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## International Union of Tenants

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**IUT-Secretariat:** President Mr Sven Carlsson  
Secretary General Mr Magnus Hammar

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### Minutes IUT Board meeting, Ljubljana October 20-21, 2006

<b>Present</b>	Austria	Ms Nadja Horvath, Mietervereinigung Österreichs
	Czech Republic	Mr Milan Taraba, SON
		Ms Anna Pachtová, SON
	Denmark	Mr Jørgen Jensen, LLO
	France	Mr Jacquy Tiset, CNL
		Mr Eddie Jacquemart, CNL
	Germany	Ms Barbara Litke, DMB
	The Netherlands	Ms Mária van Veen, Woonbond
	Norway	Mr Tore Hansen, Norwegian Tenants' Assoc. NLF
	Slovenia	Ms Tanja Sarec, Assoc. of Tenants of Slovenia, ZNS day 2
		Ms Mateja Fajs, Assoc. of Tenants of the Republic of Slovenia, ZNS
		Mr Jure Debevec, Assoc. of Tenants of the Republic of Slovenia, ZNS
	Sweden	Ms Ewa Frisk, Head of Swedish Union of Tenants
	Switzerland	Mr Jakob Trümpy, Schweizerischer Mieterinnen- und Mieterverband, Zürich
		Mr François Zutter, ASLOCA, Geneva
		Mr Sven Carlsson, President IUT
		Mr Magnus Hammar, Secretary General IUT
		Ms Annika Ekström, Assistant Secretary IUT
<b>Prevented</b>	England	Richard Hewgill, TPAS
	Finland	Ms Anne Viita, Director Vuokralaisten Keskusliitto
	Germany	Dr Franz-Georg Rips, Director DMB
	Denmark	Ms Helene Toxværd, LLO

#### 1. Opening of the meeting

Sven Carlsson, President of IUT, opened the board meeting and thanked the Slovenian organisation for hosting the meeting. Sven also thanked the CNL for hosting the most recent board meeting in Paris and welcomed Mr Eddie Jacquemart, CNL France, attending the IUT board meeting for the first time. Ms Anne Viita who should have attended the meeting was prevented due to an airline strike.

#### 2. Other businesses

- Internet telephone possibilities (Skype). (Nadja)
- National reports. (Jacquy)
- Database: Link to national reports on the IUT website (Jacquy).
- Proposal to form a working group revising the statutes (Sven).

### **3. Adoption of the agenda**

**Decision: The agenda was adopted.**

### **4. Minutes from previous board meeting, Paris May 26-27, 2006**

Sven went through the decisions adopted by the Board at the last board meeting in Paris. Regarding the EU-group mentioned in the minutes Sven advised that a group has been formed. Members are Barbara Litke, Helene Toxvaerd, Anne Viita, Anna Pachtová, René van Genugten from the Woonbond and Peder Palmstierna from the SUT, Sweden. This informal group has been formed on an initiative from the Swedish association. A list of contact persons was distributed.

Mária pointed out the Mr René van Genugten's title is policy maker and not public relation officer as said on the list.

**Decision: The Minutes was adopted.**

### **5. Membership application, Tenants Union of Victoria, Australia, App. I**

The Tenants Union of Victoria is a statewide tenant association. Australia has eight states and the Tenants Union of Victoria is IUT's fourth state member in Australia. The Secretariat recommended the Board to accept Tenants Union of Victoria, Australia as an Associated Member.

**Decision: The Board accepted the Tenants Union of Victoria as Associated Members.**

### **6. Membership application, Tenants' Organisation of Oslo, Norway, App. II**

The Norwegian Tenants Association, NLF was "put to sleep" in September 2006. Tenant's Organisation of Oslo, Lbf is by name a local tenant association for Oslo, but according to Lbf's chairman Tore Hansen, Lbf also has members in other parts of Norway. Lbf has a national perspective when it comes to the protection of tenants. The IUT Secretariat recommends the Board to accept Tenant's Organisation of Oslo, Lbf as Board Member, as from January 1, 2007 until a new national Norwegian tenant association is reconstructed.

Tore Hansen informed the Board about the main reasons for closing down the business of NLF. Unfortunately, the four member organisations had not managed to reach consensus about the future role, work and policy of NLF.

