

to compensate the tenant for any damages. As for the Municipality's deadline for removing the violation, it should be increased to a reasonable amount of time which would be sufficient to remove the violation and restore the building to an approved condition. If he doesn't comply, then refer him to the court and apply the fines. However, the fine shouldn't exceed 10% of the property's total value, just like the delay penalties for contractors. It doesn't make sense to punish a thief by execution. Furthermore, every two years the municipality should issue a safety certificate for the building which should be attached to the leases in order to preserve the right of the tenants. Thus a door of atonement will be opened for infringing properties to be fixed, and it will make violations useless and less tempting. As I said above, solving the problem of violations lies in redrafting the applicable laws and regulations in an integrated manner, including the rental law, the construction law, and the regulations of the fire department and MEW. As the saying goes, "Don't curse the darkness when you can light a candle."

As such, we, The Real Estate Union, will hold a seminar based on our five articles to raise the awareness of the society concerning the danger of violating the law, as well as to raise professional recommendations to establish a new law.