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REPORT
ON URBAN SPECULATION AND ABUSES IN
SPAIN: UNPRECEDENTED AGGRESSION
AGAINST CIVIL AND HUMAN RIGHTS, THE
ENVIRONMENT AND CULTURAL HERITAGE
AND
90 MEASURES
IN DEFENSE OF THE TERRITORY

Urban Speculation as Spain's
most serious, systemic and
endemic Problem

(English)

URBAN SPECULATION AS SPAIN'S MOST SERIOUS, SYSTEMIC AND ENDEMIC PROBLEM

GENERAL FACTS – THE STATE OF THE QUESTION:

1. At this historical moment it is a fact that never in the history of Europe and possibly of the world had there been such a devastating use of the territory as that of Spain in the last 4 decades.
2. The dimensions of urban speculation and its consequences in Spain are mostly unknown by public opinion, there being a partial awareness of some aspects of the problem. This is due to the fact that
 - a. the whole political system and all main parties are complicit with speculation and corruption, there being no substantial difference between left-wing and right-wing parties: the differences are mostly in the discourse, where conservative parties make a stronger defence of practices related to speculation and unsustainable development, but in the deeds there is little difference as is obvious if we compare the politics undertaken by the socialist government in Andalucía and Cataluña, and those undertaken by the Popular Government in Valencia, Baleares, Murcia, Madrid or Galicia; even in townhalls where Izquierda Unida governs, like Rivas Vaciamadrid or Córdoba there are strong speculation processes going on, as well as in other townhalls governed by nationalist or independent parties;
 - b. and that a culture of speculation has been promoted amongst citizens by the administration and the market where money has been mostly invested in housing properties and speculation has been thought of as a proper basis for economic enrichment of individuals, making of speculation truly a “national sport” and a habitual practice of citizens, driven by false assumption about the “good” effects of such practices for the economy and for “development” which have turned out to be completely wrong in the light of the current crisis.
 - c. This has induced a lack of awareness of the more general problems derived from speculation from the part of the citizens, who, apart from environmental groups, have acted mostly when there was direct aggression to their property, and even then only in few of the cases, since also,
 - d. a culture of ignorance of civil rights has also been promoted in which the citizens have realised that no help was coming from the administration, often leading to a feeling of impotence in the citizen that has suffered abuse or is observing abuse in others or in the environment.

Doubtlessly the amount of petitions to the Committee coming from Spain related to both social and environmental problems derived from urban speculation is a clear indicator of this extreme and mostly unknown dimension of the problem, and of the

growing social contestation to it, which is structured at present in at least three main branches:

- environmentalist groups,
 - groups that fight for an adequate housing, and
 - groups against urban abuses.
3. In 20 years the number of houses in Spain has doubled, from 10 million to over 20 million, most of them having been built in the last 5 years.
 4. According to official reports at the moment there is urban land ready to be urbanised that will mutiply by three the houses in the coast, which means another 20 million houses.
 5. At the same time, according to diverse estimations and evidences, there is an attempt to requalify over 10 billion square meters of rustic or protected land into urban land that would give place to the construction of another 20 million or more houses.
 6. According to official reports at the moment there are more than 3 million empty houses in Spain, mostly used as investment of speculators. Paradoxally and as a consequence of the speculative spiral, housing is increasingly inaccessible to the population, that is subdued to an increasing and generalised precarious state unprecedented in developed countries.
 7. According to diverse estimations there are over 1 million illegal houses in Spain.
 8. The whole coast as well as the inland of Spain is subject to wild speculation. These are a few examples of some of the more menaced areas of which we have been able to gather some general information:
 - a. Comunidad de Madrid - over two million houses foreseen:
 - i. in 90 of the 200 municipalities, land for one million houses wants to be requalified, there is still land available for 7,5 million houses, that could generate an urban area as populated as Tokyo with 35 million inhabitants.
 - ii. in some municipalities the expectations of growth are over 15.000%, (multiplying by 150 to 200 the actual population): various cases of areas with around 200 inhabitants that want to build enormous projects including between 7.000 and 10.000 houses for more than 36.000 people.
 - b. Comunidad Valenciana - over a million new houses expected,
 - c. Región de Murcia - over 800.000 expected in new plans according to a report from the University of Murcia,
 - d. Almería - according to official numbers nearly two million houses are expected by local authorities.
 - i. 8 Townhalls of East Almeria expect to requalify 200 million square meters of land for 500.000 new houses (nearly 2 million population) covering a surface the size of Madrid including metropolitan area, multiplying by 30 the population, and 30 golf camps, in the most desartic and less developed regions,
 - e. Málaga – over one million ouses expected in one of the most damaged and urbanised areas of the mediterranean coast,

