

Protocol

From the IUT Congress Amsterdam February 3, 2001

1. Opening

In the absence of IUT President Mr. Jan Dannemann, vice president Ms Elisabet Lönngren opened the meeting.

2. Greetings

Mr Pierre G Enagnon from Benin *Associatiön Solidarité Défense Droit des Locataires, ASDDL*, forwarded a greeting from his organisation and reported on the situation in Benin (appendix 1).

Mr Ephraim Buriituza from *Uganda National Tenants Union* reported on the tenant situation in Uganda and in Africa and presented several suggestions on how to expand the work of FPA (Appendix 2)

3. Roll Call

The following heads of delegations were present;

EUROPE

Mr Heinz Barta, Austria, Mietervereinigung Österreichs (Board Member)

Mr Mehmedalija Huremović, Bosnia-Herzegovina, Udruženje Stanara BIHUSS Sarajevo

Mr Marijan Babić, Croatia, Udruga Stanara Hrvatske

Mr Stanislav Křeček, Czech Republic, Sdružení Nájemníků ČR, SON, (Board member)

Mr Klaus Hansen, Denmark, Lejernes Landsorganisation (Board member)

Mr Phil Morgan, England, Tenants Participation Advisory Service, TPAS

Mr Tõnu Kauba, Estonia, Eesti Üürnike Ühingute Liit

Ms Anne Viita, Finland, Vuokralaisten Keskusliitto (Board member)

Mr Jaquay Tiset, France, Confédération Nationale du Logement, (Board member)

Mr Franz-Georg Rips, Germany, Deutscher Mieterbund e V, (Board member)

Ms Andrea Gadoczi, Hungary, Lakásbérlok és Lakók Egyesülete

Ms Mária van Veen, the Netherlands, Nederlandse Woonbond (Board member)

Mr Lars Aasen, Norway, Norges Leierboerforbund, (Board member)

Mr Ryszard Kich, Poland, Polskie Zrzeszenie Lokatorów, PZL

Mr Valeriu Pleoianu, Romania, Liga Națională HABITAT, Pentru Apărarea Drepturilor Proprietarilor/Locatarilor

Ms Torborg Wärn, Sweden, Hyresgästernas Riksförbund, (Board member)

Mr Charles Schmid, Switzerland, Association Suisse des Locataires, ASLOCA

AFRICA

Mr Pierre G. Enagnon, Benin, Association Solidarité Defense Droits des Locataires

Mr Harrison J. Lyombe, Tanzania, Tanzania Tenants Association, TTA

Mr Ephraim Buriituza, Uganda, Uganda National Tenants Union, UNTU

IUT Secretariat

Ms Elisabet Lönngren, Vice President IUT

Mr Magnus Hammar, Secretary General IUT

4. Announcements

IUT Secretary General, Mr Magnus Hammar, made a change in the Report. Norges Leierboerforening, Norway, had wrongly not been included in the list of the Board members.

5. Election of Congress officers

- a. Mr. Niels Busk, Lejernes Landsorganisation Denmark, was elected Congress President.
- b. Mr. Peder Palmstierna, Swedish Union of Tenants, was elected Secretary.

6. Drafting Committee

No drafting committee was elected.

7. Seat of IUT

The Congress decided that Sweden will be the seat / country for the IUT Secretariat 2001-2003

7b. Auditors

Ernest & Young was appointed auditors for the period 2001-2003

8. Report

Mr. Magnus Hammar made a brief retrospective on the IUT activities 1998-2000.

Mr Hammar noticed the absence and lack of communication with the Italian and Belgian member organisations.

On the Italian matter Mr. Marijan Babić of Udruga Stanara Hrvatske, Croatia, reported of an initiative made by the Catalan tenant organisation to form a separate international tenant organisation. Mr. Babić suggested that the Board should contact the Catalan tenant organisation.

Mr. Jaquay Tiset of Confederation Nationale du Logement reported on his organisation's activities in Nice at the EU summit in the fall of 2000. Mr Tiset reported that, among other things, the purpose of the Nice summit was to adopt a European Charter for Human Rights and called for the other member organisations and the IUT to participate in the future work with the European Charter of Fundamental Rights.

Mr Tiset also proposed that the French version of the Global Tenant should be introduced on the IUT website.

Mr. Franz Rips of the Deutscher Mieterbund e V expressed his gratitude for the work done by the resigning Chairman of the IUT Mr. Jan Dannemann. Also Mr Rips expressed his gratitude to the Mr. Nic Nilsson, former General Secretary of the IUT, and also of the former Assistant Secretary of the IUT Ms. Ulla Hildén.

