

UX/UI Final Project

# Understanding Homeowners Association in Spain - Benchmarking

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## Introduction

For my final project in ironhack, I've decided to tackle the topic of Homeowners Association. I chose to tackle this project because it has affected my family directly. Every building here in Spain has a neighbor's association where they discuss topics related to the upkeep and maintenance of the building. Such process, in any means, is a physical process where

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homeowners have to attend to meetings and honestly it's time consuming. Thus, there is a market that can be studied and maybe develop something in relationship to it.

## **Benchmarking**

*It is important to remember that the scope of this project is solely based on research done on the Spanish housing market, its structure and the governing laws surrounding it.*

*THIS STUDY IS MERELY FOCUSED ON SPANISH LAW. IT'S NOT APPLICABLE TO OTHER MARKETS AROUND THE WORLD.*

Websites that are analyzed to understand this content.

<http://www.favb.cat/> : Federacion De las asociaciones de vecinos de Barcelona.

<https://www.comunidades.com/> : Web de informacion comunal de España.

### **Federacion D'Associacions De Veines i Veins De Barcelona**

This website is basically the representation for all of the "N.A" of the city. Non Lucrative Association (KINDA SHADY).

It is a non-profit organization made up of citizens of neighborhoods that seek quality solutions to collective problems and act in formulating demands for the rights to welfare and quality of life, making participants in all phases of the Project to a large number of people, struggling for self-organization of society and taking into account as priority objectives:

- Improve the quality of life of the neighborhood
- Organize and defend collective interests
- Foster neighborhood relations
- Promote collective memory to provide neighborhoods with identity

FAVB understands that many of the city's problems require cooperation with other entities and social movements. That's why it actively participates in various citizen campaigns on issues such as social rights, the environment, the defense of peace and freedoms, among others.

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The FAVB also has signed collaboration agreements with several universities to carry out its work with guarantees of rigor and to promote the training of new and new professionals with social sensitivity.

## **Comunidades**

This website is an informative website where home-owners can learn all legislation and law regarding the spectrum of housing. Home-owners, rents, and general living overall.

### *Structure of how a community of neighbors works*

*There is a law by the name of “Ley de la Propiedad Horizontal”. This law governs and structures the policies that consist the governing bodies of all house propriertors.*

The governing bodies of the community are the following (according to LPH):

The home-owners.

The President and, where appropriate, the Vice Presidents.

The Secretary.

The administrator.

1. In the bylaws, or by majority agreement of the Owners' Meeting, other governing bodies of the community may be established, without this implying any impairment of the functions and responsibilities towards third parties that this Law attributes to the foregoing.

2. The President shall be appointed, among the owners, by election or, alternatively, by rotating or drawing lots. The appointment will be mandatory, although the designated owner may request his release to the Judge within the month following his access to the

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position, invoking the reasons that assist him to do so. The Judge, through the procedure established in article 17.7, will resolve what is appropriate, designating in the same resolution the owner who would substitute, in his case, the President in charge until a new appointment is made within the term that is determined in the judicial resolution.

The Judge may also be approached when, for any reason, it is impossible for the Board to appoint the President of the community.

3. The President shall legally represent the community, at trial and outside of it, in all matters that affect it.

4. The existence of Vice-Presidents shall be optional. His appointment will be made by the same procedure as that established for the appointment of the President.

It is the responsibility of the Vice President, or the Vice Presidents, to substitute the President in the cases of absence, vacancy or impossibility of the latter, as well as to assist him in the exercise of his functions under the terms established by the Board of Owners.

5. The functions of the Secretary and the Administrator shall be exercised by the President of the community, unless the bylaws, or the Board of Owners by majority agreement, provide for the provision of said positions separately from the presidency.

6. The positions of Secretary and Administrator may be accumulated in the same person or may be appointed independently.

The position of Administrator and, as the case may be, that of Secretary-Administrator may be exercised by any owner, as well as by individuals with sufficient and legally recognized professional qualifications to exercise said functions. It may also fall to corporations and other legal entities under the terms established in the legal system.

7. Unless the statutes of the community stipulate otherwise, the appointment of the

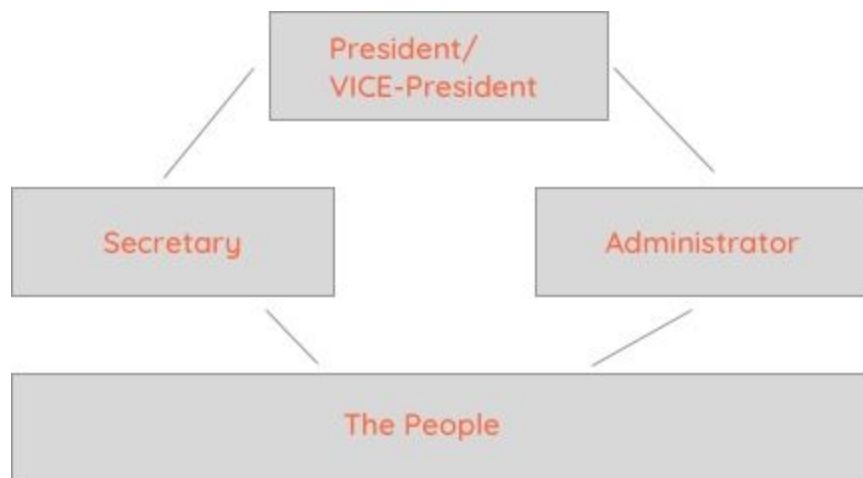
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governing bodies shall be for a period of one year.

The appointees may be removed from office before the expiration of the mandate by agreement of the Owners' Meeting, convened in extraordinary session.

8. When the number of owners of dwellings or premises in a building does not exceed four, they may avail themselves of the administration regime of article 398 of the Civil Code, if expressly stated in the bylaws

Visually, we view how the structure is based:



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OR IT CAN BE VIEWED LIKE THIS:



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*\*In my opinion they should be more like this\**



*Major Key-points to take from this:*