal Department in Bagursa made an overview of this matter and told me that better not to have it in count for my project, it only gives the owners preference in the acquisition of a public living, they don't have to pass through the sweepstakes, they are direct bidders of the housing.

#### 4 Practical example of an expropriation.

With this example I want to try to show how is the process that a technician working as an appraiser, in the public company Bagursa has to follow, a process that is not far from an appraiser in private job. There must be a study of the area, information about the apartment, buildings, house... we need to value and the methods we can use to make it so.

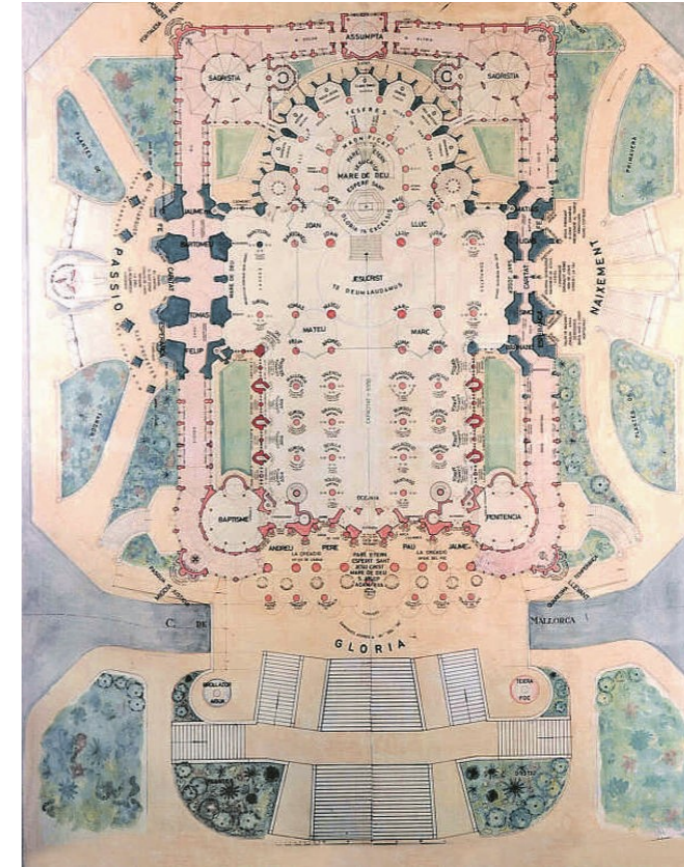
Official documentation from *Catastro*, *Registro de la Propiedad de Barcelona*, plans from the *Ajuntament*, visit in person the affected pieces, any of these would be needed, if more we use, more accurate would be the result.

Due to the difficulties to access to some information, I couldn't access the buildings, get a simple notice from the *Registro de la Propiedad*, I just used the information contained in the *Catastro* to get the surface involved and the typology of the pieces I have to value.

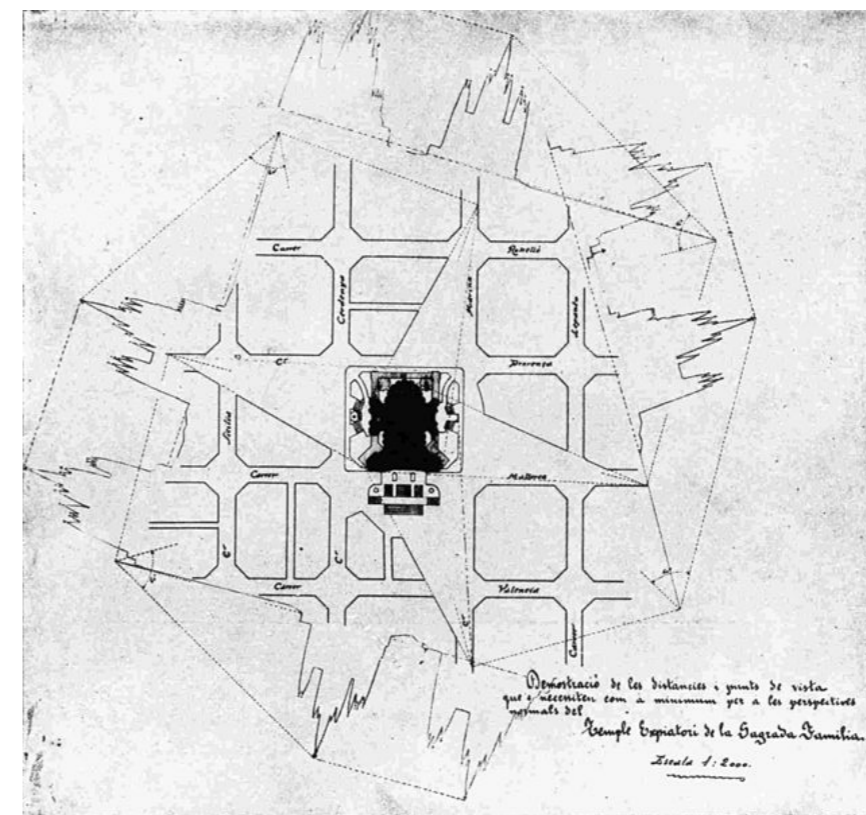
La Sagrada Familia is the all well know great project of Antoni Gaudí, in 1882, begins the construction of that great church, with the idea of being surrounded by parks and open spaces. The main entrance would be La Puerta de la Gloria, corresponding with Mallorca street and taking a big part of the field in front, which is the part i will base the expropriation explained in this project.

The idea Gaudí had about the surrounding of the Temple, was to open it, so wherever you arrive to it you have a huge perspective, as many of his jobs, he always thought carefully the point of view, the perfect way to have an excellent view of the important elements.

In 1976, *Ajuntament de Barcelona* approved the PGM changing the qualification of the surrounding area to the church to a key as a public space, there were buildings already in there, and they couldn't execute an expropriation, but the qualification was stablished, although more buildings were built, they are affected. That an area is affected by a qualification doesn't implicates that it must be made instantly or that anything else could be made, it's just that if someone builds there, they must be alerted that in any moment it could be expropriated due to the qualification key there's on the area.



4.1 photograph of the plans of Sagrada Familia



4.2 photograph of a plan indicating the space the church would occupy

Since then, many changes have suffered the idea of the surrounding area, nowadays there are 8 proposals over the table to discuss. The one I will work over is number 4. I think it is the less aggressive and keep going with some of the idea of searching open spaces, especially because that is the main entrance to the Church.

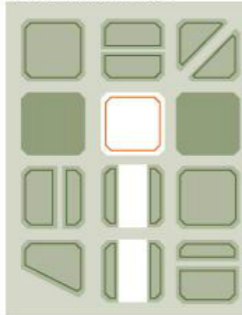
#### UN ENVOLTORIO PARA EL TEMPLO LAS SOLUCIONES URBANÍSTICAS PARA EL ENTORNO DE LA SAGRADA FAMILIA

##### Ocho dibujos para el entorno de la basílica

Las ocho propuestas de ordenación urbanística del entorno de la Sagrada Família tienen diferentes grados de afectación sobre edificios actualmente construidos. El Ayuntamiento quiere consensuar con los responsables del templo y los vecinos una solución antes de que finalice el mandato, la primavera del 2015.



1. PLAN VIGENTE  
El PGM prevé una franja de 60 m de ancho que puede ser zona verde desde Mallorca hasta Aragón



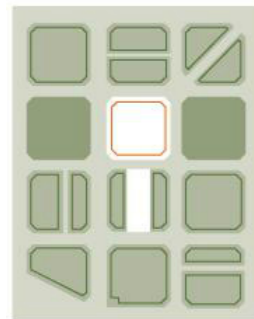
2. DEJARLO COMO ESTÁ  
El proyecto representaría desafectar las viviendas y no hacer nada



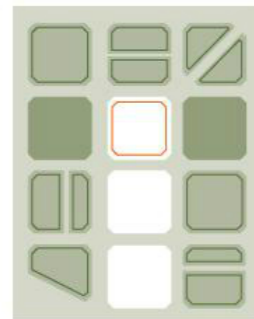
3. PASEO DISCRETO HASTA ARAGÓ  
Igual que la primera propuesta pero con un paseo más estrecho



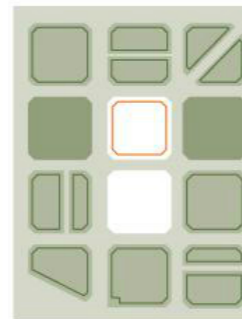
4. PASEO DISCRETO HASTA VALÈNCIA  
Una variante de la propuesta anterior con menor afectación sobre las viviendas



5. UNA GRAN RAMBLA HASTA ARAGÓ  
La actuación más agresiva, que comporta derribar dos islas del Eixample



6. UNA PLAZA HASTA VALÈNCIA  
Variante de la anterior de menor longitud



7. LA ESTRELLA DE GAUDÍ  
Idea original del arquitecto para garantizar las mejores perspectivas de la basílica



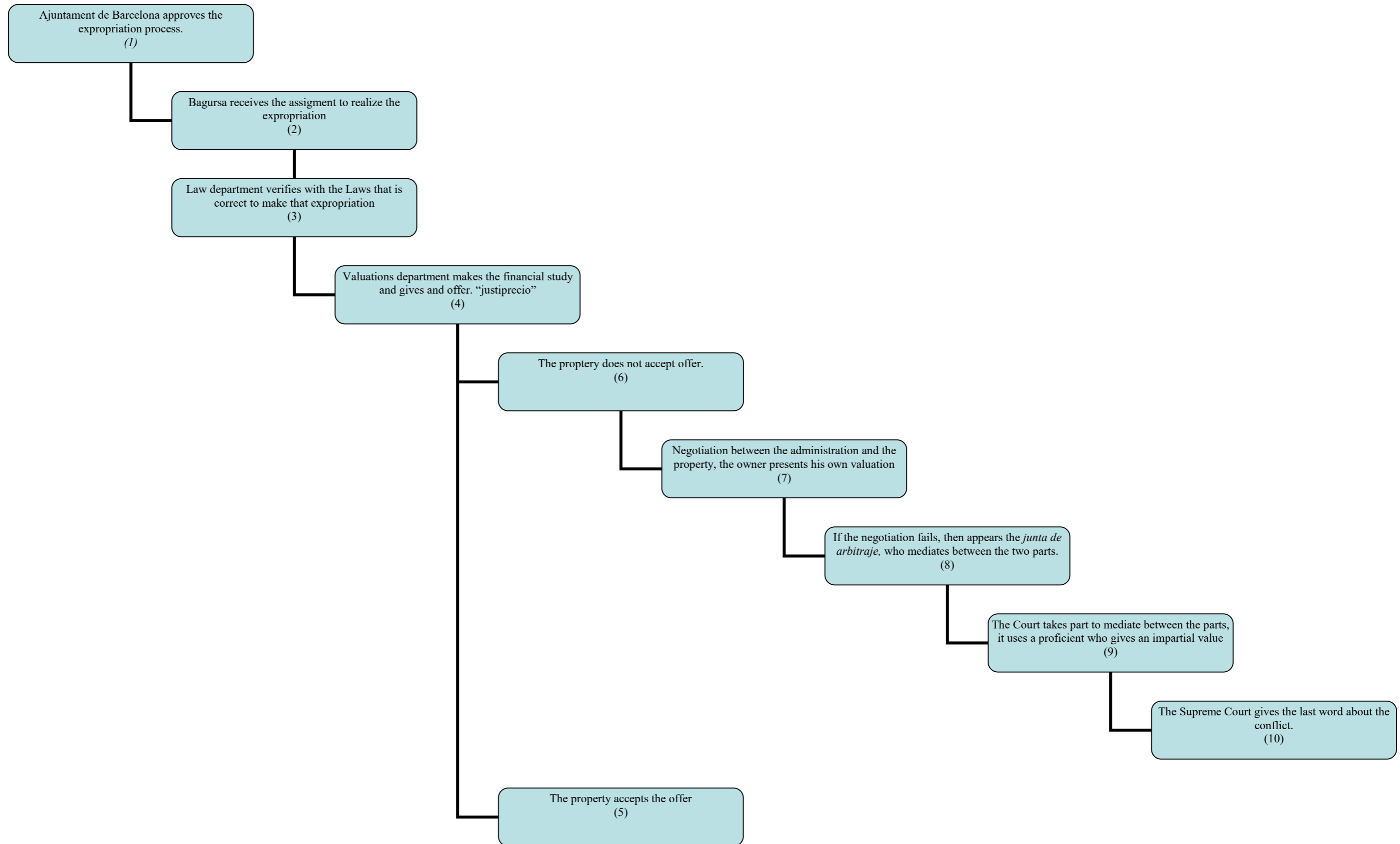
8. VARIACIÓN DE LA IDEA DE GAUDÍ  
Propuesta menos agresiva y que seguiría la senda del proyecto de plaza de Gaudí



4.3 Photograph of the actual possibilities of urbanism in the area

It's sure that evolution won't stop here, this is a complicated matter that affects many people and many other ideas will come up, as we are going to see, it's an expensive procedure that cannot be execute immediately.

