

SCHEME / SUMMARY
URBAN ENTITY OF THE PARTIAL PLAN US 14-02-01 CONDADO DE ALHAMA
(Statutes: Mayor's Decree 902/11 March 14, 2011)

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Public entity, in charge of maintaining and conserving the heritage of the Town Hall in Condado de Alhama.
(Outer ring, the entire road system and sidewalks, infrastructures, green areas (not the private areas),
including urban furniture such as UNDERGROUND CONTAINERS
They are part of it: Board of Directors of the complex + Administrators (company paid by the owners)

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TOWN HALL: This Public Institution must ensure the legality of the agreements made within the Urban Entity
to ensure proper maintenance and conservation of his properties within Condado de Alhama.
(such as **service contracts** for: Waste collection and street cleaning + Gardening and maintenance).

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COMMUNITY OF OWNERS (all owners of the complex are obliged to belong to it): All owners must PAY:

- The **community fee to the complex** that includes the expenses that the Urban Entity has derived from the maintenance and conservation of the municipal heritage of the Town Hall in Condado de Alhama (including **service contracts** for: Waste collection and street cleaning + Gardening and maintenance)
- **Taxes to the Town Hall (IBI)** that must include the cleaning of roads (Law 7/1985, of April 2, Regulating the Bases of the Local Regime) and that the residents of Condado de Alhama also pay through the Urban Entity.

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AVPCA (formed by owners and non-owners without obligation to belong to associates and not for profit): It is a neighborhood association, independent from the community of owners with competence in Condado de Alhama, without being able to take decisions in the community of owners, nor in the Urban Entity, nor in the Town Hall, destined among other topics, to achieve the neighborhood well-being and to be the channel of community demands of its partners, managing common interests against third parties and defending them within the current legal regulations.

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ACTIONS OF AVPCA WITH RESPECT TO THE CONTRACTS OF SERVICES OF THE URBAN ENTITY:

Administrative litigation to Town Hall of Alhama de Murcia in the courts for administrative silence (because the Town Hall does not answer) regarding the revision of the **municipal report** referring to the service contracts of the Urban Entity because was missing relevant information (judgment 312/2014 + extensions of service contracts),

The municipal report:

- It was sent to the Board of Directors, to the administrators and they gave visibility and publicity through the internet,
- It served as accreditation to bring to the agenda of the general assemblies of the complex, a voting point, to authorize the signing of a new contract unifying the service contracts of the Urban Planning Entity for 6 years, in exchange, among other things, for a millionaire landscaping reform on the municipal land (outer ring) with financing expenses for 12 years, forcing these service contracts to be extended for another 6 years.
- It did not refer to judgment 312/2014 (where the Town Hall had to take charge of waste collection since December 2014) and it did not refer, among other things, to extensions of service contracts.

AVPCA ACTIONS WITH RESPECT TO UNDERGROUND CONTAINERS:

At the end of May, the AVPCA communicated to the administrators of the complex, the possible consequences of the containers arranged on the surface and without a lid, which could lead to a Public Health problem (environmental contamination + proliferation of microorganisms and insects, among others) requesting them that the underground containers be repaired by the Urban Entity that is in charge of the maintenance and conservation of this urban furniture (there is a reserve fund in the budgets of the Urban Entity for incidents).

|| They do not answer and do not resolve the situation

The AVPCA, after more than a week, communicates to the Town Hall, with a copy to the administrators, the disposition of the containers on the surface and without a lid with the imminent Public Health problem due to the high temperatures and we request that they urge the Urban Entity to repair the **UNDERGROUND CONTAINERS** and that the containers are removed from the surface without a lid and return to their underground position.

UNDERGROUND GARBAGE CONTAINERS

they belong to the infrastructure approved in the Condado de Alhama urbanization project
(Mayor's Decree 1233/2007 + Municipal Plenary 11/2007 BORM nº8 January 2008)