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The alert UNO to Spain of the danger of a " serious crisis " real estate agency in a little time

20MINUTOS.ES / [EFE](#) 26.06.2007 - 18:32h

- He(She) asks the Spanish Government to intervene more on the market.
- The Spanish we dedicate 40 % of our salary to the mortgage.
- The price of the housing can go so far as to generate more domestic violence.

The special teller of the UNO for the Housing, Miloon Kothari, has recommended to the Spanish Government to alert openly citizens and investors of that the country " faces to a serious crisis " real estate agency.

" The Spanish Government is employed at the good way, but it must intervene more on the market and report clearly that in a few years there will come a serious crisis that it will affect to big part of the population ", the expert of the UNO declared [Efe](#).

[Kothari](#) visited Spain last November at the invitation of the Government and studied in particular the cases of Madrid, Bilbao, San Sebastian, Almeria, The Common land, [Roquetas](#) of Sea, Seville, Barcelona and Saragossa.

His target was to prepare a report with recommendations that will be presented to the Council of Human rights of the UNO in November, although today it moved forward his preliminary conclusions, which were already exhibited a few days ago before the same organism.

" The principal problem of the housing in Spain is that it is not obtainable(attainable), with what a considerable proportion of the population dedicates any more than 40 per cent of his salary to the payment of mortgages ", told [Kothari](#), who valued the response of the Spanish Government and his commitment.

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Directly related to the domestic violence

His fear is that this high percentage has a direct effect in the enjoyment of other human rights, as(like) the " access to the education, the feeding or the garment(dress) ".

In this sense, there pointed that the discharge appraises of domestic violence that registers in Spain, " of the highest(tallest) of Europe ", it is " directly related to the problem of accessibility ".

" If the women did not have so difficult to gain access to a new housing they would feel freer to go out of his environment and he(he) would help that enormously to improve his situation ", he(he) told.

There will be persons who will not be able to face(challenge) to his mortgage

According to information of the Mortgage Spanish Association (AHE) included in his preliminary report, only 0,3 per cent of the Spanish population were vulnerable for non-payment of mortgage in September, 2006, although Kothari is afraid that " the situation could not be supported in the long term ".

" As soon as they raise a minimum the types of interest - it pointed-, the persons who will not be able to face(challenge) to his mortgage will increase considerably ", for what it is fundamental that increase the housings of official protection of promotion deprived in sale and in rent and that " informs himself clearly citizens and investors from whom this moment is going to come ".

Control of the speculation

For Kothari, " the solution does not happen(pass) for increasing the soil edificable, because the price to the one that goes on sale includes the expectations of revaluation(appreciation), with what even for the public sector it turns out to be difficult to acquire it ".

For it, he(he) pleaded for intervening in the sector across(through) the control of the speculation, the occupation of the empty housings (15 per cent of the whole) and the reduction of the prices of the social real estate, which " are usually too raised for the population of the lowest income ".

Also, " the promotion of housings is restricted to few actors, who distribute astronomical profit ", so it would be necessary to open the market to new promoters, who take charge of dinamizarlo, especially for the young people and in diet(regime) of rent.

It would be necessary to open the market to new promoters

In this sense, he(he) remembered that only 12 per cent of the housings are rented, " one of the lowest percentages of Europe ", and " practically they all are in private hands, with only 2 per cent qualified as (like) social housing, opposite to between 10 and 30 per cent of other European countries ".

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