

Santa Ana del monte

Residents Cooperative

April 2011 Report

On the afternoon of Friday 1st April 2011 Anthony Malpass and Paul Hastings met with Almudena to discuss both SADM and el Pinet. The following was covered:

El Pinet:

It was explained that SJI have covered the guarantee to enable the electricity company to lay the cable to el Pinet with land. It is believed that it will take a further 3 months for the cable to be laid and the properties are still receiving power via the builders supply. There has been a move amongst the owners to have their own individual meters fitted (they are trying to ensure are the same as those of the company so that they will not need to be replaced and incur further costs) this is to enable the owners to pay only for their individual component of the electric bill.

Elche town hall is moving towards providing habitation licences and has also stipulated the flora that should be planted in the open areas including the planting and the spacing of palm trees.

SJI have been voted out of administration by an over 70% yes vote and have the finance available to resume the project and with the build of the properties.

Paul asked about the costs on completing a purchase; as there are purchasers who wish to pool their credit to buy a property jointly. Almudena explained that the costs are:

Bank charge (if the property has a bank mortgage to be cancelled)
IVA
Notary
Land Registry
Solicitor

SADM:

The main point of discussion was the temporary order made by the Court in Madrid. It was explained that shepherd and company have reached an understanding and are in the process of resolving the issue. It was further explained that unfortunately the Courts in Spain are rather slow due to increased activity as a result of the current economic situation in Spain. However, **it is believed that the temporary order has to be dealt with within six months of its commencement and that with the full water license having been presented to the Court, that the hold will be lifted.**

It was explained by Almudena that it is very frustrating as they wish to get on with SADM and now have two companies expressing an interest in building the infra structure and more financial institutions interested in financing SADM. However, the Court hold needs to be removed prior to any agreements or contracts are finalised and signed. As soon as this is resolved then the UK meetings will be arranged and people will be informed ASAP.

The Spanish local elections were discussed and it was explained that HdT have been in dialogue with both of the main political parties and that currently the socialist party have the majority in Jumilla and that this may change to that of the more conservative party , who generally are supportive of business. **It is believed that all of the parties in Jumilla are supportive of SADM and that it is part of the Town Hall's growth and economic plan for Jumilla.**

The past issue regarding the poor behaviour of some (not all) agents was discussed and Almudena said that **HdT are working on a code of conduct for agents** to sign up to and adhere to.

General :

Almudena also said that the SJI purchaser questionnaire was in the process of being sent out and that an update letter was going out to HdT purchasers. The content of the letter was read out and suggestions were made to Almudena about the use of the English vocabulary.

It was also explained that if the companies could pay the creditors earlier then they would do so but this will depend on income generation.

Comment & Opinion

It was evident at the meeting to both Paul and Anthony that SJI and HdT are committed to the resumption of the projects and delivering properties or money to people as soon as possible. It was also very clear that lessons have been learnt and that the senior management of the companies wish to ensure that in future everything is done correctly and that people are kept informed.

Understandably it is frustrating that we are waiting for the court to remove an impediment for things to move forward and for us to begin to see some tangible progress. However, HdT are still within the time scale of their feasibility plan, so please be a patient for a little longer.

SARC Apr/2011