



Asociación Veïns de L'Alfàs

Unites affected owners



Large areas in Alfaz del Pi are affected by urbanistic reorganisation.

Did you know Alfaz del Pi develops plans to double the number of inhabitants?

We are forced to pay the development plans, in order to lose our house without getting a proper payment for it and/or donate a large part of our property for free. That is why we organise ourselves against the demolishing from our legal build houses, to make place to build other houses.



Can Town Hall do this just like this? YES they can! The Valencian laws (LRAU and LUV) permits people losing their homes to make place for new lucrative urbanisations, without you can do something against it on legal grounds!

We are concerned and affected by it. Also we didn't know that these plans affect our property. Town Hall didn't and doesn't inform us, doesn't respond to our requests to get access into the urbanistic plans, nor to our requests and complaints to adapt the development plans to the needs of the people who live in the area.

Over time Town Hall may tell you more about your project, but then it will be too late to stop it..

What is Town Hall saying to us? Roads will be widened, getting new tarmac and "new houses will be built". Townhall doesn't tell us that 400 Ha is turned into buildingground for 30,000 more inhabitants, so we will double the number of inhabitants

What are the Lawyers telling us? That many of us will have to leave our homes if we don't stop it.

How does a Urbanistic plan work in Spain: a PAI (=Proyecto de Actuación Integrada)

- A developer develops a plan with a small number of large landowners to build a new urbanisation.
- Not taking in account the citizens owning Legal build houses within the urbanisation;
- In case of the PAI 'Pla de la Serra' in Alfaz del Pi an urbanisation is planned on 806.000 m2 with roads, schools with sportaccomodation, shoppingarea, parkingplaces and a park: totale costs: ca. 28,4 Mln EUR.
- Every owner of ground is forced by LRAU and LUV laws to pay the 28,4 Mln (cash!);
- Ground is needed for schools, parks and roads (310.000 m2): everyone is forced by the same LRAU and LUV laws, to give for free your share of ground (depending on the destination of your property): 38,5%

An example:

- You own a house with a swimmingpool on 1.000 m2 ground in this PAI/urbanistic plan:
- You have to pay cash! to the developer for the cummmunity purposes: $1.000/806.000 \times 28,4 \text{ Mln} = 35.000 \text{ EUR}$
- You have to give your ground for free: $1.000 \text{ m}^2 \times 33\% = 333 \text{ m}^2$; If you don't pay the cash, you will have to hand over more ground for 72 EUR per m2: $35.000:72 \text{ EUR}/\text{m}^2=486 \text{ m}^2$; Total $333\text{m}^2+486\text{m}^2=819 \text{ m}^2$. You will keep 119m2, not enough for a house.
- Depending on the location in the plan from your house: It is demolished whitout given a proper compensation.

DO YOU THINK THAT THIS CAN'T HAPPEN TO YOU? That's also what we thought..... until we learned about our abusive urbanistic law.

Is your embassy concerned? Is Michael Cashman your MP in the European Parliament in Brussels concerned? Yes, they are following this very closely.

Do we have a lawyer? Yes we appointed Federico López to defend us, because he is specialised in these affairs.

You can join us, in our protests, and become a member: together we will stop this project.

Membership costs 25 EUR. With that you support us in our fight against unetical activities of the Town Hall of Alfaz del Pi. With this we organise events and we keep you informed by email of new developments.

How can I join? Call your VP, David Byrne: 654 446 043 or

- Visit ouw website (Join us): www.PAIalfaz.org, or
- Fill in the information hereunder and send it to/deposit it at:
Asociación Veïns de L'Alfàs, Carrer de la Serra, 31, 03581 Albir, Alfaz del Pi, Alicante
- Transfer the 25 EUR to Solbank Albir: 0081 0671 27 0001231627 from Asociación Veïns de L'Alfàs



Name: _____ Nationality: _____

Address: _____ Place: _____

Tel: _____ eMail: _____