Mr Rips also wished the new General Secretary of the IUT Mr. Magnus Hammar success in his future work.

Mr. Valeriu Pleoianu of Liga National HABITAT, Pentru Apararea Drepturilor, Proprietarilor /Locatarilor, Romania, in a statement described the dismal conditions of tenants and homeowners in Romania.

Mr. Pierre G. Enagnon of the Association Solidarité Defense Droits des Locataires declared his opinion, that the IUT should be an organisation for tenants only and not for homeowners.

He suggested further that the IUT should supply the Tenant Charter with an explanatory text and that the IUT should report on statements made and decisions taken part in by the governments of the respective member organisations.

Mr Magnus Hammar gave an explanation why the IUT also accepts homeowner organisations from the transition countries of Eastern Europe. Mr Hammar said that the situation in the present Eastern Europe is somewhat undergoing dramatic changes, due to restitution and, more or less, involuntarily privatisation of flats.

9. The financial report

Secretary General Mr Hammar reported on the financial results of the period 1998-2000.

Mr Hammar corrected some mistakes, in SEK (Swedish crowns), in the report:

1. Total costs in 1998 was wrongly announced as 525 258 SEK. The correct figure was to be 560 225 SEK.
2. Result for 1998 was to be -50 225 SEK, and not -15 258 SEK.
3. Result for 1999 was to be -8 613 SEK, and not - 10 613.

Mr Hammar also explained that the difference in incoming membership fees from 1999 to 2000 was due to France's lower contribution.

The Congress decided to adopt the financial report.

9b. The auditor's report

The Congress decided to adopt the auditor's report for the years 1998 and 1999. The auditor's report for the year 2000 could not be presented due to the fact that the auditors will audit the financial report for 2000 in March 2001.

9c. Discharge of liability

The Congress decided to discharge the IUT Board of financial liability for the years 1998 and 1999.

10. Motions, 1-12

1 Proposal on voting system, IUT Statutes 7:E

The Congress decided to adopt the proposal to change to the present voting system, based upon the number of individual members, to one (1) vote for each Member of the Board. Also, as a consequence, paragraph 7:F, was changed to the Secretariat having two votes, instead of three.

2 Proposal on disseminating information, IUT Statutes 4

The Congress adopted the proposal change the text according to: ...disseminating information about housing and tenants and relevant topics through a periodical magazine (Global Tenant) and through the Internet...

3 Proposal on the "question of gender"

The Congress adopted the proposal to change the wording "he" wherever it appeared in the Statutes to *he/she* and to *his/her*.

4 Proposal on the subject of a new IUT member from Moldova

The Congress adopted the proposal to accept the National Union of Privatized Homeowner's Association of Moldova, NUPHOA, as Observing member.

5 Proposal on the subject of a new IUT member from *Association Congolaise d'Assistance aux Locataires*, ACALOC, from the Democratic Republic of the Congo.

The Congress adopted the proposal to accept the ACALOC as Observing member.

6 Proposal on the subject of a new IUT member; San Francisco Tenants Union, SFTU.

The Congress adopted the proposal to accept the SFTU as Participating member.

7 Proposal on the subject of a new IUT member; Japanese Private Tenants Association, JPTA, from Tokyo, Japan.

The Congress adopted the proposal to accept the JPTA as Participating member.

8 Motion from ASDDL, Benin, regarding the question for IUTs involvement in the question of badly treated tenants in court proceedings.

The Congress adopted the proposal to ask the submitter to submit to the Secretariat, or the IUT Board, a proposal for an official letter that could be submitted to the relevant governments.

9 Motion from ASDDL, Benin, regarding the rate of contribution which must return to the IUT members.

The Congress adopted the proposal to ask the submitter to submit the IUT Board with suggestions or proposals for new projects.

10. Motion from Uganda, UNTU, on the fate of the IUT-FPA, IUT Focal Point for Africa.

The Congress adopted the proposal to ask IUT-FPA in Tanzania to deliver a report on activities of the IUT-FPA, by the latest March 31st, 2001.

11. Motion from Uganda, UNTU, on "Training and Capacity Building in Africa"

The Secretariat had found it difficult to understand the motion, so the Congress adopted the proposal from the Secretariat to ask the UNTU to submit supplementing information on this question, by the latest March 31st, 2001.

12. Motion from Uganda, UNTU, on "Assistance to recruit and mobilize"

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11. Renewal of the Tenant Charter

Mr. Magnus Hammar presented a draft for a new Tenants Charter (appendix 3).

