

From infrastructure promise to purchase decision

Check stages, dependencies and alternatives before pricing a future benefit

Use one proposed infrastructure benefit as a testable dependency. Record its documented stage, the part of your project that relies on it, and an alternative if it is delayed. The worked scenarios are hypothetical exercises, not verified investment cases.

Reading context from our existing source-based guide

A useful POT needs verifiable implementation

On 3 October 2026, Medellín's council published a discussion of information, participation, monitoring and execution within the POT revision. For a land buyer, the report encourages looking beyond a development potential map: the works and services needed to deliver a project matter too. Our interpretation is that the distance between a planning objective and functioning infrastructure belongs in the property assessment. An announcement can be serious and relevant without implying immediate delivery. We therefore avoid treating financial totals mentioned in the debate as money already contracted or as a guarantee of higher land values. With an information cutoff of 14 October, this article proposes a method for monitoring public projects that may affect private decisions. It does not certify the status of a particular construction project or claim that Draft Agreement104 has been adopted in the form discussed by the council.

Practical task

Rewrite the sales claim as a question about a named work, location, stage and source. If any part is absent, record it as unknown.

Exact claim and who made it

Additional notes and file references

2. Keep delivery stages separate

Reading context from our existing source-based guide

Announced, budgeted, contracted and operating are different stages

In property conversations, a future road, station or utility connection is often described simply as something that is coming. That phrase reveals little about its maturity. Create a record showing the known stage and available evidence: concept, study, decision, budget allocation, procurement, construction or operation. Not every public action follows an identical sequence, and scope changes or suspensions may occur. The important point is to avoid jumping from a general intention to an invented delivery date. For each assertion, ask which document supports it and which organisation is responsible for the next step. If only a presentation exists, record it as a presentation. If a contract is available, examine its purpose and scope before assuming it includes all the infrastructure imagined in the sales conversation. This method compares expectations without dismissing public projects or converting every announcement into a benefit already acquired by a landowner.

Practical task

Locate the newest relevant source and record whether it describes an announcement, study, funding, procurement, works or operation. Preserve its actual wording and date.

Documented delivery stage

Source URL

Source or document date

Additional notes and file references

3. Identify the property-level dependency

Reading context from our existing source-based guide

Match the project scale to the property question

A metropolitan investment may improve a region without resolving a particular parcel's immediate access. Likewise, enlarging a main utility network does not prove that an individual connection has approved capacity or conditions. Separate general benefits from specific dependencies. For the property, identify the actual road section, access arrangement, service or intervention on which the proposal relies. Then check whether it appears explicitly in the available documents. A broad scale plan can guide research while remaining too general to locate an exact impact. Record map scale, date and version, and request technical clarification when uncertainty remains. Our recommendation is to describe public projects as context while treating the site's own conditions as matters requiring their own evidence. That approach supports more honest advertisements and helps buyers understand which advantages exist today and which are still possibilities dependent on later decisions.

Practical task

Describe the road section, connection or service that your property needs. Check whether the source actually addresses that part, rather than a broader regional benefit.

What part of my project depends on it?

What is still unknown?

Additional notes and file references

4. Compare delay and alternative scenarios

Hypothetical exercise

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Practical task

Compare using the property under present conditions, with a delayed improvement and with an alternative. Enter your own assumptions; no return, delivery date or discount is supplied.

Present conditions

Improvement delayed

Alternative arrangement

Decision dependent on this answer

5. Set a review trigger

Practical task

Choose a review date and a document or event that would change your assessment. Keep superseded evidence so the reason for a changed decision remains clear.

Evidence or change that triggers a new review

Next review date

The linked sources support further investigation. Their inclusion does not establish a favourable result for a particular property. Official source titles and institutional names remain in their original language.

Concejo · Implementación y seguimiento del POT,3octubre2026

<https://www.concejodemedellin.gov.co/blog/2026/10/03/el-reto-del-pot-es-que-no-se-quede-en-el-papel-concejo-analiza-como-convertirlo-en-decisiones-proyectos-y-resultados/>

Alcaldía · Documentos de revisión

<https://www.medellin.gov.co/es/transparencia/plan-de-ordenamiento-territorial-de-medellin/que-es-pot/>

Ley388de1997 · Marco nacional de ordenamiento

<https://www.alcaldiabogota.gov.co/sisjur/normas/Norma1.jsp?i=339>

Alcaldía · Expediente del POT

<https://www.medellin.gov.co/es/transparencia/plan-de-ordenamiento-territorial-de-medellin/>

Alcaldía · GeoMedellín

<https://www.medellin.gov.co/es/departamento-administrativo-de-planeacion/instrumentos-informacion-geografica-del-distrito-de-medellin/geomedellin/>

Give the next reviewer the property identifiers, project version, full source documents, dated map captures, unanswered questions and decisions that depend on them.

Additional notes and file references