

Distr.  
RESTRICTED

LC/R.1470  
15 December 1994

ENGLISH  
ORIGINAL: SPANISH

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**ECLAC**

**Economic Commission for Latin America and the Caribbean**

**REPORT OF THE THIRD REGIONAL MEETING OF MINISTERS  
AND HIGH-LEVEL AUTHORITIES OF THE HOUSING AND URBAN  
DEVELOPMENT SECTOR IN LATIN AMERICA AND THE CARIBBEAN**

**(Quito, Ecuador, 16 to 18 November 1994)**

This document was prepared by the Joint ECLAC/UNCHS Unit on Human Settlements of the Environment and Human Settlements Division, acting as Technical Secretariat for the Ministerial Forum.

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94-12-1678

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## A. ATTENDANCE AND ORGANIZATION OF WORK

### 1. Background

1. The regional meetings of Ministers and High-level Authorities of the Sector started in 1992 through an initiative of the Government of Chile with the support of the Economic Commission for Latin America and the Caribbean (ECLAC). The first meeting was held in Santiago de Chile in March 1992, and the second one in Cartagena de Indias, Colombia, from November 29 to December 2, 1993. The regional meetings are jointly organized by one of the countries, whose sectorial authority acts as Interim Secretariat during the period following the meeting, and ECLAC as Permanent Technical Secretariat.

### 2. Date and place of the meeting

2. The III Regional Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector in Latin America and the Caribbean was held in Quito, Ecuador from November 16 to 18, 1994. The meeting was organized in two stages, a technical stage held on November 16 and a ministerial stage on November 17 and 18. The meeting took place at the Hotel Colón Internacional in Quito (Ecuador).

### 3. Attendance<sup>1/</sup>

3. The meeting was attended by representatives of the following State members of the Economic Commission for Latin America and the Caribbean: Argentina, Bolivia, Brazil, Colombia, Costa Rica, Cuba, Chile, Ecuador, El Salvador, Honduras, Jamaica, Mexico, Panama, Paraguay, Peru, Spain, Uruguay and Venezuela.

4. Aruba was also represented as associate member of the Commission.

5. The following United Nations agencies were represented: the United Nations Centre for Human Settlements (UNCHS - HABITAT) together with the Secretariat of the World Conference on Human Settlements (Habitat II), and the United Nations Development Programme (UNDP).

6. The Inter-American Development Bank was among the intergovernmental organizations present.

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<sup>1/</sup> See the list of participants in annex 1.

7. The following intergovernmental organizations also sent representatives: Spanish Agency for International Cooperation (AECI) and the United States Agency for International Development (USAID).
8. The following non-governmental organizations were also represented: Latin American Association of Development Financing Institutions (ALIDE), Inter-American Federation of the Construction Industry (FIIC) and Inter-American Housing Union (UNIAPRAVI).
9. As special guests the Meeting was also attended, among others, by representatives of the Habitat Foundation of Colombia; German Agency for Technical Cooperation (GTZ); Ibero-American Centre for Strategic Urban Development, Barcelona (Spain); Association of Engineers and Association of Architects of Pichincha (Ecuador); Latin American Chapter of IULA; Urban Management Programme for the LAC region; the Construction Chamber of Quito, Ecuador; Association of Municipalities of Ecuador; and the Office of Sectoral Planning of El Salvador; as detailed on the List of Participants.
10. As technical Secretariat, ECLAC was represented by the Officer in charge of the Environment and Human Settlements Division, and Experts of the Division.
11. Many observers also attended the meeting.

#### 4. Opening session and officers of the technical meeting

12. The technical stage of the Regional Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector in Latin America and the Caribbean began on Wednesday, November 16 at 8:30 a.m. Chairing the opening session were: Mr. Francisco Albornoz Casares, Minister of Urban Development and Housing of Ecuador, representing the host country; Mr. Fabio de Jesús Giraldo, Deputy Minister of Housing, Urban Development and Safe Water from the Ministry of Economic Development of Colombia, as Interim Secretariat; Mr. Peter Jensen, Officer in charge of the ECLAC Environment and Human Settlements Division as Technical Secretariat; and Mr. Jorge Wilhelm, Deputy Secretary General of the World Conference Habitat II. All of them took the floor during the opening session.
13. The Minister of Urban Development and Housing of Ecuador gave a welcoming address, stressed the importance and relevance of the meeting and the positive response reflected in the broad spectrum of participants from the government and the private sector, as well as representatives from regional institutions, which is a clear evidence that the ministerial forum is reaching its institutionalization.
14. He referred to the modernization and institutional transformation process in Ecuador, a good example of which is the Ministry of Urban Development and Housing; to the recently formulated National Policy on Urban Development, Housing and Environmental Sanitation; and to the process of adjustment of the housing financing system based on the introduction of a constant value monetary unit and the adoption of a clear and direct subsidy system. He mentioned policies to support decentralization processes by strengthening local governments and transferring responsibilities and resources to the municipalities.

15. Finally, he congratulated UNIAPRAVI for the success achieved in the Seminar on Housing Finance for Low-income Groups held as preamble to the ministerial meeting. He said the subject is part of Mr. Sixto Durán Ballén Government's concern to assist the poor, and declared open the technical stage meeting with wishes of success.

16. The Officer in charge of ECLAC Environment and Human Settlements Division, acting as Technical Secretariat for the Ministerial Forum, made reference to the background of these meetings and presented a summary on the participants and subject areas discussed during the First Meeting held in ECLAC Headquarters in Chile, 1992, and in the Second Meeting in Cartagena de Indias, Colombia in 1993, held earlier than scheduled due to elections in several countries.

17. He mentioned the special character of this Third Meeting, scheduled to present a progress report on subject areas agreed on the Second Meeting, and to discuss the regional preparatory stage to define a regional position for the World Conference Habitat II to be held in Istanbul (Turkey) in 1996. He also referred to the publication of the technical reports and conclusions of the II Meeting of Ministers and High-level Authorities which was previously mailed and distributed to all participants. Finally, Mr. Jensen said he would be happy to answer any questions, and wished successful working sessions.

18. The Deputy General Secretary of the World Conference Habitat II, outlined the status of the region 18 years after the first United Nations Conference on Human Settlements in Vancouver, and emphasized the efforts towards economic adjustment and modernization of the productive sector, the consolidation of democratic processes, the modernization of public administration and the transference of responsibilities to local government management. Mr Wilhelm pointed out that only through social equity, a sound environment and the sustainable use of natural resources could these changes be supported.

