



A story from property law practice: Restructuring the inheritance and property claims of a noble family through trust

SUCCESS STORY



Martin Houska

Partner

+420 739 344 763

martin.houska@acredos.cz

www.acredos.cz

From 2012 to 2014, Martin served as director of the Tax and Legal department at **Pricewaterhouse Coopers Czech Republic**, and from 2004 to 2012 he worked as senior manager at **KPMG**. For several years, he also chaired the **International Taxation and Customs Section of the Chamber of Tax Advisors**. He studied Accounting and Financial management at the University of Economics in Prague as well as Faculty of Mathematics and Physics at Charles University. He has been helping Czech entrepreneurs with taxes and accounting for over 20 years.

Martin has long specialized in cross-border transactions and their implications, and for several years he also headed the **International Taxation and Transfer Pricing Section at KDP ČR**.

How to properly set up the property settlement process with respect to historical restitutions and international trust structures

Managing a large **historical property after restitution** is a complex process that involves legal, accounting and tax considerations. In our case, it was about settling the property of the important Bartoň-Dobenín family, where it was necessary to take into account historical grievances, decisions of international trusts and current tax and commercial law rules. Below is a detailed example of **restructuring and settling property relations**.

Restitutions are not always simple

During the restitution process in the 1990s, **significant real estate and restitution claims were returned** to the descendants of a noble family. Although the property was formally released, complex legal relationships between individual heirs and trust structures remained around it. The management of such property requires:

- correct division of rights and obligations between individual owners
- clarification of restitution claims and their financial settlement
- resolution of legal disputes and receivables
- setting up accounting and tax transparency
- active participation of owners in property management

Historical property, modern legal framework

The Bartoň-Dobenín family owned extensive land in the Lipence and Zbraslav areas. After communist confiscations and subsequent restitutions, the property was divided among descendants. Two-thirds were owned by Eva Curry's family, while the remaining third went to heirs associated in the American trust EBD (Elizabeth Bartoň Dobení). This trust represented 12 heirs through its administrator in the Czech Republic, Monika Rutland.

The decision of the American trustees of the trust was clear: **to monetize the property**, because they have been living abroad for a long time and the property in the Czech Republic did not bring them the benefits they needed due to its complicated structure. A tender process was therefore launched, which was ultimately won by Acredos MS, which purchased the property as a business, including:

- real estate
- liabilities and receivables
- restitution claims
- litigation
- unaccounted revenues and income

He is a certified tax advisor, holder of a diploma from the Fellow of the Chartered Certified Accountants (FCCA) and a graduate of the **MBA program at the UCLA Anderson School of Management**.

Martin also holds an expert qualification in transfer pricing and international transactions in general.

Martin speaks Czech and English.

“We know how to resolve complicated property relations. “

Martin Houska

Restructuring and stabilization

The acquisition was followed by a **comprehensive restructuring**. The key objective was to resolve all **legal, accounting and tax ambiguities** so that the assets became manageable, transparent, and easily separable. The process included:

- sale of part of the real estate
- settlement of litigation
- resolution of restitution issues
- stabilization of accounting and tax liabilities

As a result, only selected receivables remained in the hands of Acredos MS, while all disputes and problematic items were settled.

“We cooperate with Acredos in transactions and strategic decisions of our company. For example, they secured follow-up support for us when entering foreign markets. We are very satisfied with their professional assistance and recommend their services.”

Monika Rutland, Trustee of EBD Trust

What was the financial and legal impact of the restructuring?

Thanks to a **systematic approach and expert guidance**, we managed to:

- reduce legal uncertainty resulting from dozens of disputes,
- resolve restitution claims and the costs associated with them,
- ensure transparent reporting,
- enable effective management of the remaining assets.

Overall, it was a transformation of complex, fragmented and burdened assets into a consolidated and stable structure.

And how can we at Acredos help you resolve complicated property relations?