



HOUSING

The extension of the contract (28%), the most common consultation of the tenant

On the part of the owner, the procedure for recovering the flat for own use leads the ranking

The documentation for applying for aid goes from the first to the second position in the last year

EL PERIÒDIC
ESCALDES-ENGORDANY
@PeriodicAND

The Office of Housing, which was created on February 25, 2020, in the midst of the pandemic, has released the figures for the year 2021. In relation to this first year, the type of consultations has taken a turn as for the most common ones. Thus, last year the office received a total of 554 queries (440 the first), 28.51% of which were to request information on the extension of the contract and the procedure to recover the housing for own or family use, in accordance with the law of urgent measures in the matter of leases of urban estates and of improvement of the purchasing power.

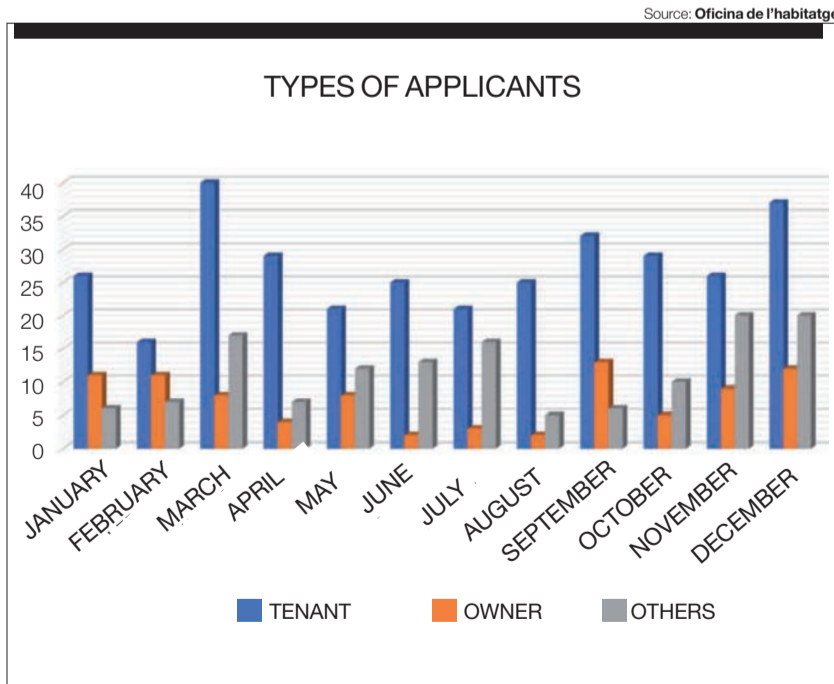
As for the extension of the contract, as they have a certain duration, there are cases where the landlord notifies the tenant that he does not want to renew it, and the tenant has the right to request an extension of one year, as long as he is aware payment, under the same conditions and with a limited increase in the CPI. With regard to the procedure for recovering the flat for own use, the landlord must notify the tenant of this will by a relative up to the second degree, only at the time of the expiration of the contract. The landlord has 30 days to register with the address and register the supplies so that the administration can verify that it wants to recover the home for the use of a relative.

«The housing problem exists, there is a lot of need and there are a lot of people who have lost their jobs as a result of the covid, and this leads to a problem, for example with payments, and that is why we have had inquiries regarding with the debts, and this is resolved by renegotiating with the owner», explained the technician of the Office of the house, Xavier Marchante. In addition, «I have found cases of increases of 60% of the rent by the landlord», although, under current law, landlords can offer a new five-year contract in the case of those who expire the 2019 in exchange for a maximum income increase of 10%.

In second place in the ranking of queries in the office during 2021 is, with 16.24%, the demand on the requirements and documentation to be submitted of the various aids by the administration in the field of housing, a type of consultation that in the previous year, in 2020, was prominent in first place, with 31.8%. As for the consul-



► Aerial view of buildings in the Central Valley.



tation that took first place in 2021 (extension of the contract and recovery of housing for own use), in 2020 it did so in second place, with 10.89% of the consultations. According to Marchante, «in 2021

the situation has returned to normal and consultations were already more related to housing. So, bottom line is that we're really looking forward to renting this year. Given the situation, people have a



Xavier Marchante
HOUSING OFFICE TECHNICIAN

«By 2021, the situation has normalized and consultations were more about housing and not so much aid»

«I've found cases of 60% rent increases for homeowners, and now they can only be 10%.»

need and many young people have also applied for the emancipation program, which can accommodate those between 22 and 30 years old and with incomes not exceeding 24,000 euros.

