OBJECTIVES AND HEALTH, SAFETY AND ENVIRONMENT IN VISTA AZUL XXII (VA22)

Description:  
Vista Azul XXII (VA 22) is a community created in 2016 and consists of 84 housing units divided into 20 apartments/tower houses and 64 apartments/bungalovers. The communal facility consists of green areas, walkways, swimming pool, play area and garage facility

Main objective, how do we want it?:  
VA 22 will be a place where unit owners with guests can stay problem-free and with well-being and joy, as well as avoid accidents, fire, vandalism and theft. Both the condominium's buildings, outdoor area and equipment as well as residential buildings with outdoor areas must be maintained in such a way to maintain a good standard approximately the same as it was when the facility was new.

Organization:   
The AGM is the VA 22 supreme body where all housing units have one vote each represented by owners.   
The AGM establishes articles of association and guidelines according to Horizontal Law. The AGM elects a board of directors consisting of the president, vice president, secretary and 2 board members. The board has a mandate to follow up and monitor what is decided at the AGM and is also required to engage and cooperate with an external management company that is tasked with ensuring the execution of all practical tasks.

Risks and measures for implementation The main objective:

Risk to the environment:   
Egocentric attitudes that result in a poor environment and cohesion among unit owners/residents. No willingness to get to know or follow the condominium's laws and regulations. Neither respect nor consideration is shown to other residents in the condominium.

Environmental measures: If goal setting is to have an opportunity, all unit owners must show responsibility by familiarizing themselves with and further following applicable public laws and the condominium's adopted rules and instructions. Everyone must endeavor to show respect and pay due consideration to their neighbors throughout the facility. Everyone who stays in the facility must also show common sense and common manners. Everyone must show responsibility by reporting rule violations, errors, deficiencies and accidents in the condominium's areas to the condominium's deviation system. In the event of an emergency, the administrator must be notified immediately.

Risk renting/lending:   
Borrowers/tenants in homes who are not familiar with/follow/do not know the rules. May cause open gates, noise and unrest, as well as frustration.

Measures renting/lending: It is the unit owner's full responsibility to inform the loan/tenants in their home about the condominium's rules and instructions, and it is the unit owner's responsibility that these are followed by the loan/tenants. Everyone who stays in the facility must also show common sense and common manners.

Risk housing:   
Private homes with associated outdoor areas and storage rooms, fences, etc. are neglected and lack maintenance.  
Alterations/extensions in violation of applicable laws and statutes.

Measures housing:   
All unit owners must maintain their home when necessary. In the case of alterations/extensions, the necessary permits must be obtained before work begins. Horizontal Law refers to claims for liability on parts of homes divided between the homeowner and the condominium. The condominium at the board will follow up its area of responsibility here by a regular control via its internal control system with its own check rounds/checklists/deviation handling/improvements.

Risk swimming pool:   
Risk of drowning. Pool and showers are not cleaned, water not properly purified. The pool and showers are defective and cannot be used. The pool area not maintained, cleaned and cleaned. Users do not familiarize themselves with or follow the rules for the use of pools, and do not pay attention to other bathers.

Measures swimming pool:  
In swimming pools, rules must be observed by all users. Young children should not be left alone. Gates to the facility MUST be closed. Due to the desire for clean water in the pool, showering must be done and limited use of sunscreen before swimming. Users must show consideration for each other and take rubbish and equipment with them when they leave the facility. In addition, an external supplier performs maintenance and clean-up as well as measurement of water quality in accordance with Spanish laws and requirements. It is the board through the administrator that is responsible for the implementation and quality assurance of this. In addition, the condominium carries out its own check rounds/checklists/deviation handling/improvements.

Risk play area:   
Playground equipment is defective and may injure users. Play area not maintained with permanent damage. Vandalism and improper use of equipment. Users do not familiarize themselves with or follow the rules for the use of play areas, and do not take other users into account.