Ms. Mária van Veen of Nederlandse Woonbond suggested that the Charter should focus on the future of the rental sector and social housing with separate sections covering goals for tenant activities in Africa and Europe.

Mr Stanislav Krecek, of Sdružení Nájemníků ČR, SON, noted that several international declarations had been adopted with little effect. To be efficient the Tenant Charter must be transformed into the national law.

Mr. Ephraim Buriituza, of Uganda National Tenant Union, approved the proposal for a separate section for Africa, but stated his opinion that the principles should be general.

Mr. Pierre Enagnon, of ASDDL, proposed that each member organisation should work out a draft charter that should be compiled by a committee consisting of Africans and Europeans and judicially professional persons.

F-G Rips approved to the beginning of the draft Charter. Mr Rips also said it must include a paragraph about affordable rents and on paragraph on legal rights for the protection of tenants. He also put forward that the document not enough underlined the importance of the independence of tenant organisations.

Another question of importance is the role of the market in the rental housing sector. Mr Rip's opinion was that the draft Charter aims at the control of the market forces. The draft Charter also states that tenant organisation should be given the right to negotiate for the tenant. This, however is something the German tenant organisation is not interested in. Still, Mr. Rips said, the member organisations have a common goal – the differences are on the means. Therefore the Tenant Charter must be an open document.

Decision:

The Board of Directors shall till the 1st of May 2001 work out a draft proposal to a Tenant's Charter that should be sent to each individual member organisations of the IUT to be taken under consideration. Their views on the draft shall be submitted to the Secretariat before the Board meeting in November 2001.

12. IUT Plan of Action

Mr. Magnus Hammar gave a presentation of the IUT Plan of Action, goals and intentions 2001-2003. The following amendments were made:

- A seminar on the legal rights and the protection of tenants shall be arranged by the Secretariat.
- Mr. Anastase Dimitriades ,of Association Suisse des Locataires, ASLOCA, announced that his organisation has the intention of becoming an Active Member during the next congressional period.

Before closing the Congress, The member organisations were given the opportunity to give statements.

Mr Ryszard Kich of Polskie Zrzeszenie Lokatorów, PZL gave a report on the shocking conditions under which the Polish tenants live. (Appendix 4)

Mr S. Gaastra, President of Nederlandse Woonbond reported that landlords in the Netherlands now, by law, are obliged to have tenant participation. In the Netherlands there has been rent hikes in spite of a low inflation like in many other countries. The government has announced that it intends to sell out more than 500 000 apartments. Mr. Gaastra also reported that his organisation now has more than 600 000 members.

Mr Ephraim Buriituza of Uganda National Tenants Union presented a proposal for an IUT project in Uganda (Appendix. 5)

Ms. Andrea Gadoczi representing Lakásbérlok és Lakók Egyesülete reported that the Hungarian government has accepted LABE as full representative of the tenants and will thus receive some funding from the government. Local authorities are instructed to consult with LABE on housing matters.

LABE intends to build up a legal advice system in the larger cities. Focal Point Budapest shall in the coming years expand its work in the neighbouring countries.

Mr Pierre G. Enagnon suggested that each member organisation not only should submit a draft Tenant Charter to the Secretariat, but also that the Tenant Charter should be presented to the Heads of State so that each country could implement the Charter into its own legislation.

13. Closing of the meeting

Niels Busk, chairman of the Congress expressed the gratitude of the IUT to Mr. Nic Nilsson for his 15 years as IUT General Secretary. He thanked Mr Nilsson for his engaged and arduous work for the IUT and tenants all over the world and Mr. Nilsson was given standing ovations. Mr. Niels Busk also expressed the organisations gratefulness to the resigning President Mr. Jan Dannemann and former Asssistant Secretary Ms. Ulla Hildén for their work for the organisation.

Mr. Niels Busk also expressed the Congress´ appreciation of the arrangements made by the host organisation Nederlandse Woonbond and he thanked the delegates for deft participation in the Congress.

Ms. Torborg Wärn, Director of the Swedish Union of Tenants, expressed that her organisation was honoured by the election of Sweden as seat for the Secretariat. She also announced that Ms. Elisabet Lönngren is the new President to be elected by the Board of the Swedish Organisation.

In her final speech **Ms. Elisabet Lönngren** underlined the importance of the IUT as the only global tenant organisation. She also stated that the IUT has an important mission in giving the tenants access to affordable and and adequate housing.
