

CONGRESS DOCUMENTS



International Union of Tenants

Berlin, Germany
September 21-23, 2007



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Members, by June, 30 2007

EUROPE

	Country	Organisation	Category
1	Austria	Mietervereinigung Österreichs	BM
2	Belgium	Syndicat des Locataires - Huurdersbond	M
3	Bosnia-Herzegovina	Uduženje Stanara BIHUSS, Sarajevo	M
4	Croatia	Savez Udruga Stanara Hrvatske. Alliance of Tenants' Assoc.s' of Croatia	AM
5	Croatia	Udruga Stanara Hrvatske, Assoc. of Croatian Tenants	M
6	Czech Republic	Sdružení Nájemníků ČR, SON	BM
7	Denmark	Lejernes Landsorganisation, LLO	BM
8	England	Tenants' and Residents' Organisation of England, TAROE	M
9	England	Tenants Participation Advisory Service, TPAS	BM
10	England	National Fed. of Tenant Management Organisations Ltd, NFTMO	M
11	Estonia	Eesti Üürnike Ühingute Liit, Estonian Union of Tenants	AM
12	Finland	Vuokralaisten Keskusliitto, Central union of Tenants	BM
13	France	Confédération Nationale du Logement, CNL	BM
14	Germany	Deutscher Mieterbund e V , DMB	BM
15	Greece	Pannellinos Syllogos Prostatias Enikiaston	AM
16	Hungary	Lakásbérlok és Lakók Egyesülete, LABE	AM
17	Italy	Sindacato Unitario Nazionale Inquilini ed Assegnatari, SUNIA	AM
18	Italy	Sindacato Inquilini Casa e Territoria, SICET	M
19	Latvia	Latvia Tenants Society of Liepaja	AM
20	Macedonia FYR	Union for Protection of Tenants , "MakeDom"	M
21	the Netherlands	Nederlandse Woonbond	BM
22	Norway	Leieboerforeningen, Tenants Association, Norway	BM
23	Poland	Polskie Zrzeszenie Lokatorów, PZL	M
24	Portugal	Associacao dos Inquilinos Lisbonenses, AIL	M
25	Romania	Liga Asociatiilor de Proprietari Habitat, League HABITAT of Homeowners Associations	M
26	Scotland	TPAS Scotland	M
27	Serbia	Assoc. of Tenants from Serbia	M
28	Slovenia	Združenje Najemnikov Slovenije, Assoc. of Tenants of Slovenia	M
29	Spain	Federació d'Associacions de Veïns d'Habitatge Social de Catalunya, FAVIBC Barcelona	M
30	Sweden	Hyresgästföreningen, Swedish Union of Tenants SUT	BM
31	Switzerland	Schweizerischer Mieterinnen-und Mieterverband / Deutschschweiz	BM
32	Switzerland	Association Suisse des Locataires, ASLOCA Romande	BM
33	Switzerland	Associazione Svizzera Inquilini	AM
34	Wales	Welsh Tenant's Federation Ltd	AM
35	Wales	TPAS Cymru	M

AFRICA

36	Benin	Association Solidarité Defense Droits de Locataires, ASDDL	AM
37	Dem. Rep. of the Congo	Association Congolaise d'Assistance aux Locataires, ACALOC	AM
38	Nigeria	National Tenants Union of Nigeria	AM
39	Nigeria	Socio-Economic Rights Initiative, SERI	M
40	South Africa	Organisation of Civic Rights, OCR	M
41	Tanzania	Tanzania Tenants Association, TTA	M
42	Togo	National Consumers and Environment Association of Togo	AM
43	Uganda	Uganda National Tenants Union, UNTU	AM

ASIA

44	India	Indian Federation of Tenants Council	AM
45	Japan	日本借地借家人連合 Japanese Tenants Association, JTA	M

AUSTRALIA

46	Queensland	Tenant's Union of Queensland Inc, TUQ	M
47	Victoria	Tenants Union of Victoria, TUV	AM
48	ACT, Canberra	Tenants' Union, ACT, Canberra	AM
49	Western Australia	Tenants Advice Service, TAS	M
50	New Zealand	Manawatu Tenants Union	AM

NORTH AMERICA

51	Canada	Tenants' Rights Action, TRAC. Vancouver, British Colombia	AM
52	USA	San Francisco Tenants Union, STU	AM
53	USA	NAHT, National Alliance of HUD Tenants	AM

SOUTH AMERICA

54	Ecuador	Asociacion de Inquilinos del Ecuador, AIE	AM
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MEMBERS from 2007

55	Australia, New South Wales	Tenants Union of NSW co-op Ltd, Sydney	M
56	Kenya	Kenya Tenants Welfare Union	AM

Agenda

IUT Congress

Berlin August 21-22, 2007

draft as of September 4

Start: Friday September 21, at 09.30 am

- | | | |
|---|---------------|---------------------------------|
| 1. Opening of the meeting: | | IUT President:
Sven Carlsson |
| 2. Adoption of the Agenda | | |
| 3. Role call | Appendix I | Sven Carlsson |
| 4. Election of;
a. Chairpersons
b. Secretary | Appendix II | Sven Carlsson |
| 5. Election of;
a. IUT President for 2004-2007
b. Hq of the IUT Secretariat for 2004-2007 | Appendix III | Chair |
| 6. IUT congress statement /
IUT Tenants Day statement | Appendix IV | Chair |
| 7. Brief retrospective on IUT activities 2004-2006
(Will be distributed in Berlin, or downloaded from www.iut.nu) | | Chair/
Magnus Hammar |
| 8. Report from IUT / CEE Regional Office
2004 – 2006. | Appendix V | Mateja Fajs |
| 9 a. The Financial Report
9 b. The Auditor's report
9 c. Discharge from liability | Appendix VI | Chair |
| 10. Appointment of auditors for 2004 – 2007. | Appendix VII | Chair |
| 11. Motion 1-4 | Appendix VIII | Chair |
| 12. Approval of membership applications 2004-2006 | Appendix IX | Chair |
| 13. Establishment of an IUT WG of Sitting Tenants | Appendix X | Chair |
| 14. Establishing an IUT office in Brussels | Appendix XI | Chair |
| 15. Presentation IUT Plan of Action 2008-2010 | Appendix XII | Chair/
Magnus Hammar |
| 16. Other businesses | | Chair |
| 17. Closing of the meeting | | Chair |

Role call: Delegations to the XVII congress, Berlin September 20-23, 2007

IUT Member	Head of Delegation	Category
Association Suisse des Locataires, ASLOCA Romande	M. François Zutter	BM
Confédération Nationale du Logement, CNL, France	M. Jacquy Tiset	BM
Deutscher Mieterbund e V , DMB	Dr. Franz-Georg Rips	BM
Federació d'Associacions de Veïns d'Habitatge Social de Catalunya, FAVIBC Barcelona, Spain	Mr Manuel Moreno Yera	M
Hyresgästföreningen, Swedish Union of Tenants SUT	Ms Ewa Frisk	BM
Japanese Tenants Association, JTA	Mr Kazuo Takashima	M
Leieboerforeningen, Tenants Association, Norway	Mr Lars Aasen	BM
Lejernes Landsorganisation, LLO, Denmark	Mr Jørgen D. Jensen	BM
Liga Asociațiilor de Proprietari Habitat, League HABITAT of Homeowners Associations, Romania	Mr Mihai Mereuta	M
Mietervereinigung Österreichs, Austria	Ms Nadja Horvath	BM
National Fed. of Tenant Management Organisations Ltd, NFTMO. England	Mr Terry Edis	M
Nederlandse Woonbond	Mr Ronald Paping	BM
Polskie Zrzeszenie Lokatorów, PZL, Poland	Ms Alicja Sarzynska	M
Schweizerischer Mieterinnen-und Mieterverband / Deutschschweiz	Ms Regula Mühlebach	BM
Sdružení Nájemníků ČR, SON, Czech Republic	Dr. Stanislav Krecek	BM
Sindicato Inquilini Casa e Territoria, SICET	Mr Massimo Petterlin	M
Socio-Economic Rights Initiative, SERI, Nigeria	Mr Okechi Igwbuike Ndukwe	M
Tanzania Tenants Association, TTA	Mr Ludger B. Nyoni	M
Tenant's Union of Queensland Inc, TUQ, Australia	Ms Penny Carr	M
Tenants'and Residents' Organisation of England, TAROE	Mr Michael Gelling	M
TPAS England, Tenants Participation Advisory Service,	Mr Richard Hewgill	BM
TPAS Scotland, Tenants Participation Advisory Service	Ms Lesley Baird	M
Udruga Stanara Hrvatske, Assoc. of Croatian Tenants	Mr Marijan Babic	M
Union for Protection of Tenants , "MakeDom" Macedonia FYR	Ms Maja Dilberova	M
Vuokralaisten Keskusliitto, Central Union of Tenants, Finland	Ms Anne Viita	BM
Združenje Najemnikov Slovenije, Assoc. of Tenants of Slovenia	Ms Mateja Fajs	M

4. Election of congress Chair, and congress Secretary

The Secretariat proposes the congress to elect;

- a. as Chair of the congress: Ms Barbara Litke, of the Deutscher Mieterbund
- b. as vice Chair: Tore Hansen, Leieboerforeningen, Tenants Association, Norway
- c. as Secretary: Ms Annika Ekström, IUT

5. Election of IUT President and Secretariat

a. IUT President for 2008-2010

Proposal:

The IUT Board proposes the congress to elect Mr Sven Carlsson as President for the congress period 2008-2010.

Background information:

Mr Carlsson was born in 1944. Until last year Sven worked as head of the Public Information Department at the Swedish Post administration in Gothenburg.

Sven has been actively involved with the Swedish Union of Tenants since 1969.

He started out as a tenant representative in the contact committee, between the tenants and the public housing landlord.

Sven was then elected to represent the local tenant association in Partille, a suburb of Gothenburg. He later became chairman of the same local branch of SUT.

In 1981 Sven was elected to represent the “West Sweden” branch of the SUT at the SUT board. Member of SUT’s executive committee since 1986.

In 1988 Sven was elected a Board Member of the Swedish Union of Tenants.

Sven was elected President of IUT for a first congress period of 2004-2007

b. Hq of the IUT Secretariat for 2008-2010

Proposal:

The IUT Board proposes the congress to approve of the offer from the Swedish Union of Tenants to host the IUT Secretariat for the congress period 2008-2010.

	<p>International Union of Tenants Association Internationale des Locataires www.iut.nu</p>
<p><i>Consultative status with UN Economic and Social Council - Participatory Status with the European Council</i></p>	<p>P.O. Box 7514103 92 Stockholm Sweden e-mail: info@iut.nu</p>

Future of Rental Housing?

Congress statement for the International Tenants Day - October 1, 2007

Rental housing is a good way of living... *when the conditions are right!*

- **Rental housing enhances social cohesion,**
- **Rental housing is flexible, and easy to swap,**
- **Rental housing involves no money to real state agents,**
- **Rental housing is the perfect choice for young people, and the elderly,**
- **Rental housing requires no need to work on the plumbing, heating or to do repairs and maintenance!**

IUT and its members consider affordable rental housing a vital component to the struggle for social cohesion and inclusion in every country and society. Rental housing facilitates mobility, which contributes considerably to more flexible labour markets and less unemployment.

Rental housing also makes it possible for young people, students and workers, to stay in other cities or countries for longer or shorter periods. Elderly people often find well functioning rental housing attractive as it often includes services.

Our governments, irrespective of political habitat often praise rental housing, and say that rental housing is an important and essential component of every well functioning society.
But, unfortunately this is too often lip-service!

The share of rental housing is decreasing in practically all countries, often to levels which are way below sustainable levels – such as in the CEE region, to levels below 5 percent of the total stock. How does this reality benefit social cohesion?

- Many governments consider rental housing as secondary to ownership, through different tax incentives that makes ownership economically more favourable – in spite the fact that rental housing is in many countries often inhabited by low income households
 - Many governments place housing on a level equal to other commercial merchandise, and as such housing is treated under market conditions. This only favours the financially strong households – a minority of households.
 - Many governments and city councils are of the opinion that the Market and ownership can solve deficiencies such as lack of housing, unaffordability, and insecure legal circumstances.
- This is unfortunately nothing but delusions.