4.1 Expropriation process.



Bagursa is the public company in charge of developing the expropriation, it receives the order from the Ajuntament of Barcelona.

1. *Ajuntament de Barcelona* approves the expropriation process in *Sesió Plenaria*
2. Bagursa receives the job to evaluate its legality and value the expropriation.
3. The law department from Bagursa verifies that the plan fits to the laws and gives the ok.
4. The valuation department begins to make a market study and calculates the *valor residual*, with that two values it gives offer for the owners.
5. The owner accepts the offer and gives the property to the *Ajuntament*.
6. The owner doesn't accept the offer.
7. The owner presents its own valuation made by a technician and negotiates with the *Ajuntament*.
8. There's no agreement between the two parts, so *Junta de arbitraje* mediates between them to achieve an agreement.
9. If there's no agreement between the two parts, the owner can call the Court by the administrative way to present its disapproval. The Court will use a proficient to present an impartial value of the property.
10. If the owner doesn't accept the resolution of the Court, its last opportunity to reclaim, the Supreme Court gives the last word about the matter.

#### 4.2 Expropriation area



4.2.1 Urbanistic drawing of the area of Sagrada Familia



4.2.2 Top view from the RPUC where appears all the qualifications in the area



4.2.3 Detailed drawing of the area to execute the expropriation



4.2.4. In red, the limited area where I do the expropriation, extracted from the RPUC website with the cadastral information

We can see in the drawing above (figure 6), there are two different keys, 17/6 and 14a, that keys are settle by the *Ajuntament de Barcelona* in its *Plan Metropolitano de Barcelona*, and it refers to the urbanistic classification, what it's the use of that field. In that cases, 17/6 is designated to public field, to build a park, square.... The key 14a is designated to public field also, but it is not defined yet its use, it needs a *Plan Partial* to determine it.

As we can see in the figure 5, the area of actuation is limited, taking part of the buildings inside area 14a, due to we won't expropriate that part by the moment cause, there's no use defined yet, we will delimitate the actuation area to *Passatge Font* on the left and where is marked on the right, because we don't take any apartment, just some warehouse from stores, also if there's a building that doesn't fit completely inside that lines, I'm going to take the whole building inside the expropriation, because there's no sense in left a building only in part.

#### Article 353 – Definició

**1. Les zones de remodelació corresponen al sòl urbà en què la qualitat de vida propugnada per aquest Pla General fa necessària la transformació, modificació o substitució dels usos en un procés dinàmic continuat de millora urbana amb augment dels nivells de dotacions comunitàries.**

**2. En aquestes zones s'estableixen dues modalitats de remodelació, en atenció a l'actuació pública o a l'actuació privada, que podran col·laborar i substituir-se entre si. Són la zona de remodelació pública (14a) i la zona de remodelació privada (14b).**

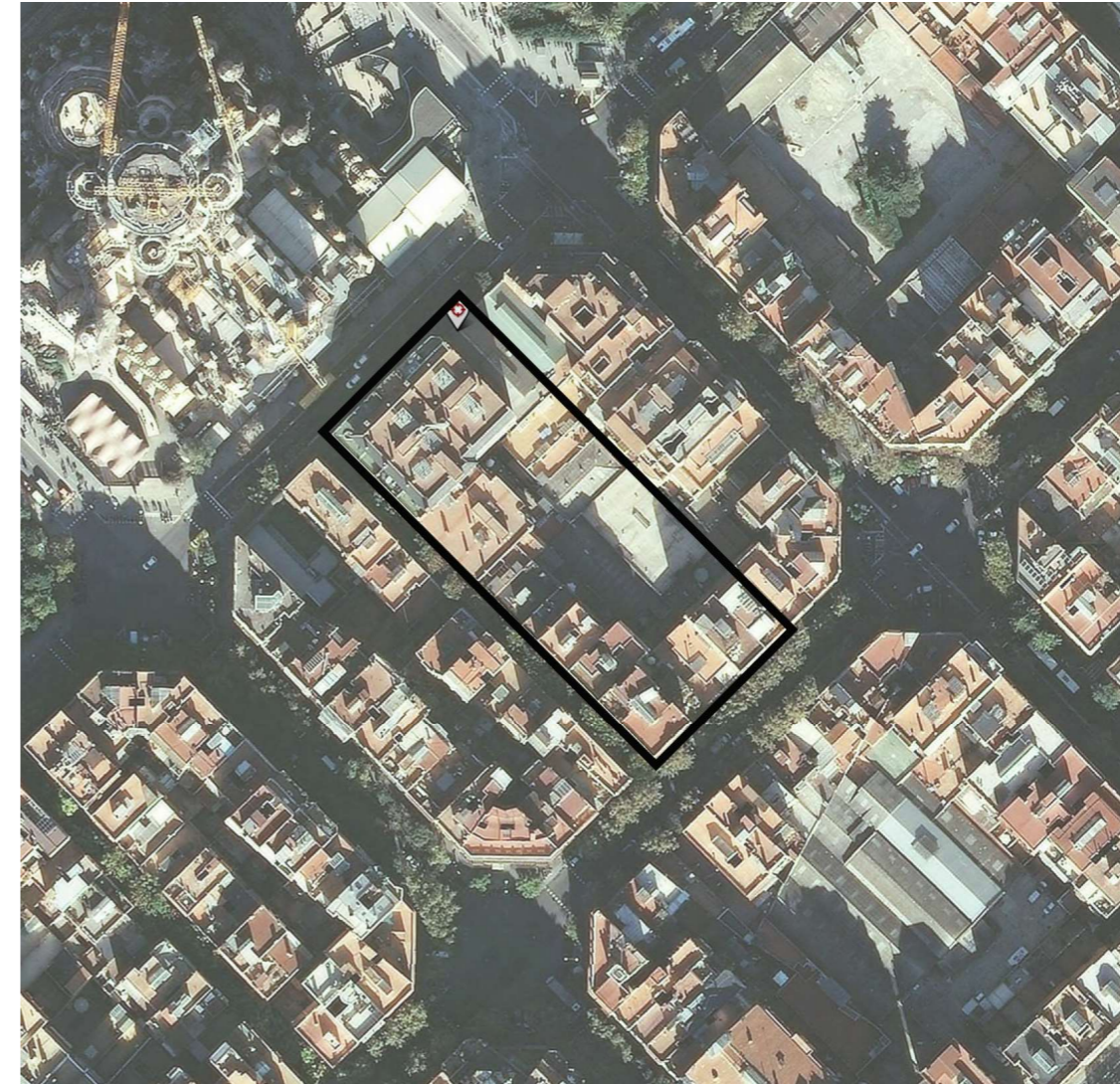


**Article 367 - Definició**

- 1. La zona de renovació urbana en transformació de l'ús (17) comprèn els terrenys amb edificacions o usos inadequats, però aptes per a absorbir els dèficits de vials, zones verdes i equipaments.**
- 2. Aquesta qualificació urbanística permet mantenir en servei els usos existents sense deixar-los fora d'ordenació, mentre no es porti a terme la transformació prevista, segons el que disposen els articles 171 i 172.**

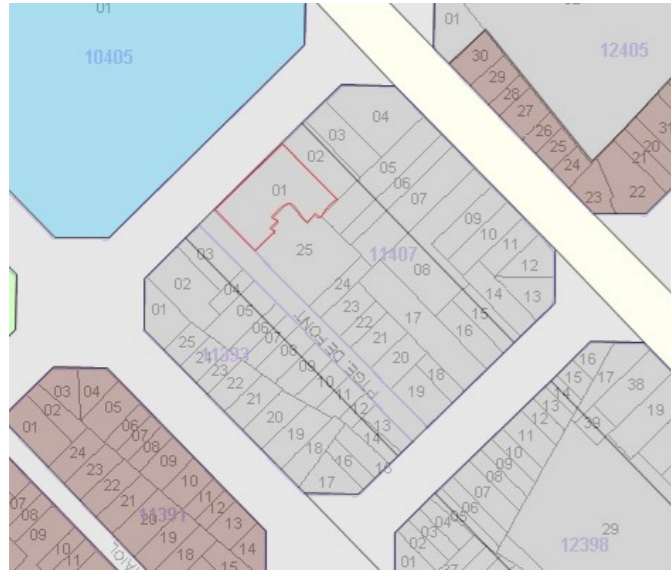
**Article 202 - Definició**

- 1. Són parcs urbans els sòls destinats a espais verds de gran superfície (superior a 12.000 m<sup>2</sup>).**
- 2. El Pla destina a parcs i jardins urbans els actuals de fet i de dret (6a) i els que, per exigències de la qualitat de l'ordenació, es preveuen al servei d'un o diversos municipis (6b) o amb abast metropolità (6c).**
- 3. Diferents dels parcs urbans són els jardins urbans, de menor superfície i d'interès local. Pertanyen també al sistema d'espais lliures les places, els passeigs, les rambles, i els miradors públics que es diferencien dels parcs i jardins per la sistematització del seu disseny i per la funcionalitat pròpia.**



7. Air photograph of the area to be expropriated.

In the next graphics I show the location, the photograph and the surface affected of each building inside my expropriation area. It's a resume of the data gathered from the information according to *Catastro* and the data they have with free access to the public. In the annex A, there are all the sheets from *Catastro* where I have taken the information about the buildings.



