

el Periòdic News

PARLIAMENTARY REACTIONS TO THE CITIZEN RESPONSE

CONSELL GENERAL



Image of the last session of the parliamentary chamber with the different formations seated in their relevant places.

The impossibility of emancipating young people, a target of opposition criticism

The formations find that only an empowered foreign investment has access to the real estate offer

EL PERIÒDIC
ESCALDES-ENGORDANY

After a long and intense participation last Wednesday by the head of Government, Xavier Espot, in the annual space organized by RTVA, “The Head of Government responds” (El cap de Govern respond), many questions have remained open or, at least, without a very concrete an-

swer. One of the most burning and interesting points that the president referenced on Wednesday was that of promoting the emancipation of young people through the purchase of homes, which was certainly surprising considering the high price of real estate. To contextualize and better understand this information, EL PERIÒDIC has contacted the different par-

liamentary groups to find out what their opinion is on one of the most relevant premises (but not the only one) mentioned by the head of government.

Regarding the proposal to emancipate oneself by purchasing apartments, for the leader of the opposition, Cerni Escalé, it is a matter that is referred to the Omnibus Law (which is already on the table to be appro-

ved soon), «which only has a 5% increase in the tax on the profits of a purchase and sale carried out previously», an aspect that translates into a «practically non-existent contribution» to the current increase in prices in the real estate market. In this regard, Escalé went further, specifying that the only thing the Government will do with this initiative “is that young pe-



Cerni Escalé

LEADER OF CONCÒRDIA



«The Government is not contributing anything with this concession. The necessary social aid is not really compensated»

people do not have to pay the property transfer tax if this apartment costs less than 500,000 euros”, which is between 4 and 4.5%. This is the point of conflict that the top official of Concòrdia sees, who details that “if the price of real estate continues to rise, this 4% difference remains insignificant”.

Another authoritative voice is that of Pere Baró, councillor of the social democratic parliamentary group, who finds that alluding to this issue involves “two very different policies”; since, on the one hand, there is the need for young people to emancipate themselves,

and on the other “that people (not only young people) have access to being able to buy an apartment”. Baró believes that citizens should be given this option, which they do not have today, and that he finds the Government’s proposal «correct», but that he is very suspicious that the leaders will take care of the country’s young people because «they have never done it during their mandate». In addition, he said that «without realistic initiatives, we can’t go anywhere».

The president of the Andorra Endavant party, Carine Montaner, also gave her opinion on the matter, who with her electoral initiative to promote modular houses specifies that with the land available to the Government, regardless of what it has, «an excavation is made in place and the building is placed on top, which is loaded with a trailer and which, besides, are certainly beautiful, cheap and have a fabulous energy cost», she revealed. This as an effective solution to unblock the housing crisis, but Montaner does not escape the fact that in order to emancipate young people, they must have a “stable economic situation”, since buying a flat means paying a hypothetical debt. The answer to this need for the leader of AE is to acquire Tiny-Houses; a property

of reduced dimensions, but at the same time “attractive to young people”, who lack a program that encourages the Government “to learn how to earn money and achieve financial independence”, a key point.

On the part of the Executive, Jordi Jordana, president of the democratic parliamentary group, responded, who firmly believes that the proposal to encourage the purchase of flats is in “the right line of the Government’s housing policies that favor the purchase of property” and that this results in a “better adaptation of prices for the ma-



Carine Montaner

PRESIDENT OF ANDORRA ENDAVANT



«There is a great option for our young people which are the Tiny-Houses; they are small and can be set up anywhere»

jority of people in the Principality”. The Democratic Secretary finds it essential that in order to carry out an emancipatory process and, therefore, an independent life project, “it is possible to access housing that guarantees, and favors said action”.

Regarding other sub-topics derived from the conversation, Escalé also took the opportunity to criticize that the main administration is not intervening “in an adequate and determined manner, nor in compensating for the social aid that is focused on a small part of the population that must survive the defects of a policy that is raising real estate prices like never before”. For his part, Baró proceeded to launch an attack on Espot’s policy, pointing out that it is limited only to announcing actions in time that “either are not fulfilled or they simply do not know how to carry them out”, as well as the fact that he is satisfied that people have to pay more for the tax derived from foreign investment.

Finally, for Montaner the Government’s policy also falls into an interventionist process given that «after investing some money in a tourist apartment, you end up being absolved later» and that «real filters» must be applied to carry out a much stricter and more exhaustive control of foreign investment.●

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