



OWNERS

The vice-president of the APBI criticizes the action of the citizen's reasoner

Homs believes that its function should be for the general population, not just for tenants

The association reaffirms its position in favor of making the real estate market self-regulating

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The vice-president of the Association of Property Owners (APBI), Artur Homs, criticized last Wednesday the function of the citizen's reasoner when reporting on the complaints he receives about housing. «It doesn't explain what they are or how they were solved, it doesn't give any data», he pointed out. In this sense, he commented that it would be necessary to specify them and not just say the total amount, so as to be able to improve in those aspects that are necessary. «I don't know if it refers to renting, buying or selling», he added.

Related to this, Homs mentioned that the reasoner must make a «very deep» reflection, since he is the citizen's reasoner, not of the tenants: «It is for the whole Andorran people, not just one sector». In addition, he asserted that what he has to do is «intervene in the claims that exist and not intervene in any market» and, in addition, he pointed out that there is a problem of transparency.

Regarding the entry into force on Tuesday of the Law on urgent measures in the matter of housing leases and to improve the purchasing power, the vice-president of the APBI considered it «incorrect» because it harms the owners. Thus, he explained that this legislation affects them in every way. As an example, he commented that from 500 euros that is collected from a rent, «which do not go completely into the pocket», at the end of the year there is a return «in the best of cases» of 3% this money, that is to say, about 15 euros per month. The rest ends up divided between amortization, expenses, regulatory compliance, contracts, property maintenance, taxes, etc. «Being an owner is very



MARICEL BLANCH

►► Aerial view of the central valley.

important, and it seems that instead of treating us as rental entrepreneurs, we are considered for something else».

On the other hand, he emphasized the fact that the municipalities apply to the owners a «revolutionary» rate on the amount they charge for rent «whether we have amortized it or not», apart from the mandatory assignment. In this sense, he reported that Andorra la Vella, Sant Julià de Lòria and Escaldes-Engordany, the parishes with the

most dwellings of these characteristics, have not reduced it to 0%. For this reason, he pointed out that it is necessary to meet with the Government, the communal corporations and the owners to define what the parameters are «so that rental flats can be developed», whether in terms of rates, transfers or communal taxes, a fact that APBI has been asking for some time. In addition, he indicated that he did not understand why service providers can update income according to the CPI, that is

to say 7.1%, and «we cannot».

However, he mentioned that the will of the APBI to collaborate with the Government to find solutions to the situation has always been and, in fact, «we consider that there is something very important, and it is these three legs: the Executive, the owners and the municipalities, and the latter have always been missing, even to the point of having 'ignored' the association's proposals. Nevertheless, they propose to eliminate the mandatory assignments and



Artur Homs

APBI VICE PRESIDENT

«There is something very important, the three legs: the Government, owners and municipalities, and the latter have always been missing»

«The housing problem, as it is currently focused, has no solution, and we have been warning about it for years»

«offer privileged treatment» to entrepreneurs in the sector who create rental apartments as the main measures to alleviate the matter, «a problem that, as it is currently focused, has no solution, and we've been warning about it for years».

Finally, Homs remarked that from the association they maintain their speech that any interventionism in the real estate market is bad, since it achieves precisely the opposite effect to what is sought, and it is only possible to «spoil it and be afraid». Thus, he emphasized that the total rental offer is 2% compared to 98% of the sale. ≡

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COUNCIL OF MINISTERS

Andorra and Spain sign to expand healthcare benefits

The two countries want to collaborate in the field of healthcare and develop technological innovation

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The Acting Minister of Health, Albert Font, and the Spanish Minister of Health, Carolina Darias signed last Wednesday the protocol of understanding on health collaboration between Andorra and Catalonia. This agreement, long reclaimed by La Seu d'Urgell, will allow the residents of Alt Urgell to expand healthcare services in Andorra, specifically, at Nostra Senyora de Meritxell Hospital. Likewise, the agreement in question will also allow health services to be increased for the residents of Andorra.