Measures play area:   
The condominium's rules for use must be followed. Young children must be supervised by adults. Play equipment is taken care of via the condominium's internal control system with check rounds/checklists/deviation handling/improvements.

Risk of garage facilities:   
Users are not familiar with the location of their parking space. Users do not familiarize themselves with or follow the rules for the use of the facility, and do not pay attention to other users. Risk of flooding, fire, ventilation and driving gates/doors that do not work.

Measures garage facilities:   
Users must only use their allotted space. Fire regulations and the rules of the condominium must be followed by users. Do not store unauthorized equipment and the like. Unit owners must ensure their space is tidy and cleaned. An external company has an annual inspection of the fire protection system. Otherwise, follow-up via the condominium's internal control system with check rounds/checklists/deviation management/improvements.  
  
Risk external gates between common areas and public areas:   
Unauthorised persons can enter common areas, which can lead to burglary, assault and vandalism. Both gates and locks are defective. Lack of maintenance and vandalism on doors.

Measures external gates between common areas and public areas:  
All outer gates in the condominium must always be closed and locked to ensure our safety against unauthorized persons. All unit owners are responsible for not disclosing and prohibiting copies of keys to unauthorized persons. Otherwise, follow-up via the condominium's internal control system with check rounds / checklists / deviation handling / improvements.  
  
Risk common area green areas with walkways:   
Activities that are noisy and disturbing. Plants dry/thrive do not lack maintenance. Tiles, walkways, stairs and plaster brick walls cracked/defective. Electrical system and outlet water do not work.

Measures common area:   
Common areas such as green areas, plants and walkways must be treated nicely and used according to the condominium's rules by all unit owners, guests and borrowers/tenants. Plants have regular inspections and common areas have regular cleaning by external companies. In addition, the condominium has its own internal control system with check rounds/checklists/deviation handling/improvements.

Animal husbandry  
Risk livestock:   
Can make a lot of noise to the surroundings, can be a fear and nuisance physically, and can urinate and leave feces in the common area and in other owners' private areas.

Measures Pets:   
Owners of livestock must show responsibility towards their neighbors when keeping animals in our urbanization. Animals must not make constant annoying noises, animals must be kept on a leash outside private areas. Defecation and urination in private and communal areas should not occur, but if it can happen, the owner must immediately remove the faeces and wash properly after such an event.

Risk wild animals:  
 These are animals that no one in our urbanization owns or has control over. Animals we are thinking of here are primarily cats, but can also apply to dogs and birds. Such animals are a nuisance, can make noise and leave hair, excrement and other things in both private and common areas. In addition, these animals can get a permanent home in our urbanization, which can lead to more litters of young and even more animals. There is also a high risk of infection of bacteria and viruses from these animals. This is not only a great risk to health, safety and the environment, measures to get control of these animals can entail a lot of work and greater costs for our urbanization.  
  
Adopt wild animals:   
These animals are not welcome in our urbanization. Therefore, these animals must be rejected, this to avoid them establishing. In case of constant disturbances, they will not feel welcome and will seek other territories. By giving these animals food is to welcome them warmly. These animals must not be petted for the same reason, in addition, they can transmit diseases. This may sound inhumane, but the alternative could become a major environmental problem for us.

Deviation management:   
All deviations must be reported to the condominium's deviation system as soon as possible, and here everyone who lives in the facility must contribute. Acute incidents/non-conformities must be reported to the administrator as soon as possible Non-conformities must be individually risk assessed by the board, which determines prioritization. Nonconformities are entered in the nonconformance processing form where the date the nonconformance found is described, further brief description of the nonconformity, deadline, date for rectification, who can perform (in-house execution or external company), further date performed, a brief description of execution and performed by whom.

System audit:  
 Audit of the internal control system of the board is carried out jointly by (administrator?) and the board no earlier than 2 months and no later than 1 month before AGM each year. The results are presented to AGM every year.