

Beat: Politics

## THE PREFECT OF PARIS SIGNS THE PREFECTURAL ABOUT RENT CONTROL IN FRENCH HOUSING

### FRAME DICTATED BY ALUR ACT

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**USPA NEWS** - Jean-François Carenco, Prefect of Paris- Ile-de-France, signed today the prefectural order for the implementation of the rent regulation system in Paris on 8/1/2015, pursuant ALUR Act and the decree 2015-650 of June 10, 2015. Now new rules apply to access to housing and renovation of urban planning.

### THE ALUR ACT AIMS TO REGULATE MARKET FAILURES TO PROTECT HOMEOWNERS AND TENANTS-----

The ALUR Act (Access to Housing and Urban Planning renovated). The ALUR 2015 Act was passed and validated. Now new rules apply to access to housing and the renovation of urban planning. Act introduced by Cécile Duflot and redesigned by Sylvia Pinel, the Minister of Housing.

Duflot ALUR The law aims to "regulate market failures, to protect homeowners and tenants, and allow increased housing supply in conditions that respect the balances of the territories".

This order is based on rents recorded by the Observatory of Rents of the Paris agglomeration (OLAP), which involved the city of Paris and the data emanating from real estate professionals, institutional and private landlords and tenants .

This order establishes every year a basic rent, a reference plus rent and a minus reference rent, expressed by a price per square meter of living space, according to housing types and geographical areas.

### THE COST OF THE REAL ESTATE (PRICE STONE) IS OVERVALUED IN FRANCE -----

Compared to disposable income in France, rents are overvalued by 39% and cost per square meter to buy 34% is excessive. According to The Economist, there has a property bubble in France.

In comparison with other European countries, England, rents are overvalued by 19%; Spain, only 15%. Because, since the outbreak of the subprime crisis in 2007, real estate prices fell in most European countries. They fell by 26.5% in Spain, 16.5% in the Netherlands, 11.4% in England ... None of that in France, where they increased by 1.1% over the period. Source: The Economist, Le Figaro

In Paris and Ile de France, the demand for housing is full, with limited supply and excessive prices ... The situation of the property market in Paris continues to limit access to housing, despite a truce in the soaring rents.

In France the winter break begins on 1 November for expulsion, which is the only respite period for homes under threat of expulsion, which lasts until March 31. It is therefore impossible to expel even if a procedure is in progress.

Procedures for evictions growing in France last year. For example, in western Britain, there are nearly 2,000 assignments for expulsion by the Abbé Pierre Foundation. (Finistère 9%, Morbihan + 14%). Source France Bleu Radio.

### 10 MILLION PEOPLE IN FRAGILE SITUATION IN RELATION TO HOUSING IN FRANCE

Nearly ten million people are in fragile situations in relation to housing, including 3.5 million poorly housed in the strict sense (without home, hotel room, camping in makeshift shelters , inadequate housing or housing conditions very difficult). Source Abbe Pierre Foundation.

The expulsions have not bowed. In 2013, 120 000 decisions on expulsion for unpaid were rendered. Source Nouvel Obs

Similarly, 355,000 requests for shelter for the homeless were made during the winter from 2013 to 2014 according to the barometer of the 115, but only 140,000 places were awarded. And families homeless, primarily hosted at the hotel, including Ile-de-France, are also found in the street, because the device, which is very expensive, is full. source AFP

Hence the new measures of the government in terms of emergency measures, including mentoring and universal guarantee of rents, the ALUR Act.

Today Paris has still lagging behind other major cities in France and elsewhere, who become cities, and therefore more attractive. Hence the project 'Grand Paris'. (See article LE GRAND PARIS IS A HUGE AMBITIOUS PROJECT, <http://www.newsrama.uspa24.com/bericht-3076/le-nouveau-grand-paris-is-a-huge-ambitious-project.html>). It is a nice long-term project, with very ambitious objectives in terms of building parallel development of public transport. For the moment the work is ongoing and political maturities punctuate the advanced this project which Parisians would be happy to benefit in terms of struggle for housing.

For more information see [www.theeconomist.com](http://www.theeconomist.com), [www.francebleu.fr](http://www.francebleu.fr), [www.nouvelbobs.fr](http://www.nouvelbobs.fr), [www.afp.fr](http://www.afp.fr), [www.adil75.org](http://www.adil75.org), [www.http://www.drihl.ile-de-france.developpement-durable.gouv.fr/](http://www.drihl.ile-de-france.developpement-durable.gouv.fr/)

“ç The prefectural

“ç The interactive map that shows how the amounts of rents by type of dwelling, neighbourhood or address.

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