19. He made reference to the urbanization process experienced in the region, where more than 70% of the population, more than half of the productive capacity and most of the technological innovation and cultural supply are concentrated in cities. They also concentrate the majority of the poor people and are a major source of environmental degradation. These subject matters are of great concern to the countries of the region and play a key role in Habitat and ECLAC strategies. Therefore the United Nations Conference on Human Settlements (Habitat II) offers an ideal opportunity to advance in the achievement of these objectives, to review the international cooperation activities and the national sectoral strategies.

20. He gave a brief account on a few essential concepts to deal with sustainable development of human settlements, including the following: new technology that transforms the production patterns and introduces changes in labour demand; transnationalization that affects allocation of private resources for public investments; and information process revolution promoting decision making and capital mobilization, specially in stock exchange operations and international capital markets. Cities are the center of these transformations, and although overwhelmed with problems, still are one of the big achievements of humanity, validating the concept that cities and development can not be separated. Therefore, a new style on policy formulation and city management, based on new association mechanisms between urban actors selected from a broad spectrum is needed.

21. Finally, he listed several initiatives to support the regional preparatory process towards Habitat II Conference, underlining the vast experience of the region; made reference to the preparation of national reports and plans of actions and singled out ECLAC support organizing a special session in 1996, as well as the financial support of the Inter-American Development Bank. He expressed Habitat interest in celebrating a Preparatory Regional Conference together with the Meeting of Ministers and High-level Authorities to take place during the second semester of 1995.

22. The Deputy Minister of Housing, Urban Development and Safe Water from the Ministry of Economic Development of Colombia, acting as Interim Secretariat to the Forum, took the floor without being previously announced in the programme, and introduced valuable concepts in regard to the importance of designing comprehensive urban policies at the national and regional level, based on ideas shared by the various countries. He pointed out the need to define activities to allow specific policy actions on urban development and policy formulation that take in consideration every sector involved in urban development, such as inter-relation between urban policies and macroeconomic and social policies, as well as the various attributes of the city: housing, land, equipment, public services, transport and environment.

23. He mentioned that Colombia is pursuing to achieve development models with equity, in the search of alternatives for the development of contemporary cities. He made reference to the fact that urban policies are of local governments and municipalities responsibility, and that political and legislation decentralization processes have not followed the same pace as management processes. He suggested to promote specific cooperation programmes at a regional base, starting with the design of urban policies.

24. The Under Secretary of Urban Development and Housing of Ecuador, who actively participated in the organization of this event, referred to the organizational aspects of the different working groups and meeting rooms assigned. He announced the name of the coordinators and rapporteur for the three working groups as follows: Mr. Fabio Giraldo of Colombia and Ms. Lucía Ruiz Pozo of Ecuador as coordinator and rapporteur respectively of Group One; Mr. Marino Tadeo Henao, Director of the Latin American Centre for Urban Management (RHUDO/USAID), and Mr. Carlos Landin, Urban Management Programme Adviser, as coordinator and rapporteur of Group Two; and Mr. Jorge Wilhelm from Habitat II Secretariat as coordinator of Group Three. Mr. J. Gavidia from UNCHS, acted as post-facto rapporteur for this group.

#### 5. Agenda of the technical meeting<sup>2/</sup>

25. According to the agreed agenda, the organization of the technical stage included three simultaneous working groups to discuss the advancement on the subject areas agreed upon during the II Ministerial Meeting, as follows:

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<sup>2/</sup> See the programme in annex 2.

### Group One: Human Settlements Management

#### Documents:

- Modernization of institutional structures for a new concept in the strategic planning and human settlements management (Spain)
- Sectoral indicators, models and information systems for housing and urban development (UNIAPRAVI, Argentina)
- Institutional and operative housing mechanisms in Cuba (Cuba)
- Instruments for urban land management (Colombia)
- Policies for an adequate environmental management of urban and industrial waste (ECLAC/GTZ).

### Group Two: Finance, technology and standardization

#### Documents:

- Channels and mechanisms for the integral financing of human settlements (Chile)
- Housing finance systems and its improvement processes Chile)
- Inter-American Network on Housing Technologies: Habitec (Peru)
- Building technological and productive standardization (Argentina).

### Group Three: Preparatory activities for Habitat II Conference

- Exchange of information on national preparatory activities and regional working programmes.

### 6. Opening session and officers of the ministerial meeting

26. The inaugural ceremony of the ministerial stage of the Meeting of the III Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector in Latin America and the Caribbean took place on Wednesday November 16 at 8:00 p.m. The table of officers in the opening session was chaired by the Minister of Urban Development and Housing of Ecuador, on behalf of the President "ad Interinum" of Ecuador, Mr. Alberto Dahik Garzozzi, and included Mr. Rodrigo Marín Bernal, Minister of Economic Development of Colombia, for the Interim Secretariat, Mr. Jorge Wilhelm, Deputy General Secretary of Habitat II Conference, and Mr. Peter Jensen, Officer in charge of the ECLAC Environment and Human Settlements Division, for the Technical Secretariat. ECLAC Technical Secretariat acted as Rapporteur of the meeting.

27. The Minister of Economic Development of Colombia, Mr. Rodrigo Marín Bernal made reference to the extent of changes in society in its course from a small herdsman village economy to the next stages and urban centres, identifying the demographic factor and the geographical redistribution as the main cause of urban disorder, aggravated by the lack of systematic comprehensive city policies.

28. In regard to economic aspects, he pointed out the lack of equality between economic activities in urban centers and the poor behavior of rural areas, where the increasing differences encourage migrations and makes the scenario worse. As to the social crisis, he stressed the very bad

income distribution of the different social groups, which produces urban poverty when basic needs are not satisfied, aggravated by the deficit in infrastructure and urban services, overcrowding, and the location in dangerous areas.

29. He referred to critical aspects related to environment and deterioration of urban attributes, listing the problems as land, transport, housing, equipment and public services. He proposed to articulate an urban policy by incorporating government and community efforts to improve the quality of life of the population and the urban attributes in a radical frame.

30. Finally, he outlined the issue of internationalization, where the world moves towards the globalization of relations among nations and called for a joint action on this issue, given the opportunity of the II World Conference on Human Settlements. He made reference to an episode during the foundation of San Francisco de Quito and requested to keep on working strenuously to address the increasing urban population and its needs.

31. The Deputy General Secretary for Habitat II Conference made a statement on behalf of ECLAC Executive Secretary, Mr. Gert Rosenthal and the United Nations Assistant Secretary General in charge of UNCHS (Habitat) Mr. Wally N'Dow. He stated that the concepts were of common concern to both organizations.

