

From: [EPF](#)

To: ["EPF President & Managing Committee"](#)

Date: 10/5/2011 1:26:04 PM

Subject: Managing Committee Item VIII - Mortgage Credit Directive - epf11-104

Attachments: position paper mortgage.doc

To: President, Managing Committee

For information: Wolfgang Kälberer

Dear Ladies, Sirs

Managing Committee Item VIII – Proposal for a Directive on Credit Agreements Relating to Residential Property

Extract from the minutes of the Budapest Managing Committee of 24 May 2011:

IX. Proposal for a Directive on Credit Agreements Relating to Residential Property

Though it was acknowledged that the property sector would always be a very secondary force in any lobbying campaign in comparison to the banks, it was nonetheless felt that wherever possible EPF should help the banks to avoid regulatory measures that reduce the offer of or access to mortgage credit because of the clear effect on housing markets. It was agreed that UEPC would take the lead in any action.

Attached is a position paper that UEPC sent to Parliament's Rapporteur. It seems to me that the basic content can be supported by EPF.

I suggest that once all the proposed EP amendments have been published and prior to the ECON Committee debates and vote, we should all coordinate with our mortgage banking colleagues to lobby MEPs to reject specific amendments. We can also take action with the Council of Ministers.

Wolfgang Kälberer, Head of the German Mortgage Banks EU Representation, has kindly accepted to attend the Managing Committee meeting for this item and give his views on where EPF could be most useful.

Sincerely

Michael MacBrien
Director General

EUROPEAN PROPERTY FEDERATION
Boulevard Saint-Michel, 45
B – 1040 Bruxelles
Tel: +32 2 514 42 29
Fax: +32 2 511 67 21
info@epf-fepi.com
www.epf-fepi.com

From: Laurent Wille [mailto:Laurent.Wille@upsi-bvs.be]
Sent: 26 September 2011 12:32
To: 'info@epf-fepi.com'
Subject: FW: mortgage directive

For your information.

LW

From: Laurent Wille
Sent: maandag 26 september 2011 12:30
To: 'antolin.sanchezpresedo@europarl.europa.eu'
Subject: mortgage directive

Dear Mr Sanchez Presedo

***RE : Commission's Proposal for a Directive on Credit Agreements relating to residential Property –
Deadline for amendments: 30 September 2011***

UEPC – Union Européenne des Promoteurs et Constructeurs- represents more than 30,000 developing and house building companies, affiliated with its member federations. Directly or indirectly the activities of these developers and house builders represent 10% of gross national product and employment in Europe. Together, they annually build and develop several millions m² of offices and shopping centres as well as more than 1.000,000 new homes.

Developers, members of the national federations affiliated to UEPC build and sell houses and apartments to consumers who in 95% of the cases finance their purchase with a mortgage loan. The UEPC is interested in a mortgage market that functions properly and its opinion is impartial and unbiased as its members are not directly involved in the mortgage loan contracts.

Our attached common position paper (2 pages) explains in summary what the problems are and how they can be resolved.

We would be most grateful for your help in addressing these serious concerns.

We are of course at your entire disposal for any further explanation you might require.

Kind regards

Laurent Wille
*Managing Director **
UEPC (AISBL - INPA - IVoG)

Rue de la Violette 43, 1000 Brussels
Tel +32 2 511 25 26
Fax +32 2 219 71 99

www.uepc.org

** bvba crivi*



Restoring the past - Building the future