A well functioning society needs a variety of dwellings in regards to size and standard – and tenure, for different needs and periods of a person's life. It must be up to a person's own choice, according to circumstances, whether he or she wishes to own or rent the dwelling” (The IUT Tenants’ Charter).

Rental housing will continue to play a key role in urban renewal and in socio-economic and environmental sustainability.

The Heads of delegations of the national member organisation of the IUT see a future for rental housing!

Report on ROCEE's activities 2004-2006

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1. General report

In the last meeting of the CEE member organizations in Ljubljana (December 2004) the delegates settled on the programme of ROCEE's activities and action plan for survey on housing situations in transitional countries.

We agreed that IUT as an international NGO should act with purpose to identify on the international level the problems of tenants in transitional countries as one of the most urgent problems in contemporary Europe. The IUT should be lobbying at the European institutions, sending recommendations to competent state bodies in transitional countries, and above all, try to activate the existing supervisory mechanisms within the Council of Europe to protect the tenants in transitional countries (forming a group of specialists within the Council of Europe Social Cohesion, informing European Commissioner for Human Rights, lodging collective complaints against transitional states under the terms of Additional Protocol to European Social Charter, participating in proceedings at European Court for Human Rights as *amicus curiae* and financing legal aid to individual tenants, who would appeal to the court).

The activities of ROCEE in 2004 – 2006 were in line with the settled programme. Our main projects were as follows:

- ROCEE's Survey on housing situation in transitional countries
- Presentations of the CEE tenants' problem at international forums
- Activities for tenants' protection at the ECHR level
- Council of Europe's Group of Specialists

2. ROCEE Survey on housing situation in transitional countries

The survey was to be made on the ground of fully completed questionnaires that were explained in detail in Ljubljana meeting. We agreed that after receiving completed questionnaires from the regional member organizations, ROCEE should make their analysis and organise a conference in Portorož to present it.

However, in 2005 ROCEE received only partly completed questionnaires and we concluded that the survey cannot be realised in a way we had agreed in Ljubljana. The questionnaires are obviously too comprehensive due to lack of data available to the regional member organizations.

ROCEE succeeded in making an analysis of collated data which was later the ground for our presentations at international forums, but we believe that this analysis is not final. That is why ROCEE proposed to the IUT Secretariat to finance the survey by providing one or two professional researches, but the IUT Board did not agree to it (Berlin, November 2005). Because the survey had not been finalised due to lack of data and financial means, no conference in Portorož was organised.

see appendix I (analysis of collated data on housing situation in transitional countries)

3. Presentations of CEE tenants' problem at international forums

ROCEE acted also with a purpose to identify at the international level the problems of tenants in transitional countries as one of the most urgent problems in contemporary Europe.

3.1 Presentation of the problem at IUT level

At first we definitely need a support and recognition of this problem in the IUT as our home organization. After our last meeting in Brdo, Ljubljana (December 2004) we attended two IUT Board meetings with this purpose. First was the meeting in Amsterdam (June 2005), where we presented the problem of tenants in the transitional countries in detail as well as the Czapska case of the ECHR. The second IUT Board meeting we attended was the one in Paris (May 2006), where we presented our propositions for the IUT activities in the future.

We believe that the IUT Board members recognised the problem of transitional tenants as a special and severe problem, different from tenants' problems in Western Europe. However, it remains unclear how the IUT would help resolve their problem. Undoubtedly we have the IUT's moral support, but the question is whether the IUT should activate the existing international supervisory mechanisms on behalf of the tenants in transitional countries. Even though there were already certain actions (the IUT applied for intervention in some tenants' cases at the ECHR), the IUT Secretariat (Magnus) fears he may not be proficient enough to be actively involved in such proceedings. That is why in the Board meeting in Paris we agreed that the ROCEE representatives should come to Stockholm to help the Secretariat, if necessary.

3.2 Presentation of the problem to FEANTSA

FEANTSA is an international NGO which also deals in housing issues. It is especially active at the EU level, it takes part in several international forums on the problems of housing issues, poverty and health and cooperates with the international institutions competent for these issues. We met with their representatives on several occasions. We cooperated within the Council of Europe's Social Cohesion Group of Specialists, where FEANTSA representative, Freek Spinnewijn supported our proposals. We were invited to attend FEANTSA's meeting in Warsaw, Poland (February 2005), where we draftly presented the problems of tenants in the CEE. This organization showed its great interest in the problem, as we were later invited by them to make a presentation on tenants in the CEE at the EU Round Table on Social Inclusion in Glasgow (September 2005), as well as at Right to Housing Conference in Helsinki (September 2006).

3.3 Presentation at EU Round Table on Social Inclusion in Glasgow (Sep 2005)

At the EU Round Table we presented tenants in the transitional countries in the CEE as a special vulnerable housing group of contemporary Europe and the consequences of transition for the housing issues in the CEE countries. Poland and Slovenia were presented as a concrete presentation.

see appendix II (presentation at Glasgow Round Table, Sep 2005)

3.4 Presentation at Right to Housing Conference in Helsinki (Sep 2006)

As a continuation of our presentation in Glasgow, in Helsinki we presented the legal aspect of the sitting tenants' problem in the CEE from the view of the European Convention for Human Rights and Fundamental Freedoms and Right to Housing of the European Social Charter.

see appendix III (presentation at Helsinki Conference, Sep 2006)

4. Activities for tenants' protection on ECHR level

As the European Court for Human Rights is one of the most important international institutions capable to influence the tenants' protection in Europe, especially in the CEE, we agreed that special attention of ROCEE and the IUT should be put on the ECHR procedures and case-law.

4.1 Czapska case

Before our meeting in Ljubljana (December 2004) we saw the ECHR primarily as an institution who would protect the tenants, but we were unpleasantly surprised by its decision in the case of Hutten Czapska v. Poland. In this case the Court granted the application of the owner in regard to rent regulation and legal protection of Polish sitting tenants. This was the first case known of an owner to win at the ECHR due to state interferences in his rights pursuing tenants' protection and the Court in 2005 obviously changed its long-term practice of protecting the tenants' position. In March 2005 we informed the IUT Secretariat and the member organizations about the case and sent its detailed analysis. In June 2005 we presented the decision to the IUT Board in Amsterdam.

After that we found out that Poland filled an appeal against the decision of the Senate and that the Grand Chamber of the Court decided to adjudicate on the case. However, in August 2006 we found out that Poland's application was declined and that the judgement of the Grand Chamber could be even more harmful for tenants than was the decision of the Senate. More about this case is the matter of our Guide book on the ECHR case-law on tenancy issues and will be presented also at the IUT Board meeting in Ljubljana (October 2006).

see appendix IV (Commentary on the case Hutten Czapska v. Poland)

4.2 IUT's interventions in several procedures of Slovenian tenants at ECHR

As we can see in the Czapska case, the owners are not only active at the international institutions, but also quite successful. That is why we are even stronger in our belief that the tenants' organizations should become much more active at the international level and should especially look for possibilities to help individual tenants to initiate procedures at the ECHR. As agreed in our last meeting in Brdo, each

regional member organization should look for cases of individual tenants whose concrete situation represents a typical problem in an individual country and who would appeal at the ECHR whereby his/her case could create precedence and solve numerous other tenants in a similar situation. Slovenian national tenants' organization found several such cases of Slovenian tenants who have already appealed to the ECHR with its support. These cases are about the protection of rights of sitting tenants. Namely, the most important allegation of these applications against Slovenia is the fact that Slovenia aggravated the position of tenants due to privatization, restitution of once expropriated buildings and transitional changes of legislation. If these cases are resolved in favour of applicants, this would mean an important precedence by which transitional states were not and are not allowed to aggravate sitting tenants' position in any way, either by raising rents, or by changing the legislation, due to privatization, restitution or transitional changes of legislation. ROCEE prepared the application for IUT Secretariat to file it at the ECHR and the IUT formerly applied for intervention in these proceedings. In the application of intervention the IUT explains that the problem of Slovenian applicants is not only the problem of Slovenia, but also the problem of other transitional countries.

see appendix V (IUT intervention pleading)

4.3 ROCEE's Guide book on ECHR case-law on tenancy issues

In order to help the member organizations to choose the representative cases of tenants in their countries and to enable them short insight into case-law of the ECHR on the tenancy issues, we prepared a Guide book on the ECHR case-law on tenancy issues. We believe it could be of much importance for the member organizations when protecting the interest of tenants and advising whether individual tenant case should be brought to the ECHR. The Guide book will be presented at the Belgrade Conference as a special feature (October 2006).

See appendix VI (ROCEE's Guide book on ECHR case-law on tenancy issues)

5. Council of Europe's Group of Specialists

5.1 Group of Specialists on Housing Policies (2004-2006)

Within the Council of Europe Social Cohesion, the Group of Specialists on Housing Policies was formed in 2004. Until then, a second expert group was formed for housing issues (first was formed in 2002). Its assignment was to collate data, identify vulnerable categories of persons in the housing area and prepare obligatory Guidelines for member states how to resolve their problems.

ROCEE was invited to participate in the Group as representative of the IUT. The work of the Group concluded in June 2006 and final text of the Guidelines are now prepared.

Even though the primary issue of the Group set by the Council of Europe's terms of references were economic instruments and housing allowances, ROCEE succeeded in including the protection of existing tenants and security of tenure to the text of the Guidelines.

For now only a draft text of the Guidelines is available. But once they are officially published (by the end of 2006), the Guidelines could be of much use to the member organizations when endeavouring to secure a tenure, rent regulation and protection of tenants. Namely, the Guidelines are a compulsory document of the Council of Europe. After their official publication the Guidelines will be presented to the IUT Board and to regional members on next yearly meeting.

5.2 Forming a new Group of Specialists on vulnerable tenants

When participating in the meetings of the Group of Specialists on Housing Policies, ROCEE's representatives were lobbying to form a new (third) expert group within the Council of Europe. The new expert group should focus on the protection of existing tenants and prepare obligatory guidelines on that issue. We (IUT) were invited to submit it to the Council of Europe. Two other international NGOs, FEANTSA and CECODHAS already expressed their support for the new expert group. However, their proposition was that a new group should focus on socially vulnerable groups of tenants and poor owners. In ROCEE we suggest to prepare a draft IUT proposition for forming a new group and to propose to the IUT Board meeting in Ljubljana in October 2006 to send it to the Council of Europe.

6. ROCEE activities between 2004-2006

Sep 2004	attending the first meeting of Council of Europe's Group of Specialists
Dec 2004	ROCEE meeting in Brdo, Slovenia
Jan 2005	preparing questionnaires for ROCEE's Survey
Feb 2005	attending FEANTSA meeting in Warsaw, Poland
Mar 2005	analysing the Czapska case for member organizations
Apr 2005	analysing collated data within ROCEE's Survey
May 2005	attending the second meeting of the Council of Europe's Group of Specialists
Jun 2005	attending and presenting at the IUT Board meeting in Amsterdam
Jul 2005	reporting on tenants' problems in the CEE countries for the CE Group of Specialists
Aug 2005	preparing presentation at the EU Round Table on Social Inclusion 2005 in Glasgow
Sep 2005	presenting at the EU Round Table on Social Inclusion 2005 in Glasgow
Oct 2005	preparing the IUT's intervention application of Slovenian cases at ECHR
Nov 2005	attending the third meeting of the Council of Europe Group of Specialists
Apr 2006	preparing amendments to the Council of Europe Group of Specialists' draft Guidelines
May 2006	attending and presenting at the IUT Board meeting in Paris
Jun 2006	attending the last meeting of the Council of Europe Group of Specialists
Jul 2006	preparing presentation at Right to Housing Conference in Helsinki
Aug 2006	preparing the ROCEE's Guide book on the ECHR case law on tenancy issues
Sep 2006	presenting at Right to Housing Conference in Helsinki
Oct 2006	the ROCEE's final report 2004-2006 to the CEE members and IUT Board

7. Correspondence of ROCEE, IUT Board and member organizations 2004-2006

Our idea of effective communication between ROCEE and the member organizations was that the delegates of the regional member organizations should meet on a yearly basis, like in Ljubljana (December 2004), or conferences organised on the issue of the CEE tenants, like the one that was supposed to be organized in Portorož in 2005. We believed that such meetings should be financed from the IUT budget reserved for ROCEE, as most of regional member organizations have a problem financing their attendance in such meetings. Between these meetings, the urgent issues could be discussed between ROCEE and the regional member organizations by e-mailing (like we did about the Czapska case). However, since electronic messages are not an appropriate way of reporting, discussing general issues and decision making, a substantial amount of communication should be done in the yearly meetings. The conclusions of our meetings should be presented to the IUT Board by ROCEE attendants.

