

el Periòdic News

COORDINATOR FOR DECENT HOUSING

«The Omnibus Law is insufficient to combat real estate speculation»

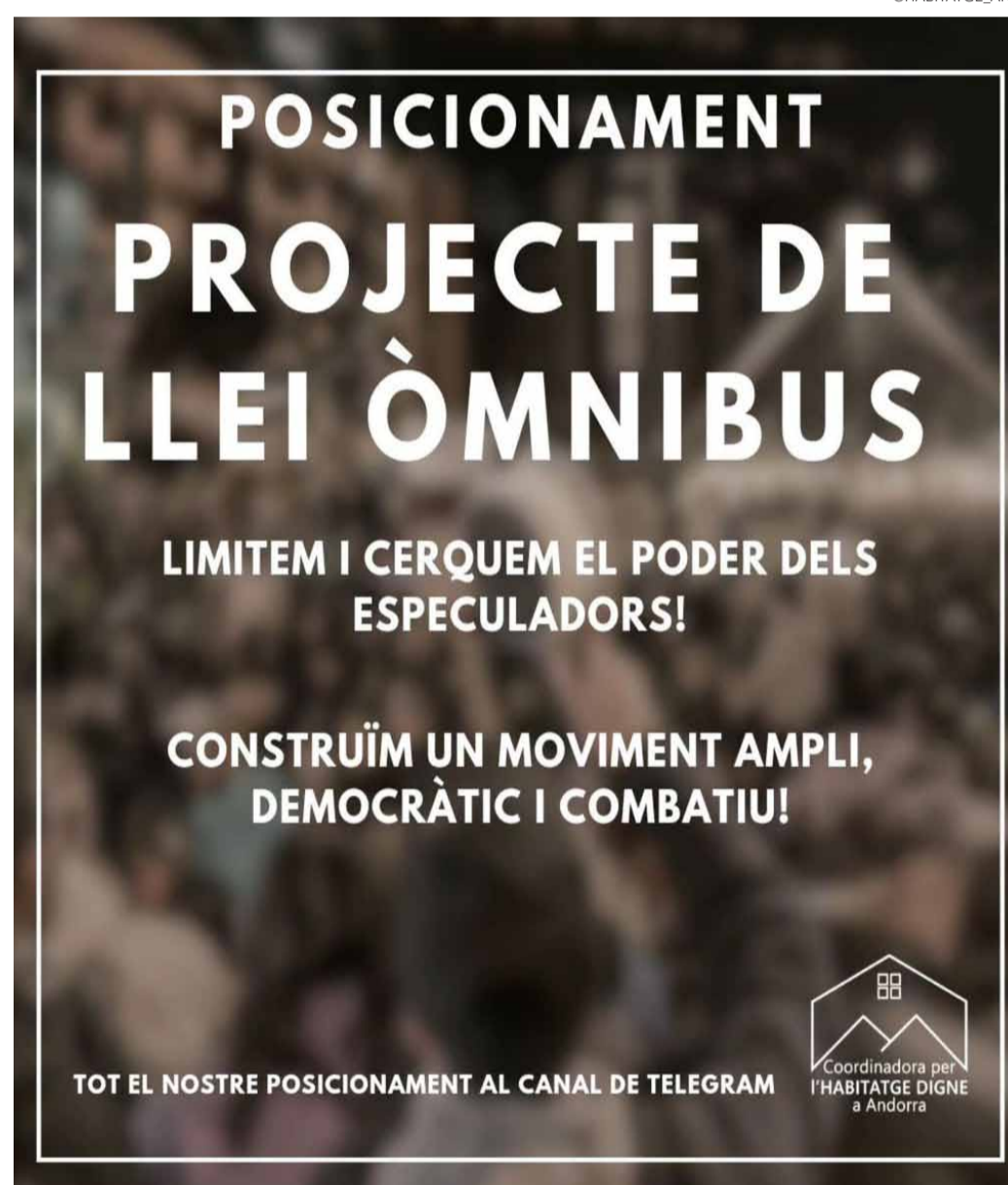
The collective points out that the law is late and that the measures are, to a large extent, it's all smoke and mirrors

EL PERIÒDIC
ESCALDES-ENGORDANY

The Coordinator for Decent Housing has harshly criticized the draft Omnibus Law presented by the Government, which it describes as insufficient to solve the housing crisis and combat real estate speculation. The collective emphasizes that the law is late and that the measures included are, to a large extent, “all smoke and mirrors”. Since the citizen mobilization of October 2023, the Coordinator has kept the fight for decent housing alive during 2024, but considers that the Government has only made superficial concessions to gain time.