- f. The Coast of Galicia - 650.000 houses expected according to a report from La Voz de Galicia.
9. The construction rates in recent years have been around five times higher than that of the rest of the EU: in Spain in 2006 and 2007 more houses have been built than in Germany, France and the UK put together, which make together a population five times larger. The surface equivalent of 50.000 football camps has been urbanised in Spain every year since 2000.
10. This systemic and endemic character of urban speculation and corruption in Spain is precisely the reason why we urgently need help from outside Spain, from the EU Parliament.

MAIN CONSEQUENCES AND PROBLEMS - GENERAL FACTS:

We can summarise the problem in the following five points:

1. Urban Speculation is the direct source of the most severe environmental problems:
 - a. No other problem has such a devastating effect on the territory with the urbanisation of over 10 billion square meters (1 million football camps) in the past 3 decades, especially in sensitive areas like the coast.
 - b. Many of the urbanisation projects are built in protected areas, systematically violating European, National and regional laws, often with the approval of regional and municipal authorities. (We give evidence of this practice with the reports and courts procedures opened succesfully by us in a diversity of regional and national Courts)
 - c. The overuse of resourses and energy has also a direct and devastating impact on the climate change and makes it impossible for Spain to decrease emissions of C02.
 - d. The favourite urbanisation model: golf resorts with thousands of houses, is paradigm of this urbanising madness, since it is the most inadecuate model for a country with generalised lack of water. There are over 300 Golf Camps in Spain, many of them in desartic areas. At least another 300 are planned for construction in the future. The water use for golf Camps is mostly illegal coming from drinkable water, and not from treated sewage water as is obliged by some regional laws.
 - e. There is an excessive construction of large infrastructures that promote urban speculation and construction industry, such as high speed trains, highways and motorways, airports and ports, many of these with enormous financing from the European Union and devastating environmental impact.
 - i. Soon Spain will be the country with the largest highspeed train railway network in the world, and
 - ii. Madrid is already the city with more highways and motorways in the world after Singapur, with 5 surrounding circle motorways and over 12

radial motorways as well as many other road systems, and still pretends to build over 300km in the coming years.

2. Urban Speculation is the direct source of many of the most severe social problems:

- a. inaccessible housing: the current model is anticonstitutional, since it fosters speculation and makes housing inaccessible, in total contradiction with the article 47 of the Spanish Constitution. The report by the United Nations Aggregate on Housing is very strongly denouncing the precariousness of housing in Spain and the ways in which this problem is linked to urban speculation. This is also shown in the numerous social movements emerged in Spain over the last years demanding adequate housing.
- b. lack of infrastructures particularly regarding sewage, with systematic violation of European Directives.
- c. lack of basic resources, particularly regarding water, with systematic violation of European Directives.
- d. constant abuses through
 - i. expropriation,
 - ii. mobbing,
 - iii. people forced to leave their houses when they cannot pay the mortgage,and other tactics; there are millions of victims of urban abuses in Spain.
- e. constant frauds in the estate industry: according to the 2005 report from AUSBANC 98% of the advertisements of the estates industry is fraudulent.
- f. constant difficulties to democratic participation in the processes of urban planning.
- g. life becomes more expensive while the quality of life is constantly decreasing, with precarious basic infrastructures, lack of water and sewage, collapse of the traffic in local road systems, etc.
- h. the new urban models are anti-social and segregate the territory: huge urbanisations with no public space, with large consumption of resources and favouring a consumer model based on large commercial centres, that have occupied the place of public space.
- i. The urban model favours a diffuse and fragmented urban growth that generates an enormous need for private motorized mobility leaving the private car as only alternative for transportation.
- j. Increasing inequality between investors or land owners and people subject to inhuman lifelong mortgage systems or expropriation.

3. Urban Speculation is the direct source of some of the most severe cultural problems:

- a. because of systematic destruction of the cultural heritage: thousands of archeological sites and culturally relevant buildings are menaced or have been destroyed by urban speculation. Some examples:
 - i. In East Almeria, over 500 sites are menaced in one of the richest archeological areas in Spain,
 - ii. In Toledo an important site is menaced,
 - iii. the city of Numancia, one of the most important archeological sites in Spain is about to be surrounded by urbanisations.