**Decision: The Board accepted the Tenant's organisation of Oslo, Lbf as Board Members as from January 1, 2007.**

### **7. Membership application, Union of Homeowners Associations, Bulgaria, App III**

Homeowners Associations Bulgaria (CAC) has submitted all required documents. The prime aim for CAC to become member seems to be because they want access to information, and perhaps closer contacts with west European institutions. There is no mentioning of tenants in the statutes of CAC.

The IUT Secretariat recommends the Board not to accept the Homeowners Associations Bulgaria (CAC) as an Associated Member.

**Decision: The board decided not to accept the Union of Homeowners Associations, Bulgaria.**

### **8 a. Report from meetings with Association of Croatian Tenants, App IV**

In accordance with the decision on the IUT Board meeting in Paris, representatives of ROCEE visited both Croatian tenants' organisation on September 1, 2006 in Zagreb. Both organisations are protecting the rights of all kinds of tenants, focusing on tenants in private sector, which is the burning issue in Croatia. The organisations have the same

focus but different strategies. Mr Babič has said that he can accept SUSH as IUT members if the Board make a decision to accept them as members of IUT.

Mateja and Jure recommended the Board to accept SUSH as members of IUT.

**Decision: The report on visit of Croatian tenants' organisations was approved.**

### **8 b Renewed consideration concerning the membership application from Savez Udruga Stanara Hrvatske (SUSH), Croatia, App V**

In the light of the information provided by Mateja Fajs and Jure Debevec the Secretariat can see no constitutional obstacles why SUSH should not be admitted as member. As the application from Savez Udruga Stanara Hrvatske (SUSH) meets all demands required for membership, the IUT Secretariat recommends the Board to accept SUSH as category B Member.

**Decision: The board accepted the Savez Udruga Stanara Hrvatske (SUSH) as category B members.**

## **9. IUT Congress, Berlin September 20-23, 2007, App. VI**

### **a. Draft program congress**

Barbara informed the Board that the Congress will be held at Novotel Dorint, Tiergarten. The Congress will have a very well known left wing columnist as key-speaker who is against the massive privatisation and is a strong criticiser of privatisation and globalisation.

**Congress theme:** "Privatization and Capitalization of Housing and the Future of Rental Housing."

Ms Ewa Frisk pointed out that privatization must perhaps be defined as the word has different meaning in different countries. It was also pointed out that not only a strong topic is needed but solutions should also be proposed. A policy paper on activities for the next coming years could also be presented.

Barbara and Magnus need to form a more detailed programme.

### **b. Draft Congress budget, 2007**

Magnus presented the draft congress budget. The basic delegate package is calculated to 600 Euro including hotel accommodation, conference costs and dinners for three days. A discussion followed regarding the fee for Members, and was finally decided according to the decision – see below.

The total cost for IUT would be 25 000 Euro. 15 000 Euro will be taken from accumulated budget and 10 000 would debit the budget of 2007. Total IUT cost for the last congress in Birmingham was 21 500 Euro.

#### **Decision:**

##### **Individual conference fees:**

- **Board members:** 1<sup>st</sup> delegate free, 2<sup>nd</sup> additional delegate 200 Euro, and additional delegates 600 Euro.
- **Members:** 1<sup>st</sup> delegate free, 2<sup>nd</sup> delegate 200 Euro, and additional delegates 600 Euro.
- **Associated Members:** 1<sup>st</sup> delegate 200 Euro, 2<sup>nd</sup> 300 Euro, and additional delegates 600 Euro

**The theme of the Congress would be "Privatization and Capitalization of housing and future of rental housing."**

**Magnus and Barbara should prepare a more detailed programme. The board agreed on a congress budget of 25 000 Euro.**

## **10. IUT and ROCEE, Ljubljana**

### **a. IUT statement regarding housing situation in Slovenia, App VII**

Jure presented the background of the proposed statement, which was based on the housing situation in Slovenia.

Milan Taraba informed the Board about the new housing act in Czech Republic.

Jure proposed that the statement should be sent to national authorities; Ministry for Housing, Parliament, Government, Constitutional and Supreme Court and to institutions within the EU.

