

SUSTAINABLE GROWTH

The APBI, at war with the modifications of the POUP of Ordino

Homeowners believe that the reduction in construction will worsen the housing situation

They propose to unify the criteria between the Government and the municipalities to build affordable apartments



A.PONT



Artur Homs

VICE PRESIDENT OF THE APBI

«We ask the public authorities to consult the associations before carrying out these policies»

«By limiting the land, the exclusive safeguarding of the natural heritage will not be sought»

any benefit from it». He also stressed the difficulties for banks to facilitate mortgages, as, today, «they are asking for many more guarantees than a few years ago and it is aggravating the situation».

Following the same direction, the APBI believes that a misreading of the rental market is carried out, which means that due to the lack of affordable housing construction, families do not leave the current apartments with old rates and therefore another factor that limits supply considerably and reduces the turnover of tenants in the same way in all parishes. Regarding the concept of sustainable growth of the Biosphere Reserve, as one of the arguments to curb the exorbitant building expressed by the municipal ordinance, Homs replied that «by limiting the land will not seek the exclusive safeguarding of the elements of natural heritage». In fact, he stressed that there is currently less «mess» in Ordino compared to other parishes and that «it is necessary to carry out constructions with materials that are integrated into the land» to reduce the ecological footprint.

Finally, the association stated that the Public Administration does not have the capacity to cope with market tension «with the construction of a few flats». However, they believe that the Housing Fund needs to be boosted to attract private individuals and offer a treatment that gives them a return. ≡

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The Association of Real Estate Owners of Andorra (APBI) is clamoring against the modifications to the Ordino Parish Planning and Urbanism Plan (POUP). As APBI Vice President Artur Homs pointed out, the reduction in construction will not help to improve the housing situation, «but will rather contribute to worsening it by reducing the supply of available flats, which already there are few of them today». In this sense, the association requests that, before taking decisions on the part of the public

estates, it is consulted with the organizations «to which it will affect his policy completely; in this case us.»

Added to the complaints about the lack of communication by the administrations to the owners, the APBI states that policies that cause a decrease in buildability produce a rebound effect that directly affects the starting price and «increases tariffs by the rules of supply and demand». In this way, Homs proposed the conduct of moratoriums in order to carry out a postponement that, instead of being general for all constructions, focuses on the sectors. For example, «if you analyze an excess in the field of tourism, affect

the buildings in this sector so as not to splash the other owners».

At the same time, the APBI states that the changes approved by the Municipality of Ordino are against the market, the general interest and «takes us further away from the possibility of achieving decent housing for all», said Homs. In this sense, the association calls for the establishment of a unified criterion between the Government, corporations and private individuals when carrying out projects that are related to the construction of affordable apartments, as «each corporation does what it wants». And it is that, according to the owners, the flats have

been exhausted because the arrival of new residents since 2015 «has grown exorbitantly at a higher rate than the supply of housing with the addition that the space in Andorra is limited for orographic reasons».

Regarding the current situation of available flats, Homs indicated that the vast majority of real estate in the current market is for sale «because it is not profitable to rent it out from the landlord». As an example, the vice president of the association said that «if a flat costs 400,000 euros and is rented by a private, the landlord will take 30 years to recover the investment with a rent of 1,200 euros per month, without extracting

BILATERAL RELATIONS

French higher education will be promoted in the country in a classroom

Three Welsh students will stay to promote the language

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France intends to relaunch and promote vocational training and higher education that Andorrans can do in the neighboring country of the north. For this reason, it is planned that in November a fair of higher education can be held so that the training offer of the French country can be made known. This was emphasized by the French Ambassador to Andorra, Jean-Claude Tribolet, who expressed the good relations between the two states as also shown by the «good spirit of cooperation» in education and that has been reflected, among others, in the extension of the Lycée Comte de Foix towards Ciutat de Valls. This action will mean that next September, the students of the Lycée of the courses of première, seconde and terminal occupy these facilities of the old Spanish school.

Specifically, it is planned that on November 29th an educational fair



► The French Ambassador to Andorra, Jean-Claude Tribolet, at the year's press conference.

will be held in which the main universities and educational centers of the regions closest to Andorra can take part so that students and families can know all the offer that they have at their disposal. In fact, Tribolet made a lot of emphasis on coope-

ration in education, and evoked the meeting held by the joint commission in Paris last Tuesday.

In addition, in the framework of promoting the French language and culture, he stressed that three French students will stay in scho-

ols in the country to «strengthen the presence» of French, according to an agreement signed to bring to the country program of assistants French language. In this sense, the ambassador also referred to the Saison culturelle in which «efforts» ha-

ve been made to offer different proposals and make them reach the seven parishes. He also stated that this proposal will be carried out again.

Tribolet made these statements on the eve of the French national holiday, at a press conference in which he took stock of the year and set goals for the future. Thus, he stressed that the pandemic and the invasion of Russia in Ukraine have marked this period, and that precisely these two aspects are what mark the celebration of this year, which will still take place at the embassy with «prudence» and with a small number of guests.

On a visit from the co-prince, Tribolet states that it is common in a second term, but that there is no date

The French ambassador evoked the good bilateral relations that have taken shape, for example, in terms of mobility with the agreement signed to improve the connection between the two states in the meeting between the head of government, Xavier Espot, and the Prime Minister Jean Castex. Finally, regarding a possible visit of the French co-prince to Andorra, Tribolet stated that it is common for this trip to take place in a second term. However, the ambassador said that at the moment, there is no specific date, according to the ANA. ≡

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