



ANA GAVILAN

LAWYER

ADMINISTRATIVE LAW | URBAN PLANNING LAW

 agavilan@imolegal.pt

PROFESSIONAL EXPERIENCE

– Consultant / Associate (2026)

AMMC (Abalada Matos, Morais Cardoso), Lisbon

- Consultant: May 2024 – April 2026.

- Associate: March 2022 – May 2024.

- Focus on Administrative Law, Urban Planning Law and real estate operations.

- Analysis of territorial management instruments, easements and public-interest restrictions, urban planning constraints and risks.

- Location and qualification of properties, updating of cadastre/tax registry/land registry, parcel detachments and area rectifications.

- Follow-up of licensing and subdivision operations, including liaison with public entities.

- Technical support to developers and architects on the legal and urban planning framing of projects and management of procedures.

– 2022 – 2018 Trainee Lawyer / Lawyer (2019)

LRV ADVOGADOS, LISBON

Administrative Law and Urban Planning Law.

Analysis of Territorial Management Instruments, public easements and restrictions, constraints, risks and asset feasibility, urban management, licensing, urbanisation and planning agreements, and tax benefits associated with urban rehabilitation.

– 2018 – 2015 Project Management / Support

PT – ALTICE, LISBON

Contract management of concessions, deployment of fibre and network infrastructure across various projects in Portugal, licensing, works follow-up and coordination between different public entities.

EDUCATION

- 2019** **Law, Master's in Administrative Law**
Academic
Component
FACULTY OF LAW
OF LISBON,
LISBON
- 2018** **Law, Bachelor's Degree**
FACULTY OF LAW
OF LISBON,
LISBON
FINAL GRADE: 15
(NO BONUSSES)
- 2012** **Engineering (Food Science), BSc (Hons)**
LONDON SOUTH
BANK UNIVERSITY,
LONDON

LANGUAGES

Portuguese - Native
English - Fluent
(spoken and written)

ADDITIONAL TRAINING

- 2025 - Land Cadastre (Course) CFLV, MAIA
- 2024 - Urban Planning and Land Registry (Short Course) CENOVA, PORTO
- 2021 - The Legal Framework of Public Real Estate and the Specific Principles of Administrative Property Law (Training) ICJP & CIDP, LISBON
- 2020 - Impact of the "New Land Law" (Conference) AICCOPN, LISBON
- 2019 - Fundamentals of Administrative Procedure (Workshop) PORTUGUESE BAR ASSOCIATION, LISBON
- 2018 - Administrative Stop Orders in the Context of the Dilution of Prior Control over Urban Planning Operations (Training) PORTUGUESE BAR ASSOCIATION, LISBON

PUBLICATIONS

- **The Innovation Partnership** - In Volume I, Commentaries on the Public Contracts Code, 2021/AAF DL · 2021
- **Jurisdiction and Competence of the Administrative Courts** - (Co-authored with Carla Amado Gomes) in Commentaries on Tax Procedural Legislation, 2019/AAF DL · 2019
- **The Innovation Partnership** in Commentaries on the Revision of the Public Contracts Code -2019/AAF DL · 2019

AREAS OF PRACTICE

- Location and characterisation of properties, including updating of the cadastre, tax registry and land registry, as well as the preparation and execution of parcel detachments and rectifications of areas and boundaries.
- Analysis of pre-existences, ruins and built heritage, covering public-domain assets, private-domain assets and properties subject to concession.
- Filing and follow-up of applications for the recognition of buildings as legal pre-existences, including the collection and organisation of evidence, the preparation of the petition and the subsequent regularisation in the tax and land registries.



- Advisory on classified properties or those undergoing classification and their respective general and special protection zones, as well as the corresponding applicable legal and urban planning framework.
- Liaison with public entities, in particular within the scope of urban planning procedures.
- Follow-up of complex urban planning operations, including detailed plans, execution units, subdivision operations and licensing or prior-notice applications relating to the legalisation, extension, alteration, demolition and reconstruction of buildings.
- Experience in tourism developments, housing, retail, services and amenities projects, from the urban planning framing stage through to the legal and administrative feasibility of operations.
- Involvement in urbanisation agreements, protocols, exchanges and acquisitions of property from public entities, including the negotiation and legal/urban planning structuring of these instruments.
- Technical support to architects and engineers on Construction Law and Urban Management, ensuring the legislative and regulatory framing of projects, the follow-up of administrative procedures and the review of written submissions (descriptive memoranda, reports, pleadings, prior hearings) with the applicable legal and regulatory grounds.

PROFILE

- Ana Gavilan is a lawyer specialising in Administrative Law and Urban Planning Law, offering legal and urban-planning advisory for real estate projects of diverse types and scales. She performs integrated analyses of properties and planning operations, covering land classification and qualification, plans, administrative easements, public-interest restrictions, and alignment between cadastre, tax registry, land registry, and physical reality. She also reviews municipal proceeding histories (permits, legalisations, extensions, subdivision operations, change-of-use applications) to ensure consistency with valid legal antecedents.
- She assesses legal pre-existences, identifies non-compliance issues (unlicensed works, inconsistencies in areas or uses), and regularises complex cadastral and registry situations involving multiple notarial acts. She evaluates development potential—expansion, conversion, subdivision, change of use—and conducts parcel detachments and area rectifications while monitoring urban-planning procedures such as stop orders and infringement proceedings.
- Her practice covers projects and instruments of varying scale, including tourism developments and clusters, execution units, urbanisation agreements, protocols, exchanges with public entities, acquisitions from public entities, and concession tenders. She manages subdivision, licensing, and prior-notice procedures throughout both the legal/regulatory framing and execution stages, including prior-hearing follow-up.
- She provides qualified technical legal support to architects and engineers on Urban Planning Law, Construction Law, and Urban Management, ensuring legislative and regulatory framing and administrative follow-up. She is the author of “The Innovation Partnership”, advises ANTPC, and regularly participates in specialised forums on land cadastre.