32. Addressing the ministerial meeting, he reasserted some of the concepts mentioned at the technical meeting, such as the exceptional urbanization process experienced in Latin America, the coincidence in subject areas agreed by the Ministerial Forums, and the strategic issues of concern to ECLAC and Habitat reflected in regional and in-country technical cooperation programmes; to the essential concepts needed to deal with human settlements sustainable development, the main core to the preparatory process towards Habitat II, also called the "City Summit"; and the efforts to support the regional preparatory process.

33. He announced that UNCHS is studying the possibility of transferring the management office for technical cooperation projects in Latin America and the Caribbean to a country in the region. The final decision will be taken after conversations with countries interested in housing this office. Finally, he thanked for the opportunity given to discuss regional preparatory activities for Habitat II.

34. The Minister of Urban Development and Housing of Ecuador, on behalf of Mr. Alberto Dahik Garzozi, President "ad Interinum" of Ecuador, welcomed the Ministers and High-level Authorities attending the meeting, and thanked them and the various agencies represented for their participation. He reasserted some concepts mentioned during the technical stage of the meeting in regard to the process of institutional modernization in Ecuador, the creation of the Ministry of Urban Development and Housing, the formulation of a National Policy on Urban Development, Housing and Environmental Sanitation, the will to adjust the housing financing system, and the strengthening of local governments.

35. He made reference to the support and wishes of success for the meeting sent from Washington by the Constitutional President of Ecuador, Mr. Sixto Durán Ballén, underlining the common objectives to improve the living conditions of the poor.



## 7. Agenda of the ministerial meeting<sup>3/</sup>

36. The following agenda was adopted:

1. Presentations by representatives of international organizations.
2. Background and activities towards the World Summit on Social Development, Copenhagen, 1995.
3. Presentation of policies and programmes by multilateral organizations and regional institutions.
4. Presentation of reports by the Interim Secretariat and the Technical Secretariat, and transfer of the Interim Secretariat to the Ministry of Urban Development and Housing of Ecuador.
5. Presentation of summaries and conclusions of Working Groups One and Two.
6. Objectives, preparatory activities, and progress towards Habitat II Conference.
7. Discussion of, and agreement on the agenda for the closed session of Ministers and High-level Authorities.
8. Agenda, date and venue of the IV Regional Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector.
9. Conclusions and recommendations: Quito Declaration.
10. Closing Session.

### 8. Closing session (item 10 of the Ministerial Agenda)

37. At the closing meeting, held on November 18, statements were made by the Minister of Housing and Urban Development of Chile, Mr. Edmundo Hermosilla; the Minister of Urban Development and Housing of Ecuador, Mr. Francisco Albornoz; and the Minister of Construction of Jamaica, Mr. Orville D'Lacy Ramtallie.

38. The Minister of Housing and Urban Development of Chile, on behalf of all the participants, thanked the warm hospitality of the Government of Ecuador during the event, and announced a meeting of UNIAPRAVI to be held in Chile in March 1995.

39. The Minister of Urban Development and Housing of Ecuador delivered his final statement highlighting the success achieved, the importance of these events, and formulated votes to act, as best as possible, to the expectations and responsibilities of Ecuador in assuming the Interim Secretariat.

40. The Minister of Construction of Jamaica expressed his gratitude and invited all delegates to participate in the next meeting to be held in Kingston (Jamaica) in September 1995.

41. During the closing dinner at San Francisco's Monastery, the President "ad Interinum" of Ecuador, Mr. Alberto Dahik Garzozzi, on behalf of the President of Ecuador Mr. Sixto Durán Ballén, and his own, expressed the government's support to the proceedings of the ministerial forum and thanked all the delegations.

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<sup>3/</sup> See programme in annex 2.

## B. SUMMARY OF DEBATES AND PRESENTATIONS

### 1. Summary of debates of Working Group One at the technical level on Human Settlements Management

42. The documents presented on the progress achieved on the subject areas agreed upon by the II Ministerial Meeting, are listed in Section A.5 of this report (Agenda of the Technical Meeting) paragraph 25.

43. The comprehensive debate held on each of the subject areas helped clarify and enhance the documents. Statements were made by representatives of the following countries: Argentina, Aruba, Brazil, Colombia, Cuba, Chile, Ecuador, El Salvador, Panama, Peru, Spain and Venezuela. Statements were also made by representatives of the United Nations Development Programme (UNDP); ECLAC; Spanish Agency for International Cooperation (AECI); Urban Management Programme for Latin America and the Caribbean (UMP-LAC); Inter-American Union for Housing (UNIAPRAVI); Association of Ecuadorian Municipalities (AME); Urban Research Centre "City"; Ibero-American Centre for Strategic Urban Development (CIDEU) and PROVIVAC of Mexico.

44. The conclusions and recommendations of the Working Group on human settlements management are presented in annex 3.

### 2. Summary of discussions of Group Two at the technical level on Financing, Technology and Standardization

45. The documents presented to the Working Group on the progress achieved on the subject areas agreed upon by the II Ministerial Meeting, are listed in Section A.5 of this report (Agenda of the technical meeting), paragraph 25.

46. An interesting debate was held on each of the subject areas and documents. Statements were made by the following countries: Argentina, Aruba, Bolivia, Chile, Ecuador, El Salvador, Honduras, Jamaica, Mexico, Peru and Venezuela. Statements were also made by representatives of the Latin America Centre for Urban Management (RHUDO/SA USAID); Inter-American Federation of the Construction Industry (FIIC); Inter-American Union for Housing (UNIAPRAVI); and ECLAC.

47. The summary of the documents, as well as the conclusions and recommendations of this working group are presented in annex 4.

### 3. Summary of debates of Group Three at the technical level on Habitat II Conference

48. The following representatives of countries and agencies participated in the Working Group Three and made statements: Argentina, Brazil, Ecuador, El Salvador, Colombia, Chile, Spain Venezuela, IULA and UNCHS.

49. The Working Group highlighted the valuable experience achieved in Latin America and the Caribbean on urban development and housing due to global development strategies implemented in the region.

50. It was noted that in the formulation of urban development and housing policies, there are several issues of particular importance to the region:

- to find mechanisms and design strategies for an effective articulation between urban and rural policies and the macroeconomic, social and environmental policies;
- to identify, reinforce and mobilize social, economic, technological and institutional resources to optimize its management in human settlements development;
- to establish participation patterns in urban development and housing, involving every citizen in development actions. To promote the participation of social, private, public, municipal and community agents as a resource and guarantee to sustain development processes.
- to develop mechanisms for an effective exchange and transference of information between agents, on successful and non-successful experiences.