Our first meeting in Ljubljana (December 2004) was organised and partly financed by the Slovenian association because the 2004 IUT Budget had already been spent. The Conference in 2005 was not organised due to the fact that planned Survey could not be finalised. However, in 2006 we wanted to organise another meeting of the regional member organizations, but the IUT Secretariat did not agree to finance such a meeting and asked to cancel its organization.

However, we reported on the work done and planned for all three IUT Board meetings that took place in the last two years (Amsterdam - June 2005, Berlin - November 2005, Paris - May 2006).

8. IUT Budget reserved for ROCEE

For years 2005 and 2006, EUR 11,000.00 of the IUT budget (EUR 6,000.00 EUR and EUR 5,000.00 per year) were reserved for the activities of ROCEE. The budget was confirmed by the IUT Board. However, the IUT Secretariat declined all ROCEE's requests for financing its presented activities, except the preparation of the Guide book on the ECHR case-law on tenancy issues in August 2006 (EUR 1,600.00). The IUT Secretariat declined our requests with the argument that either work reported is not in the clear interest of tenants in transitional countries (for example finalisation of Survey on housing situation in transitional countries or preparation of our presentations), or with the argument that our activities are not necessary (for example the last refusal to finance the meeting of the regional member organizations). On the IUT Board meeting in Berlin in November 2005, the conclusion was

made that the IUT Secretariat should prepare a written contract with ROCEE until the next IUT Board meeting. But no such paper was prepared for the Board meeting in Paris in May 2006. This is why most financial reservations in 2005 and 2006 (EUR 9,400.00 of EUR 11,000.00 reserved) were returned to the IUT Budget as money not spent.

9. Open issues for discussion

After two years of »silence«, there is much to be discussed among the regional member organizations. The most important issues regarding the content of tenants' problems and activities of ROCEE should be discussed in a joint meeting of representatives of the regional member organizations and cannot be a matter of separate correspondence. They are not included in this document.

However, there are certain past misunderstandings between the IUT Secretariat and ROCEE that should be discussed as soon as possible at the level of regional member organizations as well as the IUT Board. Namely, they constitute technical handicaps of further ROCEE activities. This document therefore includes our questions/requests whose answers we would like to present to the IUT Board in Ljubljana (October 2006) and are therefore urgent to be discussed between regional member organizations at the Krakow and the Belgrade conference.



FINANCIAL REPORT / DIRECTOR'S REPORT 2004-2006

The Secretariat and the President of the International Union of Tenants (IUT) hereby submit the statement of account for the fiscal years 2004-01-01 – 2006-12-31.

IUT's field of activities constitutes of assembling, processing and dissemination of information about the housing-, especially rental, policies in the present 54 member organisations in 45 countries. Also, IUT work, through political lobbying, for equal rights to affordable housing and the necessity for every country to maintain a sufficient rental housing stock, both social, public and private.

IUT represents its members in contacts with the European Union and through its consultative status in the United Nations and participatory status with the council of Europe.

The financial results and present financial position, as for the rest, may be concluded by attached income statement and balance-sheet.

The organisation has no staff, thus no salaries have been paid during the financial years.

Disposition of the Result

The financial result for the fiscal years 2004-2006 amounts to € **28 109**.

The result for each fiscal year has been brought forward to a new account.

INCOME STATEMENT

€ Euro	Note	2006	2005	2004
Membership fees		68 600	63 506	65 696
Grants		23 201	19 616	5 437
Participation fees				16 131
Operating income		91 801	83 122	87 264
Operating expenses		-70 233	-61 775	-97 643
Administrative expenses		-5 310	-3 389	-6 841
	1	16 259	17 958	-17 220
<i>Operating profit</i>				
Financial income	2	2 607	1 265	1 439
Financial costs		-220	-80	0
Profit after financial items		18 646	19 143	-15 781
Transfers from receivables	3		0	6 104
NET PROFIT		18 646	19 143	-9 677

BALANCE SHEET

€ Euro	Note	2006-12-31	2005-12-31	2004-12-31
ASSETS				
Current assets				
Current receivables				
Clearing account at Swedish Union of Tenants		31 443	65 962	54 074
Prepaid expenses and accrued income		487	730	1 484
Cash and bank		69 372	26 168	8 368
Total Current assets		101 302	92 860	63 926
TOTAL ASSETS		101 302	92 860	63 926
EQUITY TRANSFERS AND LIABILITIES				
Equity	4			
Non-restricted equity				
Retained profits		73 339	51 258	62 725
Net profit		18 646	19 143	-9 677
Total equity		91 985	70 401	53 047
TRANSFERS				
Baltic/Polish fund		9 047	8 684	8 987
TOTAL TRANSFERS		9 047	8 684	8 987
LIABILITIES				
Unutilized grants		0	8 270	0
Accrued expenses and prepaid income		270	5 505	1 892
TOTAL LIABILITIES		270	13 775	1 892
TOTAL EQUITY AND LIABILITIES		101 302	92 860	63 926

NOTES TO THE ANNUAL ACCOUNTS

NOTE 1 – Operating profit by cost centre

€ Euro	2006	2005	2004
Membership fees	68 600	63 503	65 693
In common	-8 751	-5 067	-5 780
Member organisations	-2 652	-940	-734
Europe East	-117	-2 566	-604
Europe West	-1 080	-1 729	-580
Developing countries	-48	-154	-1 151
Board/Congress	-9 982	-3 884	-6 251
UN-ECE Habitat Committee, Geneva	-1 229	-1 044	-1 944
UN Habitat	-1 729	0	-1 187
NGO:s	-106	0	-801
European Housing Forum	-1 990	-4 873	-2 164
Global Tenant	-18 140	-18 420	-17 304
Translations	-973	-776	-1 795
OPIC-project	5 038	0	0
IT / Website	-138	-284	-13
Marketing	-3 379	-2 117	0
IUT CEE Regional Office	-5 040	-977	0
East Africa			-1 837
Grants	-169	-52	0
Baltic States and Poland (financed by Baltic/Polish fund)	0	0	-6104
IUT Secretarial	-1 856	-2 662	0
Congress 2004			-34 664
	16 259	17 958	-17 220

NOTE 2 – FINANCIAL INCOME

Interest income refer to holdings of bank account and clearing account at Swedish Union of Tenants. The average interest on deposits is 1,97 percent 2004, 1,51 percent 2005 and 2,15 percent 2006.

NOTE 3 – TRANSFERS FROM RECEIVABLES

€ Euro	2006	2005	2004
Allocation from Baltic/Polish fund	0	0	6 104
	0	0	0

NOTE 4 – EQUITY

€ Euro	Retained profits	Net profit
January 1, 2004	0	62 725
Appropriation of net profit 2003	62 725	-62 275
Appropriation of net profit 2004	-9 677	
Appropriation of net profit 2005	19 140	
Exchange rate fluctuation (January 1, 2004 – December 31, 2006)	1 151	
Net profit 2006		18 646
December 31, 2006	73 339	18 646

STOCKHOLM AUGUST 15, 2007

/ Sven Carlsson/
President

/Magnus Hammar/
Secretary General

AUDITORS' REPORT

We have audited the financial reports of the International Union of Tenants, IUT, from; January 1st, 2004, to December 31st, 2006. The audit includes the accounts and the President's and the Board's administration for each financial year. The audit has been executed according to established customs.

Ernst & Young AB has executed the examination in detail.

In accordance to our recommendation, the income statements and balance sheets of the International Union of Tenants, IUT, have been adopted, and the profit has been dealt with in accordance with the proposals of the Secretariat and the President.

/Magnus Fagerstedt/
Authorized Accountant
ERNST & YOUNG AB

/Per Inge Ahlbäck/
Swedish Union of Tenants
Hyresgästföreningen

/Jan Wahlström/
Swedish Union of Tenants
Hyresgästföreningen

10. Appointment of auditors for 2006 - 2010

Proposal:

The Board proposes the Congress to approve of the suggestion to accept Ernst & Young Ltd. and two representatives of the Swedish Union of Tenants as auditors for 2008-2010.

11. Motions to the Congress, 1- 4

1. Subject: Tenant seminars / workshop.

Introducer: Tanzania Tenants Association

Background : Most of Tenant Organisations world wide are existing only by names and / or are very young in the outlook and leadership, inexperienced and lack a requisite knowledge of technical know-how in organisations structures generally, membership drive, mobilisation and tackling Tenants' problems, especially in Africa.

Motion: TTA/FPA proposes that there must be another, second, seminar/workshop held in Africa soonest possible, as approved by the Congress in Budapest in 1997.

Report from the Board:

The IUT will look into the practical and financial possibilities to carry out a second seminar in Africa. As such an undertaking is a demanding task the IUT Secretariat will contact IUT members in Africa for a possible practical co-operation. For financing such a seminar IUT will have to investigate the possibility for external funding.

Proposed action: With regard to the above described limitations the Board approves of the motion to investigate the possibility for a second seminar in Africa.

2. Subject: Economy Recovery of IUT.

Introducer: Tanzania Tenants Association

Background: The IUT is expanding both in scopes of activities and membership, but very poor financial resources. The membership fees are payable by member organisations, in our view, not enough at all, and very low. Only a few organisations meet the obligations. It is high time now that the Congress has to find other means to make the IUT financially sound.

Motion: TTA/FPA proposes that the IUT is required to establish economic projects for generating more income to cope with expanding activities and staff salaries.

Report from Board:

The Board can not, today, see that increased membership fees for Members (today 50 Euro) will considerable improve IUT's financial situation. Board members already carry a large part of IUTs contributions and can not be burdened with increased fees.

With reference to the proposed action in motion 5, the IUT will investigate the possibilities for increased funding from external sources. But, the congress must bear in mind that administrating projects are time and resource consuming, and will further increase the Secretariats administrative duties. Proposals and ideas from Members are welcome.

Proposed action: The Board approves of the motion, with respect to IUTs resources, to investigate in possibilities for increased funding.

Also, IUT is not only the Secretariat but, more important, its Members. The Secretariat and Board urges every Member to possibly find additional resources within the respective countries, from organisation and agencies for development assistance, like Danida (Denmark), NORAD (Norway) ,NEDA (Netherlands) and AECI (Spain)

3. Subject: HIV/AIDS affecting world tenants.

Introducer: Tanzania Tenants Association

Background:

In the entire world human kind, men and women and children, die in millions by HIV/Aids, mostly are tenants since they are the majority world wide. IUT should not anymore keep quite in this horrible decease. It must right from now join issue in the fight along with the international community, by so doing the IUT will have

an advantage of being great recipient of spared UN-funds for HIV/Aids. The funds also will boast financial position of IUT generally, and member organisations too.

Motion: TTA / FPA proposes that a clause be inserted in the IUT constitution to the effect that IUT and member organisations have from now on resolved to fight HIV/Aids to the bitter end to save lines of suffering tenants as called upon by the UN and the world community.

Report from Board: The Board refers to the discussions and decisions from the previous congress in Birmingham in 2004. The Board fully recognised the incomprehensible suffering that HIV/Aids is causing the population in Africa, and on other continents and countries. The Board also clearly sees the connection between difficult housing situations – for private owners and renters - due to HIV/Aids, and absence of bread winners. An IUT congress statement “AIDS/HIV causes loss of breadwinners and increase homelessness” was adopted in Birmingham 2004.

