



National Savings and Loan League

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39384

PORTUGAL HOUSING

150-HG-001 and 150-Z-005

and

150-HG-002 and 150-K-008

**FINAL REPORT - PART II
on
PROJECT STATUS REVIEW
(Site Visits)**

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This report contains a brief description of the twenty-three following projects visited from December 3 to December 20, 1979.

Housing I (150-HG-001 and 150-Z-005)

1. Porto Viso
2. Évora
3. Beja
4. Guimarães
5. Maia
6. Matosinhos
7. Mirandela
8. Bragança
9. Macedo de Cavaleiros
10. S. João da Madeira

Housing II (150-HG-002 and 150-K-008)

Direct Promotion

11. Sobreiro-Maia I and II
12. Ponte Danta I and II
13. Araucaria
14. Fafe-Cumieira
15. Guimarães
16. Alagoas-Rêgua
17. Ramalde do Meio

Participating

18. Vilar de Andorinho

SAAL

19. Monte-Gordo
20. Loulé, Quarteira

Cooperatives

21. Évora
22. Torre de Coelheiros
23. Vila do Bispo

1. PROJECT Porto Viso

PROGRAM Housing I

DATE OF THE VISIT 12/10/79

LOCATION Porto

TOTAL NO. OF UNITS 545

T1-T2-T3 UNITS 296

CONSTRUCTION COST -

CONTRACTOR Several contractors involved.

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

4- to 5-story walk-ups and one 18-story building

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION early 1977

DATE OF UNITS' OCCUPANCY October 1978

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 545

TOTAL UNITS OCCUPIED 464

T1-T2-T3 UNITS COMPLETED 296

T1-T2-T3 UNITS OCCUPIED 296

- REASONS FOR DELAYS AND OTHER PROBLEMS: Eighty-one units in the high-rise building have not yet been occupied, but they have already been distributed. Occupancy of the remaining units took about one and a half year due to infrastructure work delays.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 100

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 100

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Flat area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A grammar school and a high school are located near the project area.

GENERAL COMMENTS:

All units are completed and occupied except for the 81 units in the high-rise building.

2.

PROJECT Évora

PROGRAM Housing I
DATE OF THE VISIT 12/5/79
LOCATION Estrada da Picada - Évora
TOTAL NO. OF UNITS 479
T1-T2-T3 UNITS 466
CONSTRUCTION COST about 40,000.00 Contos
CONTRACTOR Anselo and Enobra

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
4- to 7-story semi-detached walk-up/high rise

STARTING DATE _____
SCHEDULED DATE OF COMPLETION (89 units) January 1980
ACTUAL DATE OF COMPLETION (89 units) January 1980
DATE OF UNITS' OCCUPANCY _____
CONTRACT CONSTRUCTION PERIOD 9 months
TOTAL UNITS COMPLETED 390
TOTAL UNITS OCCUPIED 390
T1-T2-T3 UNITS COMPLETED _____
T1-T2-T3 UNITS OCCUPIED _____

REASONS FOR DELAYS AND OTHER PROBLEMS: Construction of the remaining 89 units has been stopped owing to Enobra's bankruptcy. Bidding was scheduled for December 1979 for the completion of these units if the FFH budget permits.

CONSTRUCTION SIGN: Yes.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 99

COMMENTS: Two parking areas are still under construction.

LANDSCAPING, % OF COMPLETION 5

COMMENTS: Design is being prepared by FFH.

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

GENERAL COMMENTS:

We visited one occupied unit. Monthly rental price for this T₃ unit is 1,400\$00 (US\$28).

Finishing materials:

- parquet floor in the bedrooms and dining room.
- 2"x2" ceramic tile floor in the kitchen, corridors and bathrooms.
- wooden window frames with plastic venetian blinds.
- cement plaster in the walls.
- pre-cast concrete in the staircase.
- Epoxy wainscot in the staircase.

3.

PROJECT Beja

PROGRAM Housing I

DATE OF THE VISIT 12/5/79

LOCATION Beja

TOTAL NO. OF UNITS 260

T1-T2-T3 UNITS 195

CONSTRUCTION COST -

CONTRACTOR Luz A. Alves

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

4-story walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION 10/19/1978

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD _____

TOTAL UNITS COMPLETED 260

TOTAL UNITS OCCUPIED 260

T1-T2-T3 UNITS COMPLETED 195

T1-T2-T3 UNITS OCCUPIED 195

REASONS FOR DELAYS AND OTHER PROBLEMS: _____

CONSTRUCTION SIGN: Yes

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 100

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 10

COMMENTS: Design is completed

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) This project is located in a gently sloping area.

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE
The project is adjacent to the Hospital of Beja.

