



# Statutes for the International Union of Tenants IUT

From January 1<sup>st</sup> 2005

## 1. Name

The International Union of Tenants, hereafter referred to as IUT, is an international organisation composed of national- and regional tenant organisations, and organisations (Associated Members) whose activities include objectives as mentioned in § 3.

## 2. What the IUT is

IUT is a non-governmental organisation with consultative status to UN ECOSOC. IUT is a democratic, non-party political organisation.

## 3. Objects

The objective of the IUT is by means of co-operation between its members, to safeguard the interests of tenants and to work in order to realise the right of everyone both to good housing and a good residential environment to a quality that tenants can afford; and residential/tenants democracy.

## 4. Activities of IUT

IUT seeks to pursue its objects by:

### I: global activities

- A) Organising the exchange of experiences and ideas through international meetings, courses and conferences,
- B) Facilitating personal contact between members of the organisation,
- C) Participating in the work of UNCHS (Habitat) and of UN's regional economic committees with housing, building and planning on their programme,
- D) Promoting and encouraging the interests of tenants in the European Union and other similar organisations in the world,
- E) Participating in relevant non-governmental umbrella organisations' work (IFHP, HIC etc.),
- F) Disseminating information about housing and tenants and relevant topics through a periodical magazine, through the Internet and through the periodical magazine of the member organisations,
- G) Encouraging the establishment of national tenants organisations where needed,
- H) Taking other actions that may further promote the objectives of the IUT.

### II: organising the tenant interests

Through;

- A) having national and regional organisations as members (Board Members / Members)
- B) having as Associated Members; national or regional institutions and organisations working in the interests of tenants.

## 5. Membership of the IUT

Membership of the IUT shall be open to all national and regional tenants' organisations and to institutions and organisations according to 4.II.B.

### I. Conditions for membership

There are three kinds of memberships in the IUT:

1. Board members

2. Members

3. Associated members

1. In order to become a **Board Member** of the IUT, the applying organisation should;
  - A) have a democratic structure,
  - B) accept the statutes of the IUT,
  - C) state its intention to play as full as possible a part in the international work of the IUT,
  - D) represent tenants on national or state level,<sup>1</sup>
  - E) pay an annual membership fee.

2. To become a **Member** of the IUT, the applying organisation should;
  - A) have a democratic structure,
  - B) accept the statutes of the IUT,
  - C) state its intention to play as full as possible a part in the international work of the IUT,
  - D) represent tenants on, regional or national level,
  - E) pay an annual membership fee.

Members who fail to pay the fee become, after the Board so decides, Associated Members.

3. To become an **Associated Member** of the IUT, the applying organisation or institution should prove itself to;
  - A) work for the benefits of tenants
  - B) have an interest in the problems of tenants
  - C) accept the statutes of the IUT
  - D) be a national or regional organisation
  - E) have a democratic stature

### II. Application procedure

Any organisation wishing to join must apply in writing to the Secretariat. The application will be dealt with at the next following board meeting.

The Board decision of approval means that the organisation has been accepted as a provisional member. Such a decision requires a 2/3-majority.

A final decision on membership shall be made at the next following Congress; such a decision requires a two-third majority. The Congress has also the right directly to take up applications received since the last meeting of the Board.

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<sup>1</sup> In countries with large geographical areas or a special cultural heritage, or where there are special difficulties in having a nation wide tenant organisation it might be possible to accept a tenant organisation, which is not nation-wide. A regional organisation may represent its country while waiting for a national organisation to be formed. Nation or state refers to members of the United Nations.

### **III Suspension of membership**

- A) A member may leave the IUT at the calendar year's end occurring after six months have elapsed since the date when the members requested permission in writing to leave the IUT.
- B) Membership may be suspended by a two-third majority decision of the Board if the organisation in question has acted contrary to the principles of the Statutes, or if the membership fees payable are still outstanding more than 12 months after falling due. The Board shall consider cases of "enforceable events". A proposal to such an effect may be announced by the Secretariat in such a time, that the member may lodge an appeal against such a decision by submitting a written statement to the Secretariat within two months from the date when the member received the proposal from the Secretariat.
- C) The next Congress must give a final ruling on decisions of this kind (5:III: a-b).

## **6. The Secretariat**

The Secretariat of IUT, which is determined by the Congress, shall consist of three members; President, Secretary General and Assistant Secretary. In addition, two deputy members of the Secretariat may be appointed, e.g. Vice President.

It is the duty of the Secretariat to deal with the current business of the IUT between the Congress and Board meetings, inter alia:

- a) deal with applications for membership under the provisions of paragraph 5:II hereof;
- b) deal with the IUT's correspondence and records and with the administration of its funds;
- c) arrange seminars, conferences and study-visits, and as far as possible represent the IUT at congresses, conferences and other meetings arranged by the members or by other national or international organisations and bodies;
- d) otherwise maintain the IUT's connections with international bodies, institutions and organisations important for the work of the IUT;
- e) mediate the exchange of information, newspapers, journals and trade literature in matters concerning tenancies, housing and dwellings;
- f) be responsible for the issuing of publications;
- g) in accordance with the IUT Statutes, attend to summonses to the Congress and Board meetings, issue statements on received suggestions and applications for membership, and otherwise prepare the matters to be dealt with by the Congress or Board;
- h) make decisions on matters falling within the provisions of the second paragraph of paragraph 5:III:b and;
- i) present, annual and triennial, Plans of Action;
- j) present annual and triennial financial reports, and deliver these to the Auditors and Board, respectively Congress.