Being an organisation with limited resources the IUT can not generally distinguish between different cause and effect to lack affordable and sound rental housing, which are IUTs overall objects.

The constitution/IUT statutes and Tenants’ Charter must not give preference to any particular obstacle to access to affordable housing. These documents must cover the conditions in all countries. Nevertheless, there is nothing that prevents the IUT and its members to individually or collectively highlight different causes to poverty, homelessness and lack of affordable housing.

The Global Tenant magazine, the IUT website are useful instruments and the Secretariat can, on demand and assistance from Members, formulate statements and letters to governments and to national and international institutions.

Proposed action: The IUT Board therefore rejects the motion.

4. Subject: United National Tenants Org. of Kenya **Introducer:** Tanzania Tenants Association

Background:

UNTOK was suspended in the year 1999 on the grounds of being accountable to the IUT of 800 US\$. As the incident was very unfortunate, actually the IUT Secretariat is partly to blame. The congress has to sympathise with the sufferings of the poor and innocent tenants of Kenya who are more costly than money, and for that matter the congress is requested to revisit the decision sympathetically.

Motion:

TTA/FPA proposes that the United National Tenants Organisation of Kenya (UNTOK) be restarted to safeguard the sufferings lives of Kenyan tenants.

Report from the Board:

1. The Secretariat has not had any communication with UNTOK, since 2005, when UNTOK applied for renewed membership. Their application was incomplete, and the Secretariat asked for complementary documents, which were never submitted to the IUT Secretariat.
2. The interest of Kenyan tenants will be covered by the Kenya Tenants Welfare Union which obtained IUT membership (Associated Member) in April 2007;

Proposed action: The IUT Board therefore sees no reason to reconsider the decision from 1999, and rejects the motion.

12. Approval of membership applications 2006-2010

Approval of membership applications since Jan 1, 2004, of the following organisations; M=Member, AM = Associated Member

- a. Australia: Tenants Union of Victoria, Melbourne. www.tuv.org.au (AM)
- b. Australia: Tenants Union of New South Wales co-op, Sydney. www.tenants.org.au (M)
- c. Croatia: Savez Udruga Stanara Hrvatske, Alliance of Tenants' Assoc.s' of Croatia (AM)
- d. England: National Fed. of Tenant Management Organisations, Ltd. www.tmonafed.com (M)
- e. South Africa: Organisation of Civic Rights, OCR. www.ocr.org.za (M)
- f. Kenya: Kenya Tenants Welfare Union. (AM)

Report from the Board:

The IUT Board has, at board meetings 2004-2006, approved as members the organisations above.

The Secretariat has had regular contacts with organisation a-e, and the Secretariat have no doubts whether these organisations are well functioning organisations, and comply with IUT Statutes for membership.

Kenya Tenants Welfare Union has sent us some 75 documents, scanned documents, describing their involvement and activities. Whether there is a regular office in Nairobi or not, the Secretariat can not say. All requested documents have been submitted.

Proposed Action: The Board proposes to the Congress to approve of the above listed organisations to become Members, respectively Associated Members, of the IUT.

13. Establishment of an IUT WG of Sitting Tenants, WG-ST

Subject: To replace the IUT Regional Office for Central and East Europe (IUT-ROCEE) by an IUT WG of Sitting Tenants, WG-ST, from congress 2007, until further notice.

Report from Board:

2001-2003, the IUT-ROCEE was hosted by the Czech Union of Tenants, SON, in Prague, Czech Republic.

2004-2006: The IUT-ROCEE was hosted by the Association of Tenants of the Republic of Slovenia

The Association of Tenants of the Republic of Slovenia has carried out a great number of activities during the congress period 2001-2003 such as regional seminars, conferences and has represented IUT in the Council of Europe: Group of Specialists on Housing Policies for Social Cohesion. Also, the Association of Tenants of the Republic of Slovenia has been the driving force when claiming the rights of sitting tenants in the CEE-region.

From congress 2007 ROCEE Ljubljana has proposed to replace the IUT-ROCEE with a Working Group (WG) for sitting tenants in the CEE-region.

Proposed Action: The Board proposes the congress to adopt the proposal to replace the IUT-ROCEE by a WG for sitting tenants in the CEE-region, from congress 2007 to congress 2010.

The WG will be hosted by the Association of Tenants of the Republic of Slovenia

14. Establishing an IUT office in Brussels

Background:

According to the principle of subsidiarity, housing is not a competence of the European Union. For many years interest and activities were limited to social and economic issues such as homelessness, urban development and labour mobility. In recent years the members of IUT in Europe have experienced an increasing activity and interest from the European Union in housing matters. The rules of the inner market are applied to an increasing number of social and economic sectors, among them housing.

The Services Directive of 2006 makes an exception for social housing, but the definition is very narrow.

In 2005, at the EU ministers meeting in Prague, the final communiqué stated that the structural funds should be used for housing renovation in the CEE-region. In 2005 the Swedish Property Owners Federation filed a complaint to the EU Commission with regards to state aid to public housing and the rent setting system. In June 2007 the corresponding Property Owners Fed. in Holland also filed a complaint to the Commission aiming to lower the percentage of social housing in the Netherlands. The EU MEP (Member of Parliament) Intergroup on Housing and Urban issues was established in 2005. This group, in 2006, produced the Charter on Housing, later adopted by the EU Parliament as the Andria- report, in May 2007

In August 2007, a tender was released by the European Parliament on a study aimed at describing the effects of privatisation and restitution in the CEE region.

There are several more examples where the European Union has engaged itself in housing, and the members of the IUT can clearly see that the different landlords' and property owners' federations have become very active. Their main aims are of course to free the rents as much as possible in both private and social housing, to be able to draw up contracts without interference from the municipality/state or tenants organisations, and to set up obstacles for housing subsidies aimed at social and public housing, and to finally reduce social and public housing to a minimum.

We all know that the process of privatisation of housing is a one-way process, and an irreversible process.

No, this is not an unrealistic future and we are naïve if we think that our governments will not listen to soft voices of the Market; "The Market will solve the housing shortage if you just leave it to us."

Most governments in Europe in and elsewhere in the world nowadays want to lower taxes, increase the role of private sector, deregulate and leave social matters to social aid and non-governmental organisations, or to the individual to manage on his/her own.

This is not only a development for countries exclusively in the European Union, but also for those who are not members of the EU and in Australia, Asia and the US, and perhaps mostly evident in developing countries.

Governments look across borders, irrespective of which border.

Also, we should not forget that the European housing model – if there still is such a model - has influence on the policy making on housing in many other countries outside Europe.

Globalisation also applies to housing.

With this background the members of IUT Board has come to the conclusion that the tenants and their representatives need to act now!

A beginning is to be represented in Brussels.

Draft Proposal

To establish an IUT representation in Brussels, either with its own office, but more likely together with some other consumer/social aid/ trade union, etc.

Possible future activities and engagements:

- Promotion of the right to housing
- Promotion of the principle of subsidiarity in housing politics
- Promotion of housing as a key factor for welfare, social inclusion and economic growth
- Framework or section directive on social housing as a service of general interest/state aid for social housing
- Security of tenure, protection against evictions
- Promotion of rental housing in the context of labour mobility and economic growth
- Promotion of a function for monitoring the fulfilment of the right to housing, the development of housing in the Member States and to conduct best practices studies on housing and related matters,
- Property restitution questions
- Structural and regional policy (European funds for regional development, European social funds, European cohesion funds) with direct impacts on the financing of urban renewal, housing and neighbourhood management
- Energy efficiency in housing/technical requirements
- VAT rates and taxation

Period: The IUT EU office in Brussels will, from start of operation in the spring of 2008, operate with a “trial period” of two years, after which the office will be evaluated.

Staff: The present proposal is that the office will be manned by a full-time chief / lobbyist, and *possibly* by one administrative person at 50 % of a fulltime. This latter question depending on the possibility for funding from;

- a. deposited IUT-money, or by
- b. additional funding by IUT Board members/ Members.

Steering group: When the office is established a Steering group will be established to continuously follow the work of the Brussels IUT office. This group will have a continuous dialogue with our representative in Brussels, on matters that is of current concern on a national or EU level.

Financing, for a first period of two years:

Lobbyist / office chief:

The German tenant organisation, the Deutscher Mieterbund e. V. (DMB) offers themselves to cover the costs for a full time lobbyist/office chief.

Office rent, running costs, insurances, etc:

The Swedish Union of Tenants, SUT, offers themselves to cover running costs.

Initial costs for setting up the office: The DMB will cover these initial costs, for furniture, and one (two) work stations (computer etc.)

Administration and Activity budget (regular administrative services, seminars, representation, etc);

These costs can be covered from;

alt. a: deposited funds from IUT, presently deposited in Stockholm.

alt. b: new and additional contributions from IUT Members

alt. c: from both a. and b.

Cost estimation / year, for administration and activities;

- Costs for administration: 12,000 – 20,000 Euros, depending on ambition and need.

(16,000 US\$ - 27,000 US\$)

- Cost for activities: ~13,000 Euros (18,000 US\$)

Total: 25,000 – 33,000 Euros (34,000 US\$ – 45 US\$)

.....

Conclusion

IUT can cover costs, **administration and activities**, for the IUT Brussels office by three alternatives;

Alt. a: from deposited funds from IUT, presently deposited in Stockholm.

By the end of 2007 the IUT will have roughly 90,000 Euro deposited, deriving from previous years.

Meaning that, if costs for administration and activities, were to be solely covered by deposited means, the 90,000 Euro (123,000 US\$) will last approx. for three years

Alt. b: from new and additional contributions from IUT (Board) Members

If the IUT chooses to cover costs from new and additional contributions, the Members would need to come up with an additionally approx. 25,000 Euro, annually. (34,000 US\$)

Alt. c: from both a. and b.

We then have to explore the Members' (Boards') willingness and ability to contribute with additional money.

.....

Proposals to the Congress

a. to, in principle, adopt the IUT Boards' proposal to establish an IUT EU-representation in Brussels.

b. that the Office will be operating for a first period of two years, and then to be evaluated.

c. to accept the proposal that the Deutscher Mieterbund e.V. and the Swedish Union of Tenants will cover costs for one staff, and for running costs, during an initial period of two years.

e. that each IUT Board Member, and Member, will discuss the possibility to contribute with additional funding for the IUT office in Brussels.

IUT Members are expected to report back to the IUT Secretariat by January 2, 2008

f. to commission the IUT EU-representation in Brussels, provided that the congress adopts the proposal under a. , to further investigate the possibility for external funding to cover costs for the IUT EU-representation.



Plan of Action, goals and intentions 2008-2010

Preface

Since IUT's previous congress in Birmingham August 5-8 2004, we have – irrespective of continent - witnessed an increased development of privatisation and the withdrawal of states' and governments' intentions and responsibilities to up-keep their political and social agendas concerning the provision of affordable housing.

Lack of affordable housing is primarily a threat to social justice and stability. All members of the United Nations have signed the Universal Declaration of Human Rights article 25:1, and the Convention on Economic, Social and Cultural rights, article 11, which both establishes the Right to Housing.

Also, all European countries represented in the IUT have signed the European Social Charter (revised, Article 31; The right to Housing.

Lack of affordable has been high lighted in Europe as an obstacle to labour mobility and economic growth.

Lack of housing in major cities has contributed to the stagnation of economical progress.

Lack of affordable housing continues to be one major ingredient to increased social exclusion and hinders integration. It is no secret that lack of housing always have negative affects on the under privileged and socially and economically weak groups in the society.

Aids/HIV is a major cause to poverty and homelessness in developing countries.

IUT Focal Point for Africa (Tanzania) points out that loss of bread winners is a direct cause to evictions and homelessness.

The supply of affordable housing must be a responsibility of all states and governments. The Market and the private sector can never be entrusted this responsibility.

Main aims 2008-2010:

Prevent the loss of affordable rental housing, and prevent large scale privatisation and capitalisation of municipal and social housing.