GENERAL COMMENTS:

All the units (260) are occupied and construction shows good workmanship. This standard design was utilized in Evora and Almada, mainly due to its social quality, cost implication and interior space areas.

4.

PROJECT Guimarães

PROGRAM Housing I

DATE OF THE VISIT 12/11/79

LOCATION Guimarães

TOTAL NO. OF UNITS 599

T1-T2-T3 UNITS 466

CONSTRUCTION COST -

CONTRACTOR Soares da Costa, Constructsa do Niassa and Abrens e Sousa

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
4-story semi-detached walk-ups and 7- to 10-story high rise

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION -

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 599

TOTAL UNITS OCCUPIED 599

T1-T2-T3 UNITS COMPLETED 466

T1-T2-T3 UNITS OCCUPIED 466

-REASONS FOR DELAYS AND OTHER PROBLEMS: _____

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 100

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 100

COMMENTS: No grass.

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

The shopping center is almost complete. Construction has stopped due to FFH financial difficulties, but it is now scheduled to go ahead very soon. *

GENERAL COMMENTS:

All units are completed and occupied.

* Grammar and secondary schools are located nearby.

5. PROJECT Maia

PROGRAM Housing I

DATE OF THE VISIT 12/10/79

LOCATION Maia, Porto

TOTAL NO. OF UNITS 122

T1-T2-T3 UNITS 66

CONSTRUCTION COST -

CONTRACTOR A. A. Quelhas

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

3- to 4-story walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION mid-1976

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 122

TOTAL UNITS OCCUPIED 122

T1-T2-T3 UNITS COMPLETED 66

T1-T2-T3 UNITS OCCUPIED 66

- REASONS FOR DELAYS AND OTHER PROBLEMS: Housing units remained vacant for about two years owing to lack of infrastructure. Occupancy started at the end of 1978 till October 1979.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 70

COMMENTS: Streets for the 56-unit section have curbs and gravel paving.

LANDSCAPING, % OF COMPLETION 30

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

This project is close to the Sobreiro-Maia project. Shops may be installed in the ground floors of a few buildings.

GENERAL COMMENTS:

Completed and occupied.

6.

PROJECT Matosinhos

PROGRAM Housing I

DATE OF THE VISIT 12/10/80

LOCATION Matosinhos

TOTAL NO. OF UNITS 192

T1-T2-T3 UNITS 140

CONSTRUCTION COST -

CONTRACTOR Arnaldo de Oliveira

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

3- and 4-story walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION early 1979

DATE OF UNITS' OCCUPANCY 12/7/79

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 192

TOTAL UNITS OCCUPIED 192

T1-T2-T3 UNITS COMPLETED 140

T1-T2-T3 UNITS OCCUPIED 140

REASONS FOR DELAYS AND OTHER PROBLEMS: _____

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 80

COMMENTS: Final bituminous paving is lacking.

LANDSCAPING, % OF COMPLETION 10

COMMENTS: Landscaping is expected to be completed by February 1980.

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Gently sloping area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A primary school and a recreation area are contemplated in the master plan.

GENERAL COMMENTS:

Units completed and occupied.

7. PROJECT Mirandela

PROGRAM Housing I

DATE OF THE VISIT 12/13/79

LOCATION Mirandela

TOTAL NO. OF UNITS 270

T1-T2-T3 UNITS 195

CONSTRUCTION COST -

CONTRACTOR Eusebio e Filhos (90); Enobra (180)

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

3 and 4 story walk-ups

STARTING DATE -

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION 10/77 for the Eusebio e Filhos contract

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 138

TOTAL UNITS OCCUPIED 72

T1-T2-T3 UNITS COMPLETED 101

T1-T2-T3 UNITS OCCUPIED 66 since Sempember, 1978

- REASONS FOR DELAYS AND OTHER PROBLEMS: The 90 units built by Eusebio e Filhos are all completed and occupied, but that was not the case for the 180 Enobra's units. Subsequently to FFH's termination of the Enobra's contract, FFH awarded Fusebio e Filhos the contract for the completion of 48 unfinished units started by Enobra. These 48 units are now completed but can not be occupied because of lack of infrastructure. The remaining 132 units from the Enobra contract were scheduled for bidding on January 12, 1980.

CONSTRUCTION SIGN: No

INFRASTRUCTURE:

WATER, % OF COMPLETION 33

COMMENTS: Eusebio e Filho's infrastructure is completed.

The remaining work on infrastructure will be included in the new bidding.

