

Procedures that are carried out in Community Architects

Category: Procedures for Community Architects

Created: Friday, 03 July 2020 04:04 – Last Updated: Friday, 03 July 2020 04:04

Written by Equipo de Producción Nacional

Hits: 7543

The services provided to the population are divided into two groups: Projects and Procedures.

Projects:

Because I need it?

All work requires technical documentation (project) carried out by qualified personnel to obtain the desired results. This documentation is a reflection of your needs taken to execution plans by a professional, who also contributes his knowledge so that your project is unique and at the same time adequately integrates into the surrounding environment.

The project is essential to obtain the construction license, which in turn is necessary for the legalization of all new works or modifications to the properties.

Request for projects new works

Documents to present:

- Land ownership (Perpetual Right of Surface or Transfer of Roof as appropriate).
- Certificate of Land Use, Regulations and Numbering.

Price list:

Low: 180.00

Average: 240.00

High: 300.00

Project request for expansion, remodeling, rehabilitation and reconstruction of homes

Documents to present:

- Ownership of the home (copy).
- Certificate of Land Use, Regulations and Numbering.

Price list:

Low: 170.00

Average: 240.00

High: 315.00

Project request for expansion in second and third level

Documents to present:

- Ownership of the home (copy).
- Certificate of Land Use, Regulations and Numbering.
- Structural Technical Opinion.

Price list:

Low: 170.00

Average: 240.00

High: 315.00

Project request for housing division and unification

Documents to present:

- Ownership of the home. (copy)
- Certificate of Land Use, Regulations and Numbering.
- Structural Technical Opinion.

Price list:

Low: 170.00

Average: 240.00

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High: 315.00

Note: in both cases the Structural Opinion to be presented will be requested from the Community Architect in advance of the project request, since the feasibility of the project depends on it.

This opinion is an independent service that has a value of \$ 110.00

Formalities:

Request for technical documentation to update home ownership (the applicant has a property title to the property, but it is not updated)

Documents to present:

- Ownership of the home (copy).

Price list:

Low: 130.00

Average: 170.00

High: 210.00

Request for technical documentation for the legalization of housing (the applicant does not have a property title)

In this case there are the houses for New Construction and the Expiry, the New Construction is a dwelling built from a building license for which it does not have a Title, whereas the Expiry are dwellings built before 1985 that do not have property.

New Construction

Documents to present:

- Construction License (copy).
- Habitable (copy).
- Land Resolution.

Price list:

Low: 130.00

Average: 170.00

High: 210.00

Expiration

Price list:

Low: 130.00

Average: 170.00

High: 210.00

Request for opinion of housing division

Documents to present:

- Ownership of the home (copy).

For the housing division, a legal opinion and appraisals are required (one for each dwelling resulting from the division), so the total amount of the service will depend on the sum of the values, so a fixed value cannot be given as they may exist. various combinations.

Legal Opinion. \$ 70.00

Appraisal. (Minimum two)

Price list:

Low: 30.00

Average: 50.00

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High: 70.00

Request for opinion on housing unification

Documents to present:

- Ownership of the dwellings (copy).

Rate: \$ 140.00

Structural opinion request for roof assignment

Documents to present:

Home ownership. (copy)

Rate. \$ 140.00

Technical documentation service request by legal entities

Documents to present:

- Request or Technical Task of the actions to be carried out.
- Certificate of Land Use, Regulations and Numbering issued by the Municipal Department of Physical Planning.
- Micro location study of the Municipal Physical Planning Directorate as appropriate.
- Entity Legal Documentation or Certification.
- Contract.

Disclaimer:

1.- In the case of Rehabilitations, remodeling and Divisions, the complexity depends on:

Low: Construction or demolition of walls up to 6 ml, extensions up to 10 m²

Medium: Construction or demolition of walls up to 12 ml, extensions up to 15 m²

High: Construction or demolition of walls over 12 ml, extensions over 15 m²

2.- In the rest of the cases the complexity and the rates must be corresponding:

Low: Up to 60 m²

Average: Between 60 and 80 m²

High: more than 80 m²

3.- In the case where a feasibility study is not carried out, this is NOT charged.

Contact details of the offices of Community Architects: