



ACCESS TO HOUSING

The tourist accommodation association brings the new law to the Constitutional Court

Ruiz believes that, even if the licenses to build rental apartments are withdrawn, «no one will want to live there»

The owners feel «disappointed» because «we were promised something and now it's the opposite»

MARICEL BLANCH



►► Images of tourist accommodation flats in the Tarter.



Alex Ruiz

PRESIDENT OF THE AEAT



«We are throwing away everything we have already consolidated and which has cost us a lot of effort and a great investment»

se two years of moratorium the Government plans to carry out a study of the impact of the apartments in the different areas of the country, but «we have to think that 90% of our accommodation is in high parishes, of Canillo upwards». In this sense, he pointed out that when the developers built the flats that are currently in areas such as Tarter, Soldeu or Pas de la Casa, «their idea was to sell them, but since they didn't succeed, they try to rent». And it is that, according to his opinion, «it is very difficult for the citizen of Andorra to go up, basically because there are no services». «Living in a place like this is complicated», acknowledged Ruiz, who says «no matter how much they remove the licenses from tourist apartments to make rental housing, no one will want to live there all year round». «We are throwing away everything that we have already consolidated and that has cost us a lot of effort and a great investment», he lamented.

Finally, Ruiz warned that all of this can create intrusion in the market, because «there will be people who will have to rent their apartments out of necessity, whether they have a license or not.»

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The Association of Tourist Accommodation Companies (AEAT) will present, between today and tomorrow, an appeal to the Constitutional Court against the bill that establishes a two-year moratorium on obtaining new licenses. According to the president of the entity, Alex Ruiz, almost 100% of the members have decided to resort to it, as it is an issue that, sooner or later, can affect them all equally. Some, however, already saw how their sales agreement was annulled, as soon as the head of government, Xavier Espot, announced the new regulation a couple of weeks ago. «We are totally disappointed because in 2017 we were promised one thing and now it is the opposite; we are talking about a

law that is five years old, it is very young, it is not obsolete; we don't understand this change in the rules of the game», pointed out Ruiz, while insisting that they agree with the moratorium, but only for newly built apartments. In fact, this circular already warned that the law could be unconstitutional, taking into account that the 2017 text contemplates that the license of a tourist accommodation is for life, regardless of whether its owner changes. «We understand that if it is lost now, there is an expropriation that the Government should compensate», pointed out one of the lawyers consulted. In this sense, Ruiz asked to take into account that the law in force until now «was very hard», because it forced to make a series of investments without which it was not possible to grant, precisely, this registration «which was always pending».

The PS requests the technical, economic and legal reports

►► Social Democratic General Councillor Susanna Vela yesterday submitted a request for information to the Syndicature in order for the Government to provide all the documentation and reports on which it was based to formulate the Law for the promotion of the sustainability of urban and tourism development. Vela wants, given the «insufficiency» of the economic and technical report that accompanied the bill, to have access to the technical, economic and legal reports that support the regulations, which were not provided when processing the text.

Faced with the surprise and complaints of the owners - which in recent years have multiplied by 12 -, the president of the entity assured that the Minister of Tourism, Jordi Torres, limited himself to justifying that «the text is very clear and we won't touch a comma», which is why they have finally decided to go ahead with the judicial appeal. In addition, the AEAT reports that the 2017 law does not allow more than 50% of the flats in a block to be for tourist use, so with the amendment, if a license is lost, it will no longer be possible to recover. Now, the new regulation indicates that «we can make five-star apartments, which we don't understand; either we all play in the same league, or we don't, but let's be consistent», said Ruiz. And he added: «This is a terrible helplessness and a lack of rigor [on the part of the Executive].»

All in all, Ruiz recalled that in the

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YOUTH AGREEMENT

The Executive wants to design a register of students who are abroad

Pallarés assures that only 30% of students choose to leave, but «more and more are staying»

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The Government wants to work to create a register of students who are abroad, as explained yesterday by the Minister of Education and Higher Education, Ester Vilarrubla, and the Minister of Social Affairs, Youth and Equality, Judith Pallarés, during their appearance to jointly present the current state of public policies that have been developed following the Youth Agreement. In this sense, Pallarés observed that «it is an issue that has not yet been progressed, and we know from historians that it is sometimes difficult to maintain contact with young people», since, moreover, it is a voluntary registration. So, we still need to study how this proposal can be more attractive so that there is this registration to maintain communication with the collective, since as both ministers pointed out, for now there are many job opportunities in Andorra, even though that the situation is not easy. Currently, approximately 30%



▶▶ Ester Vilarrubla, Judith Pallarés, Ferran Costa and Sandra Codina during the presentation of the state of public policies of the Youth Agreement.



Judith Pallarés

YOUTH MINISTER

«We must start to see which [proposals] can make more progress and if it is possible to finish them in this legislature»

«The will of the Government is to continue maintaining the measure [free bus], because it helps a lot and is having good results»

of students go abroad to study, but «more and more are staying, because we have a university in the territory, and the training offer has grown», assured the head of Social Affairs, Youth and Equality. Of this 30% of people, however, the data on how many end up returning to the Principality is not known, and Pallarés indicated that this is one of the sections with which the Social Observatory will work, with the aim of creating a collection of information to be able to show later to the population.

Specifically, of the 72 proposals included in the Youth Agreement, there are 41 that have already been completed and five that are still in a very early stage, such as the case of the mandate so that young people can benefit from the CASS until the age of 29. Along these lines, Pallarés reported that some action has been taken on all the proposals, but now

«we must start to see which ones can be made more progress and if it is possible to finish them this legislature, although some they are of continuous action», she assessed.

During the appearance, the Minister of Education and Higher Education also detailed the different aspects in which her ministry is responding to the proposals included in the Youth Agreement. Among other things, the preparation of the third wave of the Study on Abstention is planned just after the general and municipal elections, with special monitoring of the youngest. At the same time, there will be a follow-up of the educational and work path of the generation that attended the last compulsory secondary school course in Andorra in 2011-2012, and a survey will be distributed in which, in addition to the current situation of these students, information will

be requested about their educational and work history, with the purpose of making a wave every two years of this study. Vilarrubla also spoke about the diversification of the training offer, especially in vocational training, programs to work in schools, drug addictions and gender violence or sex education.

Youth, for its part, is following up on all the people to whom it granted the emancipation aid for young people to find out their current situation, as well as their needs or difficulties. At the same time, the advisers of the Council of Europe for the future National Youth Plan have already been entrusted with aligning themselves with the European strategic axes in the matter.

In the question period, the councilor of Terceravia+Unió Laurediana+Independents Oliver Alis questioned whether the free pu-

The CREI will treat cases of behavioral disorders

▶▶ Although the Residential Intensive Education Center (CREI) was supposed to open at the end of June, the Minister of Social Affairs, Youth and Equality, Judith Pallarés, indicated that it has been underway since September 1st. Therefore, she reported that «there are already people, a management and people are being interviewed». However, she pointed out that the referral of young people has a process that goes through the Batllia and, for now, it is expected that this week or next there will already be some appearances. At the same time, the minister regretted that there are very complex pathologies that require very specific resources, so there will be cases in which referral outside the country will continue to be necessary. In any case, she pointed out that the CREI day center will be able to «give support» to minors who may not be being treated now and who have behavioral disorders.

blic transport will remain or if it is only a temporary measure, to which Pallarés replied that, as far as young people are concerned, they will have guaranteed service throughout the school year; and with respect to the rest of the population, although it is planned to continue with the free service in 2023, she recalled that it is still being considered, because it is still a pilot test and the necessary evaluations must be made to observe whether economically the situation also accompanies. «The will of the Government is to continue maintaining this measure, because it also helps a lot and seems to be having many good results», indicated the minister.

To finish, the social democratic councilor Carles Sánchez stated that «the fact that there are proposals in progress does not mean that they have been achieved», and he regretted that in some cases, issues that do not respond to the task of the proposal are considered finalized. ≡

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