Mallorca 416	m2
business	353

Location in the area



Photograph of the building

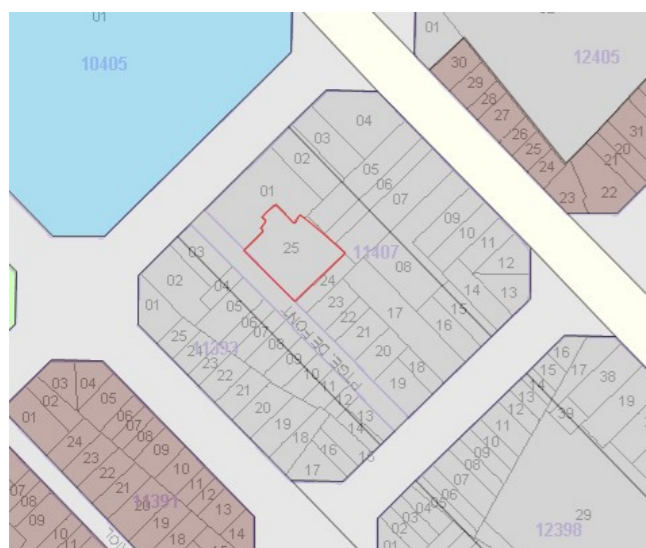


Mallorca 410	m2
apartment	5851
parking	2051
office	721
business	1131

Location in the area



Photograph of the building

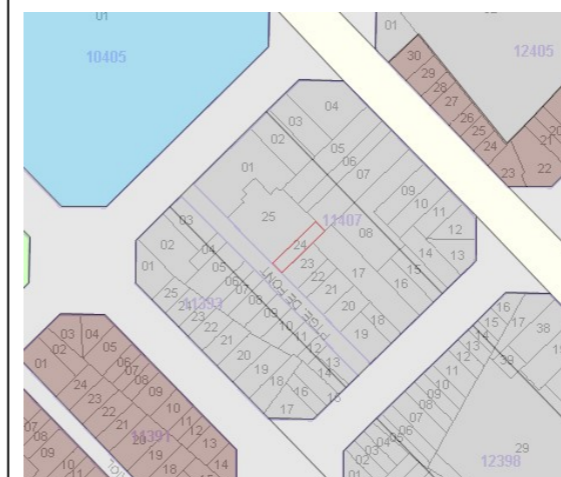


Psj. Font 14	m2
Apartment	2085
parking	2704
office	446

Location in the area



Photograph of the building

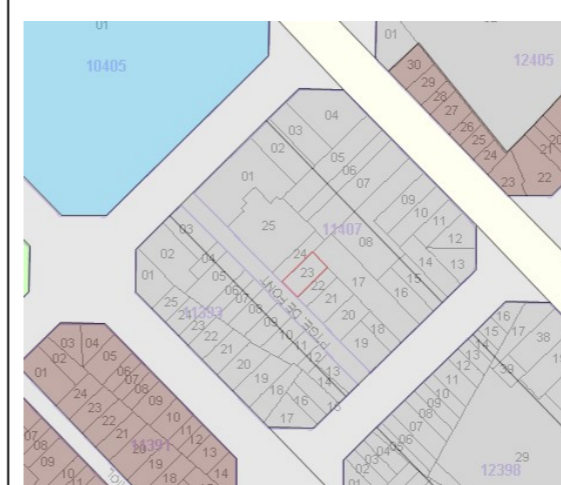


Location in the area



Photograph of the building

Psj Font 12	m2
office	365



Location in the area

Psj. Font 10	m2
apartment	494



Photograph of the building




Location in the area

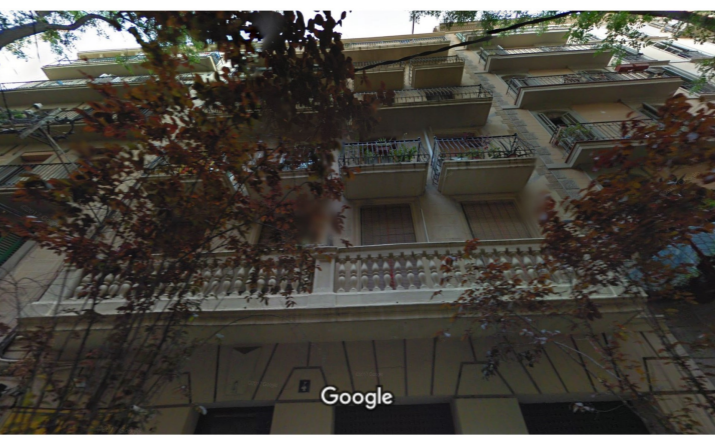


Photograph of the building

Psj Font 8	m2
apartment	441




Location in the area




Photograph of the building

Psj Font 4	m2
apartment	1014



Location in the area



Photograph of the building

Valencia 429	m2
apartment	1486
business	205



Location in the area




Photograph of the building

Psj Font 6	m2
apartment	952




Valencia 431	m2
apartment	325




Location in the area

Photograph of the building


Valencia 433	m2
apartment	287
business	620




Location in the area


Photograph of the building

Valencia 435	m2
apartment	990
business	224




Location in the area

<b>Valencia 437</b>	<b>m2</b>
hotel	1067



Photograph of the building

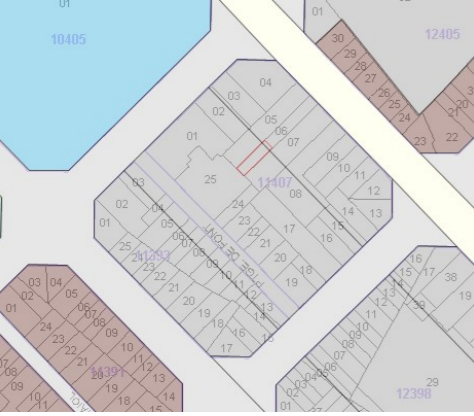


Location in the area




Photograph of the building

<b>Marina 249</b>	<b>m2</b>
Business	223



Location in the area



Photograph of the building

<b>Marina 247</b>	<b>m2</b>
business	257

### 4.3 Calculation of the base price. *Método de Comparación* and *Método Valor Residual*.

To make a valuation of the properties, we must reach the area and make a market study of properties with the same typology of ours, to be acceptable there must be at least 6 samples.

In the next tables we'll find different categories of apartments according to their surface, if the samples are apartments, parkings of business.

Tables with the market study made in the surround of the affected area. To make that market study I have consulted websites specialized in selling homes and asked in API near the area to give me prices of apartments with similar specifications to the ones we find in the area.

apartment	Surface	Bedrooms	Baths	Floor	Status	Value
sample 1	71	3	1	3	to reform	359.000,00 €
sample 2	65	2	1	3	refurbished	410.000,00 €
sample 3	71	2	1	2	refurbished	330.000,00 €
sample 4	87	3	2		refurbished	535.000,00 €
sample 5	76	2	1	1	refurbished	379.000,00 €
sample 6	76	1	1	At	refurbished	420.000,00 €
Average	74,3333333				Refurbished	405.500,00 €
Average €/m2						5.455,16 €

apartment	Surface	Bedrooms	Baths	Floor	Status	Value
sample 1	104	3	2	1		370.000,00 €
sample 2	127	3	1	1	partial refurbished	450.000,00 €
sample 3	102	3	2	7	refurbished	480.000,00 €
sample 4	91	3	2	7	refurbished	420.000,00 €
sample 5	96	3	1	4	refurbished	445.000,00 €
sample 6	110	3	2	3	refurbished	495.000,00 €
Average	105				refurbished	443.333,33 €

Average  
€/m2 4.222,22  
€

apartment	Surface	Bedrooms	Baths	Floor	Status	Value
sample 1	55	1	1	4	refurbished	325.000,00 €
sample 2	50	2	2	1	refurbished	380.000,00 €
sample 3	45	1	1	2	refurbished	315.000,00 €
sample 4	55	2	1	1	refurbished	355.000,00 €
sample 5	48	2	1	1	refurbished	310.000,00 €
sample 6	61	2	2	3	refurbished	375.000,00 €
Average	52,3333333				refurbished	343.333,33 €
Average €/m2						6.560,51 €

parking	surface	value
sample 1	18	23.000,00 €
sample 2	22	28.000,00 €
sample 3	15	21.000,00 €
sample 4	17	23.000,00 €
sample 5	19	26.000,00 €
sample 6	20	30.000,00 €
Average	18,5	25.166,67 €
Average €/m2		1.360,36 €

business	surface	type	value
sample 1	139	restaurant	350.000,00 €
sample 2	120	restaurant	890.000,00 €
sample 3	124	restaurant	800.000,00 €
sample 4	400	shop	1.050.000,00 €
sample 5	100	restaurant	850.000,00 €
sample 6	115	restaurant	650.000,00 €
Average	166,333333		765.000,00 €
Average €/m2			4.599,20 €

4.3.1 table. Market study in the different typologies.

With each typology, I extract an average price related to m2 (€/m2), that will be the base of calculation and comparison with the other value I need to have the final value €/m2. In the annex B, we can find the different websites used to find properties, some of them I got them from API of the area or just calling a phone I found walking around the area. The averages prices for each typology is shown on table forward, with the prices of the *Método de Valor Residual estático*.

Next step we make a sheet to count price according the method of Residual Static value. The values taken for the prices are taken according to a market prices of building and different expenses like architects, licenses...

For that we would use the formula:  $V_r = K(V_{rs} + V_c)$ ;  $V_{rs} = (V_v/k) - V_c$ , (according to Art. 24-1-b, texto refundido 2/2008)

Where:

Método Residual Estático (Art 24-1-b. Texto refundido 2/2008)

$$V_r = K (V_{rs} + V_c)$$

$$V_{rs} = (V_v/K) - V_c$$

$V_r$  = Valor Residual

$V_{rs}$  = Valor de Repercusión del Suelo (€/m<sup>2</sup>t)

$V_v$  = Valor de venta. Estudio de mercado.

$K$  = Coeficiente de Gastos Generales (financiación+gestión+promoción) + BI = 1,40

$K$  = 1,20 a 1,50 dependiendo de las tipologías (VPO, Viviendas de lujo, naves, unifamiliar, etc...) y razones justificadas de dinámica de mercado.

$V_c$  = Valor de la Construcción (€/m<sup>2</sup>t), incluyendo Ejecución Material + Gastos Generales + Beneficio + Honorarios + Tributos, etc...

4.3.2 Image from the manual of Bagursa, they gently give me.

In the annex C, appears the breakdown of calculations made to obtain the result of the Residual Value.

Between the two prices we got, we take the highest and then apply a 5% more, that increment is to compensate the situation of the expropriation, that price we get is the base over I will work in next steps to calculate the final price, we will apply % to decrease in function of the status of the building or the apartments it selves, there cannot be a difference between the price we purpose and what I got at the beginning of more than 30%, that % of decrease or increase goes in function the criteria of the technician.

	market study. €/m2	Residual value. €/m2	5%	total €/m2
apartment 60-80 m2	5455,16	6363,7	318,185	6681,885
apartment 90-120 m2	4222,22	4547,006	227,3503	4774,3563
apartment 40-60 m2	6560,51	7653,92	382,696	8036,616
parking	1360,36	1385,32	68,018	1428,378
bussines	4599,2	4952,98	247,649	5200,629

4.3.3 Table overview comparing results.



In the next table I'm going to evaluate each apartment according to their status of conservation, the criteria I'm using detailed below.

0% if the apartment had removal in the last 3 years.

0-5% if the apartment had any removal in the last 5 years. The variation depends on what has been removal, if it's only esthetical or installations and important elements have been refurbished.

-5% the apartment has the kitchen, the bathrooms, both or the installations that have refurbished between 5-10 years ago.

-10% the apartment has the kitchen or the bathrooms that have refurbished, including installations 10 years ago

-15% the apartment has been refurbished over 10 years ago.

If the building don't have elevator, I will apply a decrease moving between 1-8%, depending the floor of the apartment and the importance and need of the elevator.

To apply correctional coefficients, *Real Decreto 1491/2011* give us a guide, but It also allows the appraiser to use its experience and criteria. I apply my criteria, so that's the way Bagursa make the valuations.

estado de conservación	normal	regular	deficiente	ruinoso	estado de conservación	normal	regular	deficiente	ruinoso
antigüedad					antigüedad				
0%	0,0000	0,1500	0,5000	1,0000	51%	0,3851	0,4773	0,6925	1,0000
1%	0,0051	0,1543	0,5025	1,0000	52%	0,3952	0,4859	0,6976	1,0000
2%	0,0102	0,1587	0,5051	1,0000	53%	0,4055	0,4946	0,7027	1,0000
3%	0,0155	0,1631	0,5077	1,0000	54%	0,4158	0,5034	0,7079	1,0000
4%	0,0208	0,1677	0,5104	1,0000	55%	0,4263	0,5123	0,7131	1,0000
5%	0,0263	0,1723	0,5131	1,0000	56%	0,4368	0,5213	0,7184	1,0000
6%	0,0318	0,1770	0,5159	1,0000	57%	0,4475	0,5303	0,7237	1,0000
7%	0,0375	0,1818	0,5187	1,0000	58%	0,4582	0,5395	0,7291	1,0000
8%	0,0432	0,1867	0,5216	1,0000	59%	0,4691	0,5487	0,7345	1,0000
9%	0,0491	0,1917	0,5245	1,0000	60%	0,4800	0,5580	0,7400	1,0000
10%	0,0550	0,1968	0,5275	1,0000	61%	0,4911	0,5674	0,7455	1,0000
11%	0,0611	0,2019	0,5305	1,0000	62%	0,5022	0,5769	0,7511	1,0000
12%	0,0672	0,2071	0,5336	1,0000	63%	0,5135	0,5864	0,7567	1,0000
13%	0,0735	0,2124	0,5367	1,0000	64%	0,5248	0,5961	0,7624	1,0000
14%	0,0798	0,2178	0,5399	1,0000	65%	0,5363	0,6058	0,7681	1,0000
15%	0,0863	0,2233	0,5431	1,0000	66%	0,5478	0,6156	0,7739	1,0000
16%	0,0928	0,2289	0,5464	1,0000	67%	0,5595	0,6255	0,7797	1,0000
17%	0,0995	0,2345	0,5497	1,0000	68%	0,5712	0,6355	0,7856	1,0000
18%	0,1062	0,2403	0,5531	1,0000	69%	0,5831	0,6456	0,7915	1,0000
19%	0,1131	0,2461	0,5565	1,0000	70%	0,5950	0,6558	0,7975	1,0000
20%	0,1200	0,2520	0,5600	1,0000	71%	0,6071	0,6660	0,8035	1,0000
21%	0,1271	0,2580	0,5635	1,0000	72%	0,6192	0,6763	0,8096	1,0000
22%	0,1342	0,2641	0,5671	1,0000	73%	0,6315	0,6867	0,8157	1,0000
23%	0,1415	0,2702	0,5707	1,0000	74%	0,6438	0,6972	0,8219	1,0000
24%	0,1488	0,2765	0,5744	1,0000	75%	0,6563	0,7078	0,8281	1,0000
25%	0,1563	0,2828	0,5781	1,0000	76%	0,6688	0,7185	0,8344	1,0000
26%	0,1638	0,2892	0,5819	1,0000	77%	0,6815	0,7292	0,8407	1,0000
27%	0,1715	0,2957	0,5857	1,0000	78%	0,6942	0,7401	0,8471	1,0000
28%	0,1792	0,3023	0,5896	1,0000	79%	0,7071	0,7510	0,8535	1,0000
29%	0,1871	0,3090	0,5935	1,0000	80%	0,7200	0,7620	0,8600	1,0000
30%	0,1950	0,3158	0,5975	1,0000	81%	0,7331	0,7731	0,8665	1,0000
31%	0,2031	0,3226	0,6015	1,0000	82%	0,7462	0,7843	0,8731	1,0000
32%	0,2112	0,3295	0,6056	1,0000	83%	0,7595	0,7955	0,8797	1,0000
33%	0,2195	0,3365	0,6097	1,0000	84%	0,7728	0,8069	0,8864	1,0000
34%	0,2278	0,3436	0,6139	1,0000	85%	0,7863	0,8183	0,8931	1,0000
35%	0,2363	0,3508	0,6181	1,0000	86%	0,7998	0,8298	0,8999	1,0000
36%	0,2448	0,3581	0,6224	1,0000	87%	0,8135	0,8414	0,9067	1,0000
37%	0,2535	0,3654	0,6267	1,0000	88%	0,8272	0,8531	0,9136	1,0000
38%	0,2622	0,3729	0,6311	1,0000	89%	0,8411	0,8649	0,9205	1,0000
39%	0,2711	0,3804	0,6355	1,0000	90%	0,8550	0,8768	0,9275	1,0000
40%	0,2800	0,3880	0,6400	1,0000	91%	0,8691	0,8887	0,9345	1,0000
41%	0,2891	0,3957	0,6445	1,0000	92%	0,8832	0,9007	0,9416	1,0000
42%	0,2982	0,4035	0,6491	1,0000	93%	0,8975	0,9128	0,9487	1,0000
43%	0,3075	0,4113	0,6537	1,0000	94%	0,9118	0,9250	0,9559	1,0000
44%	0,3168	0,4193	0,6584	1,0000	95%	0,9263	0,9373	0,9631	1,0000
45%	0,3263	0,4273	0,6631	1,0000	96%	0,9408	0,9497	0,9704	1,0000
46%	0,3358	0,4354	0,6679	1,0000	97%	0,9555	0,9621	0,9777	1,0000
47%	0,3455	0,4436	0,6727	1,0000	98%	0,9702	0,9747	0,9851	1,0000
48%	0,3552	0,4519	0,6776	1,0000	99%	0,9851	0,9873	0,9925	1,0000
49%	0,3651	0,4603	0,6825	1,0000	100%	1,0000	1,0000	1,0000	1,0000
50%	0,3750	0,4688	0,6875	1,0000					

