



REQUEST FOR LEGISLATIVE CHANGES

Landowners want more control over 'chaotic' construction

They are asking for an update of the land law and limit foreign real estate investment

They also require collaboration with all administrations when approving ordinances



EL PERIÒDIC



JOSEP DURÓ

PRESIDENT OF THE APTA

«It seems that, as there are many lands, there are many owners, but the person responsible for their management is the Administration»

JORDI CERQUEDA

TREASURER OF THE APTA

«[A] deep debate between institutions and actors is needed. And a strict set of rules that defines the obligations»

Duró. However, he denounced that a large foreign investor can come to Andorra to carry out a large project, but that a small Andorran owner, if he is not part of certain bodies, does not receive approval from the Administration.

► A moment from the APTA press conference, in Andorra la Vella.

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After three years of private reflection, the Association of Andorran Land Owners (APTA) decided yesterday to make public its opinion regarding the current problems of housing, real estate speculation and the role that, in its opinion, the owners of private land must play. And as explained by the president of the entity, Josep Duró, «if we don't want to end up damaging the heritage of our mountain country», a rethinking of the system is needed to stop the growth of a «chaotic» construction that affects the same for all parishes. «Andorra is a puzzle and the

pieces must be connected. We can't continue as we have been», warned Duró, who began by asking for an update of the «totally outdated» land law of 2002. In this sense, he recalled that 85% of the territory of the Principality is owned by the Administration (mainly municipalities and quarters) and 15% is private, but only between 6 and 7% of this is buildable, fact which «generates confusion because it seems that, as there are many lands, there are many owners, but it must be put in context, making it clear that the main people responsible for this management are the Government, the General Council and the municipalities».

Once all legislation is reviewed

and updated, the APTA calls for a country planning strategy to be developed with the support of property owners to «bring our vision of reality» and reverse the current situation «quietly, guaranteeing legal certainty». Because the fact that each municipality «is different» with different construction regulations causes «contradictions» that translate into this urban «chaos» that they denounce, in addition to being a «threat» marked by sustainability and population density. «We have to make an intelligent distribution of the territory. It is clear that in the capital there cannot be the same population density as in Soldeu, therefore, a global definition of the type of housing that must exist in

each place is needed», insisted Duró, while the entity's treasurer, Jordi Cerqueda, called for a «deep debate between institutions and economic and social sectors». And he added: «we also need a strict set of rules that ensures quality and defines the obligations of promoters».

Another piece that does not quite fit into the landowners' puzzle is foreign investment: «This is a critical point. If no one helps the small and medium-sized owners, the big foreign developers will come and buy their land [...] We already know that foreign investment cannot be limited, but there can be tools to control it, and other small and mountain countries ones have been doing it for a long time», affirmed

SOCIAL PURPOSE // The APTA defends the rights and interests of small, medium and large owners of undeveloped land that account for three quarters of the Principality's unbuilt surface. Its will is to «ensure the preservation of heritage» and «to value the growth needs of a mountain country». Thus, the majority of these properties, stated Duró, «come from centuries» and should not be intended especially for construction, but serve to «respect our roots, nature and the country». However, Cerqueda clarified that a land is worth according to its urban planning opportunities, which is «extremely dangerous», because, in the case of Andorra, it has caused a great economic and social dependence on construction. ≡

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Football ▶ Interview with Eder Sarabia



«The main objective is to consolidate ourselves in the category, and we will put everything we have»

EDER SARABIA Coach of FC Andorra

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Eder Sarabia is facing his third season in charge of FC Andorra after arriving in the Principality in January 2021. The

Basque coach was one of the architects, if not the main one, of the promotion last campaign, placing the team in LaLiga Smartbank for the first time in its history. Now, they have quite a challenge ahead of them, and the tricolor set wants to be at the level of what is required in a competition such as the silver division of Spanish football.

-Did Eder Sarabia have a holiday?

-We already know that in this profession, and being active, you never have holidays (laughs). You're always on the lookout for everything, aren't you? Of the pre-season, of the friendly matches, of all the changes we are having at club level, stadium, training place, etc. I tried to take advantage of a few days in Mallorca, Menorca and the Canary Islands, but in the end you are always waiting, and even more so if you make a leap as big and as important as we did.

-How did you see the players during the return? Especially the new ones.

