

OPEN LETTER FROM THE CHAIRMAN OF THE BOARD
PLANS FOR THE FUTURE OF COSTA PARADISO

Dear Participants,

The Regional Administrative Tribunal decision published on July 31st has put an end to an abnormal situation that lasted for decades. Over the years, the Community has incurred costs and tasks that were responsibility of the public institutions. Finally, the Regional Administrative Tribunal has ruled that, by January 2022, the roads, car parks, standard areas, water supply network and sewerage and purification plants of Costa Paradiso must be acquired by public property. Accordingly, all maintenance and related charges and responsibilities will no longer be borne by the Community participants.

As we all know, ATCP first claimed the necessity to bring the territory within the boundaries of legality lodging an appeal with the RAT in 2012. In 2017, the Community adopted the appeal and bore all the legal and procedural fees. In December 2018, the Board of Directors filed a further appeal on behalf of the Community itself in order to give more strength and incisiveness to the claims; the lawyers entrusted with the claims asked the Judge to combine the two appeals in a single procedure. The request was not complied and the two claims continued their course separately under the Board of Directors management and thanks of the same lawyers legal assistance.

Following this brief summary of the facts, we must look to our near future.

We are waiting for the decision of the Regional Administrative Tribunal next February 2022 on the important issue regarding the completion the drainage system and the expansion of the waste water treatment plant. Recently, the Municipality made some decisions on this investment, which is improcrastinabile for the sake of public health and environmental protection, giving to private companies the permission to build the first section of the project for the completion of the drainage system. The Community lodged a statement of opposition with the Regional Administrative Tribunal, pointing out that, since these are public works particularly important for the public health, the awarding of the works should follow the legal process required for this kind of work. The Regional Administrative Tribunal will also have to rule on who shall bear the economic and financial burden for completing the drainage system and waste water treatment plant. Reading once more the past decisions issued in other cases similar to Costa Paradiso situation, we find out that on several occasions the Judge decision was: the burden of paying would fall, in order of competence, to the bank guarantee (if existing and with sufficient capacity), the owner of the lot, the heirs of the owner of the lot, and the owners of lots to whom the building permissions have been granted. Knowing the situation of Costa Paradiso and the line followed by the Judges, we can foresee that the burden of paying will be put on the owners of lots that have obtained building permits. If this will be the decision of the Regional Administrative Tribunal, the Municipality will be in charge to collect the fees from all those to whom it has granted the building permissions over the years.

After the RAT decision, the Community has finally get rid of many activities and economic obligations and, after decades, will assume its own identity. At the beginning, since the area was completely lacking in primary resources such as water and electricity, the Community obviously had to provide for their supply and distribution thanks to the completion of the works foreseen in the allotment agreement: roads, power lines and water supply network. Their management has been a burden to all the participants and an unlawful assumption of civil and penal responsibilities by the successive Boards of Directors. The management of the sewerage system deserves a separate chapter: actually the existing systems, mostly built by Isvitur and regularly transferred to the Municipality back in 1992, have also represented for decades a cost and a management responsibility, unlawfully assumed by the Community. Following the first decision of the Regional Administrative Tribunal last July, all these works should be transferred to public property in a short time and therefore their management will be public.

From now on, the Community will deal with the issues that are at the basis of its constitution:

- **Environmental care and protection**
- **Monitoring the compliance with the urban planning and cooperation with the Municipality in order to avoid uncontrolled building**
- **Activities devoted to the security of private and common property thanks to technologically advanced control systems adjusted to the needs of Costa Paradiso**
- **Support activities to the public service for environmental cleanliness and decorum**
- **Projects for the possible utilization of the large common property of about 480 hectares for non-invasive recreational purposes, for productive activities in respect of the environment and possibly for sustainable energy production.**

The termination of the management of roads, water supply and sewerage systems and the necessary commitment to a new and correct organisation of Costa Paradiso Community involve a substantial change in the organisation, the objectives, the staff and the amendment of the Regulations governing the Community.

The Community's administrative structure will have to be restructured in order to become more agile, and it will have to make use of specific professional skills for analysis and proposals on specific issues, such as:

- ***confrontation with the Municipality for the control of urban planning and for measures to support the viability and the appropriate landscaping such as flower beds, traffic islands, etc. Analysis of Costa Paradiso financial contribution to the public treasury, through IMU and tourist tax, and therefore of the indispensable returns from the public administration with investments in the area to increase its value and appreciation.***
- ***continuous dialogue with Costa Paradiso entrepreneurs and workers, shops, restaurateurs, tourist agencies, etc., to analyse the measures to improve the quality of life, especially during the periods of greater tourist presence. The analysis should be aimed at:***
 - ✓ *vademecum of the behaviours, to be distributed to each guest, regarding the correct disposal of garbage;*
 - ✓ *recommendations to observe the speed limits on the roads and the cars parking;*
 - ✓ *programmes on seasonal entertainment events etc.*

A close cooperation between the Community, economic operators and the Municipality to improve services, cleanliness, respect for the environment and quality of life will certainly help to increase the value of investments, to increase the visitors number and the marketing image of Costa Paradiso and will consequently represent an economic benefit for the entire Municipality and surrounding area.

I wish everyone all the best for the future.

The President of Costa Paradiso Board of Directors

Gianni Monterosso

8 October 2021