

RESIDENTIAL CHANGE OF USE QUERY

14 March 2023

Fellow Homeowners

We understand that the Junta Treasurer has a number of properties registered, or co-registered, in his name. This includes:

- 6 Townhouses in the large complex near the tennis courts
- The Office premises at the Arch
- The Arch Bar
- Casa Laura
- Los Pastores Restaurant

While it is possible that various Banks have embargoes on these properties, it is unfortunately very likely that the Treasurer still holds the Junta voting rights for the properties.

It has been noted that some Development work has taken place at the Office premises at the Arch and at the large Townhouse complex near the tennis court.

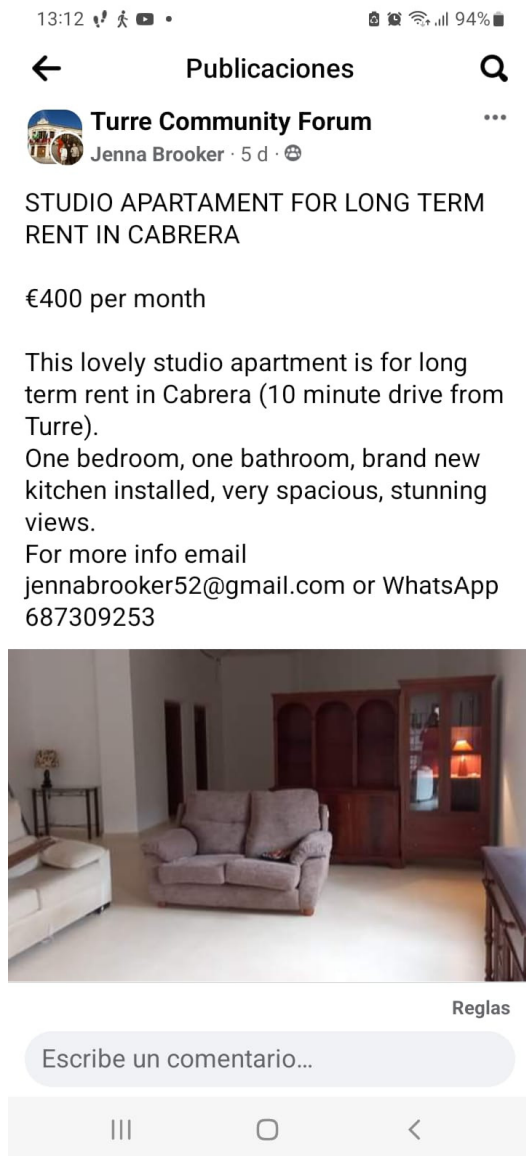
Development at the Town House Complex

Please see the before and after photographs below:



You will notice that the small windows have now been changed to patio style full-length doors. The space to the right of the large grey doors is registered as 'parking and storage' on the Catastral entry. It has now been converted into a studio apartment which no doubt affects the amenity of those living nearby.

The converted parking and storage space appears to have been advertised for residential rental:



We would like the Junta Treasurer, Jose Jerez, to provide an explanation as to what is going on.

Is this really a legal development? Has the Town Hall really approved this in the full knowledge of how Cabrera is being administered?

Have building licences and change of use requests been approved?

Will this new residential property be paying Junta Fees?

Development at the Office Premises near the Arch

Please see the before and after photographs below:



You will notice that the window in the Junta Treasurer's old office has now been changed to a door and a small patio has been constructed. It is now being rented out as a residential apartment.

The space is classed as "Storage" on the catastral so does not seem to be a legal residential rental property.

11:55 44%

Cadastral reference
6282410WG9068S0001KG

Location
CL ARCH OF PETER CROSSCURTH 1
04639 TURRE (ALMERÍA)

Class
Urban

Primary use
Leisure, Hospitality

Builted surface
224m² -

CADASTRAL PLOT

Plot built without horizontal division

Location
CL ARCH OF PETER CROSSCURTH 1
TURRE (ALMERÍA)

graphic surface
359m² -

CONSTRUCTION

Primary use	Ladder	Plant	Door	Surface
HOSTEL LEISURE	AND	00	01	17
STORE	AND	00	01	51

You will also notice from the above Catastral entry that the Storage space (first used as an office, now used as a residential apartment) actually forms part of the “Arch Bar” in the escritura.

If you look a little more closely to the left of the photograph, you will again see the substantial drainage arrangements that were constructed behind the tent using Homeowner funds last year (2022). This drainage system which takes the water away from the Junta Treasurer’s building (New Apartment!) is on private land and therefore the money should not have been taken from the Homeowners to pay for it.

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We continue to be staggered by the brazen behaviour on display especially in view of the Court Order that has been imposed. Is there no limit as to how much the Junta Developers will continue to chisel away and are permitted to chisel away at Cabrera life?

Will this behaviour embolden others to engage in a raft of illegal development work?

Is this yet another question for the Mayoress of Turre, Maria Isobel Lopez, and the Town Hall Architect, Simon Haro Rubio, to consider?

Is the time right for a few Denouncements to be made?

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