

OMNIBUS LAW

Casal claims that there are already owners who are regularizing empty flats

The minister defends the compulsory transfer of empty homes as a «fundamental pillar» of the Omnibus Law

ALEX MONTERO
ANDORRA LA VELLA

The government's spokesperson, Guillem Casal, defended this Wednesday the compulsory transfer of empty homes, one of the most controversial measures of the Omnibus Law. In the press conference after the Council of Ministers, Casal assured that, even before the entry into force of the law, «we are already receiving regularizations of some empty homes». This statement served to rebut the criticisms that cast doubt on the effectiveness of the measure, which foresees the mandatory transfer as «the last stage of the set of situations that must occur».

However, the minister stressed that before reaching the mandatory transfer, «the owner will always have the option of putting his home on the market, whether for rent or purchase, or even make it available of the Government to lease it himself». Thus, he wanted to make it clear that the assignment does not imply a loss of ownership of the property or a cost for the owner, since «the Government collects the rent and returns it to the property».

Casal emphasized the need to deal with the current problems of the real estate market, characterized by «excessive demand and a lack of supply», a situation that has been aggravated



Guillem Casal

MINISTER SPOKESPERSON

«The owner will always have the option of putting his home on the market or making it available to the Government»

The minister defends the compulsory transfer of empty homes as a «fundamental pillar» of the Omnibus Law.

The Andorran Business Confederation proposes postponing the transfer of empty homes and proposes changes to the Omnibus Law

►► The CEA sent the Government and the parliamentary groups a whole series of proposals for changes to the articulation of the draft Law for sustainable growth and the right to housing, better known as the Omnibus Law. The employer pointed out that it is «in favor of not applying this regime or of postponing its application until reliable data on empty homes is available», mentioning the transfer of empty flats, one of

the most controversial measures has generated. In this sense, the management highlighted that «it will be very complex to implement; will give less benefits than expected and that raises doubts regarding legal security and respect for the right to property». The proposals for change have been grouped into four large groups: foreign real estate investment, immigration, tourist accommodation and the compulsory transfer of empty homes.

ted by the perception that «it is being urbanized in excess». Faced with this situation, he emphasized the importance of «activating mechanisms so that empty homes can be put into circulation, and ultimately, apply the transfer».

Regarding the CEA's proposal to abolish the mandatory transfer of empty homes, Casal reiterated that this measure is «a fundamental pillar of the law» and that it «must continue», noting that effects are already being seen positive with housing regularization. ●

SOFT LOANS DURING THE PANDEMIC

Lladós appeals to the lack of resources to justify the delays in the concession

The ministry guarantees to have responded to 47% of the cases within the established deadline

EL PERIÒDIC
ESCALDES-ENGORDANY

The Ministry of Finance, headed by Ramon Lladós, justified the lack of resources and the massive volume of requests that the Government received during the first months of the Covid-19 pandemic, as the main reason for the delays in resolution of soft credit requests. This explanation was given in response to the questions posed by the social democratic general councilor Pere Baró, referring to the report of the Court of Auditors on the management of these extraordinary grants.

According to the minister, during the first months of the pandemic, «an average of sixty requests per day» were received, and despite the urgency of the situation, the resources of the Administration were exceeded. Even so, Lladós pointed out the lack of qualified personnel to manage the large volume of requests, ensuring that «with a lot of effort and dedication» on the



CONSELL GENERAL/S.P.

Lladós points out the lack of qualified staff to manage the large volume of requests received during the pandemic.

part of the Technical Commission and the departments involved, all the problems could be solved applications, even if some were out of date.

The minister emphasized that, for those companies that

had not yet closed the financial year at the time of submitting the application, it was chosen to work with the previous year's data, as long as the companies accepted «a program of public guarantees». Lladós pointed out



RAMON LLADÓS

FINANCE MINISTER

«[In the first months of the pandemic, we responded to] an average of sixty requests per day»

that, should any inaccuracy be detected in the data provided, the Technical Commission had the authority to refuse or revoke the grants granted.

Asked about the agreed notification deadlines, the Ministry indicated that the Government had 10 working days to communicate the resolution. In 47% of the cases this deadline was stick to, while in 33% the delay was less than five days, and in the remaining 20%, more than five days. Lladós wanted to emphasize that these delays did not harm the applicants, since, in the absence of a response, the negative resolution due to administrative silence was applicable. ●

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

