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DETAILED DESCRIPTION OF THE CONSTRUCTION PROCESS IN SPAIN

NEW PLANT WORKS

- PREVIOUS PHASE:

- 1) Availability of plot or urban estate.
- 2) Purchase of the plot where to build the house.
- 3) Architect Hiring:

3.1 Preliminary Drafting:

Initial fit with the program and initial ideas of the client, accompanied by plans and 3D images if necessary.

3.2 Basic project:

Drafting of the complete project with the final project plans, complying with the existing regulations of the place and accompanied by an extensive explanatory and justifying report as well as an estimated budget of the construction costs.

This project will have to be presented at the town hall to obtain the necessary building license to build.

3.3 Drafting of project of safety and health of work:

Project where all the security measures necessary for the safe execution of the work are collected.

3.4 Project visa at the official college of architects:

The project must bear the guarantee seal of the professional association of architects, before its presentation in the town hall.

3.5 Application for license/building permit:

The town hall fees and construction tax are paid and the Basic Project is presented to the town hall to obtain licences.

Licensing often takes months to obtain.

- PREPARATION PHASE:

- 1) Drafting of the Execution Project of the works.

An extensive project is drawn up where the structures and facilities of the project are defined and calculated, as well as all the necessary plans for its construction.

Construction details, floor plans, ceilings, windows...

It is accompanied by memory with justification of calculations and a budget broken down into chapters that will be necessary so that the construction companies can assess the work and give a real price.

- 2) Bidding for works by different construction companies..

Budgets are received from different construction companies and one is chosen to carry out the work.

- EXECUTION PHASE:

1) Development of the work.

A technical team is formed by an architect and a technical architect who will be in charge of directing the construction company in the development of the work and in the prevention of occupational risks.

2) Completion of the work.

It will be necessary to write a Certificate of Completion of the Work signed by the Architect and the Technical Architect.

- LEGALIZATION PHASE:

1) Application for a first occupation license at the Town Hall.

The final documentation of the built project is presented and the town hall issues a report that allows the dwelling to be inhabited

The house will be registered to obtain water and electricity supplies.