SEWAGE, % OF COMPLETION 33

COMMENTS: Same as above

ACCESS ROADS, % OF COMPLETION 33

COMMENTS: Same as above

LANDSCAPING, % OF COMPLETION 33

COMMENTS: Same as above

ELECTRICITY, % OF COMPLETION 33

COMMENTS: Same as above

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

Grammar school and high school

GENERAL COMMENTS:

- 90 units completed and occupied
- 48 units completed but cannot be occupied due to lack of infrastructure
- 132 unfinished units are at different stages of construction as follows:

- 1 building (12 units) has not started yet;
- Most of the buildings are at framework stage;
- The remaining buildings, with stucco exterior finish, are still lacking interior finishes;

According to Eng. Fortuna, Director of the Porto's Office, the estimated cost for completion of the unfinished units including infrastructure works is 115,000 contos (US\$2,3 million). The period of construction will be at least 1 1/2 years.

8. PROJECT Bragança

PROGRAM Housing I

DATE OF THE VISIT 12/13/79

LOCATION Bragança

TOTAL NO. OF UNITS 114

T1-T2-T3 UNITS 93

CONSTRUCTION COST -

CONTRACTOR Enobra

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
4-story semi-detached walk-up

STARTING DATE mid 1976

SCHEDULED DATE OF COMPLETION end 1977

ACTUAL DATE OF COMPLETION -

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD _____

TOTAL UNITS COMPLETED -

TOTAL UNITS OCCUPIED -

T1-T2-T3 UNITS COMPLETED -

T1-T2-T3 UNITS OCCUPIED -

- REASONS FOR DELAYS AND OTHER PROBLEMS: Enobra contract has been terminated one year ago owing to contractor's bankruptcy. In the meantime, FFH is in the process of preparing the bid package for these unfinished units, scheduled for January 1980.

CONSTRUCTION SIGN: None

INFRASTRUCTURE:

WATER, % OF COMPLETION 0

COMMENTS: _____

SEWAGE, % OF COMPLETION 0

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 0

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 0

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 0

COMMENTS: _____

** _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Gently sloping land

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

GENERAL COMMENTS:

Construction is at about 35% level of completion. The most advanced buildings have stucco on the exterior walls, window framing, and some have roofing tiles. The less finished buildings are still in the frame-work stage. Broken glass panes, warped window frames and general deterioration can be noticed in these unfinished structures.

** FFH has taken over the design of the infrastructure. Bids will include construction of the infrastructure.

9.

PROJECT Macedo de Cavaleiros

PROGRAM Housing I

DATE OF THE VISIT 12/13/79

LOCATION Macedo de Cavaleiros, Bragança

TOTAL NO. OF UNITS 126

T1-T2-T3 UNITS 126

CONSTRUCTION COST -

CONTRACTOR Futuro da Silva (54 units); Dorsil (72 units)

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
1/2 story semi-detached (Dorsil)
4-story walk-ups (Futuro da Silva)

STARTING DATE March 1977

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION end of 1978 for da Silva; December 1979 for Dorsil

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 126

TOTAL UNITS OCCUPIED -

T1-T2-T3 UNITS COMPLETED 126

T1-T2-T3 UNITS OCCUPIED -

- REASONS FOR DELAYS AND OTHER PROBLEMS: Land expropriation for the construction of 36 units. Topographic survey was inadequate. No site development plan.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 0

COMMENTS: _____

SEWAGE, % OF COMPLETION 0

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 0

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 0

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 0

COMMENTS: _____

*

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Gently sloping area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A grammar school is planned to be built.

GENERAL COMMENTS:

Interior finishes were:

- ceramic tile in the kitchen, toilets and living room
- cork tiles on the living room ceiling
- roofing - cement tiles
- parquet floor in the bedrooms.

All units have 3 bedrooms. The kitchen is of ample size allowing for a dining area. The paint on some of the wooden shutters is peeling off.

* According to Eng. Fortuna Pereira, Director of FFH Oporto's office, responsibility for the infrastructure work has been transferred to another agency, the Direcção de Equipamento Regional e Urbano, Ministry of the Interior.

10.

PROJECT S. João da Madeira

PROGRAM Housing I

DATE OF THE VISIT 12/14/79

LOCATION S. João da Madeira

TOTAL NO. OF UNITS 118

T1-T2-T3 UNITS 69

CONSTRUCTION COST -

CONTRACTOR E. A. Lopes

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
4- to 5-story walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION May 1978

DATE OF UNITS' OCCUPANCY January 1979

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 118

TOTAL UNITS OCCUPIED 118

T1-T2-T3 UNITS COMPLETED 69

T1-T2-T3 UNITS OCCUPIED 69

REASONS FOR DELAYS AND OTHER PROBLEMS: Delays in occupancy of the units were caused by late completion of infrastructure.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 80

COMMENTS: Final bituminous paving still lacking. Mud puddles because of rain in the street.

