



TERRA AGORA

FOUNDATION

Land Donation Journey

2026



Donating Strategic Land for Long-Term Guardianship

From ownership to enduring care

Why Donate Land to Terra Agora Foundation

Terra Agora Foundation exists to protect land in perpetuity by placing it within a robust legal and guardianship framework.

Donating land is an act of legacy and responsibility — particularly when land is accepted as a **Strategic Asset**, meaning it can never be sold, fragmented, or returned to speculative markets.

This brochure outlines the **principal steps involved in donating strategic land** to the Foundation.

> Note: When land is not classified as strategic (meaning it may later be sold), the process is simpler and less extensive, while maintaining the same ethical, legal, and governance standards.

The Strategic Land Donation Pathway

1. Initial Contact & Strategic Alignment

Purpose: Mutual understanding and intent

The process begins with an informal conversation to explore:

- Your relationship to the land and long-term intentions
- Whether the land may qualify as **strategic** within the Foundation's mission
- The guardianship model, governance safeguards, and statutory asset-lock

At this stage, there is **no commitment** — only dialogue, orientation, and clarity.

2. Preliminary Land Overview

Purpose: Understanding context and potential

An initial overview helps assess strategic relevance and feasibility. This may include:

- Location, size, and current land use
- Known ecological, cultural, or social significance
- Existing activities, occupancies, or constraints

This step determines whether the land proceeds through the **full strategic asset pathway**.



3. Information to Prepare (Progressively)

Purpose: Transparency and preparation

Not all information is required upfront. The Foundation guides timing and scope.

Ownership & Legal

- Land registry extract (*Certidão Permanente / Registro Predial*)
- Proof of ownership, boundaries, and co-owners
- Any legal disputes (current or within the past 10 years)

Land Characteristics

- Topographic or cadastral information (if available)
- Existing ecological, agricultural, or technical studies

Rights, Uses & Contracts

- Leases, easements, usufructs, rights of way
- Grazing, hunting, water, or access rights (held or ceded)

Financial & Succession Context

- Significant investments made in the land (with approximate values and dates)
- Available records of amortisation or depreciation (if relevant)
- Known heirs or succession arrangements

All information is treated **confidentially**.

4. Site Visit & Memorandum of Understanding (MoU)

Purpose: Formalising intent and process

For strategic assets, the Foundation undertakes a formal site visit.

This phase culminates in a **Memorandum of Understanding (MoU)** between the donor and Fundação Terra Agora.

The MoU typically clarifies:

- Indicative dates and overall timeline
- Scope and sequence of due diligence
- Legal certifications and documentation required
- Allocation of costs between donor and Foundation
- Donor vision, legacy intentions, or non-negotiable conditions
- Constraints to be respected prior to donation

The MoU creates shared clarity and leads toward the **formal pledge phase**.



5. Due Diligence & Baseline Establishment

Purpose: Protecting land, intent, and future guardianship

Following the MoU, the Foundation carries out structured due diligence and establishes a **baseline** for the donation, including:

Baseline Data Collection (*Recolha de dados para baseline*)

- **Ecological / Natural:** habitats, soils, water, biodiversity indicators
- **Social:** access, local relationships, existing uses
- **Economic:** taxes, utilities (water, electricity), operating constraints

This phase also includes:

- Initial engagement with the **municipality** (planning, zoning, restrictions)
- Review of access, infrastructure, and regulatory context
- An outline of the land's **potential for guardianship and financial sustainability** over a 10-year horizon

Findings inform the **pledge document** and long-term viability of guardianship.

6. Discovery of Guardianship & Interim Use

Purpose: Ensuring continuity of care

In parallel or following baseline work:

- The Foundation explores suitable **Guardian Entities** aligned with the land
- Where relevant, **interim uses or renters** may be identified
- The priority is continuity, learning, and protection while guardianship is finalised

7. Formal Pledge, Donation & Transfer

Purpose: Legal and perpetual protection

The final stages include:

- Signature of a formal **pledge document**
- Execution of the donation through a **notarial deed**
- Registration with public authorities

Once transferred, strategic land:

- Cannot be sold, mortgaged, or fragmented
- Is protected by statutory asset-lock and governance safeguards
- Remains dedicated to long-term guardianship and regeneration



A Note on Care and Pace

Strategic land donations require depth, attention, and time.

In all cases, the Foundation moves at a pace that:

- Respects donors and families
- Ensures legal and ethical clarity
- Protects land beyond individual lifetimes

Begin the Conversation

If you are considering donating land — now or in the future — we invite you to begin with a conversation.

Terra Agora Foundation

Stewarding land, responsibility, and legacy — in perpetuity.