



REAL ESTATE SECTOR

The APBI believes that urgent action must be taken to balance housing

The owners recognize that it is not an easy task, but they are available to the Government to provide ideas

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The Association of Real Estate Owners (APBI) considers that the Government must take «urgent measures» in order to «find a balance in the real estate sector». As the new manager, Belén Catalán, declared, the Executive should define an «action plan quickly in order to cover this demand», stressing that «housing is a basic necessity», despite recognizing that «it's not an easy problem to solve.» The new board of the APBI points out that «the real estate sector has gotten out of control», and taking into account the gravity of the situation and the proximity of the general elections, they know that housing will be a recurring theme in the debate public and political until the date of the elections. This is why «from the APBI we are open to talking with the Government and all the parliamentary groups in order to find effective solutions for the Andorran population», despite pointing out that «it is the direct responsibility of the administrations to carry out measures to mitigate or reverse this situation of market tension».

However, the APBI questions the different actions undertaken in this matter by the Executive. «In recent years, the country has experienced a very significant growth in real estate development, and this has led to establish a control in the sector. But we think that the moratorium is a radical measure that has affected many investors with projects on the table», detailed Catalán, who reaffirmed that «these are very delicate decisions and must be monitored». At the same time, the manager pointed out that «there must be consistency between what is said and what is done, and if it takes time to recognize that we have a problem with housing, we cannot agree with the moratorium, because the only thing it is doing is exacerbating the problem», asserting that «if less construction is done, there will also be



SERGI PÉREZ

►► File image of a couple checking offers in the window of a real estate agency.

The entity indicates us that the moratorium is a «radical» measure that has affected many investors and will cause prices to rise

less rental housing, and once again, due to the law of supply and demand, the prices will tend to go up».

The association also does not agree with the limitation of the rent increase for next year, stating that «the owners are assuming very high costs to keep their homes in good condition and to comply with the regulatory changes that they are demanding, and they are not able to transfer it to the tenants», which «is very disincentive for the owner who want to keep his assets in the rental market». In this sense, Catalán regretted that «the housing sector has intervened since 2009», and this «is not helping or promoting the creation of rental offers, because investors do not see viability in their

projects». In this sense, the APBI is committed to «letting the market regulate itself».

Likewise, with regard to the tax on empty flats, the new board maintains that «it is even more encouraging that owners put these properties up for sale instead of renting them», so instead of taxing them «a solution could be a tax bonus in order to put them on the rental market». Finally, in relation to foreign investment, they consider that «it is an interesting attraction for Andorra, which can bring value and economic growth», although they point out that it would be appropriate «to be more selective and establish stricter controls».

For all that, the APBI insists on its



BELÉN CATALÁN

MANAGER OF THE APBI

«The housing sector has been involved since 2009, and this is not promoting the creation of rental offers»

extended hand to make proposals in this matter, collecting those that have already been transferred to the different governments in recent years. For example, «we have suggested the transfer of public land to exploit and build homes that can be added to the rental market». The association has also proposed «incentivizing the construction of homes for rent with tax improvements», as well as «improving legal security». Regarding this last point, Catalán referred to the speeding up of the eviction process, which she assessed is currently «long», since «it can take up to two years to remove a person who does not comply with the contractual obligations». Thus, «giving this procedure more agility, the affected homes can be put back into circulation», and she indicated that «we know that the Government is working towards this line and we believe that the improvement will be a positive point».

Finally, from the APBI they also highlighted their concern for the increase in the costs of construction materials, together with other factors that influence prices such as inflation or the war in Ukraine, facts that limit the action in reforms and that «it is harming the owners a lot». This is why they justify, in terms of public intervention and the latest measures, that «like any other business, we are dealing with entrepreneurs who want a positive return on their investments», and therefore, despite the fact that «we are willing to find solutions to solve the problem, we want to be taken into consideration».

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GRIFOLS PROJECT

Ordino will not hand over the physical labels for public consultation

According to the APDA, they could only be handed out during an electoral campaign

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The Municipality of Ordino has given a negative response to the opposition to their demand to give them the physical labels of the electoral census of the parish to carry out the public consultation on Grifols, as well as to send invitations to the neighbors for the next public meeting on the 23rd to explain this initiative. The Consul Major, Joan Àngel Mortés, explained yesterday, to questions from the press, that it is not a decision that has been taken unilaterally by the majority and, therefore, indicated that «it is not that the municipality has not thought to deliver them, this issue is regulated by law and it is only allowed to provide them with regard to voters in an electoral campaign, and we are not currently in a campaign». In addition, Mortés assured that the corporation has requested the opinion of the Data Protection Agency (APDA), which has recommended to not de-



► Aerial image of the land where the laboratory is going to be installed.

liver these labels.

On the other hand, the Consul Major acknowledged that he was surprised by the request of the minority councilors and indicated that «they will know how they want to communicate to the citizens of the parish».

For his part, the councilor of X'Ordino, Enric Dolsa, remarked that «the general secretary of the Municipality of Ordino, Mr Blasi, has informed us that he would not give us the labels due to a problem with personal data». In this sense, Dolsa declared that «personally, I

doubt that it is a 100% true, but if so, it shows the democracy that exists, since if it was the Municipality of Ordino that wanted to send a letter to all voters could certainly do it without asking anyone». In this sense, the councilor also insisted that «if there was good will on the part



J.ÀNGEL MORTÉS
CONSUL MAJOR OF ORDINO
«This issue is regulated by law and it is only allowed to facilitate them with regard to voters in the campaign»

ENRIC DOLSA
COUNCILOR OF X'ORDINO
«Personally, I doubt that it is a 100% true, but if so, it shows the democracy that exists»

of the municipality, which this fact shows that there is not, what they would do is tell us to bring the written letter and they would put some labels for not have to give them to us, and they would send them personally». For all of this, he regretted that «this shows how little democracy there is in Ordino and the fear of losing this thorny subject like the P3 laboratory in the parish of Ordino and in the country in general».

Be that as it may, Dolsa and the advisor of Movem Ordino, Jean Michel Armengol, will go ahead with the town meeting that will be held on November 23th in the hall of the Congress Center of La Covanel·la, which has indeed been given to them by the corporation. ≡



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