LANDSCAPING, % OF COMPLETION 50

COMMENTS: Although all units are occupied, all open areas are muddy, and many puddles make access to the buildings difficult.

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE
A high school and a grammar school are located adjacent to the project.

GENERAL COMMENTS:

All the units are completed and occupied. Completion of streets and exterior site works should deserve close attention by the Municipality. Occupants of the units are very unhappy with the muddy conditions. Temporary wooden boards provide access to the buildings.

11.

PROJECT Sobreiro-Maia I and II

PROGRAM Direct Promotion-Housing II

DATE OF THE VISIT December 10, 1979

LOCATION Maia-Porto

TOTAL NO. OF UNITS 500

T1-T2-T3 UNITS 410

CONSTRUCTION COST -

CONTRACTOR Soares de Costa

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION May, 1977 (First Phase)

ACTUAL DATE OF COMPLETION 11, 1978 (1st Phase); 4/1979 (2nd Phase)

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD 1 year

TOTAL UNITS COMPLETED 320 (1st Phase) + 62 (2nd Phast) = 382

TOTAL UNITS OCCUPIED None

T1-T2-T3 UNITS COMPLETED -

T1-T2-T3 UNITS OCCUPIED -

REASONS FOR DELAYS AND OTHER PROBLEMS: Inadequate coordination and slow pace of infrastructure work have caused serious delay in the occupancy of this project. Twenty-eight units can not start construction owing to expropriation litigation of a locksmith shop located in the project site.

CONSTRUCTION SIGN: Yes, Acknowledging AID Assistance

INFRASTRUCTURE:

WATER, % OF COMPLETION 90%

COMMENTS: Water lines on site are complete, but connection to main water reservoir sill is lacking.

SEWAGE, % OF COMPLETION 50%

COMMENTS: On-site sewerage is complete, but main sewer collector is still under construction.

ACCESS ROADS, % OF COMPLETION 90%

COMMENTS: Some streets are still missing final bituminous paving.

LANDSCAPING, % OF COMPLETION 50%

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 60%

COMMENTS: High tension line is under installation. Transformer has not been delivered to the site yet. Work is scheduled for completion in February, 1980.

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE
The master plan contemplates a grammar school, shopping center, Kindergarten and small industrial shops. Presently, there is a high school.

GENERAL COMMENTS:

Once utilities are hooked up, this project should be ready for immediate occupancy, except for the units that are affected by the expropriation problem.

12.

PROJECT Ponte Danta I and II

PROGRAM Direct Promotion - Housing II

DATE OF THE VISIT 12/14/79

LOCATION Espinho

TOTAL NO. OF UNITS 266 in Phase I; 84 in Phase II

T1-T2-T3 UNITS 180 in Phase I; 67 in Phase II

CONSTRUCTION COST -

CONTRACTOR A. A. Quelhas

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

3- and 4-story walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION March 1979 for Phase I; June 1979 for Phase II

ACTUAL DATE OF COMPLETION _____

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD 2 years 7 months

TOTAL UNITS COMPLETED 54 (Phase II)

TOTAL UNITS OCCUPIED 0

T1-T2-T3 UNITS COMPLETED 0

T1-T2-T3 UNITS OCCUPIED 0

REASONS FOR DELAYS AND OTHER PROBLEMS: Removal of high-tension poles

delayed the commencement of the construction. Removal took place in

August 1979.

CONSTRUCTION SIGN: Yes, giving credit to AID for financial assistance.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: Water pressure is insufficient. An additional water tank should be constructed to strengthen the current flow.

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 50

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 10

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Flat area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A grammar school and a shopping center are planned in the project area.

GENERAL COMMENTS:

13.

PROJECT Araucaria

PROGRAM Direct Promotion-Housing II

DATE OF THE VISIT 12/12/79

LOCATION Vila Real

TOTAL NO. OF UNITS 288

T1-T2-T3 UNITS 216

CONSTRUCTION COST -

CONTRACTOR A. Simões da Silva

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
-

STARTING DATE February 1977

SCHEDULED DATE OF COMPLETION September 1978

ACTUAL DATE OF COMPLETION -

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD New bidding is expected to occur within the next 8-12 months.

TOTAL UNITS COMPLETED 0

TOTAL UNITS OCCUPIED 0

T1-T2-T3 UNITS COMPLETED 0

T1-T2-T3 UNITS OCCUPIED 0

- REASONS FOR DELAYS AND OTHER PROBLEMS: Construction has been stopped due to contractor's financial and technical difficulties. Equipment left on-site: (2 cranes, concrete mixer plant, "Tunnel" metal form system, 2 dumpers, 1 auto-crane, 1 generator).

Construction stopped on October 29, 1979. FFH in Oporto has submitted to GOP the termination of contract proposal.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION _____ 0 _____

COMMENTS: Design is being carried out by FFH in Oporto.