El estado de conservación de las edificaciones, construcciones e instalaciones se determinará de acuerdo con los siguientes criterios:

- Normal: Cuando a pesar de su edad, cualquiera que fuera ésta, no necesiten reparaciones importantes.
- Regular: Cuando presenten defectos permanentes, sin que comprometan las normales condiciones de habitabilidad y estabilidad.
- Deficiente: Cuando precisen reparaciones de relativa importancia, comprometiendo las normales condiciones de habitabilidad y estabilidad.
- Ruinoso: Cuando se trate de edificaciones, construcciones o instalaciones manifiestamente inhabitables o declaradas legalmente en ruina.

#### 4.3.4 Coefficients from Real Decreto 1491/2011

To evaluate that apartments properly, we should visit all of them to know their real status or access a database with the building licenses that have been registered, I has been impossible to access the apartments, so I am going to apply coefficients as example of how it works. I will suppose, due to the inconvenient to access the buildings, that all of them have passed the ITE and have corrected the problems the architect could have found on them.

C/ Mallorca 412									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
entlo	3	105	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
1ª	1ª	104	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
1ª	2ª	102	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
1ª	3ª	109	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
1ª	4ª	98	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
2ª	1ª	104	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
2ª	2ª	102	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
2ª	3ª	99	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
2ª	4ª	108	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
3ª	1ª	104	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
3ª	2ª	102	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
3ª	3ª	99	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
3ª	4ª	108	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
4ª	1ª	104	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
4ª	2ª	102	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
4ª	3ª	99	ok	YES	0%	0%	-15%	4.774,35 €	4.058,20 €
4ª	4ª	108	ok	YES	0%	0%	-4%	4.774,35 €	4.583,38 €
5ª	1ª	104	ok	YES	0%	0%	-4%	4.774,35 €	4.583,38 €
5ª	2ª	102	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
5ª	3ª	99	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
5ª	4ª	108	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
6ª	1ª	104	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
6ª	2ª	102	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
6ª	3ª	99	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
6ª	4ª	108	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
7ª	1ª	79	ok	YES	0%	0%	-15%	6.167,89 €	5.242,71 €
7ª	2ª	71	ok	YES	0%	0%	-5%	6.167,89 €	5.859,50 €
7ª	3ª	75	ok	YES	0%	0%	-2%	6.167,89 €	6.044,53 €
7ª	4ª	80	ok	YES	0%	0%	-3%	6.167,89 €	5.982,85 €

Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
1ª	1ª	99	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
1ª	2ª	129	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
1ª	3ª	96	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
1ª	4ª	124	ok	YES	0%	0%	-15%	4.774,35 €	4.058,20 €
2ª	1ª	98	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
2ª	2ª	129	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
2ª	3ª	96	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
2ª	4ª	123	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
3ª	1ª	98	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
3ª	2ª	129	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
3ª	3ª	96	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
3ª	4ª	123	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
4ª	1ª	98	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
4ª	2ª	129	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
4ª	3ª	96	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
4ª	4ª	123	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
5ª	1ª	98	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
5ª	2ª	129	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
5ª	3ª	96	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
5ª	4ª	123	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
6ª	1ª	98	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
6ª	2ª	129	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
6ª	3ª	96	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
6ª	4ª	123	ok	YES	0%	0%	-15%	4.774,35 €	4.058,20 €
7ª	1ª	69	ok	YES	0%	0%	-15%	6.167,89 €	5.242,71 €
7ª	2ª	119	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
7ª	3ª	91	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €

Passatge Font 14									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Entlo	1ª/2ª	126	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
1ª	1ª	91	ok	YES	0%	0%	-1%	4.774,35 €	4.726,61 €
1ª	2ª	89	ok	YES	0%	0%	-2%	6.167,89 €	6.044,53 €
1ª	3ª	119	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
2ª	1ª	90	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
2ª	2ª	89	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
2ª	3ª	118	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
3ª	1ª	90	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
3ª	2ª	89	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
3ª	3ª	118	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
4ª	1ª	90	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
4ª	2ª	89	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
4ª	3ª	118	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
5ª	1ª	90	ok	YES	0%	0%	-2%	4.774,35 €	4.678,86 €
5ª	2ª	89	ok	YES	0%	0%	-3%	4.774,35 €	4.631,12 €
5ª	3ª	118	ok	YES	0%	0%	-4%	4.774,35 €	4.583,38 €
6ª	1ª	90	ok	YES	0%	0%	-1%	4.774,35 €	4.726,61 €
6ª	2ª	118	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €

Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
1ª	1ª	84	ok	YES	0%	0%	0%	6.167,89 €	6.167,89 €
1ª	2ª	95	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
1ª	3ª	95	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
1ª	4ª	103	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
2ª	1ª	84	ok	YES	0%	0%	0%	6.167,89 €	6.167,89 €
2ª	2ª	95	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
2ª	3ª	95	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
2ª	4ª	102	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €

Passatge Font 10									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Bjs	1ª	97	ok	NO	0%	-1%	-5%	4.774,35 €	4.487,89 €
Bjs	2ª	97	ok	NO	0%	-1%	-5%	4.774,35 €	4.487,89 €
Prpal	1ª	75	ok	NO	0%	-3%	0%	6.167,89 €	5.982,85 €
Prpal	2ª	75	ok	NO	0%	-3%	0%	6.167,89 €	5.982,85 €
1ª	1ª	75	ok	NO	0%	-4%	0%	6.167,89 €	5.921,17 €
1ª	2ª	75	ok	NO	0%	-4%	-10%	6.167,89 €	5.304,39 €

Passatge Font 8									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Bjs	1ª	131	ok	NO	0%	-1%	-3%	4774,35	4.583,38 €
1ª	1ª	83	ok	NO	0%	-4%	-2%	6167,89	5.797,82 €
2ª	1ª	83	ok	NO	0%	-4%	-4%	6167,89	5.674,46 €
3ª	1ª	83	ok	NO	0%	-6%	-3%	6167,89	5.612,78 €
4ª	1ª	61	ok	NO	0%	-6%	-2%	6167,89	5.674,46 €

Passatge Font 6									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Bjs	1ª	68	ok	NO	0%	-1%	-3%	6.167,89 €	5.921,17 €
Bjs	2ª	68	ok	NO	0%	-1%	-2%	6.167,89 €	5.982,85 €
1º	1ª	81	ok	NO	0%	-2%	-3%	6.167,89 €	5.859,50 €
1º	1ª	81	ok	NO	0%	-2%	-5%	6.167,89 €	5.736,14 €
2º	1ª	81	ok	NO	0%	-3%	-10%	6.167,89 €	5.366,06 €
2º	2ª	81	ok	NO	0%	-3%	-5%	6.167,89 €	5.674,46 €
3º	1ª	81	ok	NO	0%	-4%	-5%	6.167,89 €	5.612,78 €
3º	2ª	81	ok	NO	0%	-4%	-5%	6.167,89 €	5.612,78 €
4º	1ª	81	ok	NO	0%	-4%	-2%	6.167,89 €	5.797,82 €
4º	2ª	81	ok	NO	0%	-4%	-2%	6.167,89 €	5.797,82 €
5º	1ª	84	ok	NO	0%	-6%	-3%	6.167,89 €	5.612,78 €
5º	2ª	84	ok	NO	0%	-6%	0%	6.167,89 €	5.797,82 €

Passatge Font 4									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Bjs	1ª	66	ok	NO	0%	-1%	0%	6.167,89 €	6.106,21 €
Bjs	2ª	87	ok	NO	0%	-1%	0%	6.167,89 €	6.106,21 €
Prpal	1ª	40	ok	NO	0%	-1%	0%	7.418,42 €	7.344,24 €
Prpal	2ª	40	ok	NO	0%	-1%	0%	7.418,42 €	7.344,24 €
Prpal	3ª	40	ok	NO	0%	-1%	-5%	7.418,42 €	6.973,31 €
Prpal	4ª	40	ok	NO	0%	-1%	-10%	7.418,42 €	6.602,39 €
1º	1ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
1º	2ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
1º	3ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
1º	4ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
2º	1ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
2º	2ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
2º	3ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
2º	4ª	40	ok	NO	0%	-2%	-15%	7.418,42 €	6.157,29 €
3º	1ª	40	ok	NO	0%	-4%	-15%	7.418,42 €	6.008,92 €
3º	2ª	40	ok	NO	0%	-4%	-10%	7.418,42 €	6.379,84 €
3º	3ª	40	ok	NO	0%	-4%	-10%	7.418,42 €	6.379,84 €
3º	4ª	40	ok	NO	0%	-4%	-10%	7.418,42 €	6.379,84 €
4º	1ª	40	ok	NO	0%	-5%	-10%	7.418,42 €	6.305,66 €
4º	2ª	40	ok	NO	0%	-5%	-10%	7.418,42 €	6.305,66 €
4º	3ª	40	ok	NO	0%	-5%	-10%	7.418,42 €	6.305,66 €
4º	4ª	40	ok	NO	0%	-5%	-10%	7.418,42 €	6.305,66 €
At	1ª	61	ok	NO	0%	-6%	-10%	6.167,89 €	5.181,03 €

C/ Valencia 429									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Entlo	1ª	49	ok	YES	0%	0%	0%	7.418,42 €	7.418,42 €
Entlo	2ª	44	ok	YES	0%	0%	0%	7.418,42 €	7.418,42 €
Entlo	3ª	43	ok	YES	0%	0%	0%	7.418,42 €	7.418,42 €
Prpal	1ª	93	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
Prpal	1ª	93	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
Prpal	2ª	73	ok	YES	0%	0%	-5%	6.167,89 €	5.859,50 €
Prpal	3ª	89	ok	YES	0%	0%	-5%	6.167,89 €	5.859,50 €
1º	1ª	93	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
1º	2ª	73	ok	YES	0%	0%	-5%	6.167,89 €	5.859,50 €
1º	3ª	89	ok	YES	0%	0%	-5%	6.167,89 €	5.859,50 €
2º	1ª	93	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
2º	2ª	73	ok	YES	0%	0%	-5%	6.167,89 €	5.859,50 €
2º	3ª	89	ok	YES	0%	0%	0%	6.167,89 €	6.167,89 €
3º	1ª	93	ok	YES	0%	0%	0%	4.774,35 €	4.774,35 €
3º	2ª	73	ok	YES	0%	0%	-3%	6.167,89 €	5.982,85 €
3º	3ª	89	ok	YES	0%	0%	-2%	6.167,89 €	6.044,53 €
4º	1ª	93	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
4º	2ª	73	ok	YES	0%	0%	-4%	6.167,89 €	5.921,17 €
4º	3ª	89	ok	YES	0%	0%	-10%	6.167,89 €	5.551,10 €
5º		75	ok	YES	0%	0%	-3%	6.167,89 €	5.982,85 €

C/ Valencia 431									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Bjs		325	ok	NO	0%	0%	-3%	4.774,35 €	4.631,12 €

C/ Valencia 433									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
1º	1ª	98	ok	NO	0%	-1%	-5%	4.774,35 €	4.487,89 €
1º	2ª	100	ok	NO	0%	-1%	-3%	4.774,35 €	4.583,38 €
2º	1ª	30	ok	NO	0%	-2%	0%	7.418,42 €	7.270,05 €
2º	2ª	59	ok	NO	0%	-2%	-2%	7.418,42 €	7.121,68 €

C/ Valencia 435									
Floor	Apartment	M2	Building status	Elevator	% decrease building status	% Decrease no elevator	% decrease apartment status	Base price of calculation (€/m2)	Final price (€/m2)
Prpal	1ª	99	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €
Prpal	2ª	99	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
1º	1ª	99	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
1ª	2ª	99	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
2º	1ª	99	ok	YES	0%	0%	-15%	4.774,35 €	4.058,20 €
2º	2ª	99	ok	YES	0%	0%	-15%	4.774,35 €	4.058,20 €
3º	1ª	99	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
3º	2ª	99	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
4º	1ª	99	ok	YES	0%	0%	-5%	4.774,35 €	4.535,63 €
4º	2ª	99	ok	YES	0%	0%	-10%	4.774,35 €	4.296,92 €

Table 4.3.5 calculation of the final value €/m2 applying depreciation.

