



ANA GAVILAN



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PROFILE

- Ana Gavilan is a lawyer that works specially in Administrative Law and Urban Planning Law, dedicated to providing legal and urban planning advice in real estate projects of various types and scales. Her practice focuses on the integrated analysis of properties and urban development operations, covering the full legal and planning framework of each property, including land classification and zoning, applicable planning instruments, administrative easements and public utility restrictions, coordination between cadastral records, tax matrix, land registry and physical reality, as well as the complete history of municipal procedures (planning permissions, regularisations, extensions, subdivision operations, changes of use), ensuring consistency between the existing situation and valid prior approvals.
- She has solid experience in assessing lawful pre-existing structures, identifying non-conformities (works without title, discrepancies in areas or uses), evaluating the potential for future development (expansion, conversion, subdivision, change of use) and conducting parcel divisions and corrections of areas, as well as in regularising complex cadastral and registry situations involving multiple notarial acts. She provides ongoing monitoring of various urban planning procedures, including administrative embargoes and urban planning offences, and is involved in projects of different scales: tourism developments, tourism development zones, execution units, urbanization agreements, protocols, exchanges with public entities, acquisition of properties from public entities and concession award tenders, subdivision operations, planning permissions and prior notifications, both at the legal and regulatory appraisal stage and during implementation.
- She also provides qualified technical support to architects and engineers in matters of Urban Planning Law, Construction Law and Urban Management, ensuring the legislative and regulatory framing of projects and the monitoring of administrative procedures throughout their course, namely at the prior hearing stage. She is the author of publications such as *"A Parceria para a Inovação"*, provides legal advice to ANTPC and participates regularly in specialised forums on cadastral registration.



ACADEMIC QUALIFICATIONS

2019 - 2021 - **Law, Master's Degree in Administrative Law**
Coursework component
Faculty of Law,
University of Lisbon,
Lisbon

2018 - 2014 - **Law, Bachelor's Degree**
Faculty of Law,
University of Lisbon,
Lisbon
Final grade: 15
(without bonuses)

2012 - 2009 - **Engineering (Food Science, BSc (Hons))**
LONDON SOUTH
BANK UNIVERSITY,
LONDRES

LANGUAGES

Portugues
English

AREAS OF PRACTICE

- Location and characterization of properties, including the updating of cadastral records, tax matrix and land registry, as well as the preparation and execution of parcel divisions, corrections of areas and boundary adjustments.
- Analysis of pre-existing structures, ruins and built heritage, covering assets belonging to the public domain, private domain and properties subject to concession arrangements.
- Preparation and monitoring of applications for the recognition of buildings as lawful pre-existing structures, including the collection and organization of evidence, the drafting of the application and the subsequent regularisation of the tax matrix and land registry entries.
- Advisory work relating to classified properties or properties in the process of classification and their respective general and special protection zones, as well as the applicable legal and urban planning framework.
- Liaison with public entities, particularly in the context of urban planning and development procedures.
- Monitoring of complex urban development operations, including detailed plans, execution units, subdivision operations and applications for planning permission or prior notification concerning the regularisation, extension, alteration, demolition and reconstruction of buildings.
- Experience in projects involving tourism developments, housing, retail, services and facilities, from the initial urban planning appraisal phase through to the legal and administrative implementation of the operations.
- Involvement in urbanization agreements, protocols, exchanges and transactions for the acquisition of properties from public entities, including the negotiation and legal-urbanistic structuring of these instruments.
- Technical support to Architects and Engineers in Construction Law and Urban Management, ensuring the legislative and regulatory framing of projects, the monitoring of administrative procedures and the review of written documents (descriptive memoranda, reports, pleadings, prior hearing submissions), with the corresponding applicable legal and regulatory grounds.



PROFESSIONAL EXPERIENCE

2026 -2022

Consultant / Associate (2026)

AMMC (Abalada Matos, Morais Cardoso), Lisboa

- Consultant: may 2024 – april 2026.

- Associate: march 2022 – may 2024.

Focus on Administrative Law, Urban Planning Law and real estate transactions.

Analysis of spatial planning instruments, easements and public utility restrictions, as well as urban planning constraints and risks.

Identification and classification of properties, updating of cadastral records, tax matrix and land registry, as well as parcel divisions and corrections of areas.

Monitoring of planning permissions and subdivision operations, including coordination with public authorities.

Technical support to Developers and Architects on the legal and urban planning framework of projects and the management of administrative procedures.

2022-2018

Trainee Lawyer / Lawyer (2019)

LRV ADVOGADOS, LISBOA

Administrative Law and Urban Planning Law.

Analysis of spatial planning instruments, public easements and restrictions, planning constraints, risks and feasibility of assets, urban management, planning permissions, urbanization and planning agreements, and tax benefits associated with urban rehabilitation.

2018 - 2015

Project Management / Support

PT - ALTICE, LISBOA

Contract management of concessions, deployment of fibre and network in various projects in Portugal, handling of permits, site supervision and coordination between multiple public entities.

ADICIONAL EDUCATION

2025

Cadastral Registration (Course), CFLV, Maia

2024

Urban Planning and Land Registration (Short Course), CENOUA, Porto

2021

The Legal Regime of Public Real Estate Assets and the Specific Principles of Administrative Property Law (Training), ICJP and CIDP, Lisbon

2020

Impact of the “New Land Law” (Conference), AICCOPN, Lisbon

2019

Basic Notions of Administrative Procedure (Workshop), Portuguese Bar Association, Lisbon ORDEM DOS ADVOGADOS, LISBOA



2018 Administrative Embargo in the Context of the Progressive Relaxation of Prior Control of Urban Development Operations (Training), Portuguese Bar Association, Lisbon

PUBLICATIONS

– **A Parceria para a Inovação**

In Volume I, Comentários ao Código dos Contratos Públicos, AAFDL, 2021

– **Jurisdição e competência dos tribunais administrativos**

(co-authored with Carla Amado Gomes), in Comentários à Legislação Processual Tributária, AAFDL, 2019

– **A Parceria para a Inovação ”**

in Comentários à Revisão do Código dos Contratos Públicos, AAFDL, 2019