

Junta de Compensación de Cortijo Cabrera

Apartado 2, Cortijo Cabrera, E-04639 Turre, Almería, España
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Subject: *Repeat of information email from 12/02/2020.*

This current unwanted unrest in Cabrera is repeated déjà vu for established owners and the following comments from the Junta is intended for the benefit of newer owners who may be unaware of the history of Cabrera and have only been fed a one sided opinion of the group that are against the 1993 system that allows Cabrera to exist.

The junta recognises that it is not an ideal system but it has been a system that has worked, and by the use of volunteer, unpaid homeowner delegados, together with subsidised office and storage facilities, provides probably the lowest cost for service fees and water supply in the region.

To assume that the whole cost of running 200 Cabrera properties can be borne by a few landowners is both morally and more importantly, financially, untenable.

Those applauding a totally inappropriate legal decision to the contrary, without any concept of the repercussions, will soon discover that theory and practice do not always align.

Instead of continually negatively knocking down the only system that has worked to maintain and service Cabrera for the past 27 years, we would welcome any positive plans together with detailed costings, on what alternative system could be put in place to ensure that Cabrera survives.

Cabrera is sited in the administration area of the village of Turre but has always of necessity had to function independently of any outside assistance.

The local town hall administration has never been in a position to offer any help as it has itself been in central government administration for most of its existence, with a current ongoing debt in excess of 10 Million euros.

Regarding the 1993 funding agreement.

It has been stated that the 1993 agreement was instigated because the original developers were bankrupt. That was not the case, but it is true that the original founder of Cabrera, Peter Grosscurth, was having financial difficulties in progressing with the project.

The agreement was implemented to protect the owners from having to contribute toward ALL future infrastructure and indeed to ensure that those parts of Cabrera that had been completed would be maintained independent of any developers financing.

It was recognised that Cabrera was never going to be a quickly finished undertaking and income from development could be very transient.

This has proved to be the case, as Cabrera has survived many recessions including the current ongoing results of the 2007/8 financial crash.

The 1993 agreement ensured that the cost of the services and ongoing maintenance was paid for by the users of the essential services.

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The amount each owner paid was structured fairly and was simply dependent on the size of their built property. i.e. The payments for a small property in the village area is minimal compared to the owner of a large villa.

The owners of large areas of wild open mountain land clearly make no demands on the urbanisation services and it would be morally unfair to expect them to contribute.

We would point out that there have been no active developers or development in Cabrera for many years. It is self-evident that without this activity there has been no developer income being generated to support further infrastructure, let alone the service and maintenance of 200 existing properties.

It is only the application of the 1993 agreement that has allowed Cabrera to survive.

The pre 1993 laws that are quoted were designed for standard developments that would be completed in a short timescale.

At all meetings of the Junta with the legal and urbanisation authorities in Almeria over the past years the Junta have been advised that the laws did not anticipate or cater for plan parcial completion situations with elongated and exponential timescales like that of Cabrera.

The objectors are also unaware or in denial of the millions that have actually been put into Cabrera by various developers that have been operating over the past 35 years.

None of this substantial cost has been born by any individual homeowners which according to the pre 1993 agreement states that they should all have been made to contribute.

It should be noted that if the 1993 agreement method of maintaining Cabrera is ever cancelled, there must be an alternative scheme ready to take over immediately or the urbanisation will quickly decay if the services are not maintained.

The budget for Cabrera covers the services that are required for the urbanisation to function.

Services are:-

- 1 Door to door rubbish collection, 3 times a week in summer when most needed.
- 2 Supplying electricity for and maintaining street lighting.
- 3 Servicing and electricity for 3 water reservoirs with many associated supply pumps for the collection of spring and well water, purifying and distribution.
- 4 Payment of regular legal environmental checks. Consumption records and leak checks.
- 5 Servicing, fueling and positioning of generator for summer well water pumping.
- 6 Servicing of mains water supply leaks at short notice.
- 7 Servicing and electricity of sewage works involving 4 large pumps and associated bi-annual legal environmental sampling checks.
- 8 Servicing of broken/blocked sewage piping at short notice.
- 9 Servicing of Junta Land Rover for transporting water well generator, works trailer. Etc.
- 10 Organising and assisting in emergency works after heavy rain flooding, involving earth movement, road clearance, embankment rebuilding etc.

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- 11 Emergency co-ordination and repairs to services damaged by wild bush fires.
- 12 Regular road sweeping and cleaning.
- 13 Regular urbanisation vegetation/gardening maintenance.
- 14 Damaged and worn road repairs and refurbishment.
- 15 Pest control, e.g. regular poisonous caterpillar spraying and removal. Feral cat control.
- 16 Urbanisation insurances.
- 17 Office services for urbanisation supervision, control, funding and advice.
- 18 Storage facilities for Junta equipment including valuable water pump diesel generator.
- 19 Supervision, wage and social services tax administration of Junta workmen.

For all of the above we in fact pay less per property than is collected in IBI by the town hall.

The town hall that admits they find it hard to justify the large IBI costs that they collect from Cabrera for such little return. i.e absolutely zero of any of the above listed services.

We end this information notice by stating that your delegados trust that the majority of owners appreciate and support maintaining the current tried and tested financial system.

However, we would welcome any positive plans for an alternative system identifying the required personnel and their location, together with detailed costings, demonstrating what could be put in place to ensure that Cabrera survives.

Kind regards,

JUNTA DE COMPENSACION CORTIJO CABRERA POL 1