#### 4.4 Rentals and companies affected.

In this case, I'm going to make a supposition of rented apartments and companies, due to it's impossible for me to access that information.

There could be the case that the owner has it's piece rented, in that case we have to separate if it's a home or if it's a business, due to they take different ways of calculating the compensation in each one, the fair price for the companies it is calculated by an engineer, but I will try to make some examples so we can see what can happen. In the next table you can see the compensation for a person who rents a home and have to move out. It's impossible for me to know that information exactly so I assume and take different cases so all of them can be explained.

\*The numbers used for the rents are based on the rents around the area, consulting with an API, and annual income of the companies is hypothetical. The value of €/m2 of rent is taken from stats.

The reference taken to calculate, according to information given from Bagursa is that people who rents a home is given 40€/m2 in compensation, 2 year of difference between the old price and the new one of rent, plus 600 € for different expenses. If it's a business, that should be calculated by and engineer, but more or less we will assume according to 70% of the annual income in compensation for the loss of clients, plus 40€/m2 to move to another place.

Mallorca 412	m2	rent	compensation 40€/m2	general expenses	new rent. Aprox 18€/m2	compensation for rent. 2 years	annual income	compensation for bussines. 70% annual income
1ª1ª	99	1.000,00 €	<b>3.960,00 €</b>	600,00 €	1.782,00 €	<b>18.768,00 €</b>		
3ª2ª	129	1.200,00 €	<b>5.160,00 €</b>	600,00 €	2.322,00 €	<b>26.928,00 €</b>		
3ª3ª	96	800,00 €	<b>3.840,00 €</b>	600,00 €	1.728,00 €	<b>22.272,00 €</b>		
6ª2ª	129	1.100,00 €	<b>5.160,00 €</b>	600,00 €	2.322,00 €	<b>29.328,00 €</b>		
7ª1ª	69	150,00 €	<b>2.760,00 €</b>	600,00 €	1.242,00 €	<b>26.208,00 €</b>		
1ª4ª	98	200,00 €	<b>3.920,00 €</b>	600,00 €	1.764,00 €	<b>37.536,00 €</b>		
2ª2ª	102	1.200,00 €	<b>4.080,00 €</b>	600,00 €	1.836,00 €	<b>15.264,00 €</b>		
5ª2ª	102	850,00 €	<b>4.080,00 €</b>	600,00 €	1.836,00 €	<b>23.664,00 €</b>		
Office								
en4	111	1.300,00 €	<b>4.440,00 €</b>	600,00 €	1.998,00 €	<b>16.752,00 €</b>	350.000,00 €	<b>245.000,00 €</b>
en5	48	750,00 €	<b>1.920,00 €</b>	600,00 €	864,00 €	<b>2.736,00 €</b>	280.000,00 €	<b>196.000,00 €</b>
en6	48	640,00 €	<b>1.920,00 €</b>	600,00 €	864,00 €	<b>5.376,00 €</b>	650.000,00 €	<b>455.000,00 €</b>
en7	48	800,00 €	<b>1.920,00 €</b>	600,00 €	864,00 €	<b>1.536,00 €</b>	565.000,00 €	<b>395.500,00 €</b>
en8	50	850,00 €	<b>2.000,00 €</b>	600,00 €	900,00 €	<b>1.200,00 €</b>	400.000,00 €	<b>280.000,00 €</b>
en9	49	660,00 €	<b>1.960,00 €</b>	600,00 €	882,00 €	<b>5.328,00 €</b>	335.000,00 €	<b>234.500,00 €</b>
en10	48	700,00 €	<b>1.920,00 €</b>	600,00 €	864,00 €	<b>3.936,00 €</b>	550.000,00 €	<b>385.000,00 €</b>
en11	48	700,00 €	<b>1.920,00 €</b>	600,00 €	864,00 €	<b>3.936,00 €</b>	600.000,00 €	<b>420.000,00 €</b>
en12	60	935,00 €	<b>2.400,00 €</b>	600,00 €	1.080,00 €	<b>3.480,00 €</b>	385.000,00 €	<b>269.500,00 €</b>
en13	53	775,00 €	<b>2.120,00 €</b>	600,00 €	954,00 €	<b>4.296,00 €</b>	330.000,00 €	<b>231.000,00 €</b>
en14	65	800,00 €	<b>2.600,00 €</b>	600,00 €	1.170,00 €	<b>8.880,00 €</b>	210.000,00 €	<b>147.000,00 €</b>

Table 4.5.1 example of compensation for rentals and business

#### 4.5 Final conclusions of cost

After all these calculations to find a value for that apartments, parkings and businesses, I can make a final price with the cost of that operation.

	TOTAL M2	TOTAL PRICE	TOTAL COMPENSATION FOR MOVING	TOTAL COMPENSATION EXPENSES	TOTAL COMPENSATION RENTALS	TOTAL COMPENSATION BUSSINESS
APARTMENTS	14501	72.522.487,81 €	580.040,00 €	96.600,00 €	199.968,00 €	
PARKINGS	4755	8.058.964,20 €				
BUSSINES/ OFFICES	5612	29.185.935,56 €	224.480,00 €	29.400,00 €	57.456,00 €	3.258.500,00 €

The compensation for moving, that is given to the owner or the person who rented it, I counted it just once, once per apartment/business, the same for the compensation expenses. With that numbers the total amount that could cost this expropriation is **114.213.831,57€**. To this amount must be added the realization of the project and the works required for the execution of what should go here, in this case a square/pedestrian walkaway.

There must be also, a reserve of *Vivienda Protección Oficial*, due to the Access to those who require it, so they can move there, paying the price stablished. So we should plus the cost of building that housing if there´s not.

With these numbers we would make the offer to each owner, at this point my job as appraiser and in case someone isn´t agree, they can follow the procedure I described before, arriving to the Courts if needed, but the only thing that would change is the price, the fact that they must leave and sell their properties, assuming that the process adjusts to the Law and there´s nothing incorrect in the procedure.

## 5 CONCLUSIONS

At the end of this project, I have arrived at the conclusion that expropriation although it may appear a bad thing for the people, obviously you have been fired from your home, if we think global, as it's the idea, it looks for the benefit of the city and the most number of people instead the less, seems something necessary

It's been quite difficult all the legislative part, I had to read them all to extract the parts that interested me to introduce, it's a difficult language, that truly, I'm not use to it and to understand what it says was a work hard to do.

The methods used to assess the area, looking for the minor economic damage to those affected, pricing real estate highs and facilitating the exit. They are paid with a market price, been objective about the state they are to adjust at maximum to reality, as we have seen, the laws try to be clear about the cases that can be expropriated to avoid the abuses. I have always heard people complaining about expropriation because "their homes have been taken", I can assure now, after seen the procedure, that in *Suelo Urbano*, the price is fair adjusted to reality and market.

The expropriations are not a thing easily to execute, they require a great investment, coordination between departments and agencies, we must think in that case particularly, considering where it is, to demolish all that buildings, to cut the streets, the pedestrian movement that comes to see Sagrada Familia. It is not a think that will happen soon, apart from the economic issue, nowadays the neighborhood is totally disagree with that.

The final conclusion I get is that the questions I had in my mind about how is the price calculated, if it is a fair price according to reality and how much can cost an operation like this, I got them solved, and hope that whoever who reads this, could understand this process to stop seeing the expropriation as something really bad, and understand how difficult it can be to execute for a Council, due to high cost it has.

Political facts enter the game, no one wants to make such a project, how they justify that investment and all people that would be in rage with them, not voting them in the next elections. It is sad, but if the expropriation searches the benefit of the city to enlarge it and remodeled it, who must make it, doesn't think about that common benefit.

## 6 BIBLIOGRAPHY

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- [www.idealista.com](http://www.idealista.com)
- <http://www.amb.cat/es/web/territori/gestio-i-organitzacio/numamb>
- [https://www.habitaclia.com/informes/precio-medio-alquiler-viviendas-distrito\\_eixample-barcelona.htm](https://www.habitaclia.com/informes/precio-medio-alquiler-viviendas-distrito_eixample-barcelona.htm). Media de precios al alquiler.
- Documentación del postgrado “ Análisis de viabilidad y estudio de promociones inmobiliarias” impartido en Colegio de Arquitectos Técnicos de Barcelona. CAATEEB

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Gracias sobre todo a mi familia por su incondicional apoyo.



## 5 ANNEX A

Information from the website of Catastro de Barcelona. Not all the buildings have the same information available.

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140701DF3814A0257MW	CL MALLORCA 410 Es: B Pl: -2 Pt: 76	Almacén-Estacionamiento	10
1140701DF3814A0256XQ	CL MALLORCA 410 Es: C Pl: -3 Pt: 75	Almacén-Estacionamiento	10
1140701DF3814A0255ZM	CL MALLORCA 410 Es: D Pl: -4 Pt: 77	Almacén-Estacionamiento	9
1140701DF3814A0254BX	CL MALLORCA 410 Es: D Pl: +1 Pt: 03	Residencial	91
1140701DF3814A0253LZ	CL MALLORCA 410 Es: D Pl: +1 Pt: 02	Residencial	119
1140701DF3814A0252KB	CL MALLORCA 410 Es: D Pl: +1 Pt: 01	Residencial	69
1140701DF3814A0251JL	CL MALLORCA 410 Es: D Pl: 06 Pt: 04	Residencial	123
1140701DF3814A0250HK	CL MALLORCA 410 Es: D Pl: 06 Pt: 03	Residencial	96
1140701DF3814A0249KB	CL MALLORCA 410 Es: D Pl: 06 Pt: 02	Residencial	129
1140701DF3814A0248JL	CL MALLORCA 410 Es: D Pl: 06 Pt: 01	Residencial	98
1140701DF3814A0247HK	CL MALLORCA 410 Es: D Pl: 05 Pt: 04	Residencial	123
1140701DF3814A0246GJ	CL MALLORCA 410 Es: D Pl: 05 Pt: 03	Residencial	96
1140701DF3814A0245FH	CL MALLORCA 410 Es: D Pl: 05 Pt: 02	Residencial	129
1140701DF3814A0244DG	CL MALLORCA 410 Es: D Pl: 05 Pt: 01	Residencial	98
1140701DF3814A0243SF	CL MALLORCA 410 Es: D Pl: 04 Pt: 04	Residencial	123
1140701DF3814A0242AD	CL MALLORCA 410 Es: D Pl: 04 Pt: 03	Residencial	96
1140701DF3814A0241PS	CL MALLORCA 410 Es: D Pl: 04 Pt: 02	Residencial	129
1140701DF3814A0240OA	CL MALLORCA 410 Es: D Pl: 04 Pt: 01	Residencial	98
1140701DF3814A0239AD	CL MALLORCA 410 Es: D Pl: 03 Pt: 04	Residencial	123
1140701DF3814A0238PS	CL MALLORCA 410 Es: D Pl: 03 Pt: 03	Residencial	96
1140701DF3814A0237OA	CL MALLORCA 410 Es: D Pl: 03 Pt: 02	Residencial	129
1140701DF3814A0236IP	CL MALLORCA 410 Es: D Pl: 03 Pt: 01	Residencial	98
1140701DF3814A0235UO	CL MALLORCA 410 Es: D Pl: 02 Pt: 04	Residencial	123
1140701DF3814A0234YI	CL MALLORCA 410 Es: D Pl: 02 Pt: 03	Residencial	96
1140701DF3814A0233TU	CL MALLORCA 410 Es: D Pl: 02 Pt: 02	Residencial	129
1140701DF3814A0232RY	CL MALLORCA 410 Es: D Pl: 02 Pt: 01	Residencial	98
1140701DF3814A0231ET	CL MALLORCA 410 Es: D Pl: 01 Pt: 04	Residencial	124
1140701DF3814A0230WR	CL MALLORCA 410 Es: D Pl: 01 Pt: 03	Residencial	96
1140701DF3814A0229RY	CL MALLORCA 410 Es: D Pl: 01 Pt: 02	Residencial	129
1140701DF3814A0228ET	CL MALLORCA 410 Es: D Pl: 01 Pt: 01	Residencial	99
1140701DF3814A0227WR	CL MALLORCA 410 Es: I Pl: +1 Pt: 04	Residencial	80
1140701DF3814A0226QE	CL MALLORCA 410 Es: I Pl: +1 Pt: 03	Residencial	75
1140701DF3814A0225MW	CL MALLORCA 410 Es: I Pl: +1 Pt: 02	Residencial	71
1140701DF3814A0224XQ	CL MALLORCA 410 Es: I Pl: +1 Pt: 01	Residencial	79
1140701DF3814A0223ZM	CL MALLORCA 410 Es: I Pl: 06 Pt: 04	Residencial	98
1140701DF3814A0222BX	CL MALLORCA 410 Es: I Pl: 06 Pt: 03	Residencial	99
1140701DF3814A0221LZ	CL MALLORCA 410 Es: I Pl: 06 Pt: 02	Residencial	102
1140701DF3814A0220KB	CL MALLORCA 410 Es: I Pl: 06 Pt: 01	Residencial	104
1140701DF3814A0219BX	CL MALLORCA 410 Es: I Pl: 05 Pt: 04	Residencial	108
1140701DF3814A0218LZ	CL MALLORCA 410 Es: I Pl: 05 Pt: 03	Residencial	99
1140701DF3814A0217KB	CL MALLORCA 410 Es: I Pl: 05 Pt: 02	Residencial	102
1140701DF3814A0216JL	CL MALLORCA 410 Es: I Pl: 05 Pt: 01	Residencial	104
1140701DF3814A0215HK	CL MALLORCA 410 Es: I Pl: 04 Pt: 04	Residencial	108
1140701DF3814A0214GJ	CL MALLORCA 410 Es: I Pl: 04 Pt: 03	Residencial	99
1140701DF3814A0213FH	CL MALLORCA 410 Es: I Pl: 04 Pt: 02	Residencial	102
1140701DF3814A0212DG	CL MALLORCA 410 Es: I Pl: 04 Pt: 01	Residencial	104
1140701DF3814A0211SF	CL MALLORCA 410 Es: I Pl: 03 Pt: 04	Residencial	108
1140701DF3814A0210AD	CL MALLORCA 410 Es: I Pl: 03 Pt: 03	Residencial	99
1140701DF3814A0209DG	CL MALLORCA 410 Es: I Pl: 03 Pt: 02	Residencial	102
1140701DF3814A0208SF	CL MALLORCA 410 Es: I Pl: 03 Pt: 01	Residencial	104
1140701DF3814A0207AD	CL MALLORCA 410 Es: I Pl: 02 Pt: 04	Residencial	108
1140701DF3814A0206PS	CL MALLORCA 410 Es: I Pl: 02 Pt: 03	Residencial	131
1140701DF3814A0205OA	CL MALLORCA 410 Es: I Pl: 02 Pt: 02	Residencial	72
1140701DF3814A0204IP	CL MALLORCA 410 Es: I Pl: 02 Pt: 01	Residencial	104
1140701DF3814A0203UO	CL MALLORCA 410 Es: I Pl: 01 Pt: 04	Residencial	98
1140701DF3814A0202YI	CL MALLORCA 410 Es: I Pl: 01 Pt: 03	Residencial	109
1140701DF3814A0201TU	CL MALLORCA 410 Es: I Pl: 01 Pt: 02	Residencial	102