- b. because of the systematic destruction of the landscape and natural environment, indeed of all those values that are used by tourism industry as the identity and attraction of the land, like so called "virgin beaches".
- c. because of the erasure of local specificities and cultures, subsumed under the tourism industry and forced to become a parody of themselves, and brutally erased by the onslaught of northamerican and other models of life and consumption that acquire their strongest form of cultural colonisation in urban models, as a conclusion of other previous forms of cultural colonisation through cinema, communication and leisure industry, food industry, fashion and textiles industry, etc.
- d. One of the consequences of this is the loss of sovereignty regarding food.

4. Urban Speculation is the direct source of the most severe economic problems:

- a. with the economy of the country centred in construction, Spanish economy is seriously unbalanced, with a reduction of productivity and of the capacity to promote other kinds of industry which are less damaging to society, culture and environment.
- b. with an enormous degree of submerged economy, which according to the Ministry of Hacienda, constitutes the 20% of the Spanish Interior Product or PIB,
- c. with its related and illegal practices of money laundering, in which Spain has become one of the first countries in the world
- d. with the 26% of the 500€ bank notes from the whole euro zone circulating in Spain.
- e. with the extreme consequences of the explosion of the "estates bubble" or the financial bubble that has grown around urban speculation over the last decades,
- f. with the explosion of the "bubble" having especially bad repercussions regarding employment, since 20% of employments generated over the last years have been in construction and 16% unemployment at present crisis.
- g. with an extremely bad repercussion in tourism industry itself, as is shown in the report by Exceltur, 2005.
- h. with a disappearing of agriculture and other forms of local industry that is eliminating alternative sources of productivity and diversification.

5. Urban Speculation is the direct source of the most severe political problems:

- a. Generalised corruption that affects all political parties, is the most severe menace to democracy in Spain since its implantation.
- b. Urban Speculation is the main source of corruption that affects the system at all scales:
 - i. all main political parties
 - ii. the whole estates industry
 - iii. banks
 - iv. courts of justice
 - v. individual speculators and investors
 - vi. international investment companies and funds
 - vii. international mafias

- viii. tourism industry
- c. according to official data from the Tribunal of Accounts one third of the financing of political parties comes illegally or legally from urban speculation.
- d. The generalised implantation of international Mafias that “launder” their money coming from crime is another of the most severe and least known problems (according to a judge from Malaga there is an agreement between the mafias and the administration to allow them to do their business as long as they don't commit crimes in the country).
- e. The recent known corruption cases, as the one of Marbella are only a very small part of the whole. We may say that Spain is Marbella: Marbella is the paradigm of the situation that affects the whole country.
- f. The current model is anticonstitutional: The spanish constitution says that administrations should to prevent speculation and secure adecuate housing. **Article 47 of the Spanish Constitution: All Spanish people have the right to an adecuate housing. Public powers will promote the necessary conditions and establish the pertinent norms to make this right effective, regulating the use of land according to general interest in order to avoid speculation.**

WHAT IS THE CAUSE OF THIS SITUATION?

The dimensions and characteristics of this situation in Spain, that make it unique in the world, have very specific causes:

1. Since the XIX century the laws have favoured speculation and increasingly generated a State of Exception in construction and urbanising politics:
 - a. Already since the XIX century the added value of the urban land goes to private hands, something that does no happen in other countries.
 - b. Since 1956 there is the law that allows to add to the land an extra added value called “future urbanising profit”.
 - c. Since 1960 there is the figure of the “Convenio Urbanístico” or urban agreement, that allows the townhalls to make special modification of the use of land with no major control from regional governments, and even less from the central government.
 - d. Since 1998 there is an ultraliberal land law that makes all the land urbanisable this was recently repeald by socialist government..
 - e. More recently, in 2003, the figure of the Urbanising Agent was approved, that facilitates the obscure handling of the land.
 - f. The laws of financing of townhalls, of financing of political parties or the expropriation laws are also key to this situation.
2. This State of Exception has generated a “paradise” for:
 - a. global financial funds that have inverted billions of dollars in the Spanish estate industry,
 - b. international and national mafias,
 - c. investors of all kinds
 - d. corruption in general,

