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A house in Nepal can be a place to return to, a family commitment or a major financial asset. Once its owner lives abroad, it also becomes a remote-management problem. Someone has to notice a leaking roof, keep records, speak to tenants and respond when an official document is needed.

The danger is rarely solved by one reassuring sentence such as “my brother looks after it.” That may describe a trusted relationship, but it does not establish ownership, legal authority or an agreed system for expenses. A practical plan separates those questions before an emergency forces them together.

Separate ownership from daily care

Begin with the ownership record. Identify whose name appears, what property the record covers and where the originals are kept. Record joint ownership or any family disagreement accurately. Sending money towards a building and being its registered owner should not be assumed to mean the same thing.

Next identify who handles daily care. A relative may inspect a vacant home, coordinate repairs or collect information without having authority to sign a sale or settle a dispute. Put the practical arrangement in writing, even where the relationship is close. Clarity can protect the relationship as well as the asset.

Agree how often photographs or inspection notes will be shared, how expenses will be approved and how receipts will be stored. Avoid a system where every small repair needs an international call, but establish a clear threshold for decisions requiring your agreement.

Your current citizenship matters

Before a significant transaction, tell the lawyer and receiving office your actual citizenship status. Do not describe yourself only as a Nepali abroad if you now hold foreign citizenship. The documentation route may depend on facts that family members do not know or have misunderstood.

The Nepal Consulate in Dallas’ power-of-attorney guidance, for example, specifies a service for Nepali nationals and lists identity and property documents. It says that its stated attestation route does not entertain applications from foreign nationals, including people of Nepali origin. That is a mission-specific procedure, not a reason to assume no alternative exists.

Washington’s embassy FAQ describes a separate authentication pathway for US citizens of Nepali origin and advises checking acceptance in Nepal. Readers elsewhere should obtain the instructions from their own mission and the office receiving the document.

Use a narrowly defined authority

A power of attorney should be prepared for the actual job. Ask a qualified lawyer to explain what the representative can do, what they cannot do, how long the authority lasts and how it can be brought to an end. Do not copy a document from a friend whose transaction involved different property or legal status.

Where money will change hands, discuss the payment route and evidence of receipt before signing. Knowing who can sign is only one part of oversight. You also need to know where proceeds will go and how you will verify the completed registration.

Consular attestation and acceptance by a land or court office are distinct steps. Confirm both before assuming that a stamped document completes the transaction.

Build a record a stranger could understand

Create a secure file containing the relevant ownership papers, identity records, property description, tax or revenue receipts, agreements and contact details of the professionals involved. Include an index in plain language. A collection of unnamed photographs in a messaging app is difficult to use when the person who organised it is unavailable.

For a rented property, keep the agreement, payment record and communication with the tenant. Confirm the current legal and tax requirements with the appropriate adviser rather than assuming an informal family arrangement answers them.

For construction or renovation, preserve approved plans, invoices and written changes. Ask for evidence of work completed before releasing the next payment. Oversight is easier when the project has a defined scope than when every decision is described as a small variation.

Plan for disagreement, not only cooperation

Family trust is valuable, but people can remember conversations differently. Discuss how major repairs, a sale, shared use or rental income will be handled. Make disagreement visible early. Silence does not establish consent.

It is also sensible to identify a second contact who can confirm information if the usual caretaker is ill or unavailable. That person should know where the records are without receiving broader authority than necessary.

When relatives have different interests in the property, obtain advice that addresses those interests directly. One family member’s assurance cannot establish every other person’s legal position.

A visit should close gaps

Use a trip to Nepal to inspect the property, reconcile documents and meet the people involved. Check access, maintenance and any ongoing work against the record. Arrange appointments before travelling when originals or personal presence may be needed.

Resist spending the whole visit on a proposed new purchase while leaving old records unresolved. Managing an existing asset reliably may be more valuable than adding another one you cannot

supervise.

The same cross-border discipline applies to family life shaped by migration: responsibilities need to be named rather than left to assumptions.

Living abroad turns property ownership into a continuing system of records, authority and accountability. The useful question is not only who owns the house, but who can act, who can verify and what happens when circumstances change.

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