1140701DF3814A0200RY	CL MALLORCA 410 Es: I Pl: 01 Pt: 01	Residencial	104
1140701DF3814A0199RY	CL MALLORCA 410 Es: I Pl: EN Pt: 14	Oficinas	65
1140701DF3814A0198ET	CL MALLORCA 410 Es: I Pl: EN Pt: 13	Oficinas	53
1140701DF3814A0197WR	CL MALLORCA 410 Es: I Pl: EN Pt: 12	Oficinas	60
1140701DF3814A0196QE	CL MALLORCA 410 Es: I Pl: EN Pt: 11	Oficinas	48
1140701DF3814A0195MW	CL MALLORCA 410 Es: I Pl: EN Pt: 10	Oficinas	48
1140701DF3814A0194XQ	CL MALLORCA 410 Es: I Pl: EN Pt: 09	Oficinas	49
1140701DF3814A0193ZM	CL MALLORCA 410 Es: D Pl: EN Pt: 08	Oficinas	50
1140701DF3814A0192BX	CL MALLORCA 410 Es: D Pl: EN Pt: 07	Oficinas	48
1140701DF3814A0191LZ	CL MALLORCA 410 Es: D Pl: EN Pt: 06	Oficinas	48
1140701DF3814A0190KB	CL MALLORCA 410 Es: D Pl: EN Pt: 05	Oficinas	48
1140701DF3814A0189BX	CL MALLORCA 410 Es: D Pl: EN Pt: 04	Oficinas	111
1140701DF3814A0188LZ	CL MALLORCA 410 Es: D Pl: EN Pt: 03	Oficinas	105
1140701DF3814A0187KB	CL MALLORCA 410 Es: D Pl: EN Pt: 02	Residencial	6
1140701DF3814A0186JL	CL MALLORCA 410 Es: I Pl: EN Pt: 01	Oficinas	93
1140701DF3814A0185HK	CL MALLORCA 410 Es: D Pl: 00 Pt: 06	Comercial	34
1140701DF3814A0184GJ	CL MALLORCA 410 Es: D Pl: 00 Pt: 05	Comercial	114
1140701DF3814A0183FH	CL MALLORCA 410 Es: D Pl: 00 Pt: 04	Comercial	188
1140701DF3814A0182DG	CL MALLORCA 410 Es: D Pl: 00 Pt: 03	Comercial	468
1140701DF3814A0181SF	CL MALLORCA 410 Es: D Pl: 00 Pt: 02	Comercial	121
1140701DF3814A0180AD	CL MALLORCA 410 Es: I Pl: 00 Pt: 01	Comercial	206
1140701DF3814A0179DG	CL MALLORCA 410 Es: A Pl: -1 Pt: 51	Almacén-Estacionamiento	5
1140701DF3814A0178SF	CL MALLORCA 410 Es: A Pl: -1 Pt: 50	Almacén-Estacionamiento	5
1140701DF3814A0177AD	CL MALLORCA 410 Es: A Pl: -1 Pt: 49	Almacén-Estacionamiento	5
1140701DF3814A0176PS	CL MALLORCA 410 Es: A Pl: -1 Pt: 48	Almacén-Estacionamiento	18
1140701DF3814A0175OA	CL MALLORCA 410 Es: A Pl: -1 Pt: 47	Almacén-Estacionamiento	18
1140701DF3814A0174IP	CL MALLORCA 410 Es: A Pl: -1 Pt: 46	Almacén-Estacionamiento	20
1140701DF3814A0173UO	CL MALLORCA 410 Es: A Pl: -1 Pt: 45	Almacén-Estacionamiento	7
1140701DF3814A0171TU	CL MALLORCA 410 Es: A Pl: -1 Pt: 13	Almacén-Estacionamiento	18
1140701DF3814A0170RY	CL MALLORCA 410 Es: A Pl: -1 Pt: 12	Almacén-Estacionamiento	21
1140701DF3814A0169YI	CL MALLORCA 410 Es: A Pl: -1 Pt: 11	Almacén-Estacionamiento	21
1140701DF3814A0168TU	CL MALLORCA 410 Es: A Pl: -1 Pt: 10	Almacén-Estacionamiento	21
1140701DF3814A0167RY	CL MALLORCA 410 Es: A Pl: -1 Pt: 09	Almacén-Estacionamiento	21
1140701DF3814A0166ET	CL MALLORCA 410 Es: A Pl: -1 Pt: 08	Almacén-Estacionamiento	19
1140701DF3814A0165WR	CL MALLORCA 410 Es: A Pl: -1 Pt: 07	Almacén-Estacionamiento	19
1140701DF3814A0164QE	CL MALLORCA 410 Es: A Pl: -1 Pt: 06	Almacén-Estacionamiento	21
1140701DF3814A0163MW	CL MALLORCA 410 Es: A Pl: -1 Pt: 05	Almacén-Estacionamiento	18
1140701DF3814A0162XQ	CL MALLORCA 410 Es: A Pl: -1 Pt: 04	Almacén-Estacionamiento	21
1140701DF3814A0161ZM	CL MALLORCA 410 Es: A Pl: -1 Pt: 03	Almacén-Estacionamiento	18
1140701DF3814A0160BX	CL MALLORCA 410 Es: A Pl: -1 Pt: 02	Almacén-Estacionamiento	21
1140701DF3814A0159XQ	CL MALLORCA 410 Es: A Pl: -1 Pt: 01	Almacén-Estacionamiento	15
1140701DF3814A0158ZM	CL MALLORCA 410 Es: B Pl: -2 Pt: 64	Almacén-Estacionamiento	24
1140701DF3814A0157BX	CL MALLORCA 410 Es: B Pl: -2 Pt: 63	Almacén-Estacionamiento	20
1140701DF3814A0156LZ	CL MALLORCA 410 Es: B Pl: -2 Pt: 62	Almacén-Estacionamiento	19
1140701DF3814A0155KB	CL MALLORCA 410 Es: B Pl: -2 Pt: 61	Almacén-Estacionamiento	24
1140701DF3814A0154JL	CL MALLORCA 410 Es: B Pl: -2 Pt: 60	Almacén-Estacionamiento	24
1140701DF3814A0153HK	CL MALLORCA 410 Es: B Pl: -2 Pt: 59	Almacén-Estacionamiento	24
1140701DF3814A0152GJ	CL MALLORCA 410 Es: B Pl: -2 Pt: 58	Almacén-Estacionamiento	14
1140701DF3814A0151FH	CL MALLORCA 410 Es: B Pl: -2 Pt: 57	Almacén-Estacionamiento	20
1140701DF3814A0150DG	CL MALLORCA 410 Es: B Pl: -2 Pt: 56	Almacén-Estacionamiento	19
1140701DF3814A0149GJ	CL MALLORCA 410 Es: B Pl: -2 Pt: 55	Almacén-Estacionamiento	20
1140701DF3814A0147DG	CL MALLORCA 410 Es: B Pl: -2 Pt: 54	Almacén-Estacionamiento	18
1140701DF3814A0146SF	CL MALLORCA 410 Es: B Pl: -2 Pt: 19	Almacén-Estacionamiento	24
1140701DF3814A0145AD	CL MALLORCA 410 Es: B Pl: -2 Pt: 18	Almacén-Estacionamiento	23
1140701DF3814A0144PS	CL MALLORCA 410 Es: B Pl: -2 Pt: 17	Almacén-Estacionamiento	19
1140701DF3814A0143OA	CL MALLORCA 410 Es: B Pl: -2 Pt: 16	Almacén-Estacionamiento	24
1140701DF3814A0142IP	CL MALLORCA 410 Es: B Pl: -2 Pt: 15	Almacén-Estacionamiento	23
1140701DF3814A0141UO	CL MALLORCA 410 Es: B Pl: -2 Pt: 14	Almacén-Estacionamiento	19
1140701DF3814A0140YI	CL MALLORCA 410 Es: B Pl: -2 Pt: 13	Almacén-Estacionamiento	15
1140701DF3814A0139IP	CL MALLORCA 410 Es: B Pl: -2 Pt: 12	Almacén-Estacionamiento	15
1140701DF3814A0138UO	CL MALLORCA 410 Es: B Pl: -2 Pt: 11	Almacén-Estacionamiento	21
1140701DF3814A0137YI	CL MALLORCA 410 Es: B Pl: -2 Pt: 10	Almacén-Estacionamiento	24
1140701DF3814A0136TU	CL MALLORCA 410 Es: B Pl: -2 Pt: 09	Almacén-Estacionamiento	24
1140701DF3814A0135RY	CL MALLORCA 410 Es: B Pl: -2 Pt: 08	Almacén-Estacionamiento	24
1140701DF3814A0134ET	CL MALLORCA 410 Es: B Pl: -2 Pt: 07	Almacén-Estacionamiento	24
1140701DF3814A0133WR	CL MALLORCA 410 Es: B Pl: -2 Pt: 06	Almacén-Estacionamiento	24
1140701DF3814A0132QE	CL MALLORCA 410 Es: B Pl: -2 Pt: 05	Almacén-Estacionamiento	24
1140701DF3814A0131MW	CL MALLORCA 410 Es: B Pl: -2 Pt: 04	Almacén-Estacionamiento	24
1140701DF3814A0130XQ	CL MALLORCA 410 Es: B Pl: -2 Pt: 03	Almacén-Estacionamiento	24
1140701DF3814A0129QE	CL MALLORCA 410 Es: B Pl: -2 Pt: 02	Almacén-Estacionamiento	19
1140701DF3814A0128MW	CL MALLORCA 410 Es: B Pl: -2 Pt: 01	Almacén-Estacionamiento	20
1140701DF3814A0127XQ	CL MALLORCA 410 Es: B Pl: -2 Pt: T2	Almacén-Estacionamiento	11
1140701DF3814A0126ZM	CL MALLORCA 410 Es: B Pl: -2 Pt: T1	Almacén-Estacionamiento	11
1140701DF3814A0125BX	CL MALLORCA 410 Es: B Pl: -2 Pt: 82	Almacén-Estacionamiento	5
1140701DF3814A0124LZ	CL MALLORCA 410 Es: B Pl: -2 Pt: 81	Almacén-Estacionamiento	6
1140701DF3814A0123KB	CL MALLORCA 410 Es: B Pl: -2 Pt: 80	Almacén-Estacionamiento	6
1140701DF3814A0122JL	CL MALLORCA 410 Es: B Pl: -2 Pt: 79	Almacén-Estacionamiento	6
1140701DF3814A0120GJ	CL MALLORCA 410 Es: B Pl: -2 Pt: 54	Almacén-Estacionamiento	20
1140701DF3814A0119JL	CL MALLORCA 410 Es: B Pl: -2 Pt: 53	Almacén-Estacionamiento	20
1140701DF3814A0118HK	CL MALLORCA 410 Es: B Pl: -2 Pt: 52	Almacén-Estacionamiento	20