- e. also due to this Spain has become the first tourism country of “sun and beach”, attracting economies and citizens from all the globe, particularly northern and central Europe.
3. In this exceptional situation laws turn out to be far too slow and inadequate to protect both the citizens, the territory and the heritage. And they are seldom applied.
 - a. the slowness and scarcity in application of law leads to a politics of “hechos consumados” or given facts, which means that citizens arrive always too late to having a verdict that confirms that the project in question was illegal, when it is already finished and the damage is irreversible,
 - b. the regional and local administrations systematically act against the law.
 - c. discretionality and secrecy is the keynote of the transactions between promoters and administration,
 - d. ignoring the rights of citizens to public participation, with a
 - e. complete lack of information of the changes in use of the territory that directly affect them.
 - f. the regional administrations avoid or misuse instruments for “ordering of the territory” converting them into weapons for territorial disorder and destruction. A good example are the regional and subregional Plan of Ordenación of the Territory, which, when applied often not only do not set limit to urbanisation, but add more instruments for massive construction, as is the case of the POTLA, The subregional plan developed for East Almería, which promotes the generation of a huge city of 100.000 houses built from nothing, in a desertic area, and sets no limit to other developments that the townhalls are proposing for over 500.000 houses.
 - g. the law is unequally applied, so that seldom or never are large promotions or hotel constructed in protected areas demolished, whereby generally enormous and often illegal compensations are negotiated, like in the case of the Algarrobico Hotel, whereas houses of isolated citizens are demolished with no concerns for compensations.
 4. The administration has therefore increasingly fostered an anticonstitutional speculative development model that is causing devastation and precariousness generating a wrong public consciousness of speculation as a positive or necessary aspect of progress and development.

WHO IS RESPONSIBLE FOR THE SITUATION?

COMPETENCIES

Competencies for construction lie at a first instance in the townhalls, yet the regional governments are ultimately responsible for ordering the territory and controlling mass construction. The state has very limited competencies, and even more so does the European Union.

But the Regional governments are mostly exercising no control. In Spain there are 17 regional administrations, each one with their regulations concerning the land, most of them fostering speculation and devastation.

We need national state intervention in this territorial disorder, but also intervention from international Institutions, especially the EU Parliament, in such an endemic and systemic problem that affects the whole country and its political and economic system.

THE GOVERNMENT IS NOT GIVING SOLUTIONS

No alternate ways of economic growth are being put into practice, no moratoriums are being mentioned, most of the figures that foster speculation are not being questioned (only a few that are part of the 1998 law of the conservative party). Only a few partial solutions are being put into practice that in no way alter the situation as a whole.

The situation of economic crisis cannot be an excuse to continue protecting and financially helping the construction sector, as is being done by the current administration.

HELP FROM INTERNATIONAL INSTITUTIONS IS NEEDED

We need help from International Authorities, especially the EU, in a problem which affects all main political forces in Spain, where the systemic and endemic corruption of the system makes it impossible to get true sustained or substantial help from authorities within the country or from the Spanish government. This is also the reason why social and environmental groups get only limited support from the press, especially regarding the systemic and generalised aspects of the problem.

We need a global intervention and pronouncement in all matters affecting European directives, and all important matters at a scale that addresses the problem as a whole not in isolated chapters or offering partial solutions.

We need the EU institutions to undertake responsibility for a radical transformation in European Funding, which often goes to illegal urbanisation projects, or unnecessary infrastructure projects at the service of speculation and unsustainable development. Instead funding should go to help the citizens construct a truly democratic and participatory system, helping civil and environmental movements.

We need this to be a preventive action against an increasingly global problem, as is shown in the fact that Spanish Constructors and promoters are expanding in areas like Eastern Europe (Poland), North Africa (Marocco), or Latin America (Panama).

Urban Speculation in Spain IS A EUROPEAN AND GLOBAL PROBLEM:

- because the environment and cultural heritage of one of the very culturally and environmentally significant countries of Europe is being destroyed
- because thousands of citizens from all over Europe are being directly abused
- because it is a model that is starting to be exported to other countries in Europe and the world: we have to avoid this to happen with preventive action that sets good precedents and example to Europe and to the rest of the world with regard to the ever growing greed of the industries flourishing around urban speculation.

