TIERRA Y MADERA

Companion to the explainer video “From decision to site”

10 questions for your association

Where does your repair project stand?

Answer each question yes or no. ‘Yes’ only if it exists in writing and you can inspect it.

	Question	Yes	No
1	Is there a written defect survey and a diagnosis with measured values?	☐ Yes	☐ No
2	Was it checked with samples whether asbestos is present?	☐ Yes	☐ No
3	Is there a design by a qualified professional – with name, qualification and signature?	☐ Yes	☐ No
4	Does everything the general meeting approved appear as an item in the bill of quantities?	☐ Yes	☐ No
5	Did all contractors bid on the same basis – with a tender comparison for all owners?	☐ Yes	☐ No
6	Did the general meeting approve the total budget with all costs – works, fees, charges, contingency – and the levy?	☐ Yes	☐ No
7	Were owners told in writing, before work started, who forms the site direction and who coordinates health and safety?	☐ Yes	☐ No
8	Before work started, were the approved health and safety plan, the permit or prior notification and, if asbestos is involved, the approved work plan in place?	☐ Yes	☐ No
9	Is payment made only against certificates from the site direction – and do additional works beyond the budget go to the general meeting first?	☐ Yes	☐ No
10	Do all owners know the schedule, the contacts and the rain protection – and can they inspect the documents?	☐ Yes	☐ No

For small maintenance jobs, not every point is required. The bigger the work, the more each yes matters. Every no is a question, not an accusation: ask in writing for the missing document.

Sources: LPH – Ley 49/1960 (Art. 10, 14 c, 20) · LOE – Ley 38/1999 (Art. 2, 10–13) · Ley 12/1986 (Art. 2) · RD 1627/1997 (Art. 3, 7, 19) · RD 847/2026 (Art. 10–13, 18) · CTE – RD 314/2006 (Parte I, Anejo I) · Decreto 182/2018, Canary Islands (Art. 7) · Ley 4/2017, Canary Islands (Art. 330, 332) · UNE-EN 1504-9:2011

General technical information, not legal advice for individual cases · Legal position as of November 2026