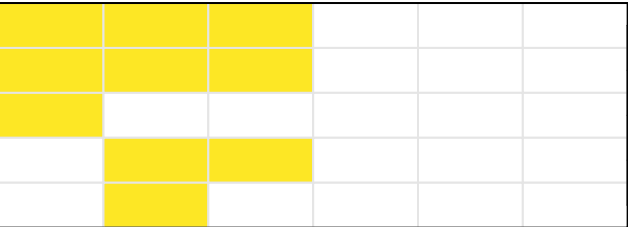
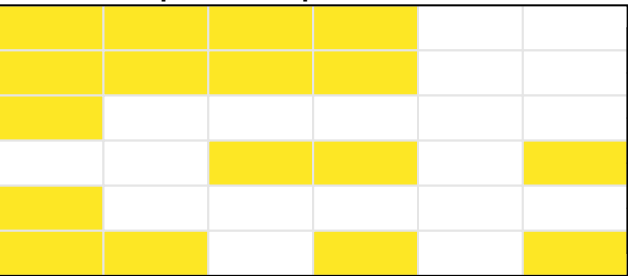


Incentivize construction



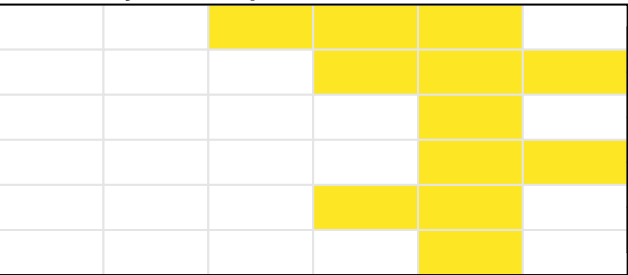
- Deregulate construction, minimize administrative burden
- Facilitate designation of more building land
- Strengthen leasehold
- Tax amortization for construction of rental housing
- Tax amortization for converting agricultural land to building land

Facilitate acquisition of private homes



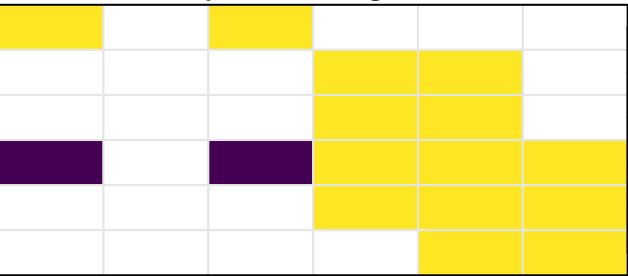
- Abolish or introduce exemptions from land transfer tax for personal use
- Facilitate financing for acquisition of private homes
- Sell public homes to current renters
- Facilitate lease–purchase contracts
- Tax amortization of property for personal use
- Favor housing cooperatives

Curb realty sector speculation



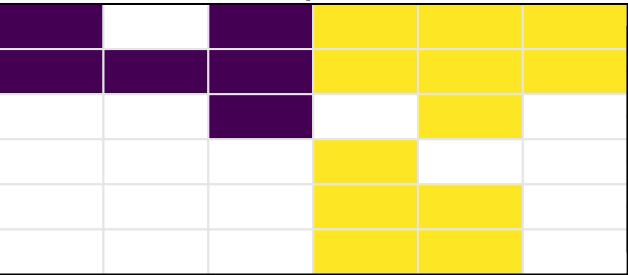
- Prohibit share deals
- Introduce open register of real estate ownership
- Increase taxes on real estate acquired by purchasing companies
- Increase taxes on capital gains from real estate purchases
- Discourage non–use of privately owned building land and housing spaces
- Prohibit speculation with real estate on the stock exchange

Public and non–profit housing



- Increase housing allowance
- Incentivize provision of non–profit housing
- Do not sell federal–owned real estate to for–profit actors
- Increase subsidized housing
- Strengthen municipal right of first refusal for property acquisition
- (Re–)transform privately owned building land and real estate into public property

Rent control and tenant protection



- Cap on rent price increases (Mietpreisbremse)
- Cap on rent prices (Mietendeckel)
- Rental law: Tenant protection vs deregulation
- Facilitate rental home exchange
- Protect tenants against evictions
- Restrict conversion of rental homes to condominiums

Expropriation



- Expropriate housing stock of large real estate firms