## **7. The Congress**

- A) Congress shall be held every three years and shall:
  - a) elect a Chairman and Secretary for the congress, and if necessary...
  - b) nominate a drafting-committee,
  - c) deal with the Secretariat's report on operations and financial statement,
  - d) deal with the Auditor's report,
  - e) decide on discharging the Secretariat from liability,
  - f) decide on any change to the statutes,
  - g) deal with proposals raised under (c) below,

- h) deal with requests for membership,
  - i) make decisions regarding exclusion under the provisions of the paragraph 5:III,
  - j) appoint a Secretariat and decide where it shall have its location,
  - k) appoint two Auditors and deputy for them,
  - l) draw up a Plan of Action for the next Congress period.
- B) In order to deal with a matter of such importance and urgency that it cannot be adjourned until the next following ordinary Congress, the Secretariat or a majority of the member organisations may summon an extraordinary Congress.

### **Dead lines**

- C) The Board determines the **dates for the Congress** after consultations with the member in the country in which the Congress shall be held.  
**Summonses to the Congress** shall be sent to every member at least six months before the Congress.

Proposals for the congress agenda (motions), and amendments to the statutes shall be submitted to the Secretariat at least three months before the Congress.

Members shall inform the Secretariat of the number of delegates they propose to send, not later than two months before the Congress.

A congress agenda, and amendments to the Statutes **and the Secretariat's report on operations and financial statement** with the Auditor's report shall be submitted to the members at least one month before the Congress.

### **Voting Procedures**

- D) At the Congress, a member may be represented by an optional number of delegates. Observers from other organisations may be permitted to attend, but have no right to vote.
- E) At the Congress, each Board Member shall have one (1) vote.
- F) The Secretariat has - except with regard to the report of operations, the financial statements, and the question of discharge from liability - two votes, which are exercised by the President or, in her/his absence, by the Secretary General.
- G) No member may vote unless the stipulated membership fee has been paid for the whole of the last period of operations.
- H) Unless otherwise prescribed by the Statutes, a decision by the Congress requires a simple majority. When voting is even, the President, or, in her/his absence, the General Secretary, has the casting vote.
- I) Each member organisation must itself defray the cost of its representation at the Congress – if no other instructions from the Secretariat.
- J) Amendments to the Statutes and admittance of new members requires 2/3 majority, abstentions not counted.

## **8. The Board**

- A) Members that pay the stipulated annual fee for Board Members, have the right to be represented by a delegate on the IUT Board.
- B) Between the Congresses, the Board shall afford the members an opportunity of discussing matters jointly concerning them, and of submitting suggestions to the Secretariat and the Congress. The Board may make a decision on a matter falling under the provisions of the paragraph 5:III:b hereof, and has the right to make a decision on matters that, under the Statutes, do not fall within the competence of the Congress to decide.
- C) The Board is responsible for the finances of the IUT.
- D) The Board proposes the disposition of earnings.
- E) The Board meets at least once annually at the proposal of the Secretariat. The Board determines the time and venue for the meeting.
- F) The Board decides the time and venue of the congresses.
- G) Every present Board member has one vote (one vote / organisation).
- H) Each member organisation will itself be responsible for the costs of its delegate's participation in a Board meeting. Other expenditure will be defrayed by the IUT.
- I) The Board may establish ad-hoc committees.

## **9. Tenant Council**

Between the congresses the Board has the right to call together a "Tenant Council" meeting. The Board decides the venue and agenda.

## **10. Membership fee**

The Congress determines the Plan of Action. The Board determines the necessary membership fees to carry out the Plan. The membership fees should be payable at a fixed sum per calendar year in the currency decided by the Board.

Membership fees shall be payable by members upon their acceptance as Board Members or Members.

Supplements payable because of an increase in the amount of the fee shall be paid within six months after the decision of the Board.

## **11. Auditing**

The Auditors shall submit their report based on the Secretariat's report on operations and financial statement to the Secretariat in sufficient time for distribution to the Congress.

## 12. Dissolution

A proposal for dissolution of the IUT shall be supplied to the Secretariat by not later than June 30 of the year before the next Congress. The same period shall apply for such a proposal from the Secretariat.

A decision on dissolution requires a four-fifths majority among the members voting at the Congress.

Only the IUT's own assets may be claimed for settlement of its obligations.

In the event of liquidation, the assets of the IUT will accrue to the member in the country where the Secretariat has its location.

Stockholm September 16, 2004

/Sven Carlsson/  
President, IUT

/Magnus Hammar/  
Secretary General, IUT

/Annika Ekström/  
Secretary

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