IN THIS CONTEXT OF NEED WE CALL UPON THE EUROPEAN UNION TO EXERCISE ALL THE PRESSURE THAT IS POSSIBLE FOR THE ERRADICATION OF THIS EXTREME PROBLEM THAT IS CAUSING AN IRREVERSIBLE AND UNPRECEDENTED DEVASTATION OF NATURAL RESOURCES AND CULTURAL HERITAGE AND AN UNPRECEDENTED SITUATION OF ABUSE OF SPANISH AND INTERNATIONAL CITIZENS.

WHAT NEEDS TO BE DONE?

No partial measures are possible here. There needs to be an integral urgent and drastic plan that includes, at the very least, the following:

90 MEASURES AGAINST URBAN SPECULATION, ABUSES, CORRUPTION AND DEVASTATION

A. Urgent measures against devastation and destruction of the territory, the environment, cultural heritage and urban abuses through Immediate moratoriums in requalifications of land (billions of square meters are already requalified and waiting to be constructed). Moratoriums and severe limitations in construction are also needed (there are 3 million of empty houses, demand is speculative to a large degree.) The urbanising competencies should be taken away from those townhalls and regional administrations that are promoting a speculative and anticonstitutional form of development.

1. Moratoriums

- a. General Moratorium in land requalifications, in all the territory, particularly where no basic resources like water are guaranteed.
- b. General Moratorium in construction of new urban developments in all the territory, particularly where no basic resources like water are guaranteed.
- c. Moratorium in the construction of Golf Camps and Resorts, as well as Skiing Stations in the mountains and other sports installments of great impact.
- d. Moratorium in the development of transport infrastructures that are not fully justified for ends other than speculation (roads and highways, high speed trains, ports –both for leisure and goods- and airports).
- e. Zero Growth in all municipalities that have had an increase higher than 10% of urban land or population over the last decade and in all areas with saturated sewage systems.
- f. Limits of 10% growth per decade of population / urban land / houses in the municipalities that have had less than 10% growth in the last decade and that justify their need of growth according to parameters other than speculation (population, etc).
- g. Growing towards the inside of the cities, using the enormous contingent of empty houses and with coherent regeneration of urban areas.

- h. Limit every new development to the construction of "Public Parks of Houses" or Parques Públicos de vivienda.
 - i. To prohibit urbanisation projects that are not public.
 - j. Prohibition of Partial Modifications on planning that attempt to generate new urban or industrial areas.
 - k. New developments will be as extensions of existing ones, prohibiting diffuse and segregated use of the territory and avoiding large urban agglomerations.
2. Requalification back to protected land
- a. Application of laws aiming at Inverse Requalification to protected land of all the urban or urbanisable land that is not fully justified, as is foreseen by national law.
 - b. Expropriation or nationalisation of urbanisable land in protected areas or where it is not fully justified to build for its special protection.
 - c. Emission of public debt to buy land qualified during the last 5 years at the price of public "escritura".
3. Financing
- a. A radical transformation in European Financing, which often goes to illegal urbanisation projects, or unnecessary infrastructure projects at the service of speculation and unsustainable development. Instead funding should go to helping the citizens construct a truly democratic and participatory system, helping civil and environmental movements.
 - b. A radical transformation in National, Regional and Local Financing, which often goes to illegal urbanisation projects, or unnecessary infrastructure projects at the service of speculation and unsustainable development. Instead funding should go to helping the citizens construct a truly democratic and participatory system, helping civil and environmental movements.
4. Withdrawal and changes of urban planning competences
- a. Total Withdrawal of urban planning competences to townhalls and regional governments who undertake speculative, unsustainable urban developments or abuse against their citizens and
 - b. Total or partial Withdrawal of urban planning competences on land that is not urban to the townhalls.
 - c. Limit competencies of municipal and regional governments and redefine competences of the state in ordenación del territorio or ordering of the territory, with the recuperation of statal agency to put order in the chaos of the different 17 regional laws.
 - d. Amplification of the European Directives and of the vinculating frameworks of operation of the EU.
 - e. Creation of a State agency including social movements and independent experts that controls and observes urban development and planning.
 - f. Recuperate the capacity of regional governments to suspend urban licenses, eliminated by the verdict 46/92 of the Constitutinal Court for not being included in the laws of local regime.
 - g. The reports from the Court of Accounts should be vinculating.
5. Amplification of natural protected areas
- a. Amplification of natural protected areas and creation of zones of protection of at least 5km around
 - b. Augmentation of the Coastal Protection Area or Servidumbre de Protección del Dominio Público Marítimo Terrestre from the 100 metres precribed by law to

- 500metres, as has been applied in some regions like Galicia, in every place where there are no urban lands or legal constructions.
- c. The application of the Law of Mountains or Ley de Montes.
- d. Drastic new measures for the protection of nature and landscape.
- e. Drastic new measures for the protection of cultural heritage.
- 6. Restriction of use of water resources prohibiting the use for golf Camps unless it is demonstrated that it comes from treated sewage water and obligatory regional reports on the adequacy of the water use.
- 7. Greater legal and administrative control over the garbage and residues received from construction, demolition and public works, especially those considered dangerous by European laws.

