



# URBAN SPECULATION IN SPAIN

(REPORT – BRIEF VERSION)

**Urban speculation is Spain's most serious, systemic and endemic problem.**

**The amount of petitions to the Committee is a clear indicator.**

**This is backed up by an overwhelming amount of facts and hundreds of reports.**

1. Never in the history of Europe had there been such a devastating use of the territory
2. Construction rates have been five times higher than in the rest of the EU.
3. In 20 years the number of houses has doubled, from 10 to 20 million.
4. current plans will multiply by three the houses in the coast.
5. current plans want to requalify over 10 billion square meters (1 million football camps) of land for another 20 million houses.
6. there are 3 million empty houses
7. The whole territory is subject to wild speculation.

## THE CONSEQUENCES:

1. Urban Speculation is the worst environmental problem:
  - a. affecting hundreds of protected areas in the whole territory,
    - i. systematically violating European, laws,
    - ii. mostly with the approval of local authorities
    - iii. and often with financing from the EU.
    - iv. (We give evidence of this with extensive reports and courts procedures opened successfully by us)
  - b. The overuse of resources has a devastating impact on climate change.
  - c. There is a proliferation of highly unsustainable models like the hundreds of golf camps in desartic areas.
  - d. There is an excessive construction of transport infrastructures with devastating impact and often enormous financing from the European Union.

2. Urban Speculation is source of the most severe social problems:
  - a. inaccessible housing: as acknowledged by United Nations
  - b. lack of sewage infrastructures, and water resources, with systematic violation of European Directives
  - c. constant abuses,
  - d. frauds and
  - e. difficulties to democratic participation,
  - f. radical decrease in quality of life and
  - g. antisocial character of the new urban models, etc.
3. It is the source of systematic destruction of the cultural heritage: affecting thousands of archaeological sites and buildings
4. It is the source of the most severe economic problems:
  - a. with over 20% of the economy and employment in construction industry, and a disappearing of alternative sources of productivity
  - b. with 20% degree of submerged economy, one of the first countries in the world in money laundering,
  - c. with the extreme consequences of the explosion of the “bubble” of urban speculation and current unemployment of 16%
  - d. and with bad repercussion in tourism industry
5. It is the direct source of generalised corruption
  - a. that affects the system at all scales
  - b. with an implantation of international Mafias

The current model is anticonstitutional: **Article 47 of the Spanish constitution** says that administrations should act to prevent speculation.

## THE SITUATION HAS VERY SPECIFIC CAUSES:

1. Since the XIX century the laws have increasingly favoured speculation
  - a. with Figures like the Urban Agreement, or the Urbanising Agent
2. Also Laws turn out to be far too slow. And they are seldom applied.

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We urgently need help from the European Parliament.

We need a global intervention and pronouncement that addresses the problem as a whole.

Urban Speculation in Spain IS A EUROPEAN PROBLEM:

- that's starting to be exported to other countries

**WE NEED** a drastic plan that includes, the 90 MEASURES proposed by us (see complete version of report).

1. Urgent preventive and protective measures
  - a. Moratoriums are essential
  - b. A withdrawal or transformation of European Financing
  - c. Withdrawal and changes of urban planning competences
  - d. Amplification of protected areas
  
2. The elimination of ALL the legal figures that foster speculation
  
3. The creation of more effective and quick laws, and the correct application of existing ones:
  - a. Rapid laws and trials
  
4. Legal modifications that ensure a greater control and transparency:
  - a. Changes in laws of expropriation
  - b. and of financing of
    - i. Townhalls
    - ii. Political Parties
  - c. Legal measures for Transparency, that ensure Public Participation
  - d. Strengthening laws against irregular practices, and abuses
  - e. Strengthening Institutions
    - i. "fiscalías"
    - ii. Ombudsmen and others
  - f. Housing Policies with Taxes on and occupation of Empty houses
  - g. Observatories of illegal practices
  - h. and others....
  
5. FINALLY: We need the immediate putting in practice of alternatives for economic growth that provide other forms of productivity not based in construction, speculation, abuses and destruction of the territory and the heritage.

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](http://www.nosevende.org)