The main aim for the IUT must be to, together with other partners, continue to safeguard the provision of affordable rental housing and point out the effects caused by large scale privatisation and capitalisation, by aiming at these target groups;

- governments, and ministries
- local authorities and other decision makers,
- EU parliamentarians and EU bodies
- UN Habitat Nairobi, and UN ECE Geneva (Economic Commission for Europe), the Committee on Housing and Land Management,
- Council of Europe / European Court of Human Rights.
- media
- researchers and academics in the field of housing

Making this possible through:

- primarily through/with IUT members,
- incl. the IUT WG-SI (IUT Working Group for Sitting Tenants in the CEE region)
- establishing closer and regular contacts with EU institutions, Members of the European Parliament (MEP:s) and Brussels based CSO:s (Civil Society Organisations),
- participate actively in the UN/ECE (Economic Commission for Europe), in its working groups and through disseminating information to participating government representatives,
- continuing sharing information with UN Habitat, Nairobi,
- being an active member of the European Housing Forum Network in Brussels,.

- as an accredited NGO to the European Council, IUT will monitor the members' compliance with Councils' European Social Charter, particularly on Article 31 – The Right to Housing
- Global Tenant magazine, press releases and seminars/conferences.

Enlargement:

IUT comprises of 54 members, in 45 countries. This is an increase from 51 members by January 2004. This is a small increase compared to the years 2001-2003. This small increase is due to the fact that tenants all over the world are facing harder times, meaning higher rents and insecure tenure, privatisation etc, and this in turn means less rental flats, leading to weaker tenant associations. Homeownership is favoured in most countries

Board members have remained eleven in number, compared to 2004.

We are glad to note that the number of paying Members (50 Euros) have increased from 12 organisations in 2005 to 21 in 2007.

Until increased funding is possible, the IUT will not actively strive to enlarge the organisation. We will of course consider and accept any new eligible applicants, but only true organisations representing tenants will be granted full membership. Others may apply to become associated members.

Staff

During the congress period IUT staff was reduced; Assistant Secretary from 50 % to approx. 20 % of a fulltime. The Secretary General is still a full time employee.

For the period 2008-2010 there are chances of additional staff. If an IUT office will be opened in Brussels this will include at least one more full time employee.

Financial undertakings / project funding

The working annual budget of IUT, roughly 65 000 Euros, derives exclusively from annual Board members' (98,5 %) and Members' (1,5 %) fees.

The Secretariat in Stockholm is financially sponsored by the Swedish Union of Tenants. The German organisation, DMB, has further contributed by hosting several board meetings.

The IUT will not, in principle, commit itself to any financial undertakings when it comes to supporting the administration and projects of individual member organisations.

The IUT aims at continuously support to the tenants in the CEE region. The IUT has, from 2008, announced a possibility for project funding, in the CEE region, of up to 8,000 Euro. (CEE = central and east Europe). This support will be evaluated and decided on a year to year basis by the IUT Board.

IUT Africa

In the mid 1990's the IUT established an IUT Focal point for Africa, hosted by the Tanzania National Tenants Union. This Focal point was given financial support until 2002.

During the previous congress period, in February 2002, an attempt was made to establish a project in Kampala, Uganda. Due to irregularities in the financial reporting the project was cancelled.

Due to circumstances and due to the lack of co-partners in Africa, no IUT has conducted no further financial commitments.

During 2004-2007 the IUT undertakings in Africa, was very limited, to say non-existing. However the Secretariat has maintained regular contacts with members in Tanzania, Nigeria and South Africa.

A new tenant association from Kenya, the Kenya Tenants Welfare Union, was granted membership in May 2007.

IUT can not commit itself to any real activities in Africa, also for 2008-2010. But with regard to the motion (4) from Tanzania Tenants Association, TTA, IUT will look into the possibilities to meet the contents of motion; to arrange a seminar in a country of an IUT member in Africa.

A seminar itself would not be costly, but IUT must also observe the costs for travelling expenses, as we are talking about a continent.

IUT and Europe:

During the previous congress period IUT was more or less convinced that, due to EU priorities and the principle of subsidiarity, we would not have to pay much respect to what was discussed and decided in the EU Commission and Parliament.

However, the reality has shown that social and economic issues of the EU have more and more touched down on housing issues, social and municipal housing and rental housing as such. New “directives” from Brussels might have effects on the rental housing sector in most countries in the present 27 EU member states, and most certainly also in the remaining non-member EU states, when and if they chose to become members of the EU.

An IUT office in Brussels?

Until today, the IUT has covered EU issues – from a somewhat distance - by being present and active in the meetings of the Brussels based network European Housing Forum, EHF, and participated in housing related seminars etc. in Brussels. EHF consists of eleven organisations. IUT is the only member of the Forum without a permanent representation in Brussels.

The development has shown that for being able to properly cover what is being discussed and decided in Brussels, one needs to be at place in Brussels, for gathering information and for lobbying.

The IUT Board is currently discussing the possibility to finance an IUT office in Brussels, probably from spring 2008.

IUT and the CEE region

The IUT Regional Office for CEE (Central and East Europe) countries will formally cease by the end of September 2007.

However, the IUT Board adopted, Geneva May 15 2007, the proposal that a Working Group for Sitting Tenants, WG-SI, would be established, under the management and patronage of the Združenje Najemnikov Slovenije (ZNS), Association of Tenants of Slovenia, until further decided.

Further, the WG-SI, Ljubljana, is examining the possibility to co-operate with the EHF member FEANTSA (European Federation of National Organisations working with the Homeless) to file complaints to the Council of Europe and the European Court of Human Rights, on the issue of sitting tenants. FEANTSA possesses necessary juridical resources.

IUT and Asia

IUT will continue to be up-dated on the overall housing situation in Asia, mainly through its membership in the APNHR, Asia-Pacific Network for Housing Research: <http://web.hku.hk/~apnhr/>.

The Japanese Tenants Association, JTA, will continue reporting on the housing situation in Japan.

IUT Secretariat has, irregular but steady, contacts with India, through the Indian Federation of Tenants Council.

Due to limited resources, the IUT will not plan for any specific activities in this region of the world. However, if an IUT member takes the initiative for arranging activities the IUT will of course have a positive attitude and shall explore the possibilities for contributing to the activity.

IUT and Australia

IUT will continue the exchange of information with members in Australia and New Zealand.

Closer contacts have been established with colleagues in Australia and New Zealand during the past congress period.

Further, IUT has explored the possibility to establish an IUT Focal Point Australia. IUT has contacted the Tenants Union in Queensland, TUQ. Further discussions will be held during the congress in Berlin together with the representative of TUQ.

Information

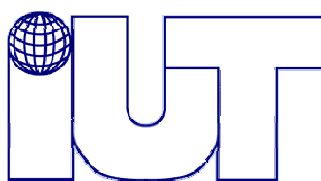
The IUT website www.iut.nu will be worked on and up-dated/modernised during 2008.

Collecting, processing, analysing and sharing and spreading information will continue to be one of the main tasks for the IUT.

The IUT will strive to supply its member organisations with as much relevant information on housing as possible, through the IUT website and e-mail, through the Global Tenant magazine and through postal sendings.

Stockholm, August 2007

/Magnus Hammar/
Secretary General, IUT



Report of the activities of the International Union of Tenants 2004-2006

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1. Members

In 2007, by June 30, the IUT had 54 national or regional member organisations in 45 countries/states. (51 members in 2003 and 37 members in 2000)

12 are Board Members, 21 are Members and 21 are Associated Members.

During the spring of 2007 the IUT had received and accepted the applications from a further two organisations;

1. Australia, New South Wales: Tenants Union of NSW co-op Ltd, Sydney (M)
2. Kenya: Kenya Tenants Welfare Union (AM)

IUT Members, by December 31, 2006;

EUROPE

	Country	Organisation
1	Austria	Mietervereinigung Österreichs
2	Belgium	Syndicat des Locataires - Huurdersbond
3	Bosnia-Herzegovina	Uduženje Stanara BIHUSS, Sarajevo
4	Croatia	Savez Udruuga Stanara Hrvatske. Alliance of Tenants' Assoc.s' of Croatia
5	Croatia	Udruuga Stanara Hrvatske, Assoc. of Croatian Tenants
6	Czech Republic	Sdružení Nájemníků ČR, SON
7	Denmark	Lejernes Landsorganisation, LLO
8	England	Tenants' and Residents' Organisation of England, TAROE
9	England	Tenants Participation Advisory Service, TPAS
10	England	National Fed. of Tenant Management Organisations Ltd, NFTMO
11	Estonia	Eesti Üürnike Ühingute Liit, Estonian Union of Tenants
12	Finland	Vuokralaisten Keskusliitto, Central union of Tenants
13	France	Confédération Nationale du Logement, CNL
14	Germany	Deutscher Mieterbund e V , DMB
15	Greece	Pannellinos Syllogos Prostatias Enikiaston
16	Hungary	Lakásbérlok és Lakók Egyesülete, LABE
17	Italy	Sindacato Unitario Nazionale Inquilini ed Assegnatari, SUNIA
18	Italy	Sindacato Inquilini Casa e Territoria, SICET
19	Latvia	Latvia Tenants Society of Liepaja
20	Macedonia FYR	Union for Protection of Tenants , "MakeDom"
21	the Netherlands	Nederlandse Woonbond
22	Norway	Leieboerforeningen, Tenants Association, Norway
23	Poland	Polskie Zrzeszenie Lokatorów, PZL
24	Portugal	Associação dos Inquilinos Lisbonenses, AIL
25	Romania	Liga Asociațiilor de Proprietari Habitat, League HABITAT of Homeowners Associations
26	Scotland	TPAS Scotland
27	Serbia	Assoc. of Tenants from Serbia
28	Slovenia	Združenje Najemnikov Slovenije, Assoc. of Tenants of Slovenia
29	Spain	Federació d'Associacions de Veïns d'Habitatge Social de Catalunya, FAVIBC Barcelona
30	Sweden	Hyresgästföreningen, Swedish Union of Tenants SUT
31	Switzerland	Scweizerischer Mieterinnen-und Mieterverband / Deutschschweiz
32	Switzerland	Association Suisse des Locataires, ASLOCA Romande
33	Switzerland	Associazione Svizzera Inquilini
34	Wales	Welsh Tenant's Federation Ltd
35	Wales	TPAS Cymru

AFRICA

36	Benin	Association Solidarité Defense Droits de Locataires, ASDDL
37	Dem. Rep. of the Congo	Association Congolaise d'Assistance aux Locataires, ACALOC
38	Nigeria	National Tenants Union of Nigeria
39	Nigeria	Socio-Economic Rights Initiative, SERI
40	South Africa	Organisation of Civic Rights, OCR
41	Tanzania	Tanzania Tenants Association, TTA
42	Togo	National Consumers and Environment Association of Togo
43	Uganda	Uganda National Tenants Union, UNTU

ASIA

44	India	Indian Federation of Tenants Council
45	Japan	日本借地借家人連合 , Japanese Tenants Association, JTA

AUSTRALIA

46	Queensland	Tenant's Union of Queensland Inc, TUQ
47	Victoria	Tenants Union of Victoria, TUV
48	ACT, Canberra	Tenants' Union, ACT, Canberra
49	Western Australia	Tenants Advice Service, TAS
50	New Zealand	Manawatu Tenants Union

NORTH AMERICA

51	Canada	Tenants' Rights Action, TRAC. Vancouver, British Colombia
52	USA	San Francisco Tenants Union, STU
53	USA	NAHT, National Alliance of HUD Tenants

SOUTH AMERICA

54	Ecuador	Asociacion de Inquilinos del Ecuador, AIE
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Exclusions and withdrawal

No members were excluded during 2004-2006.

Three members ceased to exist;

- Greenland: Ineqartut Peqatigiiffiisa Kattuffiat, IPK
- Iceland: Leigjendasamtökin á Íslandi, Tenants Org. of Iceland
- Ireland: National Association of Tenant's Organisations

2. IUT Secretariat 2004-2006

The IUT Secretariat continued to hold its office within the premises of the Swedish Union of Tenants, SUT, centrally located in Stockholm, Sweden.