1140725DF3814A0066QW	PJ FONT 14 Es:C Pl:-3 Pt:49	Almacén-Estacionamiento	22
1140725DF3814A0065MQ	PJ FONT 14 Es:C Pl:-3 Pt:48	Almacén-Estacionamiento	17
1140725DF3814A0064XM	PJ FONT 14 Es:C Pl:-3 Pt:47	Almacén-Estacionamiento	22
1140725DF3814A0063ZX	PJ FONT 14 Es:C Pl:-3 Pt:46	Almacén-Estacionamiento	24
1140725DF3814A0062BZ	PJ FONT 14 Es:C Pl:-3 Pt:45	Almacén-Estacionamiento	24
1140725DF3814A0061LB	PJ FONT 14 Es:C Pl:-3 Pt:44	Almacén-Estacionamiento	24
1140725DF3814A0060KL	PJ FONT 14 Es:C Pl:-3 Pt:43	Almacén-Estacionamiento	24
1140725DF3814A0059BZ	PJ FONT 14 Es:C Pl:-3 Pt:42	Almacén-Estacionamiento	24
1140725DF3814A0058LB	PJ FONT 14 Es:C Pl:-3 Pt:41	Almacén-Estacionamiento	17
1140725DF3814A0057KL	PJ FONT 14 Es:C Pl:-3 Pt:40	Almacén-Estacionamiento	24
1140725DF3814A0056JK	PJ FONT 14 Es:C Pl:-3 Pt:39	Almacén-Estacionamiento	24
1140725DF3814A0055HJ	PJ FONT 14 Es:C Pl:-3 Pt:38	Almacén-Estacionamiento	24
1140725DF3814A0054GH	PJ FONT 14 Es:C Pl:-3 Pt:37	Almacén-Estacionamiento	15
1140725DF3814A0053FG	PJ FONT 14 Es:C Pl:-3 Pt:36	Almacén-Estacionamiento	24
1140725DF3814A0052DF	PJ FONT 14 Es:C Pl:-3 Pt:35	Almacén-Estacionamiento	24
1140725DF3814A0051SD	PJ FONT 14 Es:C Pl:-3 Pt:34	Almacén-Estacionamiento	25
1140725DF3814A0050AS	PJ FONT 14 Es:C Pl:-3 Pt:33	Almacén-Estacionamiento	24
1140725DF3814A0049DF	PJ FONT 14 Es:C Pl:-3 Pt:32	Almacén-Estacionamiento	20
1140725DF3814A0048SD	PJ FONT 14 Es:C Pl:-3 Pt:31	Almacén-Estacionamiento	24
1140725DF3814A0047AS	PJ FONT 14 Es:C Pl:-3 Pt:30	Almacén-Estacionamiento	23
1140725DF3814A0046PA	PJ FONT 14 Es:C Pl:-3 Pt:29	Almacén-Estacionamiento	24
1140725DF3814A0045OP	PJ FONT 14 Es:C Pl:-3 Pt:28	Almacén-Estacionamiento	24
1140725DF3814A0044IO	PJ FONT 14 Es:C Pl:-3 Pt:27	Almacén-Estacionamiento	24
1140725DF3814A0043UI	PJ FONT 14 Es:C Pl:-3 Pt:26	Almacén-Estacionamiento	24
1140725DF3814A0042YU	PJ FONT 14 Es:C Pl:-3 Pt:25	Almacén-Estacionamiento	24
1140725DF3814A0041TY	PJ FONT 14 Es:C Pl:-3 Pt:24	Almacén-Estacionamiento	23
1140725DF3814A0040RT	PJ FONT 14 Es:C Pl:-3 Pt:23	Almacén-Estacionamiento	20
1140725DF3814A0039YU	PJ FONT 14 Es:C Pl:-3 Pt:22	Almacén-Estacionamiento	20
1140725DF3814A0038TY	PJ FONT 14 Es:D Pl:-4 Pt:84	Almacén-Estacionamiento	4
1140725DF3814A0037RT	PJ FONT 14 Es:D Pl:-4 Pt:83	Almacén-Estacionamiento	4
1140725DF3814A0036ER	PJ FONT 14 Es:D Pl:-4 Pt:82	Almacén-Estacionamiento	4
1140725DF3814A0035WE	PJ FONT 14 Es:D Pl:-4 Pt:81	Almacén-Estacionamiento	4
1140725DF3814A0034QW	PJ FONT 14 Es:D Pl:-4 Pt:80	Almacén-Estacionamiento	4
1140725DF3814A0033MQ	PJ FONT 14 Es:D Pl:-4 Pt:79	Almacén-Estacionamiento	4
1140725DF3814A0032XM	PJ FONT 14 Es:D Pl:-4 Pt:78	Almacén-Estacionamiento	4
1140725DF3814A0030BZ	PJ FONT 14 Es:D Pl:-4 Pt:76	Almacén-Estacionamiento	5
1140725DF3814A0029XM	PJ FONT 14 Es:D Pl:-4 Pt:75	Almacén-Estacionamiento	24
1140725DF3814A0028ZX	PJ FONT 14 Es:D Pl:-4 Pt:74	Almacén-Estacionamiento	22
1140725DF3814A0027BZ	PJ FONT 14 Es:D Pl:-4 Pt:73	Almacén-Estacionamiento	15
1140725DF3814A0026LB	PJ FONT 14 Es:D Pl:-4 Pt:72	Almacén-Estacionamiento	21
1140725DF3814A0025KL	PJ FONT 14 Es:D Pl:-4 Pt:71	Almacén-Estacionamiento	24
1140725DF3814A0024JK	PJ FONT 14 Es:D Pl:-4 Pt:70	Almacén-Estacionamiento	24
1140725DF3814A0023HJ	PJ FONT 14 Es:D Pl:-4 Pt:69	Almacén-Estacionamiento	24
1140725DF3814A0022GH	PJ FONT 14 Es:D Pl:-4 Pt:68	Almacén-Estacionamiento	24
1140725DF3814A0021FG	PJ FONT 14 Es:D Pl:-4 Pt:67	Almacén-Estacionamiento	24
1140725DF3814A0020DF	PJ FONT 14 Es:D Pl:-4 Pt:66	Almacén-Estacionamiento	15
1140725DF3814A0019GH	PJ FONT 14 Es:D Pl:-4 Pt:65	Almacén-Estacionamiento	24
1140725DF3814A0018FG	PJ FONT 14 Es:D Pl:-4 Pt:64	Almacén-Estacionamiento	24
1140725DF3814A0017DF	PJ FONT 14 Es:D Pl:-4 Pt:63	Almacén-Estacionamiento	24
1140725DF3814A0016SD	PJ FONT 14 Es:D Pl:-4 Pt:62	Almacén-Estacionamiento	14
1140725DF3814A0015AS	PJ FONT 14 Es:D Pl:-4 Pt:61	Almacén-Estacionamiento	24
1140725DF3814A0014PA	PJ FONT 14 Es:D Pl:-4 Pt:60	Almacén-Estacionamiento	24
1140725DF3814A0013OP	PJ FONT 14 Es:D Pl:-4 Pt:59	Almacén-Estacionamiento	25
1140725DF3814A0012IO	PJ FONT 14 Es:D Pl:-4 Pt:58	Almacén-Estacionamiento	24
1140725DF3814A0011UI	PJ FONT 14 Es:D Pl:-4 Pt:57	Almacén-Estacionamiento	18
1140725DF3814A0010YU	PJ FONT 14 Es:D Pl:-4 Pt:56	Almacén-Estacionamiento	24
1140725DF3814A0009IO	PJ FONT 14 Es:D Pl:-4 Pt:55	Almacén-Estacionamiento	23
1140725DF3814A0008UI	PJ FONT 14 Es:D Pl:-4 Pt:54	Almacén-Estacionamiento	24
1140725DF3814A0007YU	PJ FONT 14 Es:D Pl:-4 Pt:53	Almacén-Estacionamiento	24
1140725DF3814A0006TY	PJ FONT 14 Es:D Pl:-4 Pt:52	Almacén-Estacionamiento	24
1140725DF3814A0005RT	PJ FONT 14 Es:D Pl:-4 Pt:51	Almacén-Estacionamiento	24
1140725DF3814A0004ER	PJ FONT 14 Es:D Pl:-4 Pt:50	Almacén-Estacionamiento	24
1140725DF3814A0003WE	PJ FONT 14 Es:D Pl:-4 Pt:49	Almacén-Estacionamiento	23
1140725DF3814A0002QW	PJ FONT 14 Es:D Pl:-4 Pt:48	Almacén-Estacionamiento	18
1140725DF3814A0001MQ	PJ FONT 14 Es:D Pl:-4 Pt:47	Almacén-Estacionamiento	18

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140723DF3814A0006PY	PJ FONT 10 Pl:01 Pt:02	Residencial	75
1140723DF3814A0005OT	PJ FONT 10 Pl:01 Pt:01	Residencial	75
1140723DF3814A0004IR	PJ FONT 10 Pl:PR Pt:02	Residencial	75
1140723DF3814A0003UE	PJ FONT 10 Pl:PR Pt:01	Residencial	75
1140723DF3814A0002YW	PJ FONT 10 Pl:0 Pt:02	Residencial	97
1140723DF3814A0001TQ	PJ FONT 10 Pl:0 Pt:01	Residencial	97

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140722DF3814A0005MT	PJ FONT 8 Pl:04	Residencial	61
1140722DF3814A0004XR	PJ FONT 8 Pl:03	Residencial	83
1140722DF3814A0003ZE	PJ FONT 8 Pl:02	Residencial	83
1140722DF3814A0002BW	PJ FONT 8 Pl:01	Residencial	83
1140722DF3814A0001LQ	PJ FONT 8 Pl:0 Pt:01	Residencial	131

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140721DF3814A0013LP	PJ FONT 6 Pl:05 Pt:02	Residencial	84
1140721DF3814A0012KO	PJ FONT 6 Pl:05 Pt:01	Residencial	84
1140721DF3814A0011JI	PJ FONT 6 Pl:04 Pt:02	Residencial	81
1140721DF3814A0010HU	PJ FONT 6 Pl:04 Pt:01	Residencial	81
1140721DF3814A0009KO	PJ FONT 6 Pl:03 Pt:02	Residencial	81
1140721DF3814A0008JI	PJ FONT 6 Pl:03 Pt:01	Residencial	81
1140721DF3814A0007HU	PJ FONT 6 Pl:02 Pt:02	Residencial	81
1140721DF3814A0006GY	PJ FONT 6 Pl:02 Pt:01	Residencial	81
1140721DF3814A0005FT	PJ FONT 6 Pl:01 Pt:02	Residencial	81
1140721DF3814A0004DR	PJ FONT 6 Pl:01 Pt:01	Residencial	81
1140721DF3814A0003SE	PJ FONT 6 Pl:00 Pt:02	Residencial	68
1140721DF3814A0002AW	PJ FONT 6 Pl:00 Pt:01	Residencial	68