SEWAGE, % OF COMPLETION _____ 0 _____

COMMENTS: Design is being carried out by FFH in Oporto.

ACCESS ROADS, % OF COMPLETION _____ 0 _____

COMMENTS: Design is being carried out by FFH in Oporto.

LANDSCAPING, % OF COMPLETION _____ 0 _____

COMMENTS: Design is being carried out by FFH in Oporto.

ELECTRICITY, % OF COMPLETION _____ 0 _____

COMMENTS: Design is being carried out by FFH in Oporto.

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Flat area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A primary school is under construction by the same contractor.

Shopping center, kindergarten, cultural center are also anticipated in the master plan for this area.

GENERAL COMMENTS:

Construction is at about 20% level of completion. Seven buildings have foundations placed and the first floor slab concreted. Five buildings have exterior walls erected but no interior finishings. Two buildings are at framework stage using the "Tunnel System."

14.

PROJECT Fafe-Cumieira

PROGRAM Direct Promotion - Housing II

DATE OF THE VISIT 12/11/79

LOCATION Fafe

TOTAL NO. OF UNITS 236

T1-T2-T3 UNITS 168

CONSTRUCTION COST -

CONTRACTOR Soares da Costa

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

Three & Four story walk-ups

STARTING DATE -

SCHEDULED DATE OF COMPLETION -

ACTUAL DATE OF COMPLETION 12/78

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 236

TOTAL UNITS OCCUPIED none

T1-T2-T3 UNITS COMPLETED -

T1-T2-T3 UNITS OCCUPIED none

REASONS FOR DELAYS AND OTHER PROBLEMS: Infrastructive work has delayed the occupancy of units.

CONSTRUCTION SIGN: None

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 90

COMMENTS: Final bituminous paving still missing.

LANDSCAPING, % OF COMPLETION 90

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) Gently sloping
area.

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

GENERAL COMMENTS:

All units are completed. Distribution of units is in process. Occupancy is scheduled for January 1980.

15.

PROJECT Guimarães

PROGRAM Direct Promotion - Housing II
DATE OF THE VISIT 12/11/79
LOCATION Guimarães
TOTAL NO. OF UNITS 359
T1-T2-T3 UNITS 286
CONSTRUCTION COST -
CONTRACTOR Arnaldo de Oliveira
BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)
6- to 10-story buildings

STARTING DATE November 2, 1977
SCHEDULED DATE OF COMPLETION November 2, 1979
ACTUAL DATE OF COMPLETION November 1980 (expected)
DATE OF UNITS' OCCUPANCY -
CONTRACT CONSTRUCTION PERIOD two years plus one year extension
TOTAL UNITS COMPLETED 0
TOTAL UNITS OCCUPIED 0
T1-T2-T3 UNITS COMPLETED 0
T1-T2-T3 UNITS OCCUPIED 0

REASONS FOR DELAYS AND OTHER PROBLEMS: Inclement weather conditions, shortage of materials and skilled labor, inadequate construction management.

CONSTRUCTION SIGN: Yes, giving AID credit for financial assistance

INFRASTRUCTURE:

WATER, % OF COMPLETION 5

COMMENTS: Design is being prepared by the Oporto FFH.

SEWAGE, % OF COMPLETION 5

COMMENTS: Design is being prepared by the Oporto FFH.

ACCESS ROADS, % OF COMPLETION 5

COMMENTS: Design is being prepared by the Oporto FFH.

LANDSCAPING, % OF COMPLETION 5

COMMENTS: Design is being prepared by the Oporto FFH.

ELECTRICITY, % OF COMPLETION 5

COMMENTS: Design is being prepared by the Oporto FFH.

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Gently sloping area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A shopping center is under construction by the same contractor.

GENERAL COMMENTS:

Construction is at about 65% level of completion.

16.

PROJECT Alagoas-Régua

PROGRAM Direct Promotion -Housing II

DATE OF THE VISIT 12/12/79

LOCATION Deso da Régua

TOTAL NO. OF UNITS 147

T1-T2-T3 UNITS 105

CONSTRUCTION COST -

CONTRACTOR Soares da Costa

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

4-story walk-ups

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION September 1978

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 147

TOTAL UNITS OCCUPIED 147

T1-T2-T3 UNITS COMPLETED 105

T1-T2-T3 UNITS OCCUPIED 105 since August 1979 by displaced tenants

-REASONS FOR DELAYS AND OTHER PROBLEMS: moved in due to flood of Douro River.

Construction schedule was met with minor delays.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 100

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 100

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.)
Steep, sloping area which involved a lot of retaining walls and stairways.
Exterior site work was therefore very expensive.