The secretariat consisted of two paid staff members, one full time (Magnus Hammar) and one part time, (approx. 15 % of a fulltime) (Annika Ekström).

The Secretariat is sponsored by the SUT.

President: Sven Carlsson

The IUT Secretariat met regularly, approximately six times per year.

Meetings have been carried out both as video conferences and as ordinary meetings.

3. IUT Board

During 2004-2006 the IUT Board consisted of the following member organisations:

1. Austria: Mietervereinigung Österreichs



2. Denmark: Lejernes Landsorganisation, LLO



3. Finland: Vuokralaisten Keskusliitto



4. France: Confédération Nationale du Logement, CNL



5. Germany: Deutscher Mieterbund e V



6. Sweden: Hyresgästföreningen



7. the Netherlands; Nederlandse Woonbond



8. Czech Republic: Sdružení Nájemníků ČR. SON



9. Norway: Norges Leieboerforbund.



10. Switzerland: Schweizerischer Mieterinnen- und Mieterverband



11. Switzerland: Assoc. Suisse des Locataires-Federation Romandevc, ASLOCA.



12. England, Tenants Participation Advisory Service, TPAS



Board meetings have been held in,

- Prague, November 5-6, 2004
- Amsterdam, May 3-4, 2005
- Berlin, November 18-19, 2005
- Paris, May 26-27, 2006
- Ljubljana, October 20-21, 2006

The respective acting hosting organisations sponsored parts of the meetings.

4a. IUT and the CEE region

At the congress in Birmingham, August 2004, the Congress gratefully accepted the offer from the Association of Tenants of the Republic of Slovenia, Združenje Najemnikov Slovenije (ZNS), to succeed the Czech Union of Tenants as coordinator of the IUT Regional Office for Central and Eastern Europe, IUT-ROCEE.

Period of mandate: congress 2004 - congress 2006

ZNS established a secretariat in Ljubljana and appointed an International Co-ordinator; Ms Mateja Fajs

4b. IUT activities in Central and Eastern Europe, CEE countries by IUT-ROCEE, Ljubljana.

For IUT-CEE 2004-2006 full report; see congress documents

a. Annual meetings with the member organisations in Central and Eastern Europe have been held in:

- **2004**, Ljubljana December 3-5
Present IUT CEE members: Estonia, Latvia, Czech Republic, Croatia, Serbia, Poland and Slovenia
- Action plan for future activities, address Critical groups of tenants in the CEE transition countries
- draw up lines for a comprehensive questionnaire about the housing situation in CEE region
- Sent Appeal concerning *affordable housing and the risk of future homelessness for vulnerable households*: **appendix II**
- **2005**, Ljubljana, May 22-23
Present IUT CEE Members: Bosnia- Herzegovina, Croatia, Czech Republic, Macedonia, Poland, Romania, Serbia-Montenegro and Slovenia.
- Follow up conference (from December 3-5, 2004) of the Statistic and Juridical situation concerning the rental sector in CEE countries
- **2006**, Prague 8-9 December
Present IUT CEE Members: Poland, Czech Republic, Slovenia, Croatia USUH and Dubrovnik Tenant Association (observer)
- Presentation of report and conclusions of the defined critical groups of sitting tenants in CEE
- Meeting sent letter to the Slovenian government on deplorable housing conditions in Slovenia.
- The ROCEE Guide Book on ECHR's case-Law on Tenancy Issues was presented to the IUT Board, October 21 in Ljubljana.
- **2007**: Dubrovnik: March 23-25

b. Council of Europe: Group of Specialists on Housing Policies for Social Cohesion

President of the group: Ms Mateja Fajs, IUT/ZNS

Aims:

- Focus its work on improving access to housing for vulnerable groups,
- Draw up Guidelines in order to establish the most vulnerable groups of the population in Europe and to devise adequate instruments to solve them.

Meetings:

- Strasbourg 9-10 November 2004.
- Strasbourg, May 2005
- Strasbourg, November 2005

c. Other activities

- *Insecure housing in CEE*

Presentation by Mateja Fajs IUT-ROCEE at the Round Table on Social Inclusion in Glasgow, in October 17-18, 2005.

(Invited by the UK Presidency to the EU)

- *Right to Housing for People who are Homeless and other Vulnerable Groups*

Presentation, by Mateja Fajs at conference in Helsinki Finland on Housing Rights in Europe. September 18-19, 2006.

Organised by the Ministry of Environment, Finland.

4c. IUT and OPIC project in Belgrade, Serbia, 2005-2006 (2007)

In 2004 the IUT applied for project grants from the Olof Palme International Centre (see also item 13), for the overall aim of, together with the Association of Tenants from Serbia and Montenegro – Habitat, strengthen housing and organisational rights in primarily Serbia and Montenegro, and secondarily in neighbouring Balkan countries.

In our application we gave the objectives:

- To initiate the establishment of a Housing Centre (managed by the Serbian organisation) in Belgrade.
- To conduct housing conferences in Belgrade, with invited IUT members in the Balkan countries.
- To conduct a housing survey, with housing data-cards, in Serbia.

The project did not get off ground until May 2005, when the Housing Centre in Belgrade was inaugurated. In August, the starting of the housing survey starts, with information meetings in several towns in Serbia. The survey is to be conducted in close co-operation with the Serbian organisation for the elderly; Serbian Society for the Protection of Rights of Elderly Persons.

Conferences: No "IUT-Balkan"-conference is carried out in 2005.

Such a conference is accomplished on October 6-8, 2006, with some 30 participants from Serbia, Bosnia-Herzegovina, Croatia, Macedonia, Slovenia and from UN-Habitat Belgrade.

National presentations are given, followed by engaged discussions about priorities, displaced persons and refugees and their housing rights, etc.

Housing survey: By the end of 2006, approximately 6,000 cards with statistical information has been collected by the Housing Centre, such as m², tenure status, rental agreements and rents paid, physical conditions of the rented accommodation, family circumstances, etc.

See appendix VIII

The end and finishing of the project: The project was supposed to continue under 2007, but ended abruptly in Jan./Febr. 2007, on the strict recommendation from OPIC. OPIC had received the information that the Project coordinator had been working actively for and with the Serbian Radical party, *Srpska radikalna stranka*, SRS. OPIC said that their statutes and project aims did not go well together with the aims of the Serbian Radical party, and told IUT to halt to project with immediate effect.

IUT Secretariat is not sure about the whereabouts and future use of the information from the housing survey. The Housing Centre was closed down in February 2007.

5. IUT in western Europe,

a. the European Union

Housing is not considered as a competence of the European Union. This is referred to as the principle of subsidiarity.

But as several of the issues under the EU agenda on social affairs, such as homelessness, social exclusion and the protection of the family, the question on housing often appears in the discussions in the many institutions of the EU.



During the congress 2004-2006 period the issue of housing has in practise, but not yet formally, entered the EU-arena;

- in 2005, at the European Housing Ministers meeting in Prague, March 14-15. The ministers, in their final communiqué, stated that EU-funds should be used for housing development, especially for co-financing the refurbishment of the housing stock, including high-rise residential buildings especially in the new EU Member States in Central and Eastern Europe.

IUT, out of altogether four NGOs, was given the opportunity to give a statement

- in 2005, May 12, The Urban & Housing Intergroup (EU-MEPs' interest group) held its first public meeting in Strasbourg on the topic: "Toward an EU urban policy: Community actions facing cities' expectancies".

- in 2006, 2 February, the Intergroup met with partners such as CSOs and NGOs in Brussels to discuss a proposal for a Housing Charter. IUT was present and gave input.



- in 2006, April 4, The Charter was adopted by the members (MEP:s) of the Intergroup. The Charter was then “adopted” by the Italian MEP A. Andria, who made a resolution out of the Charter, and presented it to various EU committees and finally to the EU Parliament.
- in 2007, May 10, the EU Parliament adopted, with a great majority (469 votes in favour, 38 against and 46 abstentions) the report on Housing and Regional Policy" in plenary.
IUT endorsed the resolution, with letters to MEPs, but with two proposals for amendments; to include wording of the necessity of rental housing and to give concept of social housing a broad definition. See **appendix IV**

IUT office in Brussels? As many of the IUT members in the EU region experience threats to the respective national housing policies, but also possibilities such as money from EU funds, IUT has initiated a process in order to explore possibilities of an IUT representation in Brussels.
This process is ongoing and the IUT Board is expected to make decisions in 2007.

EU contact group: In 2006 IUT Board members formed an EU contact group, and on January 26-27, 2007 the group went for a study visit to the “corridors of Brussels” to learn more. The visit was organised by the IUT together with the Swedish Union of Tenants.

b. European Housing Forum

The IUT is one of eleven members of the network European Housing Forum, EHF. This network consist of eleven European organisations where housing is a major, or partial, topic.

The EHF has become well recognised by the EU Commission, and is often regarded as the body for housing discussions and debate, often with a social and economic heading.

The EHF is invited to the EU Housing Ministers annual meetings. Also, representatives from the EU Commission often participate in the regular meetings.

Regular meetings (3-5 meetings annually) are held in Brussels, on a rotating chairman ship amongst the members of the Forum.

Also, the Forum organises events, such as seminars:

- **2004**, May 10: EHF seminar in Brussels on *Collection of Data on Access to Housing from a European Perspective – the way forward?*
- **2005**, February 16: EHF seminar in Brussels on *High-rise housing in central and eastern Europe*.
- **2006**, October 13: IUT/Magnus Hammar speaks/debates at CECHODAS’ (EHF member) Housing Week in Brussels on *Corporate Social Responsibilities: Examples from Housing co-ops*,



6. Council of Europe

From January 2005 the IUT holds participatory INGO status with the Council of Europe, Strasbourg. (INGO = International Non-Governmental Organisation)
The Councils’ Social Charter, article 31, stipulates “The right to Housing - with a view to ensuring the effective exercise of the right to housing, the Parties undertake measures designed: 1. to promote accesses to housing of an adequate standard; 2. to prevent and reduce homelessness with a view to its gradual elimination; 3. to make the price of housing accessible to those without adequate resources”.

NGO:s with participatory status are entitled to lodge complaints of violations with the European Committee of Social Rights.

On May 15 the IUT was included on the list of INGO:s entitled to lodge collective complaints of the European Social Charter, from July 1, 2006 to June 30, 2010.



7. IUT and Africa, and IUT-Focal Point for Africa, FPA

The IUT-FPA has since 1994 been hosted by the Tanzania Tenants Association, TTA, itself established in 1988. Since 1994 a number of activities took place in collaboration with TTA and IUT, the most recent in 1999.

During 2001 and 2002 the TTA-FPA received funding. This funding came to a halt in 2003, as the IUT Secretariat could not find that any activities had been undertaken that involved tenants in a broader perspective.

Other African organisations have shown interest in pulling the African organisations together. Congress 2004 was attended by HRM King Dr. Frank Eke, Honorary President of National Union of Tenants of Nigeria, NUTEN. At an early state NUTEN expressed an interest to step in as IUT Focal Point for west Africa. This organisation made several attempts in 2005/2006 to invite IUT, on their costs, to make an official visit to Nigeria – but somehow the Nigerian organisation never seemed to manage to make it all the way, and the planned trips were cancelled.

Organisation of Civic Rights, OCR, of South Africa was supposed to have joined IUT the World Urban Forum III in Vancouver in 2006, on the costs of IUT - but never made it in the end.

The IUT Board came to the decision in 2003 that no further funding would be directed to IUT Africa. Also, the Board agreed that an IUT Focal Point must be, to a greater extent, self-supporting.

The purpose of a Focal Point must be, to a certain extent, to ease the workload of the IUT Secretariat and to be able to create and maintain a network of African tenant/consumer associations both economically and in practice. Also, the Focal Point must, to a certain degree, be able to collect and compile information from IUT members in the region.

The IUT will revitalise the IUT-FPA when an African organisation emerges that has the practical possibility and to a certain extend, financially capacity to run such a focal point, on its own or with partners.

8. IUT and Asia

2004: February 5-6, IUT Secretariat participates in the APNHR conf. on Housing and Social development, in Hong Kong. See article in Global Tenant magazine April 2004.