B. The elimination of ALL the legal figures that foster speculation and the generation of new legal figures that ensure a greater control and transparency:

1. Eliminate legal figures that promote speculation:
 - a. The added value of land requalification must go to public hands and not to private owners.
 - b. The Convenio Urbanístico (or urban agreement) must be abolished, since it fosters discretionality, secrecy and speculative actions, therefore being anticonstitutional.
 - c. The figure of Agente Urbanizador (or urbanising agent) must be abolished, since it fosters discretionality, secrecy and speculative actions, therefore being anticonstitutional.
 - d. The figure of Aprovechamiento Futuro de Suelo (or future profit of the land) must be abolished, since it fosters discretionality, secrecy and speculative actions, therefore being anticonstitutional.
2. Financing and expropriation laws
 - a. A new law in all regions and at national scale that prevents the abuses done through expropriation.
 - b. A new law of Municipal Financing that makes townhalls less dependent from urban development and gives them new sources of financing.
 - c. A new law of Financing of Political Parties that regulates illegal financing as well as legal financing coming from construction and urban speculation.
3. Mafias
 - a. To put into practice urgent solutions for the eradication of the rooting of international mafias in Spain.
4. Empty houses
 - a. Special taxes on empty houses.
 - b. Obligation to occupy empty houses with social renting.
5. Transparency
 - a. To develop a culture of transparency in which the citizen is informed of every step to be done in urban planning, including measures like putting banners in affected pieces of land.
 - b. Obligation to do an annual declaration of goods owned by elected and freely designated charges of political parties and their direct relatives.
 - c. To develop new mechanisms of public control from the taxes ministry, or Ministerio Fiscal.
6. Observatories

- a. Generate national mechanisms, committees and observatories of surveillance of illegal urban speculation practices.
- b. Generate technical commissions with independent experts.
- 7. Strengthening laws against irregular practices
 - a. To develop mechanisms that regulate and avoid the ownership of huge amounts of land by very few owners, for example in Madrid six promoters are owners of over 200 million square meters of land.
 - b. To make a modification in law that makes responsible of the illegalities the public charges who approve them and the technicians that give favourable reports. Their defence should be paid by those who are finally condemned, and not by public funds as is often the case.
 - c. To Tipify "reparcelaciones" or redistributions of land as illegal practice.
 - d. To develop legal mechanisms of regulation and restriction of the role of the banks in urban speculation processes.
 - e. Public elections should be with open and independent lists of parties constituted by inhabitants of the municipality.
- 8. Public Land
 - a. To rigorously put into practice the regulation of the Patrimonio municipal de suelo, or land owned by the townhall.
 - b. To prohibit the selling or cesiones (giving) of public land.
- 9. To promote a Political Compromise of a Pact Against Corruption, an agreement between all parties, which includes the destitution of any elected or freely designated charges who is being or has been accused, processed or condemned by justice.

C. The creation of more effective and quick laws:

- 1. Rapid laws and trials
 - a. The creation of a new RAPID LAW, (like the gender protection law) that ensures a more rapid and effective prevention and protection of citizens and of the territory and heritage.
 - b. The creation of quick trials, that allows for quick legal response to urban abuses and environmental damage that becomes otherwise irreversible.
- 2. The articulation of legal mechanisms that put into practice article 47 from the Spanish Constitution, condemn speculation and guarantee the access to adequate housing.
- 3. Existing laws
 - a. The application of existing laws that protect the territory and the citizens from abuses.
 - b. To rigorously comply with all European directives regarding protected areas, water, sewage, fundamental rights and other.
- 4. Strengthening Institutions
 - a. Strengthen the "fiscalías anticorrupción" and those against environmental and urban abuses or delitos medioambientales y urbanísticos.
 - b. Strengthen the national and regional Ombudsmen or "Defensores del Pueblo"
 - c. Create provincial or regional courts specialised in these illegal practices.
 - d. Reinforce and amplify contingents of Police (guardia civil) and the measures to detect frauds, illegal constructions and other.
- 5. Demand from judges and prosecutors a radical change in attitude: they must work always and only at the service of general interest.
- 6. Public Participation

