

The Praia del Rey Community Programme

The elected committee of APPDR supervises the programme. Del Rey Services (aka Neighbour Services) are responsible for the day-to-day management of the programme for which the programme pays a management fee. Owners are free to contact either APPDR or Neighbour Services with queries relating to the services provided under the Programme at any time.

What is included in the programme?

The programme provides for essential services which are not provided by local government and which are consistent with an estate with the status and quality of Praia del Rey. The major elements of the programme in order of cost are -

1. Security
2. Maintenance and gardening of common areas and additional road sweeping over and above that provided by local government
3. Fly and rodent prevention
4. Minor repairs

Details of what is included within these elements of the programme are included in the Appendix.

In addition, should any accumulated funds be left over at the end of each annual programme, these are accrued and primarily used to fund additional improvements or repairs identified and prioritised by APPDR's management committee together with Neighbour Services. Examples of such projects include the ecobin area surrounds that have been installed, the repainting of the main entrance walls, and the remodelling of the roundabout at the entrance, and further improvements have been approved for the coming year.

Financial

The programme is funded by a combination of voluntary contributions from property owners (70%) and the major commercial organizations at PDR (30%).

Owners can pay their community contribution to either the APPDR or to Del Rey Services. Choosing the APPDR means that your contribution will be under the control of fellow owners in the Owners' Association whereas with payments to Del Rey Services, Neighbour Services are in control. The two bank accounts are jointly monitored by Neighbour and APPDR officers for full transparency.

Whichever account is chosen, contributions will be used solely for expenditure within the PDR Community Programmes as defined above.

Updates, financials visibility and feedback

Regular updates of progress on Programmes are provided by email to owners and published on the APPDR website, www.yourpdr.org.

The 'Your Resort' section of the website contains

- Plans and budget for each programme
- Full report and accounts for each programme including actual versus budget for both income and expenditure
- Annual reports on how any Cumulative surpluses are spent – Project details and costs.

Owners views and comments on Community Programmes are welcome and can be provided either at the APPDR AGM or Reps Forum meetings or by contacting any APPDR officer or Neighbour staff member.



Appendix

1. **Security**

COPS provide a 24 hour per day, 365 days a year security service. For the majority of the year every road and condominium on the estate is patrolled 4 times a day, during peak periods this increases to 6 times a day.

On a daily basis COPS report to Neighbour Services on their activities.

As a result of these activities, crime on the estate is kept to a minimum and nuisance situations, when reported, are quickly dealt with in compliance with Portuguese law.

2. **Maintenance and gardening of common areas, with additional road sweeping over and above that provided by local government**

We contract the services of Sepogreen to regularly maintain a number of “common areas” throughout the estate. In addition to this we augment the road sweeping carried out by the Parish of Amoreira by having Sepogreen sweep the main roads throughout the estate (currently twice a month).

As a result of paying for this additional support the estate’s roads and common areas are kept in good shape to a standard far higher than in surrounding villages, which rely solely on the services provided by the local Parishes.

3. **Fly and rodent prevention**

In the past there was a very serious issue with plagues of flies throughout the estate making life for residents and tourists very uncomfortable, both inside and outside their properties, in the hotel and on the golf course. Today the situation is much improved as a result of the spraying activities contracted to Pestox.

During the year we budget for Pestox to comprehensively spray the estate on up to 24 occasions to eliminate flies. During the period June – October we allow for between 3-5 sprayings per month, this reduces to once a month during March to May. Usually spraying is unnecessary during November – February.

Pestox only use products approved by the National Health Department (Direcção Geral de Saude).

In addition, rodent prevention measures are undertaken twice a year in the vicinity of the estate’s “green” bin areas.

4. **Minor repairs**

Minor repairs can include items such as calçada footpath repairs and replacement covers for lamp posts. Larger repairs and improvements can be funded from previous programme surpluses.