A few amendments were made in the proposed statement: Paragraph 6 was changed to: "The Republic of Slovenia...is the only state of former Yugoslavia...". Paragraph 7: The word "problematic" was changed to "endangered". Paragraph 9 was changed to 8 and the words "warning act" were deleted.

Paragraph 10 was deleted. Paragraph 8 was highlighted at the end of the document. The word "believe" was changed to urge. The word "acceptable" was deleted.

The revised statement was distributed to the Board.

**Decision: The Board adopted the statement. The Secretariat is responsible for sending out the Statement.**

### **b. Further existence of ROCEE, App VIII**

Jure explained that the member of organisations from ex-Yugoslavia believe that further existence of ROCEE as a special form of cooperation between member organisations in the region is no longer needed, since the problems differ from country to country.

Mateja and Jure proposed to set up and coordinate a Working Group and continue the work. However, at the Balkan Conference in Belgrade 6-8 October 2006 it was agreed that member organisations from ex-Yugoslavian countries should meet on regular basis and each meeting should be organized by one of them.

Next Balkan-meeting should be organised by Macedonian organisation in spring of 2007.

### **c. Proposal for IUT working Group for Tenants in CEE, IX**

ROCEE propose that a Working Group, coordinated by the Association of Tenants of Slovenia, should be established with the aim to create concrete proposal for the IUT-Board, on how to identify the problem of sitting tenants affected by the transition in CEE on the international level.

Members of the group should be appointed by the regional member organisations interested in the issue.

Mária van Veen, Woonbond, proposed that the question whether IUT needs a focal point in Central Europe or not should be prepared for the Congress. In the meantime, the interim solution would be the Working Group.

Magnus asked the Slovenian Association to send information on how the money has been spent 2006 and a short description of the activities. The working group could use the rest of the money from 2006. Requests for money should be sent to the Secretariat.

**Decision: The board agreed that:**

**1. A Working Group (WG), on the issue of sitting tenants in restituted houses would be established by the Association of Tenants of Slovenia.**

**Budget for the (WG): Remaining budget for 2006, plus 4000 Euro up to the Congress 2007.**

**2. An ad hoc group consisting of the IUT members from the former Yugoslavia**

would be formed, and the chair would be rotating. Chair 2007: Macedonia  
**Budget for the “Macedonian meeting”: 1000 Euro for 2007**  
The WG is to be formed and coordinated by the Slovenian organisation. The  
Regional office will still exist with the main task to form the working group.

**3. An ad hoc group was created, to include: Ewa Frisk (Sweden), Jørgen Jensen (Denmark) and Tore Hansen (Norway). The task of the group is to prepare a proposal for the Congress regarding the future of Regional office. The group should also analyse working methods of the Board. The group is named: WG on Board and ROCEE organizational matters. (WGBROM)**

#### **11. Membership fees 2006, App. X**

Magnus reported on accumulated membership fees for 2006. Japan has donated an extra 50 Euro. Macedonia has paid 100 Euro, 50 Euro for 2006 and 50 Euro for year 2005.

**Decision: The Board adopted the report.**

#### **12. Report: Financial situation by 30 September 2006, App XI**

The budget was revised due to the Board’s decision in paragraph 10.

- 1 000 Euro was added to Item 03 Europe East for the Macedonian meeting.
- 4 000 Euro was added to item 17 IUT CEE Regional Office for the working group.

Francois Zutter, ASLOCA, could not find information on how much the accumulated budget was. He proposed that next budget should contain a short description of each item.

**Decision: The Board adopted the report.**

#### **13. IUT evaluation, Appendix XII**

Ewa informed the Board about the IUT evaluation questionnaire that has been sent out to Board Members and Members.

The background of the evaluation is that the work of IUT has never before been evaluated.

Mária pointed out that IUT should be an international organisation but in reality the organisation has mainly a European view. Therefore, not only the finances should be evaluated but also the position of IUT. Is it possible for us to be international?

**Decision: The Board members was asked to fill in the questionnaire and leave it, or send it, to the Secretariat.**

#### **14. Report: about activities on International Tenants Day, App XIII**

Jacquy Tiset thought the Statement for the International Tenants Day became too weak. Therefore, the IUT Statement was not used in France and the French tenant organisation had instead another statement, which received a lot of attention. Jacquy would send the statement to Magnus.