2004-2006: IUT Secretariat was in frequent communication with Mr Kazuo Takashima, Japanese Tenants Union, in connection with his book on rental housing in Europe and in the US, published in 2006.



9. IUT and Australia

2006: October 31-Nov. 9, IUT Magnus Hammar, by invitation from the Tenants Union in Queensland, conducts a study trip to visit the tenant associations in Melbourne, Sydney, Canberra and Brisbane. See Global Tenant magazine January 2007.

10. IUT and the United Nations

The IUT is in Consultative Status with the UN Social and Economic Council, ECOSOC. As such, the IUT has access to all meetings under the ECOSOC.



There are mainly two UN institutions that address the housing issue:

- UN-HABITAT (UN Human Settlements Programme), with HQ:s in Nairobi Kenya
- Economic Commission for Europe, ECE, (incl. Canada and the US) and its committee: The Committee on Housing and Land Management, at the UN in Geneva Switzerland.
(also there are UN Economic Commissions for Asia & the Pacific (incl. Australia), Africa and Latin America & the Caribbean)

- UN-HABITAT

World Urban Forum, WUF (every second year)

2004, September 13-17: WUF II, Barcelona, Spain.

IUT, represented by Magnus Hammar, who participated in the panel discussion following the launch of the UN Habitat book *Rental Housing: an essential option for the urban poor in developing countries*.

2006, June 19-23: WUF III, Vancouver, Canada.

IUT, represented by Magnus Hammar, organised - together with the Swedish Cooperative Centre – a seminar on the theme: *Rental and co-operative housing – a necessary complement to ownership*.

- UN-ECE / Committee on Housing and Land Management

These meetings deal with European housing affairs, often with a social dimension. A major part of the agenda deals with the particularly difficult housing situation in the CEE region.

The Committee also produces country reports.

During 2004-2006 the IUT annually attended the 3-day meetings in September with the ECE- Committee on Housing and Land Management in Geneva.

2003-2005: IUT is member of the Housing Finance steering group, for a study on the finance system for countries in transition, which in 2005 published the UN-ECE publication. **See IUT scrapbook**

2003-2006: IUT is expert member in the UN-ECE publication Guidelines on Social Housing, published in 2006. **See IUT scrapbook**

2004: UN-ECE conference in Vienna: *The future of Social Housing*. IUT Secr.Gen. Magnus Hammar participated in the symposium "The role and evolution of social housing in society."

Also present in Vienna were representatives from the Swedish Union of Tenants (3), ZNS/IUT-ROCEE (1), Mietervereinigung, Austria (1) and TPAS, England (1).

Committee meetings, UN Geneva

2004: September 20-22, IUT represented by the IUT Secretariat

2005: September 19-21, IUT represented by the IUT Secretariat

2006: September 18-20, Ministerial Level meeting. IUT represented by the IUT Secretariat and gave a presentation on the promotion of affordable rental housing and tenant participation under the conference theme *Social and economic integration through urban development policies*.

11. IUT and other Non-Governmental Organisations, NGO:s

The IUT is in partnership, also with membership, with other NGO:s.

- ENHR, European Network for Housing Research
- IFHP, International Federation for Housing and Planning
- EHF, European Housing Forum
- APNHR, Asia-Pacific Network for Housing Research

12. IUT active participation in other activities

2004

- Washington D.C. USA in June: Jacquy Tiset, CNL France, represented IUT at the annual conference of National Alliance of HUD Tenants, NAHT.
- Prague, Czech Rep. November 11: IUT Secretariat participated in a conference on "Housing Standards, Housing Policy in the Czech Rep." organised by Institute of Sociology of the Academy of Sciences.
- Toronto, Canada, June 24-26: Jørgen Jensen, LLO Denmark, represented IUT at the conference "Housing as a Human Right", organised by The Centre for Urban and Community Studies.

2005

- England, London, Nov. 16: IUT speaks at the seminar "The future of the private rented sector", organised by the Camden Federation of Private Tenants, London.
- TPAS annual conference, Aug. 4-6, in the presence of IUT President
- Kiel, Germany, May 20: IUT President speaks at the DMB's' Mietertag

2006

- Krakow, Poland, October 6-7: Conference in connection with the UN Habitat Day is organised by Polish Association of Tenants, together with the municipality of Krakow.
- Helsinki, Finland, April 22-23: IUT speaks at the 60th anniversary of the Central Union of Tenants, Finland.

13. IUT and the Internet

IUT launched its website, www.iut.nu, in November 1999. The site is up-dated every week, and is the main up-to-date source of IUT, and rental housing information.



14. Publications

Until April 2004 the magazine contained 12 pages, from October 2004 with 16 pages:

Thematic issues:

April 2004: South East Asia

August 2005: Anti Social Behaviour

December 2005: IUT 80 years

September 2006: Stop evictions



15. The IUT and the Olof Palme International Centre.

The Olof Palme International Centre, OPIC, was during previous years the main contributor for funding projects, in mainly Africa and in eastern Europe. The directives for project funding from Sida and OPIC originates from political decisions by the Swedish government, and so they change from time to time.

OPIC is one of eleven sub-organisations to Sida, Swedish International Development Cooperation Agency. Sida is the governmental institution for multilateral assistance. The projects involve, since 2004, a 10 % self-financing, which has been compensated by the IUT.

NB: Since 2003, no funding is available for the ten countries that joined the EU in May 2004.

2004

- IUT received limited funding for travel expenditures for delegates to IUT congress in Birmingham

2005-2006

- IUT received project funding for IUT project in Serbia – see also item 4c.



16. The Tenants Charter

The first Tenants Charter was adopted by the IUT congress in Bergen, Norway, 1974.

The work for a revised and up-dated Charter began in 2000. A draft proposal was presented to the congress in 2001. A draft proposal was then sent to all IUT members, and new proposals to the Charter were submitted and introduced by IUT member organisations.

In December 2001, the IUT Board adopted an interim Tenants Charter.

The present Tenants Charter was adopted at the IUT Congress in 2004, 30 years after the Bergen congress.

The Tenants Charter is available on the IUT website in the following ten languages;

Bosnian, English, French, German, Icelandic, Japanese 日本語, Polish, Spanish and Russian.

17. International Tenants Day

IUT commemorates the UN World Habitat Day, first Monday in October every year, as the International Tenants Day, with press releases.

2004: Affordable Housing for All **appendix V**

2005: Stop large scale housing privatisation **appendix VI**

2006: Stop unfair evictions! Stop Inhuman Removals! (Statement together with International alliance of Inhabitants, IAI **appendix VII**



*Consultative status with
UN Economic and Social Council*

International Union of Tenants

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Ljubljana Slovenia, December 5, 2004

APPEAL

Concerning affordable housing and the risk of future homelessness for vulnerable households

Following the reports of the representatives of the NGOs of tenants: IUT members from Poland, Estonia, Latvia, the Czech Republic, Croatia, Serbia and Montenegro, and Slovenia, who participated in the meeting in Ljubljana, Slovenia 3 – 5 December 2004, presided by the IUT President, the delegates established that most transition countries of CEE Europe violate human rights of the tenants.

This particularly with reference to;

- Article 8 of the European Convention for Human Rights and Fundamental Freedoms; *Respect one's private and family life and his/her home.*

Also with reference to

- Article P1-1 of the ECHR; *The right to peaceful enjoyment of possessions,*

and finally with reference to

- Article 31 of the revised European Social Charter; *The right to housing.*

The IUT is particularly emphasizing the currently most alarming measures of individual states:

- as of 1.1.2005 terminates the regulation of rents for 1.2 million families of the sitting tenants in Poland that will badly hit more than 4 million tenants in Poland so that their further living in their homes of many years will be jeopardized and homelessness imminent for thousands of Polish tenants,
- a recent Decision of the Supreme Court in Estonia annulled legislative possibility of regulation of rents whereby the rents for more than 100,000 inhabitants will no longer be restricted which will endanger further living of the tenants in these flats,
- as of 1.1.2005 terminates the regulation of rents in Latvia whereby it is expected that more than 8,500 families will face homelessness as a result,
- as of 1.1.2005 rents will start rising in Slovenia for about 77,000 tenancy families occupying non-profit flats and, by 31.12.2006, the rents will have increased by 80 per cent which will endanger their further living in these flats; many of them, particularly the low-income families, the elderly and the potentially unemployed are likely to face homelessness.

In IUT we wish to alert the relevant bodies that all the said does not mean only a serious violation of Human Rights of several million European citizens and violation of the fundamental principles of the rule of law, but this will also cause severe social emergencies of numerous Europeans and ignite negative economic consequences and massive emigration within the European Union.


We therefore claim that the above systematic violation of human rights is not merely an internal problem of respective states, but also a serious issue that the European Union should deal with to avoid economic and social repercussions. Moreover, this should be a serious issue to consider for the Council of Europe that was established with a view to securing the respect of human rights, either civil or social, and the rule of law throughout Europe.

We thus appeal to:

- **the competent state bodies in Estonia, Poland, Latvia and Slovenia** to withhold the said rent increase and reconsider their decisions on this issue, and to reassess it while taking in consideration the human rights and the rule of law, social and economic consequences and prevent any further violation of the tenants' rights,
- **the European Commission** to undertake all possible measures within their competence to prevent negative consequences we are here warning against,
- **the Council of Europe** to initiate supervision through their institutions over the respect of human rights of the tenants in transition countries and to adopt relevant measures that will secure their implementation.

International Union of Tenants

/Magnus Hammar/
Secretary General, IUT

	<h1 style="text-align: center;">International Union of Tenants</h1> <h2 style="text-align: center;">Association Internationale des Locataires</h2>	
<p style="text-align: center;">- Consultative status with UN Economic and Social Council - Participatory Status with the European Council</p> <p style="text-align: center;">www.iut.nu</p>	<p>Stockholm office, (HQ) P.O. Box 7514 103 92 Stockholm Sweden Tel: +46 8 791 02 25 Fax: +46 8 20 43 44 e-mail: info@iut.nu</p>	<p>IUT Secretariat: President, Mr Sven Carlsson, Sweden, Vice President: Richard Hewgill, England Secretary General, Magnus Hammar Assistant Secretary, Annika Ekström</p>

Stockholm April 17, 2007

IUT recommends the European Parliament to adopt the Andria report – with two amendments, on May 9-10

The International Union of Tenants, IUT, is an international organisation of national and regional tenant organisations, consisting of 54 members worldwide, of which 25 are represented in the European Union.

On March 20, 2007, REGI adopted almost unanimously the initiative report "Housing and regional policy" (2006/2108(INI)) (Rapporteur: Andria, Alfonso (IT/ALDE)).

The report will be put to the vote of the whole Parliament at the Brussels plenary session of May 9-10.

IUT recommendation to the European Parliament:

The IUT Board, having met in Geneva April 13-14, 2007, decided to endorse the Andria report, with two important amendments – see below.

- Our recommendation is thus to vote for the adoption of the report by the European Parliament with the amendments below.

.....

Amendments to the draft report on housing and regional policy (A6-0000/2007/Final)

- Decent and affordable rental housing is crucial to worker mobility and contributes to economic growth. During the last decades costs for rents have been soaring in many Member States. Therefore the EU needs to define the concept of decent and affordable rental housing including the security of tenure. Since the security of tenure is weak in many European member states; it has to be strengthened and further supported by the EU.
- The EU should give the concept of social housing a broad definition so that it not only includes those operators providing housing to families and persons in need, but also to those persons and families that have difficulties finding housing on the commercial market. Further the concept should include those social housing operators that have social inclusion and urban renewal on their agenda.



