

## Chapter 7

# Analysis of Housing for Rent in Borderlands: A Case Study Approach From the Iberian Peninsula

**Jacinto Garrido Velarde**  
*Universidad de Extremadura, Spain*

**Betina Cavaco de São Pedro**  
*Universidad de Extremadura, Spain*

**Consuelo Mora**  
*Fundicotex, Spain*

### **ABSTRACT**

*The current problems in the construction, sale, purchase, offer, or search of housing, present questions about the future of the real estate market, questions that will have to be possible solutions in the medium and long term. This document proposes obtaining primary information through “Opinion survey aimed at the population on housing and its influence on the land market,” through an applied methodology and variables associated with the survey. This chapter elaborates a methodological proposal to analyze the situation of the houses for rent in the border city of Badajoz to provide a document of support to the professionals and technicians who are dedicated to the territory and urban planning, to solve the problems about the construction, sale, purchase, offer, or search of housing.*

DOI: 10.4018/978-1-7998-2513-5.ch007

## **INTRODUCTION**

The right to housing is a commodity of the first necessity that is recognized in the Universal Declaration of Human Rights<sup>1</sup>. The European Union, despite not having direct competence in housing policy, which is understood as a domain of the national responsibility of each Member State, adhered to the new commitments agreed at the II Conference on Hungarian Settlements - Habitat II<sup>2</sup>.

The Habitat Agenda puts the issue of housing at a higher level of social commitment, or the creation of conditions, so that citizens have “adequate housing for all”, which, in general terms, means: provide security in the purchase of housing, promote the right to decent housing, provide equal opportunities in access to land ownership, promote equal opportunities in access to credit. For the Habitat Agenda «living in a suitable home, it is not simply having a roof over your head; A suitable home must also be sufficiently large, bright, heated and ventilated, offer a certain privacy, be physically accessible, must allow you to live safely and allow you to enjoy the safety of your occupation, present a stable and durable structure, be equipped with infrastructure, basic, to be adequate from an ecological and sanitary point of view ... in short, to be located at a reasonable distance from workplaces and basic services, all for an acceptable price».

Reviewing the different European legislations, the common objective of the policies in all countries, it could be summed up in the same premise: the right of all citizens to access decent housing. In Spain, for example, the right to housing is recognized in article 47 of the Constitution as follows: «All Spaniards have the right to decent and adequate housing. The public authorities shall promote the necessary conditions and establish the pertinent norms to enforce this right, regulating the use of the land in accordance with the general interest to prevent speculation. The Community will participate in the capital gains generated by the urban action of public entities».

Note that, if the right to adequate housing is included among the fundamental rights of man, the existence of this right does not necessarily imply public production or property ownership by individuals. That right refers only to use.

Although several countries, particularly the Mediterranean ones, tried to achieve the social objectives of housing through measures to increase the supply in the market, property titling is not the only means of ensuring accessibility and quality of housing for family aggregates of weaker yields. In fact, as regards the satisfaction of this social good, most of the interventions are aimed at financial support, both directly, through the delivery of subsidies or indirect, such as the reduction of fiscal expenses.

As Alonso Rodríguez (2002) argues, in many European countries other dimensions begin to appear in the objectives of housing policy that try to go a little further in regard to the ability to choose in reference, both to the diversity of the property regime

15 more pages are available in the full version of this document, which may be purchased using the "Add to Cart" button on the publisher's webpage: [www.igi-global.com/chapter/analysis-of-housing-for-rent-in-borderlands/248895](http://www.igi-global.com/chapter/analysis-of-housing-for-rent-in-borderlands/248895)

## Related Content

---

### Governance in Smart Cities: A Comparison of Practitioners' Perceptions and Prior Research

Manuel Pedro Rodríguez Bolívar (2018). *International Journal of E-Planning Research* (pp. 1-19).

[www.irma-international.org/article/governance-in-smart-cities-a-comparison-of-practitioners-perceptions-and-prior-research/197368](http://www.irma-international.org/article/governance-in-smart-cities-a-comparison-of-practitioners-perceptions-and-prior-research/197368)

### Going Mobile in Journalism Education: How Media Students Perceive Mobile Journalism as a Professional Practice

Mohammad Ayishand Sohail Dahdal (2021). *International Journal of Smart Education and Urban Society* (pp. 21-31).

[www.irma-international.org/article/going-mobile-in-journalism-education/273238](http://www.irma-international.org/article/going-mobile-in-journalism-education/273238)

### Preparing Pre-Service Teachers' Expectations and Resilience: Service-Learning with English Language Learners

Christine Rosalia (2017). *Community Engagement Program Implementation and Teacher Preparation for 21st Century Education* (pp. 24-47).

[www.irma-international.org/chapter/preparing-pre-service-teachers-expectations-and-resilience/164328](http://www.irma-international.org/chapter/preparing-pre-service-teachers-expectations-and-resilience/164328)

### Questionnaire and Interviews

(2024). *Comparative Approach on Development and Socioeconomics of Africa* (pp. 79-113).

[www.irma-international.org/chapter/questionnaire-and-interviews/348371](http://www.irma-international.org/chapter/questionnaire-and-interviews/348371)

### Extracting Citizen Values as Inputs for Designing Citizen-Responsive Urban e-Planning Services: The VOICE Approach and a Demonstration in the Healthcare Context

Na Liu, Alex Gavinoand Sandeep Purao (2015). *International Journal of E-Planning Research* (pp. 1-25).

[www.irma-international.org/article/extracting-citizen-values-as-inputs-for-designing-citizen-responsive-urban-e-planning-services/128242](http://www.irma-international.org/article/extracting-citizen-values-as-inputs-for-designing-citizen-responsive-urban-e-planning-services/128242)