Nadja Horvath admitted that the Austrian organisation had been debating the statement a lot before its final version. They meant that you could not say stop evictions, as the reasons of the evictions are the problems and not the eviction itself. However, Nadja agreed that the final Statement came out rather weak. She meant that it is important to start the discussion earlier next time.

Mária van Veen proposed that the Board at this meeting in Ljubljana should agree on a theme for the Tenants Day in 2007 and to discuss it further on next board meeting. Ewa Frisk, SUT, suggested the theme “Future for rental housing”.

**Decision: The Board agreed that next theme of the Tenants Day 2007 should be Future for Rental Housing.**

**A Statement should be discussed at next board meeting in Geneva.**

#### **15. IUT and EU exhibition on housing in relation to social inclusion, segregation and homelessness**

Item 15 was postponed to the next board meeting.

#### **16. Report: IUT at ECE housing ministers meeting, UN Geneva, App XIV**

UNECE ministers of housing, spatial planning and land management met in Geneva on 19 September to discuss the significant challenges confronting urban areas in many countries. At the meeting Magnus made a speech with the theme “Social and economic integration through urban development policies”.

**Decision: Magnus will publish the statement on the IUT website.**

#### **17. Project proposal from MakeDom, Union of Protection of Tenants, Macedonia, Appendix XV**

The Macedonian Tenants Association had sent a proposal to the Secretariat for a project with the theme “Stop the trash around us”. IUT will not run this as a project therefore Magnus forwarded the proposal to the Board Members to see if anyone was interested.

**Decision: Any Board Member interested in the project should contact the Macedonian organisation.**

#### **18. EU Housing Charter, workshop in groups, App XVI**

This Charter is open and will finally be discussed in European Parliament in about two years time.

Jacquy Tiset proposed to send letters to the members of the European Parliament in order to influence them to vote in favour of this Charter.

Mária van Veen meant that we should contact the Chair of Interparliamentary Intergroup to find out what perhaps could be the best strategy in order to have the MEPs to vote in favour of the Charter.

**Decision:**

**Magnus will get in touch with the Chair of the Interparliamentary Intergroup, MEP M. Jean Marie Beaupuy and MEP Mr Alain Hutchinson, and discuss with them about effective ways to lobby MEPs, in order to have them to vote in favour of a the Charter.**

**Magnus will also e-mail the IUT Board members the list of names of the members of the Intergroup on Urban and Housing.**

#### **19. Other matters related to ROCEE Slovenia, App XVII**

**Decision: The report was approved.**

#### **20. Other businesses**

a) **Internet telephone possibilities (Skype).** Nadja told the Board about the possibility of free Internet telephone.

**Decision: The Board will receive the link to Skype from Nadja.**

b) **National Reports.**

**Decision: The board members were asked to send in written national reports to the Secretariat.**

c) **Figures concerning housing.** Jacquy proposed to create a database containing analysis of the national housing situation in the countries made by each IUT member. He suggested discussing this matter at next board meeting in Geneva. The database could be published on the IUT website.

**Decision: The proposal for creating a database will be discussed in Geneva.**

d) **Working group, ad hoc, given the task to revise the statutes** (see item 6). The group should focus on the membership criteria.

**Decision; The Board agreed to form a group with the task to revise the IUT statutes focusing on the membership criteria.**

**Members:** Barbara Litke (DMB), Nadja Horvath (MVÖ), Jacquy Tiset (CNL) and Sven Carlsson (IUT President).

e) **Mária van Veen, will leave the Woonbond** and consequently also the IUT Board. A successor to Mária has not yet been appointed. Mária reflected on her time with the IUT and member of the Board.

The IUT Board thanked Maria for her commitment and wished her good luck in her future political career, hopefully as a Dutch MP of the Green party.

## **21. Next meeting, Geneva**

Next board meeting will be held in Geneva on 13-14 April, 2007.

## **22. Closure of meeting**

Sven concluded the meeting by thanking the Board for interesting discussions during the meeting in Ljubljana.

**The meeting was closed.**

Stockholm, November 28, 2006

Sven Carlsson  
President

Magnus Hammar  
Secr. Gen.

Annika Ekström  
Assistant Secretary