Thirdly, the Housing Office has responded to inquiries regarding the reduction of rent in the event of a formalization of an ERTA (7%), information on the notice that the tenant must give to the landlord to terminate the lease agreement (7%) and, finally, information on the requirements and documentation to be submitted (8.1%) to apply for the Real Estate Transfer Tax (ITP) exemption.

Most requests for information have been made by tenants, with a total of 327, while landlords have only done so on 88 occasions. The other chapter covers up to 139 cases. As for the channel used for the consultation, it clearly dominates the telephone option, with 391 cases, while in second place is the face-to-face option (102) and in last position the e-mail (61). ≡

COOPERATION

Espot and Viaplana agree to improve cross-border job mobility

Future innovation projects were discussed with the involvement of both administrations

SFGA / CESTEVE



►► The head of government, Xavier Espot, with the mayor of La Seu d'Urgell, Francesc Viaplana, and the deputy mayor, Jordi Fàbrega.

EL PERIÒDIC
ESCALDES-ENGORDANY
@PeriodicAND

The head of government, Xavier Espot, received the mayor of La Seu d'Urgell, Francesc Viaplana, yesterday during his first courtesy visit to the Government Administrative Building. Viaplana, who was accompanied by the deputy mayor of the town hall, Jordi Fàbrega, sig-

ned the book of honor. The meeting, which is part of a new show of good neighborly relations between the two territories, addressed several issues related to sharing common cross-border projects that contribute to development and innovation. In this sense, the head of government and the mayor of La Seu d'Urgell also agreed to promote cooperation on cross-border labor mobility, considering supply

The meeting is part of a new show of good neighborly relations between Andorra and Alt Urgell

and demand in different economic sectors, such as for example trade and the field of transport.

Regarding other aspects related to cooperation, during the meeting, Espot and Viaplana addressed different issues on cross-border relations related to collaboration in health matters, taking into account the delicate situation that has led to the increase of contagions of the omicron variant and the risk of

moving from one territory to another in relation to the increase in infections. In fact, it was shared that the most appropriate is to promote the recommendations of the health authorities in order to avoid a rise in cases of covid and promote sustainable and safe mobility. In this sense, both the head of government and the mayor of La Seu commented with concern on the situation of the two territories in the current context of the pandemic and referred to several crucial points of collaboration in this area in the future. The two political representatives welcomed the good coordination in this area, which

Both sides intend to try a safe route of mobility to prevent a rise in infections

facilitates health care for the population on both sides of the border.

Similarly, the meeting offered the vision of both parties on the connections of the territory and accessibility, labor mobility and cooperation in strategic economic projects that will increase the production and wealth of both parties.

Finally, another of the relevant issues that was addressed during the meeting in the Government Administrative Building, was the progress in the opening of the territory. Precisely, they effusively celebrated the commissioning of the airline between Andorra-La Seu d'Urgell airport and Madrid, and the high occupancy rates of the first weeks of the flights, the figures of which revolve around the 70% of seats occupied during the first flights, as predicted by the commercial director of Air Nostrom during the day of the opening of the first flight. Similarly, they celebrated the closure of the airport in 2021 with almost 7,000 air operations, which doubled the figures for 2019. ≡

Your leading real estate agency in Andorra.

Our experience guarantees results, realtors since 1988.



LA PORTELLA
IMMOBILIÀRIA
REAL ESTATE

☎ (+376) 353 424 / (+376) 379 769

☎ (+376) 747 747

✉ laportella@andorra.ad

📍 Casa Nova Olivet 10 · Ordino

🌐 www.laportella.ad

Don't miss any special editions of **El Periòdic!**