51. Given the regional needs, characteristics and capacities, the working group recommended the preparation of a regional report reflecting a platform of common interests to be presented during Habitat II, as a positive contribution to the Istanbul Conference.

52. The working group also recommended to reaffirm the importance assigned to the Conference, as an adequate form to discuss central subjects such as "sustainable settlements in an urbanizing world" and "adequate shelter for all" which will have extensive implications on social and economic national policies in Latin America and the Caribbean.

53. The working group analyzed and agreed on the proposal for the "City Summit", presented by Habitat II Secretariat on preparatory activities in Latin America and the Caribbean. It was recommended to submit this proposal to the sectoral authorities of the countries of the region, through Habitat II Conference Secretariat, to recall acceptance on the subject in order to prepare a definitive calendar for the preparatory activities in the region.

54. The working group noted the actions taken by the countries of the region to prepare a sound and consistent position towards the Istanbul Conference. In regard to international cooperation, the expectations to reach contribution levels which will allow the Secretariat to provide the necessary funds to support the countries preparatory process towards Habitat II, was mentioned.

55. The conclusions and recommendations, on the World Conference on Human Settlements, Habitat II, are presented in annex 5.

#### 4. Summary of presentations at the ministerial level

56. In the plenary session at the ministerial level held on Thursday November 17, presentations were made following the adopted agenda. The following is a general summary according to the order of speakers.

##### Presentation by Authorities of International Organizations (item 1, ministerial agenda)

57. The presentation of the United States Agency for the International Development (USAID) was made by Mr. Peter Kimm, Director of the Office of Environment and Urban Programs, who was, later on, honored by the government of Ecuador in recognition to his performance. He referred, among others, to the following concepts: the advances in solving urban environmental problems depend less on the magnitude of resources spent than on the quality of the policies framed; there is a need to rethink the way urban development is financed, regulated and managed. Re-engineering urban processes must be based on the classical formula: democracy, market based economy, and local community autonomy; the quality and applicability of national policies towards reducing poverty and environmental protection, depend on the adequate re-definition of governmental roles and functions; the fair distribution of resources from central to local levels, and the return of power to citizens. The cultural advance, democracy and market economies will allow to qualify the public and private decision making.

58. He expressed that the Government's real role is to define the incentive systems and create the conditions for the other actors such as banks, private contractors and community organizations; and that non-government and community organizations can be a powerful vehicle for: a) promoting information, training, auditing, institutional change and participatory mechanisms for consolidating democracy; b) bridging gaps between the formal and informal sectors in the market economy; and c) promoting education for sustainable development.

59. Finally, he underscored that advances towards economic globalization will have a high impact on the financing, regulation, and management of urban development. Within this framework, privatization and decentralization are necessary strategies to redistribute power, gain flexibility and adaptive capacity, and mobilize financial and managerial resources for infrastructure, housing and urban services.

##### Background and activities towards the World Summit on Social Development, Copenhagen 1995 (item 2, ministerial agenda)

60. With regard to the Social Summit to be held in Copenhagen in 1995, United Nation's perspective was presented by the UNDP Resident Representative in Ecuador, in a brief summary of the summit. He emphasized that among a growing global economy characterized by uncertainty and insecurity, the Social Summit looks for agreements on unemployment, eradication of poverty, social integration, and eradication of discrimination against women. He said the meeting will coincide with the celebration of United Nations 50th. Anniversary, and is part of a series of meetings within the social area that started in 1990, including Children, Environment and Development, Human Rights, Population and Development and will continue with the Social Summit, the World Conference on Women and Habitat II.

61. The UNDP Resident Representative made reference to the fact that eradication of poverty has been one of the priority objectives within the UN system during this decade, and presented specific data on poverty to increase awareness on the Social Summit goals. He underscored that urban centres will have to face serious problems as a result of unemployment and social disintegration, and to minimize these impacts, it is important that future investments in human settlements should be targeted towards cities, looking for a consensus in the selection of policies and priority projects, which should be prepared, negotiated and executed in an effective way. He considered of vital importance the active participation of urban development and housing authorities in the preparatory process towards the Social Summit, since this event will be an excellent platform for Habitat II.

62. On the same agenda item, and from Ecuador's perspective, the Secretary of the Social Front, expressed that success in economic policies has not been followed by success in social policies, and that the problem of poverty should be addressed by the society as a whole and not only by the State. Although economic growth is essential towards social development, there is a need to create a favorable economic and political frame for social development based on consensus and participation in the formulation of changes demanded by society.

63. In regard to the objectives of fighting poverty, he underlined three aspects that can be effective if articulated all together: the multisectoral nature of the programmes to eradicate poverty; the participation of the poor community organizations in the design and formulation of policies; and the accessibility of the poor to new productive opportunities. He pointed out that housing construction and new community management models for housing access, in the short term, together with economic stability and strengthening of the financial market in the long term, are excellent instruments to fight poverty. He also referred to the multiplier effect of construction in the economy and in the creation of employment.

64. With regard to the second objective of the Social Summit, he expressed that the adequate formulation of social policies should support the generation of productive employments and the reduction of unemployment. In the long-term, education and health are substantive to train human resources required for the management of new enterprises. In regard to the third objective, social integration, he referred to the multi-ethnic nature and diversity of cultures in Ecuador and that, in spite of a few discrimination problems, there is a progressive trend towards a new concept of social integration, in which the cultural ethnic differences are a valuable and rich contribution to social development and this diversity has to be preserved.

Presentation of policies and programmes of multilateral organizations and regional institutions (item 3, ministerial agenda)

65. Mr. Peter Jensen, Officer in Charge of the Environment and Human Settlements Division, presented ECLAC regional technical cooperation programmes. He made reference to the following on-going programmes: "Urban management in selected medium-size cities of Latin America", which after an applied research stage was oriented towards the preparation of models and improved urban management systems; "Proposals for the productive transformation of housing in Latin America and the Caribbean", implemented in association with six active countries of the region. This project falls within ECLAC objective to support the strategy of productive transformation with equity and sustainable environment, and "Policies for the adequate environmental management of urban and

industrial waste" with the support of GTZ, presented in Working Group One at the technical stage of the meeting.

66. Among the regional programmes to start as soon as financial resources are identified, Mr. Jensen mentioned the "Inter-American Network on Housing Technology: Habitec", presented by Peru during the technical stage in Working Group Two, and supported by all delegations; and the project "Institutional strengthening and modernization of governmental planning and execution agencies, and housing investments efficiency in LAC countries", already approved by several countries of the region, which also include the adoption of indicators, models and information systems in a comprehensive framework responding to existing institutional circumstances in the region.