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140720DF3814A0024KK	PJ FONT 4 Pl:+1	Residencial	61
1140720DF3814A0023JJ	PJ FONT 4 Pl:04 Pt:04	Residencial	40
1140720DF3814A0022HH	PJ FONT 4 Pl:04 Pt:03	Residencial	40
1140720DF3814A0021GG	PJ FONT 4 Pl:04 Pt:02	Residencial	40
1140720DF3814A0020FF	PJ FONT 4 Pl:04 Pt:01	Residencial	40
1140720DF3814A0019HH	PJ FONT 4 Pl:03 Pt:04	Ocio y Hostelería	40
1140720DF3814A0018GG	PJ FONT 4 Pl:03 Pt:03	Residencial	40
1140720DF3814A0017FF	PJ FONT 4 Pl:03 Pt:02	Residencial	40
1140720DF3814A0016DD	PJ FONT 4 Pl:03 Pt:01	Residencial	40
1140720DF3814A0015SS	PJ FONT 4 Pl:02 Pt:04	Residencial	40
1140720DF3814A0014AA	PJ FONT 4 Pl:02 Pt:03	Residencial	40
1140720DF3814A0013PP	PJ FONT 4 Pl:02 Pt:02	Residencial	40
1140720DF3814A0012OO	PJ FONT 4 Pl:02 Pt:01	Residencial	40
1140720DF3814A0011II	PJ FONT 4 Pl:01 Pt:04	Residencial	40
1140720DF3814A0010UU	PJ FONT 4 Pl:01 Pt:03	Residencial	40
1140720DF3814A0009OO	PJ FONT 4 Pl:01 Pt:02	Residencial	40
1140720DF3814A0008II	PJ FONT 4 Pl:01 Pt:01	Residencial	40
1140720DF3814A0007YY	PJ FONT 4 Pl:PR Pt:04	Ocio y Hostelería	40
1140720DF3814A0006YU	PJ FONT 4 Pl:PR Pt:03	Residencial	40
1140720DF3814A0005TT	PJ FONT 4 Pl:PR Pt:02	Residencial	40
1140720DF3814A0004RR	PJ FONT 4 Pl:PR Pt:01	Residencial	40
1140720DF3814A0003WW	PJ FONT 4 Pl:0 Pt:02	Residencial	87
1140720DF3814A0001QQ	PJ FONT 4 Pl:0 Pt:01	Residencial	66

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140705DF3814A0020WF	CL MARINA 249 Pl:+2 Pt:02	Residencial	60
1140705DF3814A0019RH	CL MARINA 249 Pl:+2 Pt:01	Residencial	110
1140705DF3814A0018EG	CL MARINA 249 Pl:+1 Pt:03	Residencial	80
1140705DF3814A0017WF	CL MARINA 249 Pl:+1 Pt:02	Residencial	84
1140705DF3814A0016QD	CL MARINA 249 Pl:+1 Pt:01	Ocio y Hostelería	65
1140705DF3814A0015MS	CL MARINA 249 Pl:06 Pt:03	Residencial	80
1140705DF3814A0014XA	CL MARINA 249 Pl:06 Pt:02	Residencial	84
1140705DF3814A0013ZP	CL MARINA 249 Pl:06 Pt:01	Ocio y Hostelería	74
1140705DF3814A0012BO	CL MARINA 249 Pl:04 Pt:02	Residencial	128
1140705DF3814A0011LI	CL MARINA 249 Pl:04 Pt:01	Residencial	93
1140705DF3814A0010KU	CL MARINA 249 Pl:03 Pt:02	Residencial	128
1140705DF3814A0009BO	CL MARINA 249 Pl:03 Pt:01	Residencial	93
1140705DF3814A0008LI	CL MARINA 249 Pl:02 Pt:02	Residencial	128
1140705DF3814A0007KU	CL MARINA 249 Pl:02 Pt:01	Residencial	93
1140705DF3814A0006JY	CL MARINA 249 Pl:01 Pt:02	Residencial	128
1140705DF3814A0005HT	CL MARINA 249 Pl:01 Pt:01	Residencial	93
1140705DF3814A0004GR	CL MARINA 249 Pl:PR Pt:02	Residencial	128
1140705DF3814A0003FE	CL MARINA 249 Pl:PR Pt:01	Residencial	93
1140705DF3814A0002DW	CL MARINA 249 Pl:0 Pt:02	Comercial	233
1140705DF3814A0001SQ	CL MARINA 249 Pl:0 Pt:01	Residencial	271

REFERENCIA CATASTRAL	DIRECCIÓN	USO	SUP. CONSTRUIDA (m2)
1140706DF3814A0015OS	CL MARINA 247 Pl:06 Pt:02	Residencial	82
1140706DF3814A0014IA	CL MARINA 247 Pl:06 Pt:01	Residencial	48
1140706DF3814A0013UP	CL MARINA 247 Pl:05 Pt:02	Residencial	88
1140706DF3814A0012YO	CL MARINA 247 Pl:05 Pt:01	Residencial	70
1140706DF3814A0011TI	CL MARINA 247 Pl:04 Pt:02	Residencial	88
1140706DF3814A0010RU	CL MARINA 247 Pl:04 Pt:01	Residencial	70
1140706DF3814A0009YO	CL MARINA 247 Pl:03 Pt:02	Residencial	88
1140706DF3814A0008TI	CL MARINA 247 Pl:03 Pt:01	Residencial	70
1140706DF3814A0007RU	CL MARINA 247 Pl:02 Pt:02	Residencial	88
1140706DF3814A0006EY	CL MARINA 247 Pl:02 Pt:01	Residencial	70
1140706DF3814A0005WT	CL MARINA 247 Pl:01 Pt:02	Residencial	88
1140706DF3814A0004QR	CL MARINA 247 Pl:01 Pt:01	Residencial	70
1140706DF3814A0003ME	CL MARINA 247 Pl:00 Pt:02	Oficinas	28
1140706DF3814A0002XW	CL MARINA 247 Pl:00 Pt:01	Comercial	257

## DATOS DESCRIPTIVOS DEL INMUEBLE

Referencia catastral  
1140718DF3814A0001PQ

Localización  
CL VALENCIA 431  
08013 BARCELONA (BARCELONA)

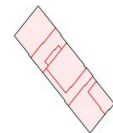
Clase  
Urbano

Uso principal  
Residencial

Superficie construida(\*)  
325 m<sup>2</sup>

Año construcción  
1900

## PARCELA CATASTRAL



Parcela construida sin división horizontal

Localización  
CL VALENCIA 431  
BARCELONA (BARCELONA)

Superficie gráfica  
124 m<sup>2</sup>

## CONSTRUCCIÓN

Uso principal	Escalera	Planta	Puerta	Superficie m <sup>2</sup>
VIVIENDA		--		27
VIVIENDA		0	01	117
VIVIENDA		PR		105
VIVIENDA		01		48
VIVIENDA		02		28
ELEMENTOS COMUNES				27

## DATOS DESCRIPTIVOS DEL INMUEBLE

Referencia catastral  
1140717DF3814A0001QQ

Localización  
CL VALENCIA 433  
08013 BARCELONA (BARCELONA)

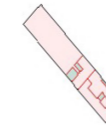
Clase  
Urbano

Uso principal  
Residencial

Superficie construida(\*)  
958 m<sup>2</sup>

Año construcción  
1933

## PARCELA CATASTRAL



Parcela construida sin división horizontal

Localización  
CL VALENCIA 433  
Superficie gráfica  
673 m<sup>2</sup>

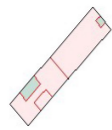
## CONSTRUCCIÓN

Uso principal	Escalera	Planta	Puerta	Superficie m <sup>2</sup>
VIVIENDA		--		51
VIVIENDA		0	01	135
VIVIENDA		0	02	485
VIVIENDA		01	01	98
VIVIENDA		01	02	100
VIVIENDA		02	01	30
VIVIENDA		02	02	59
ELEMENTOS COMUNES				51

**DATOS DESCRIPTIVOS DEL INMUEBLE**

Referencia catastral  
1140724DF3814A0001FQ  
Localización  
PJ FONT 12  
08013 BARCELONA (BARCELONA)  
Clase  
Urbano  
Uso principal  
Oficinas  
Superficie construida(\*)  
365 m<sup>2</sup>  
Año construcción  
1960

**PARCELA CATASTRAL**



Parcela construida sin división horizontal  
Localización  
PJ FONT 12  
BARCELONA (BARCELONA)  
Superficie gráfica  
164 m<sup>2</sup>

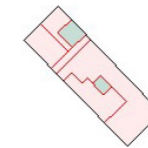
**CONSTRUCCIÓN**

Uso principal	Escalera	Planta	Puerta	Superficie m <sup>2</sup>
OFICINA		--		29
OFICINA		0	01	147
OFICINA		AL		40
OFICINA		PR		84
OFICINA		01		65
ELEMENTOS COMUNES				29

**DATOS DESCRIPTIVOS DEL INMUEBLE**

Referencia catastral  
1140715DF3814A0001YQ  
Localización  
CL VALENCIA 437  
08013 BARCELONA (BARCELONA)  
Clase  
Urbano  
Uso principal  
Ocio,Hostelería  
Superficie construida(\*)  
1.067 m<sup>2</sup>  
Año construcción  
1905

**PARCELA CATASTRAL**



Parcela construida sin división horizontal  
Localización  
CL VALENCIA 437  
BARCELONA (BARCELONA)  
Superficie gráfica  
249 m<sup>2</sup>

**CONSTRUCCIÓN**

Uso principal	Escalera	Planta	Puerta	Superficie m <sup>2</sup>
HOTELERO		--		77
HOTELERO		0	01	120
HOTELERO		0	02	70
HOTELERO		PR		76
HOTELERO		PR		76
HOTELERO		01		76
HOTELERO		01		76
HOTELERO		02		76
HOTELERO		02		76
HOTELERO		03		76
HOTELERO		03		76
HOTELERO		04		76
HOTELERO		04		76
HOTELERO		+1		40
ELEMENTOS COMUNES				77

## 6 ANNEX B

## Websites consulted to make the market study

<https://www.fotocasa.es/vivienda/barcelona-capital/ascensor-no-amueblado-sagrada-familia-146351996?RowGrid=2&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/aire-acondicionado-calefaccion-terraza-ascensor-sagrada-familia-143177930?RowGrid=3&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/aire-acondicionado-terraza-ascensor-carrer-de-la-marina-146468636?RowGrid=17&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/calefaccion-ascensor-mallorca-145037152?RowGrid=4&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/ascensor-no-amueblado-sagrada-familia-146453341?RowGrid=2&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/ascensor-sagrada-familia-146159539?RowGrid=1&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/aire-acondicionado-mallorca-490-146148869?rc=77fde58a-791f-4bf7-b498-3da1ceeb8a36>

<https://www.fotocasa.es/vivienda/barcelona-capital/ascensor-patio-sagrada-familia-146095684?RowGrid=20&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/calefaccion-ascensor-no-amueblado-rossello-146354181?RowGrid=4&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/aire-acondicionado-calefaccion-parking-ascensor-sagrada-familia-145123958?RowGrid=27&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/zona-comunitaria-ascensor-amueblado-carrer-de-valencia-415-141609364?RowGrid=1&tti=1&opi=300>

<https://www.fotocasa.es/vivienda/barcelona-capital/ascensor-sagrada-familia-146406248?RowGrid=10&tti=1&opi=300>

<https://www.idealista.com/inmueble/40147890/>

<https://www.idealista.com/inmueble/37073601/>

<https://www.idealista.com/inmueble/39717947/>

<https://www.idealista.com/inmueble/36674237/>

<https://www.idealista.com/inmueble/35820145/>

<https://www.idealista.com/inmueble/38371743/>

7 ANNEX C

Breakdown of calculations for *Valor Residual*.

apartments 60-90 m2		
Vc	1562	€/m2
construction	1100	€/m2
general expenses	154	
technician expenses	110	
taxes	132	
industrial benefit	66	
Vv	5454,6	€/m2
k	1,3	
Vrs	2633,84615	
k	1,4	
Vrs	2633,84615	
Vc	1562	
Vr	5874,18462	€/m2

apartments 90-120 m2		
Vc	2662	€/m2
Construction	1100	€/m2
general expenses	154	
technician expenses	110	
taxes	132	
industrial benefit	66	
Vv	4222,22	€/m2
k	1,3	
Vrs	585,861538	
k	1,4	
Vrs	1685,86154	
Vc	1562	
Vr	4547,00615	€/m2

apartments 40-60 m2		
Vc	1562	€/m2
construction	1100	€/m2
general expenses	154	
technician expenses	110	
taxes	132	
industrial benefit	66	
Vv	6560,51	€/m2
k	1,3	
Vrs	3484,54615	
k	1,4	
Vrs	3484,54615	
Vc	1562	
Vr	7065,16462	€/m2

parking		
Vc	781	€/m2
construction	550	€/m2
general expenses	77	
technician expenses	55	
taxes	66	
industrial benefit	33	
Vv	1385,32	€/m2
k	1,2	
Vrs	373,433333	
k	1,4	
Vrs	373,433333	
Vc	781	
Vr	1616,20667	€/m2

shop		
Vc	1207	€/m2
construction	850	€/m2
general expenses	119	
technician expenses	85	
taxes	102	
industrial benefit	51	
Vv	4599,2	€/m2
k	1,3	
Vrs	2330,84615	
k	1,4	
Vrs	2330,84615	
Vc	1207	
Vr	4952,98462	€/m2

For the calculation of Construction value i used an average price according to values from documentation of a postgrade of Colegio Oficial de Arquitectos Técnicos de Barcelona; for the General expenses a 14% of construction cost; Technician expenses is a 10% of construction cost; taxes is 12% of construction cost; industrial benefit is 6% of construction cost.  $K=$  it is a coefficient, 1,4; the K used with the Valor de Venta (Vv), moves between 1,2 and 1,5 according to the typology of the building, if it's a VPO, luxury apartment, industrial facility....





