

# **EXTRAORDINARY URBANISATION MEETING EL OLIVAR DE BUENA VISTA**

## **PRESIDENTS REPORT**

I became President approximately 18-19 months ago, with one of the main objectives to have the urbanisation adopted by the Town Hall, with them taking responsibility for the Sewage Station, Street Lighting, Roads etc.

The task has not been easy with many twists, turns and obstacles along the way.

An early task was to establish in principle what was required to get the Town Hall to agree to taking on this responsibility. Following many meetings at the Town Hall with the Architect, Councillors and previous Mayor, each meeting appeared to be productive only to find at the next meeting the Town Hall needed something else.

**First we re-established the reason why we needed to have an entity:-** When the Developer applied for Planning Approval/Building Licence to build, permission was **ONLY** given on the understanding that an entity was set up to be responsible for the common areas and services until such time when the Town Hall was in a position to take on the responsibilities. This condition was written into each and every Property Deed, Making it a legal obligation.

**Second, the biggest and most difficult factor we had to overcome :-** was that the Developer and Town Hall never did a completion inspection. This

procedure is essential to making progress. To this end, we had to approach the Developer to obtain Approved Plans and then have a Site Survey carried out, to establish that the Development was constructed and completed in accordance with the Approved Plans.

Initially, the Developer was reluctant to give us access to the Plans – they were never refused but the Developer's Architect was not given the approval he needed to release them to us. Further pressure had to be applied to the Developer to obtain their release. This process took several months.

Once this was obtained we then employed an Architect to check the Plans against construction and provide a report to the Town Hall. **Following this:-** recommendation for adoption was negotiated with the Town Hall, with a formal site inspection by the Town Hall, Architects, Councillors, our Administrator and Members of our Committee on 4 July.

The negotiation at the Town Hall and this inspection appeared to go extremely well.

- a. The Town Hall accepted in principle that they would adopt and take over responsibility of the Sewage Station, Street Lighting and Roads "date of acceptance to be advised".
- b. The Town Hall would take responsibility for collecting the debt through the Spanish Legal System.
- c. **The entity would remain** and be responsible for the ongoing maintenance and landscaping of the "green area" by the river.

d. Additionally Proposals have been submitted for the Community Area to include a Community Hall, Boules Pitch, Adult Gym and Children's Play Equipment with shade.

Conditions for adoption imposed by the Town Hall included that

- a. We erect a 30 kilometre speed sign
- b. We install sleeping policemen to calm traffic
- c. A common wall in one of the cul-de-sacs is repaired
- d. A drainage gulley is cleaned out

The Town Hall architect advised that he could provide the labour if we pay for the materials.

**The major and final obstacle** for the adoption rested on the community area which appears to have been reduced in size due to the extension of one casa.

**We argued the case** that this was a totally separate issue between the Town Hall and the owner of that casa. All present agreed that this illegality should be processed totally separately from the adoption as it did not affect any of the services.

This was presented to the Town Hall Secretary/ Administrator who said she would need to take further advice on this matter. *We still await this decision – perhaps the Mayor can advise on the present position.*

Once the adoption takes place, we would only be responsible for the "green area" and the fees could be reduced dramatically. We would recommend we retain an administrator for a much reduced fee, to liaise with and oversee the

Town Hall commitment and manage the accounts, with the Town Hall managing the debtors (hopefully).

The path has been difficult with the previous Town Hall Administration not wanting to commit because of the "forthcoming election"( last May) and the untimely death of the previous Mayor.

Then, when the election was completed, there was the added complication of a hung Administration until the agreement to share power with the present parties.

I must add comment that I believe we have made more progress in the past 3 months with the new ruling parties than we did during the previous 15 months with their predecessors. I am therefore optimistic that the adoption of the entity will take place, sooner rather than later.

John H Cuff President.

27 July 2011