**October 4
International Tenants' Day 2004
Affordable Housing for All!**

International Union of Tenants

Consultative status in the UN ECOSOC
www.iut.nu

- 1 billion people are poor and live without a home or in inferior and unworthy dwellings¹
- 108 000 people were registered homeless in London 2001²
- 3.5 million US families experience homelessness each year³
- 72 % of urban African citizens live in slums.⁴
- 500 000 living in temporary housing in France.⁵
- 50 % of the homeless in parts of Canada have jobs, but can not afford to rent or to buy.⁶
- 53 % of renter households in the US can not afford "affordable housing"⁷
- 82 % of Romani households in Romania do not have indoor toilets and 39 % sleep on earthen floors in their homes.⁸
- Every 7th household in Berlin is not able to pay their rent with their own income.⁹
- Polish landlords can evict any tenant in favour of a "close" relative

[Following declarations have been signed by the respective governments](#)

- Universal Declaration of Human Rights 1948; Article 2:1 "Right to housing",
- Istanbul Declaration, 1996 article 9; We shall work to expand the supply of affordable housing..."
- The Habitat Agenda, article 68 "Promote the supply of affordable rental housing..."
- UN Millennium Declaration 2000; "By 2020, to have achieved a significant improvement in the lives of at least 100 million slum dwellers"

And many more declarations, conventions and ...promises.

**Tenants everywhere fight high rents, discrimination and insecure tenure.
We, representatives of tenants, urge all governments to fulfil their
obligations and to adopt the recommendations in the Tenants' Charter**

¹ UN Habitat, ²www.statistics.gov.uk, ³NAHT, USA 2003, UN Habitat, ⁴Global Report 2003

⁵Fondation Abbé Pierre / FEANTSA, ⁶FEANTSA, Homeless in Europe 2004, ⁷Shelterforce 2004,

⁸World Bank / COHRE 2003, ⁹ Deutsche Presse-Agentur dpa, 29.06.04



International Union of Tenants

In consultative status with the UN ECOSOC
and with the Council of Europe, Strasbourg
www.iut.nu

October 3, 2005 International Tenants' Day / UN Habitat Day

Stop large scale housing privatisation!

Large scale privatisation of municipal, state and social housing takes place, or is planned for in many countries.

National, and in many cases foreign, investors look for bargains in east and central Europe, and poor new owners of condominiums apply a strategy to minimize housing related payment. In Europe and in Latin America, in the US, in Africa, in China, many governments tries to escape from its responsibility to house its citizens and leaves housing to the market. Governments lessen its housing policies and politics.

But, market forces will not be able to solve social living questions, demographic changes and peaceful multicultural living environments. And what is worse, the market is unfortunately not interested in the poor or in low income households.

The human rights of people and communities to **housing**, water and sanitation—guaranteed under international law and commitments of development targets made at global summits including the Millennium Summit and the World Summit on Sustainable Development—continue to erode as the process of **privatisation** deepens and accelerates.

/ Miloon Kothari, UN Special Rapporteur on Adequate Housing

A few examples;

- In Slovakia, Hungary, Bulgaria, Romania and the Baltic States the problem of poor owners that can not maintain their homes has arisen after large-scale municipal housing privatisation.
- In the USA, more than 300 000 affordable government subsidized flats have been converted to high market rents since 1996. The US government has no new housing production program for the poor, and the US Administration continues to seek housing budget cuts or program changes that hurt the very poor.¹⁰
- Germany: In the last 5 years more than 600 000 rental flats, which were owned by the state, have been sold to large Anglo-American investment groups (Cerberus, Fortress, Annington)¹¹
- The Danish government made, in 1997, the Municipality of Copenhagen to sell the city's 20 000 municipal flats in order to balance the city's budget. Today, housing of poor inhabitants has become very difficult.¹²

¹⁰ National Alliance of HUD Tenants, USA

¹¹ Deutscher Mieterbund, e.V., Berlin

¹² LLO, Tenants Association of Denmark

- A house in Bucharest has 100 flats and 100 individual owners with as many wills and intentions.
- In Uganda, Tanzania and in other Africa countries governments privatise state housing which results in substantial rent increases, and evictions.
- A national survey in Hungary says that 20 % of *all* households can not afford to pay housing expenditures regularly, 7 % accumulated big arrears.¹³
- The Japanese government in 2001 started to privatise its stock of 750 000 public rental flats inhabited by elderly and low income households. Result: large rent increases and lack of affordable housing for those in need.¹⁴
- Norway, UN Committee on Economic, Social and Cultural Rights was concerned that the disadvantaged and marginalized groups in the Norway were particularly affected by the privatisation of municipal social housing.¹⁵

Alternatives:

- **Privatisation of management rather than introducing individual ownership.**
- **Co-operatives instead of condominiums**
- **Investment instead of selling**
- **Reverse the declining political involvement in housing**

The world's urban areas need rental housing;

- **for all those who can not afford to buy,**
- **for all those who considers rental housing as convenient housing,**
- **for all those who seek job opportunities elsewhere**
- **for all those who prefer a multicultural society, social cohesion and less segregation!**

For more information, please contact the IUT Secretariat

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¹³ Iván Tosics, MRI Budapest, May 2005

¹⁴ Japanese Tenants Association, JTA

¹⁵ UN ECOSOC Committee on Economic, Social and Cultural Rights, May 2005



October 2, 2006

International Tenants' Day / UN World Habitat Day

STOP Unfair EVICTIONS!

STOP Inhuman REMOVALS!

Imagine being around 75 years old, having lived in your flat for maybe 40 years and having experienced, Stalinism, Nazism and now capitalism at its most extreme form. You have a small state pension that just covers the rent and the most necessary expenses to keep you afloat. The old run-down house you live in has been restituted and the new owner wants to raise the rents by 200 %. "To market rents" she says. And there is nothing available on the market for the cost that you could absolutely afford. The new landlord sends you notices and threatening letters, thugs come by and threaten you, electricity wires get cut off, and heating is kept at a minimum in the wintertime. Town Hall Officials shrug their shoulders and just look at you.

How would you feel?

Imagine being the father of a family with five children and at 2 pm you are woken up by loud strange voices over a loud speaker demanding that you leave your home now. Military and police officers or local thugs pound at your door. You race to get your children and grab a few possessions. Your evictors enter your home. Any resistance is met by beatings with wooden bats. You stand outside in the darkness with your few belongings watching your house being bulldozed.

How would you feel?

- 800,000 people may have been rendered homeless in Nigeria through evictions in 49 settlements from 2003-2006
- In England 26,000 tenants were evicted by local authorities and housing associations in 2002/03, and 93 % of evictions resulted from rent arrears
- In New York, the marshals complete about 25,000 evictions each year, about one for every five eviction warrants.
- 700,000 Zimbabweans from last years' evictions are still struggling to find shelter.
- In Italy more than 200,000 families have been threatened with eviction, 80 % for rent arrears. 15,000 families were evicted the first six months in 2005.
- In Prague, tenants who have been told, by the landlord, to evict their flats must themselves show proof to the Court that the order is without a valid reason – the landlord does not need to show proof in the first instance.
- In Poland, effective ways of getting rid of "troublesome" tenants are: dismantling of railings, disconnecting electricity and cutting of the water supply and heating.
- In Pakistan, the construction of the Lyari Expressway in Karachi, will have rendered over 250,000 people homeless.
- In Osaka, Japan, an estimated 10,000 homeless people who find shelters in streets, parks and on riversides are threatened to be evicted.
- Australia: Approx. 12,000 police assisted evictions, and 100,000 evictions take place annually.

Do we need more examples, fact and figures? No, not really!

(...more examples? Ok, please go to www.iut.nu and www.habitants.org)

Of course, the circumstances under which these evictions occur are not comparable, but behind the figures, behind every one and each of them, lay a personal tragedy, irrespective of country and political doctrine.

Also, all available figures give evidence that evictions are increasing worldwide, which completely contradicts the UN Millennium Development Goal, Target 11:

Improve the lives of at least 100 million slum dwellers by 2020.

Despotic laws, not recognising international treaties
and which make inhuman evictions possible should be abolished.
Such evictions violate human and housing rights and should be executed only in rare
circumstances, and should not be executed at all before alternative
and acceptable accommodation has been found.

In this context:

**The Members of the International Union of Tenants
together with the International Alliance of Inhabitants
call for the ending of unfair removals and of despotic
evictions!**

.....
International legal treaties which speak against evictions and
embody the right to housing:

- Universal Declaration of Human Rights, article 25 (1): Everyone has the right to a standard of living adequate for health and well being, including.....and **housing**...
- The International Covenant on Economic, Social and Cultural Rights, article 11 recognises the right to adequate housing, and the right to be **free from arbitrary forced evictions**.
- General Comments IV and VII, adopted by the UN Committee on Economic, Social and Cultural Rights, paragraph 18 of General Comment IV states: "Instances of **forced eviction are incompatible** with the requirements of the Covenant on Economic, Social and Cultural Rights and can only be justified in the most exceptional circumstances, and in accordance with the relevant principles of international law." Paragraph 16 of General Comment VII reads: "**Evictions should not result in individuals being rendered homeless** or vulnerable to the violation of other human rights."
- The UN International Covenant on Civil and Political Rights, article 17.1 complements the right **not to be forcefully evicted without adequate protection**.
- African Charter on Human and People's Rights (African Charter), The American Convention on Human rights (American Convention) and the Convention for the Protection of Human Rights and Fundamental Freedoms (European Convention), all **protects persons from forced evictions**.
- European Social Charter, article 31 : **Right to Housing**
- Convention for the Protection of Human Rights and Fundamental Freedoms, article 8: **Right to respect for private and family life**.

Several more international treaties which include the right to housing are found on www.iut.nu and www.habitants.org

.....
For more information, please contact: info@iut.nu

IUT Secretariat, Stockholm / Magnus Hammar Tel: ++46 8 791 02 25, www.iut.nu

Number _____

INFO CENTER "HABITAT"
ASSOCIATION OF CITIZEN "PENZIONER"
HOUSING CARD

Name, father' name, surname _____			
Personal number _____		ID number _____	
Address _____		Telephone Nr _____	
Marriage status	unmarried <input type="checkbox"/>		divorced <input type="checkbox"/>
	married <input type="checkbox"/>		widow <input type="checkbox"/>
Children	one <input type="checkbox"/>	two <input type="checkbox"/>	three <input type="checkbox"/> more <input type="checkbox"/> no children <input type="checkbox"/>
Incomes	payment <input type="checkbox"/>	salary <input type="checkbox"/>	other <input type="checkbox"/>
Number of employ in family	one <input type="checkbox"/>	two <input type="checkbox"/>	more <input type="checkbox"/>

Tenant status	tenant <input type="checkbox"/>	rental <input type="checkbox"/>	house owner <input type="checkbox"/>	flat owner <input type="checkbox"/>
Square meters of flat/number of persons in flat _____				
Living space is	building flat <input type="checkbox"/>	house <input type="checkbox"/>	room <input type="checkbox"/>	other <input type="checkbox"/>
Heating	central <input type="checkbox"/>	electricity <input type="checkbox"/>	wood <input type="checkbox"/>	coal <input type="checkbox"/> other <input type="checkbox"/>
Does your apartment have a problem with humidity?	yes <input type="checkbox"/>		no <input type="checkbox"/>	
Are doors and windows functioned well?	yes <input type="checkbox"/>		no <input type="checkbox"/>	
Do you have telephone line?	yes <input type="checkbox"/>		no <input type="checkbox"/>	
Living conditions	very good <input type="checkbox"/>		acceptable <input type="checkbox"/>	
	good <input type="checkbox"/>		bad <input type="checkbox"/>	
Rent range _____				
Running costs range _____				
How much in percentage comparing to monthly incomes? _____				
Do you pay rent monthly?	yes <input type="checkbox"/>		no <input type="checkbox"/>	
-if not, for what period do you pay _____				
Do you have agreement about renting the flat	yes <input type="checkbox"/>		no <input type="checkbox"/>	

Did you paid money into housing fond during working life? yes <input type="checkbox"/> no <input type="checkbox"/>	
-if you did, in what company _____	
Is anyone from your family paid money into housing fund?	yes <input type="checkbox"/> no <input type="checkbox"/>
Did you solve your housing problem?	yes <input type="checkbox"/> no <input type="checkbox"/>
Where did you heard for Info Center "Habitat"? _____	

DATA _____

SIGNATURE _____



Statutes for the International Union of Tenants IUT



From January 1st 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 action that may further the objects 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,¹⁶
 - 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.

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).

¹⁶ 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.

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.