- a. Putting in practice real mechanisms of information and public participation for a real direct and participatory democracy that incentivates public participation and includes integration of social movements in consultive organisms for every aspect of urban planning.
 - b. The development of new kinds of administrative laws that oblige the administration strictly to comply with public participation policies.
 - c. Obligatory referendums for the the PGOUs or General Urbanising Plans of the Town Halls.
 - d. Facilitate the exercise of public action to associations which defend legality, the environment, cultural heritage or fundamental rights.
 - e. Put in practice the regional and local councils with participations of all local organisations and civil representatives, including ecologists.
 - f. Develop mechanisms of defence of activists menaced by politicians, mafias, promoters or other agents.
7. Abuses
- a. Measures against Mobbing, or the abusive practice through which promoters of owners make pressure on people living in houses to leave them for the purpose of undertaking new construction.
 - b. Measures against abusive contracts of promoters or estate sellers.
8. Housing Policies
- a. Guarantee access to housing for a 30% of the basic rent.
 - b. Augment social protected housing, preferably through renting at the expense of building new VPO (Viviendas de Protección Oficial) or Houses of Official Protection.
 - c. Avoid forcing people to leave their homes when they cannot pay the rent.
 - d. Depenalise occupation of empty houses.
9. Demolitions
- a. Demands from the judges exemplary verdicts in all cases opened at present, acting quickly in the demolition of large projects undertaken by promoters and carefully when it comes to demolishing individual houses of individual owners, who should be compensated if there is evidence that they have been subject to fraudulent activity of an estates agency or promotor.
 - b. Demand that de verdict of restoration of damaged environments are put into practice after demolitions.
 - c. Demand that de relodging or realocating of people affected by demolitions is immediately put into practice.
10. Regulation of Fraudulent Advertising
- a. The articulation and putting in practice of strict norms and laws as well as control mechanisms against fraudulent advertisements in the estates industry,
 - b. the articulation and putting in practice of strict norms and laws as well as control mechanisms against placement of illegal advertisementes of the estates industry or any other kind in public space and their impact in the landscape,
 - c. the articulation and putting in practice of strict norms and for the obtention of permission to advertise promotions of any kind related to the estates industry, in public space, the internet or any other space.

D. The immediate putting into practice of alternatives for economic growth that allows the millions of workers of the construction industry to have a different basis of subsistence, and the immediate putting into practice of a territorial model that is not based on speculation, that obliges the development of instruments for territorial ordering (“Planes de Ordenación Territorial”) before every urban development.

1. New culture of the territory
 - a. The putting in practice of a model of economic growth that is not based in construction and urban speculation, favouring a greater diversification of the economy against the suicidal and monolithic dynamics of construction centred economy.
 - b. The development of transition models to the new diversified economic models.
 - c. The putting in practice of a new culture of the Territory that respects reinforces and protects social, cultural and environmental values in all its specificity and complexity
 - d. To promote rustic, protected and non-urbanisable land as main value of the territory.
2. Ordering of the Territory
 - a. the immediate putting in practice of effective instruments of Ordering of the Territory (ordenación del territorio) which are largely inexistent or misused, and of a strategic planning that includes massive cuts in existing urban planning and assuming of the Moratoriums proposed herein in General Urbanisign Plans, Partial Plans and Subsidiary Norms, when applicable.
 - b. Putting in practice of urgent plans of renovation of sewage systems in all the territory.
 - c. To promote renewable energies in all the territory.
 - d. To regulate motorised private mobility.
 - e. To regulate all forms of intensive consumption of resources, especially water.
3. To put in practice reforms of existing urban areas, aiming at an adequate social city model, with
 - a. abundant green and public areas,
 - b. ecologic houses,
 - c. avoiding large agglomerations,
 - d. promoting public transport,
 - e. with adequate sewage and basic services,
 - f. occupying empty houses and
 - g. growing “towards the inside”.

The Coordinadora Ciudadana en Defensa del Territorio (CCDT) – National Civil Coordinator in Defence of the Territory- is a national federation and coordinator, independent from political groups, trade unions or companies, that includes more than 600 groups of all regions of Spain in the fight against urban speculation. www.nosevende.org