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

Primary school is under construction.

GENERAL COMMENTS:

There are a few cracks in the interior partitions which should be repaired by the contractor.

All units were occupied by families displaced by the flood of the Douro River.

17.

PROJECT Ramalde do Meio

PROGRAM Direct Promotion-Housing II

DATE OF THE VISIT 12/10/79

LOCATION Porto

TOTAL NO. OF UNITS 157

T1-T2-T3 UNITS 110

CONSTRUCTION COST -

CONTRACTOR Soares da Costa

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

Seven 4- to 5-story walk-ups

STARTING DATE October 1977

SCHEDULED DATE OF COMPLETION July 1979

ACTUAL DATE OF COMPLETION December 1979 (expected)

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD _____

TOTAL UNITS COMPLETED 157

TOTAL UNITS OCCUPIED 24

T1-T2-T3 UNITS COMPLETED 110

T1-T2-T3 UNITS OCCUPIED 17 (with temporary water connection and no electricity)

-REASONS FOR DELAYS AND OTHER PROBLEMS: _____

Rocky terrain caused delays in the foundation work.

CONSTRUCTION SIGN: None.

INFRASTRUCTURE:

WATER, % OF COMPLETION 0

COMMENTS: It was due to start end of December 1979. Construction period - two months. Municipality of Oporto will carry out this work.

SEWAGE, % OF COMPLETION 90

COMMENTS: One segment cannot be installed because it involves the demolition of some old houses.

ACCESS ROADS, % OF COMPLETION 40

COMMENTS: One segment cannot be installed because it involves the demolition of some old houses.

LANDSCAPING, % OF COMPLETION 50

COMMENTS: One segment cannot be installed because it involves the demolition of some old houses.

ELECTRICITY, % OF COMPLETION 95

COMMENTS: Building electric connections are still missing. Transfer unit has already been installed and connected to the high-tension line.

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

One-half mile from Porto Viso

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

A grammar school and a high school are located near the project area.

GENERAL COMMENTS:

Units are completed, and some were already occupied by displaced tenants.

Materials: ceramic tiles (2"x2") in the facades; parquet floor in the rooms; white ceramic tiles (6"x6") in the kitchen including wainscot; epoxy wainscot in the toilet rooms; wooden windows; plastic venetian blinds; one closet per apartment; surface-mounted water pipes.

The T₃ apartments have two bathrooms.

18.

PROJECT Vilar De Andorinho

PROGRAM Participating - Housing II

DATE OF THE VISIT 12/14/79

LOCATION Vila Nova de Gaia

TOTAL NO. OF UNITS 80

T1-T2-T3 UNITS 80

CONSTRUCTION COST -

CONTRACTOR C.M.J. Almeida

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

One four-story walk-up and two-story row houses

STARTING DATE -

SCHEDULED DATE OF COMPLETION -

ACTUAL DATE OF COMPLETION -

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 80

TOTAL UNITS OCCUPIED 70 (approximately)

T1-T2-T3 UNITS COMPLETED -

T1-T2-T3 UNITS OCCUPIED -

REASONS FOR DELAYS AND OTHER PROBLEMS: Units' occupancy took place in October 1979. There are about 10 apartments not yet occupied.

CONSTRUCTION SIGN: None

INFRASTRUCTURE:

WATER, % OF COMPLETION 100

COMMENTS: _____

SEWAGE, % OF COMPLETION 100

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 100

COMMENTS: _____

LANDSCAPING, % OF COMPLETION 10

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 100

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) Flat area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE
Grammar shcool is located adjacent to the project site.

GENERAL COMMENTS:

All the units are completed.

Construction Materials:

- aluminum windows:
- plastic venetian blinds and black cement tiles on the roof.

19.

PROJECT Monte-GordoPROGRAM SAAL- Housing IIDATE OF THE VISIT 12/6/79LOCATION Monte-Gordo - AlgarveTOTAL NO. OF UNITS 133T1-T2-T3 UNITS 125CONSTRUCTION COST 60,000 ContosCONTRACTORS Coop Esperança do Sul
Homeowners' Association (33 units)

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

2-story row housesSTARTING DATE 1976

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION March 1981 (expected)DATE OF UNITS' OCCUPANCY -CONTRACT CONSTRUCTION PERIOD 5 yearsTOTAL UNITS COMPLETED 0TOTAL UNITS OCCUPIED 0T1-T2-T3 UNITS COMPLETED 0T1-T2-T3 UNITS OCCUPIED 0

REASONS FOR DELAYS AND OTHER PROBLEMS: Lack of financing by FFH. Construction of 100 units was awarded to "Cooperative Esperança do Sul." Construction has been stopped since April 1979 due to lack of money. Some 40,000 Contos will be needed to complete all the units. The remaining 33 units are under construction, but at a very slow pace. (There are only eleven workers.)