According to the Coordinator, the proposed measures do not address the structural problems of the real estate market. «Small regulations do not affect the big players in the market, such as companies, investment funds or banks, which continue to control the market and artificially increase prices». In addition, allegations that the Omnibus Law is based on a reductionist analysis and that there are no effective measures to regulate housing prices or to control large landlords.

With regard to empty flats, the coordinator points out that the measures to mobilize them are easily evasive by the owners, as in the case of the «light trap», which simulates electricity consumption to avoid penalties. «The system



The Coordinator affirms that the Law ignores the problem of abuse by owners.



HOUSING COORDINATOR

«The system is so guarantor with the owners that it hinders the goal of creating an affordable rental park»

is so guarantor with the owners that it hinders the goal of creating an affordable rental park», they say. In addition, they criticize that what constitutes an «affordable price» or «decent housing» has not been defined, which ma-

kes it difficult to apply the measures effectively. On the other hand, they point out that the Law ignores the problem of landlord abuse towards tenants, reducing the «child trap» to a simple problem of sanctions. «The big ow-

ners and speculators have free rein to continue raising the price of housing», they lament. The coordinator complains that the demands of those affected by this type of abuse are not being adequately addressed. Regarding the question of demographic pressure, the citizen platform rejects that non-EU migrants are to blame for the housing crisis. «The real problem is real estate speculation, not immigration,» they say, pointing out that the Government's policy of turning Andorra into a «showcase territory» is exacerbating the situation.

Although the Law envisages an increase in the public housing stock, the coordinator considers that the objectives are insufficient, recalling that more than 2,000 people already receive rent subsidies and that there are still many others who are excluded due to lack of information or bureaucratic limitations. Likewise, they regret that there is no regulation of the sale price or a registration of the property, two measures that they consider essential to curb speculation. Therefore, the coordinator for Decent Housing considers that the measures of the Omnibus Law are insufficient to guarantee decent housing for everyone and they insist that only with growing social mobilization will it be possible to pressure the Government to adopt more ambitious measures to limit the power of speculators and thus ensure a real solution to the housing crisis. ●

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ANNOUNCEMENT

APTA rejects interventionism and defends the right to private property

The association has made several proposals to collaborate with the Government but they have not been considered

NOM JDASDJKASDJAKS
LLOC DASDADA

The Association of Andorran Landowners (APTA) issued a statement in which it expressed its concern at the growing tendency of the Government and the Municipalities to dispose of privately owned property in a «free and unilateral» manner. The association reaffirmed its commitment to the defense of property rights, as stated in article 27 of the Andorran Constitution.

The APTA emphasized that it is aware of the current housing problem, which it considers a «sensitive» matter. Despite having made several proposals to collaborate with the Government and the Municipalities, the association states that these have not been considered, and regrets not having been able to actively participate in the strategic reflection on the housing crisis.

APTA's main reason for concern is the legislative propo-



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sal known as the Omnibus Law, which the association considers an «interventionist and requisitioning» measure. According to the entity, this law unfairly singles out the owners as responsible for the housing crisis and provides for the requisition and expropriation of their property, while requi-

ring them to continue to bear the costs of maintenance, rehabilitation and repairs, with income of rent for below market prices.

The APTA warned in its text that these measures could generate legal uncertainty and trigger a recession in real estate activity, causing a natural in-

crease in rental prices.

Likewise, the association warned that this situation could deteriorate the concept of private property, with possible consequences in other areas.

The entity rejected that private property is used by public

According to the organization, the law unfairly singles out the owners as responsible for the housing crisis

administrations as a tool to deal with global economic problems and urges the Government to promote dialogue and to act proactively in the search for more reflective and consensual solutions.

In its statement, the APTA appealed to the Government to promote a constructive dialogue and remember the co-responsibility of the owners in the well-being of the country. ●

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