



## NEW FARMHOUSE

# The 44 affordable apartments will be a reality at the end of 2025

The property will also have 228 parking spaces and will cost around 14 million

The building will be integrated into the environment with «country» colors and a plant cover and a public square

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The Borda Nova affordable flats project will be a reality at the end of 2025. This was announced yesterday by the Minister of Territory and Housing, Víctor Filloy, together with the architects in charge of the initiative, Pau Iglesias and Jacint Gil, during the presentation of the future building on Terra Vella street in the capital. In this way, it is estimated that the construction period for the infrastructure will be 28 months, counting from the end of the excavation work, which is expected between April and May 2023, and the award of construction, the tender for which will go out tomorrow at the BOPA and interested companies will be able to submit their bids until January 27th. It is estimated that the price of the building is around 14 million euros.

The property will have 44 rental flats of different sizes and a total of 228 underground parking spaces distributed over six floors, of which

**It will have the Passive House certification,** which means a reduction and utilization of energy consumption

55 will be allocated to the tenants of the flats and the rest, 170, will be made available to the Andorra la Vella municipality, which plans to rent them on a monthly basis to residents and workers to respond to the lack of parking in the area. Going into detail about the typology of the homes, there will be 15 with one bedroom of 55 square meters, 23 with two bedrooms of 70 square meters, and six with three bedrooms of 85 square meters. In addition, all will have a terrace or balcony, a decision that has been taken after the experience lived following the lockdown due to the pandemic.

The head of Housing also emphasized that the building will have «some singularities» that will integrate it into the environment that surrounds it, such as the finishes «with



► Image of the rendering of how the buildings in Borda Nova will look.

country colors» and the creation of a public square for give added value to the neighbors and respond to the identified needs such as having a space where you can live in a communal way.

On the other hand, among the highlights of the future infrastructure, the roof of the building will be vegetal, with the intention of «reconstructing the central valley so that, for example, from the Comella or from an aerial perspective, recover the green image of the meadows that were there before, leaving aside the gray photo that is seen today». In this regard, an urban garden will be located on the seventh floor of the building to encourage social interaction and cooperation between the tenants of the flats, in addition to providing users with zero-mile food. «It's



**Víctor Filloy**

MINISTER OF TERRITORY AND HOUSING

«We will guarantee that those who access it meet the requirements and, if their economic situation improves, they no longer use the service»

GOVERN D'ANDORRA

a model that is used in other countries and it works very well, which is why we believe it adds value to the infrastructure», pointed out Filloy. Likewise, and as detailed by the architects of the project, the new building will have the Passive House certification, becoming the first multi-family housing in Andorra to be awarded, and which means a total, or almost, reduction in energy consumption by energy reuse with the same human warmth of people. In addition, the Passive House label also adds extra comfort to the floors.

Regarding the mode of acquisition of the flats once they are built, the Minister of Housing made it clear that the model will be the rental and, although it has yet to be finalized with the regulation, surely the allocations they will be made through an administrative agreement with the Housing Institute and the person in question. «We believe that this is the best method to ensure that the people who access the properties comply with the requirements and, if their condition changes and their economic situation improves, they no longer use the service», he pointed out. Finally, he recalled that the Government's bet with the future infrastructure in Terra Vella is to promote a public housing stock that answers the housing problem in the country, especially for families, specifically single parents, who consider which are the most affected by the current situation in terms of leasing.

On the other hand, questioned about the competition to acquire or lease unused homes to private owners with the purpose of placing them on the market, the minister explained that the deadline for submitting offers ends this Thursday and advanced that they have evidence of the entry of a series of proposals, which will be evaluated by the technicians of the executive from December 15th and will be rehabilitated to, subsequently, be put up for rent. Along those lines, he also pointed out that if the competition «didn't go well» and no homes arrived, the administration could consider a second building on the Borda Nova land given by the municipality of Andorra la Vella, reports the ANA. ≡

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TRANSPORTATION

# The Government opens four files at Coopalsa for the lack of reinforcements

The Executive approves three rules to regulate the working and rest hours of drivers and mobile workers

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The Government has opened four files in Coopalsa for complaints in relation to the lack of reinforcements in some services during the collapse of users. In this sense, the director of Business, Trade, Development, Safety and Industrial Quality and Transport, Josep Pujol, pointed out yesterday during a press conference that in the coming days the documentation will be sent to the company so that it can allege, since «this is where most complaints came from», but also «where the growth of users has been more important». «Administrative proceedings are initiated because it is considered, suspected or thought that there may be a violation of the regulation, but it does not de facto imply that they are guilty», he clarified.

On the other hand, Pujol presented three regulations that the Executive approved regarding the road transport sector. Specifically, it is a regulatory package that serves to regulate the conditions of drivers and mobile workers in this area. So, the first regulation refers to the provisions on social matters in the road transport sector. In other words, it is responsible for regulating the limitation of continuous driving time and the maximum daily, weekly and fortnightly duration, as well as the breaks or interruptions in driving and the minimum daily rest periods.

The second rule is related to mobile workers who participate in public transport activities for passengers and goods. Pujol explained that they are «all those who do the other activities within this sector», which can be either a worker or the driver himself. In this sense, working time, breaks, rest periods and time of availability are regulated with the intention to guarantee to employees the right to daily and weekly rest periods.

The latest regulation deals



►►Josep Pujol during the press conference.



**Josep Pujol**

COMPANY DIRECTOR, COMMERCE AND TRANSPORT

«Administrative resources are initiated because it is thought that there may be a violation of the regulation, but it does not imply that they are guilty»

with checks carried out on the road and, as a novelty, at the premises of companies that have contracted mobile workers. Thus, these controls must allow to verify compliance with the two previous rules, in addition to the drivers' rest and work rules, the latter governed by two different rules. On the one hand, «international drivers followed the AETR agreement» and national drivers «are governed by labor regulations». Now, with the approval of these regulations, the two types are equalized according to what is implemented in the European Union (EU).

It should be noted that, regarding the controls at the premises, Pujol announced that «they will

## Reduction of the term to obtain the bus permit

►► Faced with the saturation that the public transport service is suffering in recent months, the Government will activate next week the modification of the deadline so that drivers can drive the buses. This was explained yesterday during a press conference by the Director of Business, Trade Development, Safety and Industrial Quality and Transport, Josep Pujol. «It will be ready, most likely, on the day 22nd», pointed out the director. In this sense, the objective of the modification is to allow you to choose from the first to the second driving license in 15 days instead of one year, as marked by the current regulation. Be that as it may, Pujol pointed out that «two tests will be carried out and we will not lower our vigilance» and, therefore, «we are not putting public transport users at risk in any way».

be done to ensure that the company itself does not pervert the system, and that its drivers continue to work the schedules that belong to them and comply with the driving hours collected in the regulation». In addition, the director pointed out that the first companies that will carry out the checks will be those that do international transport and that, at this time, have no evidence of any non-compliance.

Finally, although these measures are coming now, Pujol mentioned that they were already foreseen in the Road Transport Law of 2015. In fact, «in 2019, the various associations in the sector were already asking us to develop these regulations», he pointed out. Thus, «it has been working since the beginning of the legislature together with something else that still needs to be increased».

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(+376) 353 424 / (+376) 379 769

(+376) 747 747

laportella@andorra.ad

Casa Nova Olivet 10 · Ordino

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