67. Also in item 3 of the ministerial agenda, the representative of the United Nations Centre for Human Settlements (UNCHS - Habitat), presented Habitat' activities in three different lines. First he referred to new programmes based on the following eight subject areas: global policies and strategies; national policies and strategies; human settlements management; infrastructure and environment; management of natural and man-made disasters; housing; strengthening of community management; and equity and reduction of urban poverty.

68. Secondly, he pointed out the changes introduced in the implementation of operations, based on two principles: the integration of activities in research-development-training-direct technical support process; and the maximum use of local capabilities. In third place, he mentioned local development management, municipalities and local governments. Finally, he said that UNCHS recognizes that sustainable development in housing and urban development can only be reached through the extensive participation of all agents involved: community; private sector; technological research and development groups; local authorities; non-governmental organizations; and governments; and expressed that Habitat policy is to collaborate in the implementation of these processes.

69. The Inter-American Development Bank representative in Ecuador, made a presentation on urban development and housing issues. In regard to urban development, and based on IDB experience, he emphasized that there are not real development possibilities if there is no institutional capacity has been built previously to undertake this task, including financial, technical, legal, managerial and economic aspects. This is so important, that in projects agreed upon with countries, one of the main objectives is institutional strengthening allowing to identify, schedule and implement the investments assigned in an efficient way. In this scheme, municipalities are one of the main agents towards an urban development, aiming to balance equity with efficiency.

70. In the housing area, he made reference to unsuccessful experiences at the beginning, not from a technical point of view but on social equity, in which highly government subsidized housing favored medium and high income sectors. The Bank draw out on financing housing programmes for several years and limited itself to support some sites and services schemes, neither of which could be considered successful. Just a few years ago the Bank decided to readjust its housing policy, looking to support programmes having as a main objective the modernization of the housing sector, establishing a Housing Policy towards a comprehensive "Housing System" in which all socio-economic segments will have an option, and defining the role of all and each of the agents participating in the housing cycle. As an example, he mentioned projects in Chile, El Salvador, Paraguay and Uruguay.

71. Following the presentations on this agenda item, the Regional Coordinator of the Urban Management Program for Latin America and the Caribbean (sponsored by UNCHS, the World Bank and UNDP), made reference to three of the thematic areas of the programme: urban land, poverty and environment. Among the basic objectives in urban and city development process he underlined: the improvement in urban land management; the alleviation of poverty; and the improvement of environmental conditions, as well as the need to strengthen local level capabilities, and promote a common dialogue and a process of exchange of experiences.
72. The UMP Coordinator pointed out that there are not preconceived solutions in cooperation programmes, which are achieved through an exchange of ideas with the Mayor, the community, the private sector and other agents. Work is carried out with regional resources since there are specialized human resources and valuable regional experiences, upon specific requests and demands. He made reference to programme activities carried out in Bolivia, Brazil, Colombia, Cuba, Chile, Ecuador, El Salvador, Mexico and the Caribbean; as well as other actions undertaken in co-ordination with municipalities; meetings held in Cali on urban violence and in Quito on privatization of urban services; courses on land management and cadastre; publications and books on programme experiences; the bulletin "Era Urbana" and the material prepared jointly with the World Bank and Habitat on urban policies.
73. On the same Urban Management Program and representing the German Agency for Technical Cooperation (GTZ), the main advisor to the UMP-GTZ programme referred to: the itinerant seminars in which officers of one country, together with a panel of experts, transfer their experiences to others; the support given to the exchange of information networks in Latin America where there is a need for intercommunication between isolated municipalities; and the textbooks and guidelines published on urban and environmental management with GTZ support.
74. Representing the Inter-American Union for Housing (UNIAPRAVI), the past president highlighted the institution's thirty years of experience in housing finance and policies, emphasizing the need of dialogue between the public and private sectors. He asked for economic conditions to promote permanent and long-term financing credit, not only for housing but also to finance housing related infrastructure. He mentioned the increasing comprehensive approach that countries of the region are considering for their housing policies, and reaffirmed that housing finance should be a shared effort, based on a facilitating and subsidiary role of government and profitable conditions to allow for an active role of the private sector.
75. UNIAPRAVI representative underscored the Seminar held during the two days that preceded the ministerial meeting, where it was exposed that governments direct subsidies to housing demand of the low income sectors, applied in a clear and centered way, are a valid alternative to match the demand with supply in the housing market. In regard to the participation of the private sector for the provision of urban infrastructure, he pointed out its feasibility as a procedure of services contribution if set out in a global policy frame to ease access to housing. On the other hand, projects in this area should not only be related to initial investment but also to the operation and maintenance of the service.
76. The representative of the Inter-American Federation of the Construction Industry, addressed the meeting expressing that the main obstacle in housing programmes is the lack of an effective and continuous dialogue between the three groups involved: governments, private enterprises and users. To cover this gap, and as FIIC contribution, a document was presented to the sectoral authorities on

the "Modernization and Development of Accessibility and Housing Finance Systems in the Latin America and Caribbean Countries", aimed to help governments solve housing problems, emphasizing on the importance given to the participation and coordination of the private sector in collaboration with the government. The proposal was prepared by the Research, Study and Development Corporation of Social Security (CIEDESS), member of the social network of the Construction Chamber of Chile, and focuses on formulating a common model, turning the housing sector into an economic development propeller and creating channels and financial mechanisms to allow housing access for all, including the marginated sectors. Within this scheme, FIIC as a regional institution, assumes full technical responsibility together with CIEDESS. The local construction chambers will be incorporated through specific committees that will approve the feasibility of the proposals in their countries.

77. To conclude item 3 of the ministerial agenda, the representative of the International Union of Local Authorities (IULA), stated that municipalities are the main subject in decentralization. There are near 15.000 municipalities of all types and sizes in Latin America, with a common feature of being the closest government level in the community and neighborhood. The municipalities, real local governments, have certain limitations, such as lack of negotiation capacity; weak technical managerial capacity; absence of transferred and self-generated economic resources; political implications; lack of democratic participation in local administration, and corruption. To face these problems IULA proposes to strengthen municipalities through national associations, collegiate bodies with legal status, capacity of negotiation, technical capacity and finance through memberships, external funds and sale of services and publications.