CONSTRUCTION SIGN: None. Apparently it was torn down.

INFRASTRUCTURE:

WATER, % OF COMPLETION 5
According to the Association, the Municipality will
COMMENTS: begin construction after completion of the housing
units.

SEWAGE, % OF COMPLETION 5
According to the Association, the Municipality will
COMMENTS: begin construction after completion of the housing
units.

ACCESS ROADS, % OF COMPLETION 5
According to the Association, the Municipality will
COMMENTS: begin construction after completion of the housing
units.

LANDSCAPING, % OF COMPLETION 5
According to the Association, the Municipality will
COMMENTS: begin construction after completion of the housing
units.

ELECTRICITY, % OF COMPLETION 5
According to the Association, the Municipality will
COMMENTS: begin construction after completion of the housing
units.

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

GENERAL COMMENTS:

One hundred units are at about 45% level of completion. Second floor slab is in place. Thirty-three units are at 70% level of completion. They are being built by "Associação de Maradores" itself. According to the foreman, a 15-month period would still be needed to complete the 33 units. Only eleven workers were working on the site. Apparently, there is a shortage of skilled labor in Algarve.

20.

PROJECT Loulé - Quarteiria

PROGRAM SAAL - Housing II

DATE OF THE VISIT 12/6/79

LOCATION Quarteiria

TOTAL NO. OF UNITS 64

T1-T2-T3 UNITS 47

CONSTRUCTION COST +49,325 contos

CONTRACTOR Homeowners Association and/or small sub-contractors

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

Two-story Semi-detached

STARTING DATE mid 1976

SCHEDULED DATE OF COMPLETION mid 1978

ACTUAL DATE OF COMPLETION 5/1978

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD 26 months upon August 1979

TOTAL UNITS COMPLETED none

TOTAL UNITS OCCUPIED none

T1-T2-T3 UNITS COMPLETED none

T1-T2-T3 UNITS OCCUPIED none

REASONS FOR DELAYS AND OTHER PROBLEMS: Shortage of FFH funds. 5,000 contos (\$10,000.00) were disbursed by FFH at the start of construction, but no other assistance in funds has been given until August 1979. The Association has no technical and management capability to perform the construction. FFH should give technical support to the Association.

CONSTRUCTION SIGN: Yes, giving AID credit for financial assistance.

INFRASTRUCTURE:

WATER, % OF COMPLETION 5

COMMENTS: The completion of design is scheduled for the end of 1979. The design firm is "Bloco," and this firm has been providing technical support to the Association.

SEWAGE, % OF COMPLETION 5

COMMENTS: Same as above

ACCESS ROADS, % OF COMPLETION 5

COMMENTS: Same as above

LANDSCAPING, % OF COMPLETION 0

COMMENTS: No design is available

ELECTRICITY, % OF COMPLETION 0

COMMENTS: No design

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Good site near the center of village

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

Adjacent to a Primary School and Kindergarten

GENERAL COMMENTS:

The Homeowners Association has awarded a contract to a sub-contractor for the construction of 5 housing units (190 contos for the labor only). Another sub-contractor has submitted a bid for the construction of the remaining units in the amount of 416 contos per unit for labor only, which seems a very high price. Four men are still working through the Association. The current construction status is as follows:

- Concrete on the 2nd floor has been poured for 6 units;
- Partitions for the remaining 58 units have been constructed at the ground floor only;

Financing for 17,325 contos has been approved by FFH. According to an Association member about 27,000 contos would be needed to complete the units in addition to the 17,325 contos. The Association expects to receive shortly the additional funds to complete the project.

49

21.

PROJECT Évora

PROGRAM Cooperative - Housing II

DATE OF THE VISIT 12/5/1979

LOCATION Évora

TOTAL NO. OF UNITS 100

T1-T2-T3 UNITS 81

CONSTRUCTION COST 51,387 conots

CONTRACTOR CUOP

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

Semi-detached one and two-story houses.

STARTING DATE _____

SCHEDULED DATE OF COMPLETION _____

ACTUAL DATE OF COMPLETION 3/1980

DATE OF UNITS' OCCUPANCY _____

CONTRACT CONSTRUCTION PERIOD _____

TOTAL UNITS COMPLETED 36

TOTAL UNITS OCCUPIED 36

T1-T2-T3 UNITS COMPLETED -

T1-T2-T3 UNITS OCCUPIED -

REASONS FOR DELAYS AND OTHER PROBLEMS: Inclement weather conditions,

poor management, shortage of skilled labor

CONSTRUCTION SIGN: Yes

INFRASTRUCTURE:

WATER, % OF COMPLETION 70

COMMENTS: Construction is expected to be completed by March, 1980.

