

# el Periòdic News

STATUS OF THE ISSUE OF THE PROBLEM

## Omnibus Law: uncertainty calls into question the effective solution to the crisis

Joan Ramon Crespo maintains that it must be accepted that there are «really disadvantaged groups»

LAURA GÓMEZ RODRÍGUEZ  
ESCALDES-ENGORDANY

Andorra lives immersed in a deep housing crisis, a problem that seems to have no end. More than a year after the first major public mobilization, the situation has not improved substantially, and the solutions proposed by the Government continue to generate doubts and criticism. To this instability must be added the complexity of a legislative process blocked by a set of parliamentary amendments that prolong the uncertainty.

The last few months have been marked by the process of creating the Omnibus Law, the Government's big bet to try to solve the crisis. But the expectations of the Housing Coordinator, an entity that has been collecting citizens' complaints for some time, are far from being fulfilled. According to Joan Ramon Crespo, spokesperson for the coordinator, «the bill that has reached us do-



ARXIU ANA

The Head of Government, Xavier Espot, and the Ministers of Tourism and Commerce, Presidency, Economy, Work and Housing and Justice and Interior, Jordi Torres, Conxita Marsol and Ester Molné on the day the Omnibus law was presented.

es not provide immediate or concrete solutions» and complains that the demands of the entity, which collects the complaints of those affected on a daily basis, have not been taken into account. «What we see is an insufficient law, which does not res-

pond to the needs of the people», stated Crespo.

In addition to the lack of realistic proposals, the process of the Omnibus Law was stopped by a maze of amendments that until last Friday were not formally presented to the Executive to finalize the debate in Parliament.

This extends the uncertainty even further and the coordina-

### THE KEYS

- 1** The amendments presented mean more waiting time
- 2** The affordable rental price will be announced this week
- 3** Work is underway on a Law that does not yet have a closed text
- 4** Cases of abuse and cheating continue to be reported
- 5** After one year, the Land Registry has not been created
- 6** Call for a new demonstration in La Seu d'Urgell

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



tor fears that, if the situation does not change, many Andorrans will be forced to pay unaffordable rents or leave the country. A fact that has already brought to light several cases. «The law that is being drafted is not a real solution for the people who live here», insisted the spokesman. Who stressed the importance of differentiating

## In addition to the lack of realistic proposals, the Omnibus Law process has been stalled by the amendments

between the concept of social housing and housing solutions for truly disadvantaged groups. «We are seeing that when we talk about public rents, we are talking about more than 800 euros. This price must not exceed 30% of a salary, if we do the calculations, we quickly get to more than 2,000 euros of monthly salary», explained Crespo, questioning whether

these rentals are accessible to the majority of the population.

Likewise, he warned that the arrival of new public housing must be accompanied by a clear definition of its destinations and conditions: «We must distinguish between social housing and housing for people who are really disadvantaged. I don't see that this is really a solution.» Another major concern is the absence of the Housing Coordinator in the amendment process. The organization, which knows firsthand the reality of the affected families, complains that, despite multiple requests, the Government has not contacted them to assess their contributions. «We have not had access to the amendments or the final text of the Law, nor have they listened to us», pointed out Crespo. Faced with this situation, the Coordinator already counts that it has collected more than seventy complaints of cases of 'cheats' in rental contracts, such as fraudulent price inflation and the creation of fictitious debts that harm tenants. ●

## No news about the Property Registry

Crespo also expressed his concern about the delay in the creation of the Property Registry, a measure announced almost a year ago as part of the Government's promises to combat housing problems in the country. The spokesman for the Coordinator harshly criticized the lack of concreteness of the project, emphasizing that the Property Registry is still not up and running. «We have been waiting since December of last year for the Property Registry to start, and they talked about a period of 6 to 8 months. We are close to a year and still nothing is known», said the spokesperson. According to the Coordinator, the project presented so far does not effectively address essential issues such as housing price regulation. «We have not heard of a price regulation index anywhere in which we refer to the location, the year of construction, if it is renovated, if it is luxury, in what condition are you in, what services does it have, all that it's not talked about.»



The poster of the call.

## The next demonstration: 6D at La Seu d'Urgell

►► On the other hand, the Housing Coordinator expressed her support for the demonstration called by the Pirineu Viu entity, which will take place on December 6th at La Seu d'Urgell, to demand solutions to the serious crisis of housing that affects Andorra and the rest of the Pyrenees. The demonstration seeks to make the voice of the public heard in the face of rising property prices and the growing difficulty of accessing decent housing.

Crespo stated that the Coordinator will have full support: «We will attend because we are part of the Pirineu Viu. And we are campaigning for people to go down to La Seu, with the slogan Go to La Seu, not to go live in La Seu», since we must «show our solidarity and unity in the face of a situation that affects everyone». Crespo also emphasized that the housing crisis transcends Andorra's borders: «This is a situation that affects the entire Pyrenees. The people of Andorra are leaving to live in La Seu, and this is not an isolated movement, it is a flagrant fact».

## conclusions

**2027, A «COMPLICATED» YEAR** // Finally, the spokesman drew a picture that is worrying for the coming years if an effective solution is not implemented before the extensions of the current rental contracts end. According to Crespo, the absence of clear and effective legislation could further aggravate the existing crisis, with hundreds of families affected. «Without a correct Omnibus Law, what we know is that in 2027 there will be a lot of people who may find themselves receiving a letter telling them that they have to

pay double what they are paying or that they can already be found other flats because their contract ends», he explained. This scenario, according to the spokesman, can worsen even more if families are unable to bear the increase in rent or find alternative housing: «We have done the route, and a two-room flat for less than 1,500 euros cannot be found». Crespo also pointed out that the end of the extensions means a temporary limit for many families who currently live with a certain contractual stability: «The extension is finite and then what will hap-

pen? It is still not clear, because the housing law is not yet defined.» The spokesman insisted on the need for an immediate solution to avoid an unsustainable situation: «If the regulations do not exactly reflect a very direct and very clear solution for residents and nationals, there will be a very big problem in the country». the representative concluded.