78. Urban development and housing issues are considered essential at national level, though are set forth at local level. The solution to urban services, urban control and urban equipment should be oriented towards "returning" these functions to the municipalities. Housing should also be assumed by local governments in their programs, and municipalities should be one of the main agents of implementation, execution and monitoring. IULA calls for a close participation of the various development actors at the local level, and a coordinated work in the housing area between national housing institutions, municipalities, construction chambers, professional associations and other local actors involved.

Presentation of reports by the Interim Secretariat and the Technical Secretariat, and transfer of the Interim Secretariat to the Ministry of Urban Development and Housing of Ecuador (item 4, ministerial agenda)

79. The transference of the Interim Secretariat was placed first in the agenda. The Minister of Economic Development of Colombia, transferred, in a simple ceremony, the Interim Secretariat to the Minister of Urban Development and Housing of Ecuador, who committed to work at his best, and congratulated the work accomplished last year by Colombia.

80. On behalf of ECLAC Technical Secretariat, the Director in charge of the Environment and Human Settlements Division, presented the new authorities a retrospective summary of previous regional meetings, and referred to the initiative of the Ministry of Housing and Urban Development in Chile, which organized, in collaboration with ECLAC, the first meeting in Santiago de Chile in 1992, which was followed by a second meeting in Cartagena de Indias, (Colombia) in November 1993. He also made reference to the attendance to these meetings; the subject areas analyzed; and the topics presented as progress reports, selected for this meeting; mentioned ECLAC technical



publication delivered to participants and governments which include the proceedings of the second meeting; and to the conclusions and recommendations reached by the technical groups in the meetings held the day before, which will be submitted to the sectoral authorities for consideration.

81. The Deputy Minister of Housing, Urban Development and Safe Water of the Ministry of Economic Development of Colombia presented a report on behalf of the last Interim Secretariat. He mentioned the priority subject areas for 1994/95 agreed during the II Meeting and the difficulties to make an effective control on its preparation and progress due to the short period of time between the II and III Meeting, along with communication problems among countries. He underlined that activities were centered in the rational aspects and in the preparation of the III Meeting in coordination with the Technical Secretariat and the Ministry of Urban Development and Housing from Ecuador. Two coordinating meetings were held in Santiago de Chile and in Quito, in order to define the agenda and organizational aspects of the event.

82. The Deputy Minister underlined some ideas to achieve effective progress in understanding and solving urban and housing problems, including the following: a) adopt the design of national policies as principal guideline for studies and technical documents; b) change from wordiness declaration to specific cooperation programmes between countries on common objectives; c) design and enforce specific horizontal cooperation schemes; d) promote that countries and governments guide their programmes through teams acting in coordination with the Interim Secretariat using the outcomes to elaborate specific action proposals for future ministerial meetings; and e) establish a two years period between meetings, since one year does not allow for a substantive progress to develop projects. He also proposed that the work of the technical teams be monitored and evaluated every six months.

83. In regard to the need to define an urban policy in every country, the former representative of the Interim Secretariat stated it would be better to limit the set of actions to subject areas such as: land, public services, housing, transport, equipment and environment. He emphasized the need for a comprehensive approach on urban policies with the participation of Planning and Economic Authorities, and the need to discuss urban policy frame within the development model. He referred to negative cases in Colombia, mentioning one on urban land policy copied from Chile, and another one on housing which had previously been functioning effectively, where a saving mechanism was substituted; both due to what he called "a neoliberal intoxication".

Presentation of summaries and conclusions of Working Groups One and Two  
at the technical level (item 5, ministerial agenda)

84. Working Group One Report on Human Settlements Management was read by the designated rapporteur and is included in annex 3. The report of Working Group Two on Financing, Technology and Standardization was read by UNIAPRAVI representative, in charge of the final draft, and is included in annex 4.

Objectives, preparatory activities and progress towards  
Habitat II Conference (item 6, ministerial agenda)

85. The Deputy Secretary General of the World Conference on Human Settlements, Habitat II, to be held in Istanbul, Turkey in June 1996, made the presentation. Among the objectives of the Conference, he underscored the following: 1) To support the establishment of consultation processes

for the formulation of housing and urban development strategies; 2) to support the preparation of national reports on housing and urban development for the Habitat II Conference, including: (a) evaluation, (b) national Plan of Action, (c) national reviews, and (d) technical assistance possibilities; and 3) to identify and develop proposals on important subject areas for the region, to be included in the regional reports as a feedback to the Global Plan of Action and the sectoral regional coordinating mechanisms.

86. The strategy is directed to facilitate the preparation process of national reports; to promote the extensive participation of various groups and national and regional institutions in the preparatory process for Habitat II; and to promote the implementation of activities in priority subject areas of the region.

87. The strategy include: (a) Direct support to countries through missions undertaken by experts of the regions; missions by UNCHS advisers; contributions for the consultation process and preparation of national reports in countries with an established national preparatory committee and working programme. The activities are scheduled for 1995 and will be implemented by UNCHS; (b) exchange of experiences and sub-regional consultations on the preparation of national reports and proposals on priority topics of common interest to the region, including sub-regional meetings in the Caribbean, in Central America and Panama, and in South America and Mexico, as well as the preparation of strategy documents on priority topics selected by the countries of the region. The sub-regional meetings are scheduled for the first semester of 1995, organized by UNCHS and ECLAC; (c) regional consultations including a regional report on human settlements prepared by ECLAC and discussed and approved during the Regional Conference on Habitat II: The Road to Istanbul, which will probably be held in September 1995. ECLAC will also hold a special session on this topic; (d) support regional groups, -including local authorities (municipalities), non-governmental organizations, organizations in urban communities, financing and development organizations, as well as the private productive sector-, on the formulation of proposals and its areas of activity as input for the preparation of the Global Plan of Action, . Regional programmes and institutions, such as UMP, UNIAPRAVI, ALADE, HIC, etc. will implement these activities; (e) exchange of experiences and proposals on a selected relevant topic: "Urban economy in the region" to be prepared by ECLAC by mid 1995, as input for an ILO Colloquium and for the World Conference Habitat II.

88. Concurrently with the programme of activities, a summary was also presented including detailed activities, a time table indicating the ending date of each activity, estimated cost, and organizations responsible for the implementation.

Discussion and agreement on the agenda for the closed session of Ministers  
and High-level Authorities (item 7, ministerial agenda)

89. Statements were made by representatives of Bolivia, Brazil, Colombia, Cuba, Chile, Ecuador, Jamaica, Panama, Peru, Spain, Uruguay and Venezuela. The following topics were discussed: current priority subject areas in the region; details regarding organization, modalities, and frequency of future ministerial meetings; next regional meeting scheduled for Habitat II; and details on the presentation of the Quito Declaration. In this regard, a drafting committee, coordinated by Colombia, was designated. It was also agreed to press the discussion of the agenda items in order to finish the meeting earlier, by noon Friday 18.