SEWAGE, % OF COMPLETION 70

COMMENTS: Same as above

ACCESS ROADS, % OF COMPLETION 20

COMMENTS: Earth moving has already been accomplished.

LANDSCAPING, % OF COMPLETION 0

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 10

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) No site development plan.

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

GENERAL COMMENTS:

Thirty-six units are completed and occupied. Remaining units are scheduled to be completed by March, 1980. The lack of site development plan has unnecessarily caused some houses to be built below the street level.

22. PROJECT Torre Dos Coelheiros

PROGRAM Cooperative - Housing II

DATE OF THE VISIT 12/5/79

LOCATION Torre Dos Coelheiros, Évora

TOTAL NO. OF UNITS 48

T1-T2-T3 UNITS 48

CONSTRUCTION COST 43,082 contos

CONTRACTORS Coop 19 Maio and Coop Construção Civil

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

one-story detached houses

STARTING DATE 1976 (Coop 19 de Maio)
August 1979 (Coop Mosaico)

SCHEDULED DATE OF COMPLETION June 1978

ACTUAL DATE OF COMPLETION August 1980 (expected)

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD 9 months

TOTAL UNITS COMPLETED 0

TOTAL UNITS OCCUPIED 0

T1-T2-T3 UNITS COMPLETED 0

T1-T2-T3 UNITS OCCUPIED 0

REASONS FOR DELAYS AND OTHER PROBLEMS: Coop 19 de Maio has had technical and administrative problems. Construction has been stopped for one year.

According to the coop, construction will resume with 5,000 contos of FFH assistance.

CONSTRUCTION SIGN: Yes, giving credit to AID for financial assistance

INFRASTRUCTURE:

WATER, % OF COMPLETION 10

COMMENTS: _____

SEWAGE, % OF COMPLETION 10

COMMENTS: _____

ACCESS ROADS, % OF COMPLETION 10

COMMENTS: The Municipality of Évora is responsible for the construction.

LANDSCAPING, % OF COMPLETION 0

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 10

COMMENTS: _____

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) _____

Gently sloping area

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

Construction of the water and sewerage systems is scheduled to start very soon.

GENERAL COMMENTS:

Six units will be completed by January 1980; nine units will be completed by March 1980; the remainder is due to be completed by August 1980; thirty workers wer working at the site.

23.

PROJECT Vila do Bispo

PROGRAM Cooperative - Housing II

DATE OF THE VISIT 12/6/1979

LOCATION Lages, Vila do Bispo

TOTAL NO. OF UNITS 94

T1-T2-T3 UNITS 94

CONSTRUCTION COST 71,000

CONTRACTOR Vale & Filho

BUILDING TYPE (detached, semi-detached, walk-up, high-rise, etc.)

68 one-story detached houses, 26 two-story semi-detached units

STARTING DATE 1976

SCHEDULED DATE OF COMPLETION 5/1978

ACTUAL DATE OF COMPLETION 2/1979

DATE OF UNITS' OCCUPANCY -

CONTRACT CONSTRUCTION PERIOD -

TOTAL UNITS COMPLETED 70

TOTAL UNITS OCCUPIED None

T1-T2-T3 UNITS COMPLETED 70

T1-T2-T3 UNITS OCCUPIED None

REASONS FOR DELAYS AND OTHER PROBLEMS: Inclement weather conditions,
shortage of skilled laborers, shortage of basic construction materials.

CONSTRUCTION SIGN: Yes, giving credit to AID for financial assistance.

INFRASTRUCTURE:

WATER, % OF COMPLETION 60

COMMENTS: Construction is expected to be completed by February, 1980

SEWAGE, % OF COMPLETION 80

COMMENTS: The same as above. A septic tank and leaching field will be installed under the infrastructure contract.

ACCESS ROADS, % OF COMPLETION 20

COMMENTS: Final paving will be carried out in the Summer.

LANDSCAPING, % OF COMPLETION 0

COMMENTS: _____

ELECTRICITY, % OF COMPLETION 10

COMMENTS: Electric work was already contracted although construction will start after installation of water and sewage lines.

GENERAL REMARKS: (TOPOGRAPHY, VIEW, LOCATION, ETC.) Flat area adjacent to the site.

AVAILABILITY OF COMMUNITY SERVICES AND/OR UTILITIES ADJACENT TO THE SITE

GENERAL COMMENTS:

Seventy units are completed and ready for occupancy. Remaining 24 units are almost completed. Full occupancy is scheduled for February, 1980.

Finishing materials:

- parquet floor in bedrooms and dining room;
- ceramic tile in the kitchen, bathrooms and kitchen;
- aluminium windows;
- cement plaster on walls.