-The truth is that very well, because all the work we did last year, at footballing and non-footballing level, team, cohesion, unity is noticeable and maintained. Keeping a lot of the block from last year somehow forces the new ones to adapt quickly, but they have all integrated very well, they have all understood what the philosophy and culture of this team is. After all, you sign because you know them football-wise and you also find out what they are like as people. As I always say, we don't need the best, we need the most suitable.

-How do you understand that such young players have been signed?

-We wanted players with experience in the competition, as is the case with Raúl Lizoain, Diego Allende or Jacobo. We know that they have an important talent and understanding, and youth also gives you extra hunger, a desire to learn, a desire to have an important challenge like this year's in such a complicated category. People who fight to death with what is asked of them, and in this sense I think that players ha-

ve come who have clearly bet to be here and we will try to face this challenge with the greatest enthusiasm and ambition possible.

-So, experience had nothing to do with age?

-It would be a mixture. That they have this know how to manage at certain times, because we will have moments of difficulty, moments of atmosphere that many of the players we have, have not yet experienced. We still need one more player to give us that point. There have been players that we have called and they have chosen other projects. In the end, those who are here are because they really wanted and bet, they are ambitious, they are

hungry and they like what is proposed to them. So it's this mix between experience, conviction and hunger.

-How is the striker's issue progressing? What profile do you want?

-We are open to different profiles. It will be a demanding year and I like that there is competition. I like being able to choose depending a little on the match, the opponent or how I see the states of form. We may need someone who is a reference, but we are also looking for players who go to space. There is less and less, and the market hasn't moved much either.

-Is there a name you would like to have? Apart from Riqui Puig.

-Riqui Puig's theme is perfect for me



@FC ANDORRA

to explain (laughs). It came out as a bit of a joke, but in the end these players that I can have in mind, some of whom I have coached, are now unattainable. We can be very attractive for a specific player profile, who wants to perform and in some cases to be able to continue growing and enjoy. I wouldn't tell you a specific name, because to be able to have these players we still need a little bit of growth, one or two years. We must consolidate ourselves in the category and from here we can aspi-



«We are missing two or three players who can make the difference, and our potential will depend on this»

re to them.

-FC Andorra will be the only debutant team in the category. Do you want this fact to be present in the dressing room?

-I want him to be present to appreciate it, and a lot. We must keep in mind everything that has been achieved and how it has been achieved. Feel privileged and take advantage of this exceptional thing. It's something we want to hold on to. It would be very important to be able to consolidate as a team in the professional football league, and I think that this is the main objective and we are going to give everything from our side.

-You will experience duels where the rival team will have 20,000 fans cheering...

-This is the challenge, to be prepared for it.

-Do you think you will have a quality group to do it?

-My obligation as a coach is to ensure that we have it. I'm happy with the squad we're doing. We are missing two or three players who can make a difference for us, and our potential will de-

pend a little on that. I have to know how to prepare the team as well as possible, and in this case the mental aspect will be very important. We managed it very well last year, and I must try to pass on my experience of what I have lived in different environments, contexts and categories so that they add it to all the qualities they have and help us with the goal.

-The first three games will be away and against historical rivals of the elite. Does it worry you?

-It will be complicated, but very exciting. We are already preparing and analyzing things, especially from the first two days. It is incredible that we can have this opportunity to start against such historic teams, in such beautiful fields and such atmospheres of football. We are very optimistic and very positive, and we will always see it from the side of excitement, of challenge, of trying to surpass ourselves. This is one of my main qualities and what I try to convey to the players.

-When entering professional football, do you think that your position as a coach will look more closely?

-That's what I said when I arrived. I am the most demanding of myself and I try to take advantage of everything I have learned to try to be better every day, correcting the mistakes I could make before. There is always pressure, and the higher up, the more. But I also understand that I am in a different, special club, in which we have this tranquility to work and the conviction of what the path is. There will be moments and seasons that can be more complicated and it will be a long distance race, which we mostly want to enjoy. The pressure is here and you need to know how to handle it. Luckily, I have experienced important situations that help me to be calm and normal, and above all to control what is in our hands.

-Has the Eder Sarabia who was in the First Division changed from the one now?

-Sometimes, when we don't know people, we judge them by some facts or by what we see in a certain performance, on TV or by what they have told us. I am a respectful person, with my feet on the ground, who come from very important places but who adapt perfectly to other categories and other environments. That he tries, as my father used to say, not to do what I don't like being done to me. I try to convey confidence, naturalness, normality, and obviously I have character, passion, and I like to experience things intensely, but from closeness and naturalness. ≡

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