Agenda, date and venue of the IV Regional Meeting of Ministers and High-level Authorities  
of the Housing and Urban Development Sector in Latin America and the Caribbean  
(item 8, ministerial agenda)

90. Statements were made by representatives of Bolivia, Brazil, Chile, Ecuador, Spain, Jamaica, Panama, Peru, Uruguay and Venezuela. It was agreed to celebrate the IV Meeting in Kingston (Jamaica) as was offered on the former meeting; the ministerial stage on September 5 and 6 1995, and the technical stage on September 7 and 8, reversing the order adopted up to now. Furthermore, Jamaica offered to host the Regional Preparatory Meeting on Habitat II following the ministerial meeting. Representatives of Bolivia, Panama and Peru offered to host future meetings.

### C. CONCLUSIONS AND RECOMMENDATIONS

#### 1. Conclusions and recommendations: Quito Declaration (item 9, ministerial agenda)

91. The conclusions and recommendations were discussed and prepared by the Drafting Committee in a closed session held on the morning of November 18.

92. The Colombian representative, in charge of the Drafting Committee, submitted a draft of the Quito Declaration to the Ministers and High-level Authorities for its consideration. In the debate that followed, the representatives introduced several formal and substantive adjustments to the text.

93. The following is the Quito Declaration on the conclusions and agreements reached at the III Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector in Latin America and the Caribbean.

#### Quito Declaration

The Ministers and High-level Authorities of Housing and Urban Development of Latin America and the Caribbean attending the meeting in Quito, Ecuador, agree on the following declaration:

1. To underline that cities, human settlements and housing should be an integral part of our countries development policies, specially the economic, social, environmental and territorial planning policies.
2. To reaffirm the need to identify, potentiate and mobilize economic, social and technological resources to benefit the cities and human settlements, promoting the allocation of higher resources by the economic authorities in order to find solutions for social and basic infrastructure of housing, with special emphasis on the more needed sectors.
3. To generate and encourage the necessary instruments for the promotion and participation of the private sector, specially in activities concerning urban development, housing solutions and financing for all segments of population, with emphasis on the lowest-income sectors.

4. To highlight that urban policies should enforce an effective articulation between the public and private sectors, the central government, the local government and the community, in order to reinforce equity, democracy, and sustainable development principles.
5. To promote the use of appropriate land, secure proper shelter in a sound environment in harmony with city development.
6. To develop a legal frame that will simplify the access to land property, to further housing solutions and promotion of urban activities, in accordance with social and economic policies of each country.
7. To request international organizations the allocation of additional resources to improve human settlements and cities, according to proposals formulated in each country.
8. To reaffirm the political will to support the United Nations World Conference on Human Settlements (Habitat II) and to promote its preparatory process, pursuing a common position among the countries of the region.
9. To request that subject areas on cities, human settlements, housing and basic and social infrastructure, be included in the working programme and conclusions of the Ibero-American Summit of Heads of State, to be held in San Carlos de Bariloche, Argentina, in 1995.
10. To create an open Coordinating Committee of Ministers and High-level Authorities formed by Colombia, Chile and Ecuador, effective through the next meeting, to work in close collaboration with the Interim Secretariat, in order to establish a permanent framework on the priority areas of the housing and urban development sector in Latin American and Caribbean countries and guide the Technical Secretariat work.

Special emphasis should be given to the following subject areas, among others:

- Housing subsidy schemes
- Housing and Urban Infrastructure Financing
- Land Management and Legal Entitlements
- Urban Management Instruments
- Indicators, Models and Information Systems on Housing and Urban Development
- Regional Network for the Exchange of Technology and Construction Procedures
- Modernization of the Housing Institutional Mechanisms
- Environment and pollution

In identifying and channelling resources for these subject areas, the Ministerial Forum reaffirms its support to the Technical Secretariat.

11. To celebrate the IV Regional Meeting of Ministers and High-level Authorities in the city of Kingston, Jamaica, on September 5 and 6, 1995, and the technical meeting on the 7 and 8. Previously, the Coordinating Committee will meet in April 1995 for its first working session, and define the dates and agendas for future sessions.
12. To thank the Government of Ecuador, the Ministry of Urban Development and Housing, and institutions from Ecuador, which contributed to this III Regional Sectoral Meeting.
13. To thank the Government of Colombia, the Government of Spain, the Community of Madrid and the international agencies, ECLAC, HABITAT, USAID, and UNIAPRAVI for their support.

In the city of Quito, Ecuador, on November 18, 1994, the following countries sign this Declaration: Argentina, Aruba, Bolivia, Brazil, Colombia, Cuba, Chile, Ecuador, El Salvador, Spain, Honduras, Jamaica, Mexico, Panama, Paraguay, Peru, Uruguay y Venezuela.

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**PROGRAMME****I. Technical-level meeting****WEDNESDAY, 16 NOVEMBER**

08:00-08:30 Registration

08:30-08:45 Opening meeting of the technical stage

Welcome address:

- Statement by the Minister of Urban Development and Housing of Ecuador, Mr. Francisco Albornoz Casares

08:45-09:45 Plenary

Progress report on the works agreed on by the Ministers and High-level Authorities in the Cartagena de Indias Declaration, December, 1993:

- \* Presentations by the Technical Secretariat of the Meeting of Ministers and High-level Authorities
- \* Presentation on Habitat II by the Habitat II Secretariat

09:45-10:00 Coffee break

10:00-13:00 Working groups (Technical level)

\* Room 1 Working group one: Management of human settlements

- Modernization of institutional structures towards a new concept of strategic planning and human settlements management (Spain)
- Institutional and operational mechanisms in Cuba (Cuba)
- Instruments for urban land management (Colombia)
- Policies for an adequate environmental management of urban and industrial waste (ECLAC/GTZ)
- Sectoral indicators, models and information systems for housing and urban development (Inter-American Housing Union, UNIAPRAVI) (Argentina)



\* Room 2      Working group two: Finance, technology and standardization

- Channels and mechanisms for the integral financing of human settlements (Chile)
- Housing finance systems (Chile)
- Inter-American network on housing technology: HABITEC (Peru)
- Technological and productive standardization of construction (Argentina)

\* Room 3      Working group three:              Preparatory activities for the Habitat II Conference

13:00-14:30      Lunch

14:30-16:45      Working groups (continue)