Among the most requested demands, the residents of Alt Urgell claimed to be able to use the facilities of the ICU in Andorra with the aim of avoiding longer journeys to the Arnau de Vilanova Hospital in Lleida or in Barcelona, and also be able to make use of certain hospital specialties that are not available at La Seu d'Urgell or that are there with insufficient frequency, such as the neurology or dermatology service.

The protocol, as announced last Wednesday by the acting Minister of Health, Jordi Font, also includes the desire to exchange experiences in specific areas such as emergency management and disaster medicine in the common border area; collaboration in healthcare and shared resource management; cooperation in training and research;



► The Minister of Health, Albert Font and the Spanish Minister of Health, Carolina Darias signing the agreement.

The agreement will increase health services for the residents of Andorra and the residents of Alt Urgell

development of technological innovation; collaboration in healthcare specialties; access to medicines and cooperation in matters of organ and tissue donation and transplantation, among others.

The vice-mayor of La Seu d'Urgell, Jordi Fàbrega, assured that «from Alt Urgell we will ensure that the Department of Health of the Generalitat de Catalunya prioritizes a good deployment and a good imple-

mentation of this agreement in order to take steps forward in the quality of care for our citizens».

Finally, in order to have a continuity of the progress of the points foreseen in the protocol, the Government has created the follow-up commission with representatives of both countries that will meet once a year. The Protocol entered into force last Wednesday and will remain in place for an indefinite period. ≡

Government reinstates electronic certificates

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The Council of Ministers, at the proposal of the Acting Minister of the Presidency, Economy and Business, Jordi Gallardo, has approved the Regulation of public prices for the different types of electronic certification services which fully subsidize, for the year 2023, the public prices corresponding to the following electronic certificates in all modalities, both individual and company certificates.

As expressed by acting minister César Marquina, the Government has agreed to subsidize electronic certification services again with the aim of encouraging the use of electronic trust services, deepening their implementation and promoting the digital transition.

CERTIFICATES // These certificates are divided into three types: individual, corporate, and representative. Although the Government fully assumes its cost, each type has its own established price. ≡

Three programs are approved to help the unemployed

The aim is to help young people with difficulties in accessing the labor market

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The Government has approved three programs for 2023 to promote recruitment to improve access to jobs for people who are unemployed. The programs continue those already launched in previous years. It is about the improvement of employability through the public sector and social initiative entities, the promotion of recruitment in the private sector and the promotion of recruitment and practical training within the company of active young people who have achieved the skills of a socio-

labor inclusion program. All three have obtained a favorable opinion from the Economic and Social Council.

The program to improve employability through the public sector for the year 2023 continues to address people who are registered looking for work in the Andorran Employment Service (SOA), who are part of the groups with more difficulty accessing work, specifically for people over 45, people aged 16 to 25, long-term unemployed people with more than six consecutive months of enrollment in the SOA, people who has been decided to grant the benefit for involuntary unemployment, while this resolution is in force, to people with disabilities and people who are in a vulnerable situation in the modality

of work intervention with support.

In 2023, the program to promote recruitment in the private sector will also be developed, aimed at people registered in search of work in the SOA who are part of the groups with the most difficulty in accessing work and who may require means of support to encourage the proper development of assigned tasks. The purpose of the program is to encourage stable hiring.

As explained by the minister in charge, César Marquina, the amounts of the subsidy have been increased by the Government with the same percentage as the increase in the minimum wage. Thus, it rises from 300 to 320 euros per month during the six months of the fixed-term contract and from 450 to 480 euros per month for the



► The Employment Service building

subsequent six months of the indefinite contract, with a total subsidy of 4,800 euros for the entire duration of the program. On the other hand, a total premium of 500 euros

is maintained for companies that hire more than one person, applicable to hiring through any of the programs aimed at hiring in the private sector in force in 2023. ≡

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