



THE BENAHAVIS
COLLECTION

www.benahaviscollection.com

Community-Friendly Proposal Responsible Tourist Rental Framework (VFT/VUT)

ENGLISH VERSION

Dear President, Administrator, and Neighbours,

In the spirit of maintaining harmony within our community, this proposal outlines a neighbour-conscious framework for short-term rentals that prioritises tranquillity, accountability, and respectful use of the property.

Purpose:

The aim is not to increase disruption, but to introduce a structured and controlled model that ensures any rental activity operates under stricter conditions than ordinary occupation.

Framework:

Any participating owner would appoint a professional manager or named local contact, provide emergency contact details, and remain responsible for guest conduct at all times.

Guests would be pre-screened, registered where required by law, and provided with clear arrival instructions to avoid nuisance.

Controls:

All bookings would follow written house rules covering noise, occupancy limits, communal areas, waste management, and parking.

Any breach would trigger immediate intervention and potential suspension from participation.

Additional Measures:

The community may require proof of insurance, additional community contributions within legal limits, and any reasonable technical or security measures.

Objective:

If rentals exist, they should exist under stricter rules, with clearer accountability and faster enforcement than standard occupation.

Suggested Conditions:

The community may consider minimum stay requirements, occupancy caps, restricted self check-in, mandatory 24-hour contact, and administrator oversight of repeated breaches.

3/5 Majority Strategy:

Focus on undecided owners. Present the framework as controlled, secure, and professionally managed.

Address concerns directly—noise, security, transient use—and demonstrate clear solutions. Engage owners ahead of the meeting to build understanding and support.

Kind regards,

[Owner Name]

[Property / Apartment Number]

VERSIÓN EN ESPAÑOL

Estimado/a Presidente, Administrador/a y Vecinos,

Con el objetivo de mantener la armonía en la comunidad, esta propuesta presenta un marco responsable para alquileres turísticos que prioriza la tranquilidad, la responsabilidad y el respeto.

Objetivo:

No se trata de aumentar la actividad, sino de establecer un modelo estructurado y controlado con normas más estrictas.

Marco de actuación:

Cada propietario designará un gestor o contacto local, facilitará un número de emergencia y asumirá responsabilidad total.

Los huéspedes serán verificados y registrados conforme a la ley.

Controles:

Se aplicarán normas claras sobre ruido, ocupación, uso de zonas comunes, residuos y aparcamiento.

Cualquier incumplimiento implicará intervención inmediata y posible exclusión.

Medidas adicionales:

La comunidad podrá exigir seguro, contribuciones adicionales y medidas técnicas de seguridad.

Objetivo práctico:

Si existen alquileres, deben operar con mayor control, responsabilidad y cumplimiento que el uso residencial estándar.

Condiciones sugeridas:

Estancias mínimas, límites de ocupación, restricciones al auto check-in, contacto 24h y supervisión del administrador.

Estrategia para mayoría 3/5:

Centrarse en propietarios indecisos. Presentar el modelo como seguro y controlado.

Responder a preocupaciones y generar apoyo antes de la Junta.

Atentamente,

[Nombre del propietario]

[Propiedad / Número de apartamento]