



LEGISLATIVE COMMISSION FOR JUSTICE, INTERIOR AND INSTITUTIONAL AFFAIRS

Vila demands a «massive investment and decided» to solve the housing problem

|| The problem of rent accounts for almost half of the demands on the reasoner in 2022 || Report «malicious» actions by some owners to tenants to leave the apartment.

CONSELL GENERAL/EDUARD COMELLAS



►► The citizen's reasoner, Marc Vila, during the appearance before the General Council, last Monday.



Marc Vila
CITIZEN REASONER

«That all the parties take more awareness and more courage than they have now»

«Since 2018, the problem] is growing and getting worse because the available flats are running out»

EL PERIÒDIC
ESCALDES-ENGORDANY
@PeriodicAND

Convincingness of the citizen's reasoner, Marc Vila, in his appearance before the legislative committee of Justice, Interior and Institutional Affairs. More needs to be done for housing. He highlighted this by emphasizing that «a massive and determined investment» is needed, coming from both the public sector (Government and municipalities) and the private sector. In fact, Vila showed his concern that the problem of housing is increasing (in 2022 it will already represent almost half of the files treated by the institution) and that the problem is becoming «more serious». In this sense, he called on the political parties at the gates of a general election to do more and to take the pro-

blem seriously. Among the solutions he provided are that the square meters already built be allocated to housing or that the first residences be prioritized.

In this way, Vila emphasized that since 2018 the housing problem has been «growing and getting worse» because «available flats are running out» and, therefore, «more difficult and complicated cases are occurring», such as evictions. Throughout the year 2021 the institution had to act in a total of 77 files related to housing, which represented 31% of the total, but Vila pointed out that last year this percentage was already in more than 40%. And he also warned that the problem seems far from being solved. In this sense, he pointed out that the issue is increasingly «cross-cutting» and affects not only people with the most economic difficulties but al-

so middle-class families. Thus, he emphasized that the survey carried out by the institution among the people who ask for his intervention shows that there are many who spend more than 40% of their salary on rent, which is far from what they recommend international organizations. In addition, it denounces certain «malicious» actions by owners who pressure tenants to leave their homes. In fact, he warned that evictions and unilateral terminations of contracts may become mo-

The situation does not only affect families with financial difficulties, but also includes the middle class.

re frequent. And in the face of these growing difficulties for families, social services «have nowhere to put» people who are left without a home, as alternative accommodation is full.

Considering this situation, which he sees as far from being resolved in a short term, Vila called on the political parties «at the gates of a general election» to act. «That all the parties take more awareness than they have now and maybe more courage than they have now» to be able to solve the problem, he said, since he often has the feeling that they are not getting involved in the resolution. In his intervention before the Legislative Commission of Justice, Interiors and Institutional Affairs to present the 2021 report, Vila pointed out some of the solutions that he believes could be implemented. In this way, he ad-

vocated resolutely for a greater investment in human and material resources in the matter of housing and emphasized the fact that this involvement must not only be from the Government, but from the municipalities who, according to him, they receive a lot of income, precisely, from construction. As for the private sector, he believes that their involvement can be encouraged by guaranteeing them a certain level of profitability from the administration. Vila also stated that the extension of the freeze rent must be maintained. «I don't even want to imagine what would happen if it were removed», he emphasized referring to the current situation.

Another of the solutions pointed out by Vila is to «disincentivize second and third residences», promoting the first and, therefore, the people who live in the country. «Some countries that are not communist do it», he assured, and answered, to questions from the president of the commission, Ester Molné, that one of the ways to do it would be to link construction licenses to guarantee that the building is intended for first residences, informs the ANA. ■

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

EMPLOYMENT

The tourist accommodations of country predict a «very good» winter

The president of the AEAT points out that the balance of the Christmas and New Year's season is «excellent»

EL PERIÒDIC
ESCALDES-ENGORDANY
@PeriodicAND

The winter season has only just begun, but the president of the Association of Tourist Accommodation Companies (AEAT), Àlex Ruiz, has already indicated that the employment forecast «is very good». Especially because the reservations are being stopped at the last minute and are starting to occur «with long-term forecasting», an aspect that Ruiz wanted to highlight. «We will see what happens, but in principle, if everything is fulfilled, we can have a record period», he added.

The president of the AEAT explained that the type of customers who will come to the country during the winter season is very varied: families, young people, adults, retirees. In particular, the latter are those who arrive during the week, since «they have a higher purchasing power». While the weekend is «younger and familiar». Regarding nationalities, apart from tourists from the two neighboring countries, «the forecast is that Chinese and many Scandinavians will also arrive, who will do so from February and March».

With regard to the energy saving campaign promoted by the Government, Ruiz assessed it positively because it is bearing fruit, although «kilowatt consumption data must still be compared». «The bills are quite higher than last year, but because of the increase in the cost of energy», he emphasized, although «the people who arrive are already very aware of the issue because in their countries they also have the same situation».

Thus, the association has already promoted a series of prevention measures, such as implementing LED lights as much as possible, «trying to modify the thermostats so that they do not exceed 20 degrees Celsius» and trying to block the windows, since «we have encountered situations where people put on the heating and opened the entire window.» But the main measure, is to provide a lot of information both in the apartments and in the eleva-



► General view of an area of tourist accommodation, in Tarter.

tors. All in all, «we may not have reached the ideal 15% set by the Ministry of the Environment, but we have certainly had energy savings».

Regarding the employment balance for the Christmas and New Year period, that is to say, from December 25th to the first week of January, the president of the AEAT stated that it is «excellent», reaching to figures similar to those of the pre-pandemic, even some managing to overcome them. Regarding the previous year's data, which as Ruiz recalled were very good, this year's data have also been increased: «They all had better numbers, but we are talking about five or 10%».

In addition, from the association they pointed out that the hostels that did not increase their reservations is because they preferred to «look for production over employment». A fact that is due to a poli-

cy of increasing prices and which, as a result, attracted a type of customer with a very high purchasing le-

vel: «Talking to different businesses in the Canillo and Soldeu area, they told me that also there have been tourists who have come and spent a lot.» However, «people also arrived who brought a lot of food from their country». Therefore, we are dealing with two types of customers who, we could say, «are from two different extremes», asserted Ruiz.

In relation to the nationalities of the users, the forecast had a representation of approximately 80% of Spaniards, but the final figure was around 60 to 70%, followed by the French, between 15 and 20%. In addition, «we are recovering the English customer», celebrated the president of the AEAT.

Speaking specifically about the forecast for New Year's Eve, this «has been fulfilled and has been very good in all the parishes in the country, even some complexes ha-



Àlex Ruiz
PRESIDENT OF THE AEAT



«The forecast is that Chinese tourists and many Scandinavians will come, who will do so from February and March»

«The people who arrive are already very aware of energy saving because the situation is the same in their countries»

ve found between 95 and 100% of reservations». Of course, without repeating the overbooking situation that different establishments suffered in 2021.

Finally, Ruiz recalled that from January 2nd, reservations already began to drop especially in Pas de la Casa, while in Canillo «the average was between 85 and 90% until the day of Three Kings». Despite this, the current situation continues to leave good employment at weekends, while during the week «it drops a little, but they take advantage of having groups, for example of children». ≡

the figures

100% occupancy in some complexes during the first week of January.

5-10% margin of increase in bookings compared to Christmas and New Year 2021.

60-70% were Spanish tourists, while the French were 20%.

Your leading real estate agency in Andorra.

Our experience guarantees results, realtors since 1988.



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

(+376) 747 747

laportella@andorra.ad

Casa Nova Olivet 10 · Ordino

www.laportella.ad