



BOTH LOCALS AND TOURISTS FILLED THE BEACHES ON NEW YEAR'S DAY

With temperatures of up to 24°C, the tourists really enjoyed the fantastic weather, bathing in the sea and filling beaches and terraces. Hotels were left with hardly any empty beds. Once again, 2017 promises to be an above-average year for bookings and economic growth is set to be 2.4% for the Canaries.

BUT WHAT ABOUT TOURISM LEGISLATION AND THE ZONING PLAN?

It continues to divide the political parties (Island Governments and Local Councils) and there is a lot of talk about an additional clause to allow residential zones within tourist areas. How compatibility is to be achieved between different land uses and the extension and modernisation of the tourist supply that is needed has still to be clarified. And on top of all this, there are also discussions about consolidating tourism, in what have to date been rural areas too, and only authorising new five-star hotels.





Another blow for Spanish banks:

Claims can now be filed for the return of excess interest paid on mortgages.

In its judgement of the 21st of December 2016, the European Court of Justice (ECJ) ruled against the Supreme Court's ruling published on the 9th of May 2013.

Although the Supreme Court ruling declared the minimum interest or floor clauses illegal in certain cases, it limited liability to the period after its judgement was handed down in order to protect already weak Spanish Banks from considerable claims from their mortgage holders.

The ECJ ruling considers that the Supreme Court ruling violates European Union law, alleging that the clauses contained in Spanish mortgages, not duly assessed at the time and, therefore contrary to consumer rights, should put consumers in the same position as if the floor clauses, or minimum interest clauses, had never existed (ex tunc effect).



The Bank of Spain estimates the sum of the claims at approximately €4bn. The right to file a claim also covers the owners of holiday homes financed through Spanish Banks, provided that the mortgage contract contains a floor clause.

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<http://www.mmmm.es/blog/spanien-immobilienrecht/spanische-mindestzinsklauseln-und-bodenklauseln/>



Foto: H. Rüeck

CONCERT AGAINST A SPECTACULAR SUNSET BACKDROP

A concert of Spanish ballads and Portuguese “Fado” was given by Olga Cerpa and Canary Island folk group Mestisay at the Look-Out platform by the Hotel Riu Palace in Playa del Inglés on the evening of the first of January.

A wonderful event that won great applause.





ANOTHER DELAY IN STARTING WORK ON THE EL VERIL WATER PARK

Marco Aurelio Pérez, Mayor of the Borough of San Bartolomé de Tirajana, accuses the Cabildo (Island Government) of intentionally delaying planning permission. It certainly seems strange that, after waiting 18 months to get the favourable report from the department of the Environment, that archaeological remains are suddenly and unexpectedly discovered on the 7th of December on a small part of the site, which will now have to be appraised.

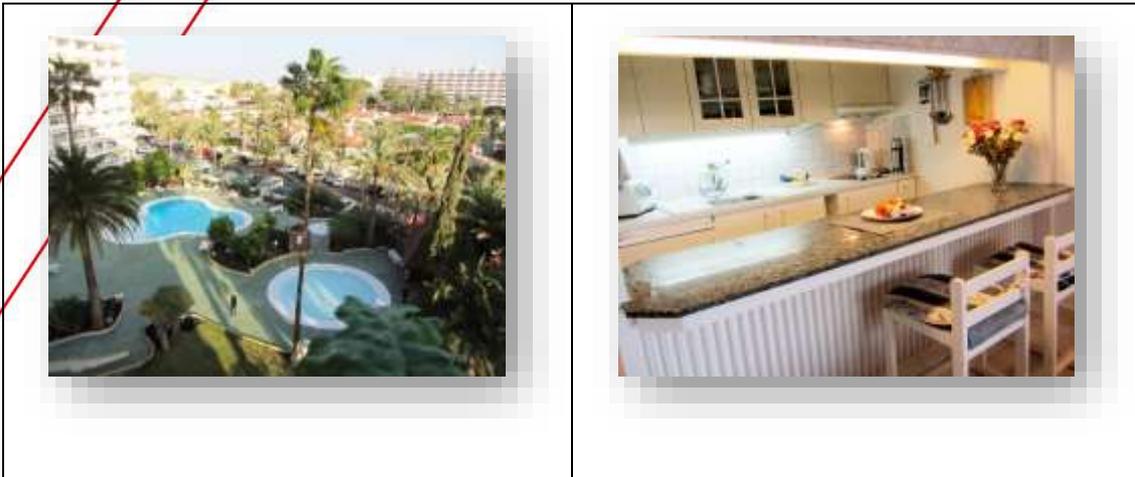
Here too, the conflicts between different parties have come to the fore, delaying an investment of approximately €60m and the creation of 700 new jobs.



Properties of the month:

PLAYA DEL INGLÉS · Stylish 1-bedroom apartment with sea views in a recently refurbished complex with 5 pools. Fully fitted, including TV and washing machine.

Ref. 1.004-5 - €116,000



PLAYA DEL INGLÉS: Spacious apartment on the top floor, Avda. de Tirajana, in a complex with heated pool, 24-hour reception, beautiful balcony with sea views, 1 bedroom, top-of-the-range kitchen, other rooms partially furnished.

Ref. 1.011-4 - €108,000