16:45-17:00      Coffee break

17:00-18:00      Working groups: conclusions and drafting of summaries for each subject

- \* Management of human settlements
- \* Finance, technology and standardization
- \* Preparatory activities for the Habitat II Conference

18:00-19:00      Break

19:00-20:00      **Formal inauguration of the III Regional Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector of Latin America and the Caribbean**

- \* Statement by the Minister of Economic Development of Colombia, Mr. Rodrigo Marín Bernal
- \* Statement by the Deputy Secretary-General of the Habitat II Conference, Mr. Jorge Wilhelm
- \* Statement by Mr. Alberto Dahik Garzosi, President "ad Interinum" of Ecuador

20:00-23:00      Cocktail

## II. Ministerial-level meeting

**THURSDAY, 17 NOVEMBER**

- 08:30-09:00 Presentations by representatives of international organizations  
 \* Mr. Peter Kimm, Director of the Urban Environment Office of the United States Agency for International Development (USAID)
- 09:00-09:30 World summit on social development, Copenhagen, 1995
- Presentation and preparatory activities  
 \* Mr. Mario Salzmann, UNDP Resident Representative to Ecuador  
 \* Mr. Simón Corral, Technical Secretary of the Social Front of the Government of Ecuador
- 09:30-11:00 Presentation of policies and programmes by multilateral organizations and regional institutions  
 \* Technical co-operation programmes (UNCHS and ECLAC)  
 \* Inter-American Development Bank  
 \* Urban Management Programme (UNCHS/World Bank/UNDP)  
 \* Inter-American Housing Union (UNIAPRAVI)  
 \* Inter-American Federation of the Construction Industry (FIIC)  
 \* IULA Latin American Chapter
- 11:00-11:15 Coffee break
- 11:15-11:45 Presentation of the reports by the Interim Secretariat and the Technical Secretariat on the II Regional Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector in Latin America and the Caribbean (Cartagena de Indias, Colombia, 1993), and handing over of the Interim Secretariat to Ecuador's Ministry of Urban Development and Housing  
 \* Interim Secretariat, Colombia's Ministry of Economic Development  
 \* Technical Secretariat, Economic Commission for Latin America and the Caribbean (ECLAC)
- 11:45-12:45 Presentation of the summaries of the technical reports  
 \* Presentation of the summaries and conclusions of working group one (Management of human settlements) and working group two (Finance, technology and standardization)
- 12:45-15:00 Lunch  
 Special ceremony: Award conferred by the Government of Ecuador on Mr. Peter Kimm, Director of the Urban Environment Office of the United States Agency for International Development (USAID)

- 15:00-17:00 Goals, preparatory activities and progress towards the Habitat II Conference
- \* Presentation by the Deputy Secretary-General of the Habitat II Conference, Mr. Jorge Wilhelm
  - \* Presentation of conclusions of working group three (Habitat II)
  - \* Ministerial debate:
    - Actions
    - Commitments
    - Conclusions
- 17:00-17:15 Coffee break
- 17:15-18:15 Discussion of the agenda for the closed session of Ministers and High-level Authorities to be held on Friday, 18 November
- 19:00-22:30 Special programme for foreign delegations

### **III. Closed meeting of Ministers and High-level Authorities**

#### **FRIDAY, 18 NOVEMBER**

- 10:30-11:00 Conclusions and recommendations
- \* Preliminary declaration by the Ministers and High-level Authorities: discussion
- 11:00-11:30 Agenda, date and venue of the IV Regional Meeting of Ministers and High-level Authorities of the Housing and Urban Development Sector in Latin America and the Caribbean
- 11:30-11:45 Coffee break
- 11:45-12:15 Declarations by the Ministers and High-level Authorities of the housing and urban development sector in Latin America and the Caribbean: Quito Declaration
- 12:15-12:30 Closing ceremony
- 13:00-15:00 Lunch
- 20:00-23:00 Closing dinner

## Annex 3

CONCLUSIONS AND RECOMMENDATIONS OF THE WORKING GROUP ON  
HUMAN SETTLEMENTS MANAGEMENT

## A. SUMMARY OF DOCUMENTS

The following working documents were submitted:

- 1) "Modernization of institutional structures towards a new concept of strategic planning and human settlements management", presented by Spain.
- 2) "Housing institutional and operational mechanisms in Cuba", presented by Cuba.
- 3) "Proposals on urban land management", presented by Colombia.
- 4) "Policies for an adequate environmental management of urban and industrial waste", presented by ECLAC/GTZ.
- 5) "Sectoral indicators, models and information systems on Housing and urban development", presented by Argentina.

The documents highlighted the following:

- The public role in city building should be based on strategic planning, and involvement with high transforming effect and adapted to each specific development condition should be given higher priority.
- The importance of governments commitment to create coordinated mechanisms between public, private and community sectors in the development of housing solutions based on a social approach and focused towards the low-income segments.
- The importance of urban land management as a basic tool to implement urban policies and finance low cost housing programmes, urban infrastructure and environment.
- The addition of environmental variables to urban planning management, through a comprehensive approach, to further cities sustainable development and improve the quality of life standards of the population.
- The importance of establishing an Integrated Information Network on housing and urban development, to allow the exchange and dissemination of urban experiences, with special emphasis on housing.

## B. SUBJECT AREAS AND GENERAL CRITERIA

Based on the content of the documents presented to the group, and enriched through the extensive debate held, the following general diagnosis aspects are highlighted:

- 1) To acknowledge that governments should underline the importance of implementing an active urban policy in coordination with regional and local governments, assigning priority to territorial, environmental, social and economic public actions to build up a balanced city for the future.
- 2) To reaffirm that government policies tending to adjust macroeconomic imbalances, have and will have in next years direct effect on cities with increasing functional and social problems. A higher coordination between urban policies and overall economic decisions is desirable.
- 3) To acknowledge that in some countries of the region, the economic growth in later years, as a result of macroeconomic indicators control, is coexistent with strong social inequities that must be adjusted on the principles of equity, democracy, and sustainable development, that will assure a medium term effectiveness and feasibility for its own urban system.

As a result of the debate, the following criteria was compiled:

- 1) Strengthen public involvement with specific objectives in city building, based on a distribution principle of benefit and responsibilities in the urbanization process, which adopts management forms to allow the recovery of an increase in the real state value for financing public actions.
- 2) Acknowledge the significance of a legal frame for the land, due to its importance for city actions, that sets territorial planning instruments, urban management mechanisms, and legal land provisions for property tenor, and rights and liabilities of urban development.
- 3) Give priority to strategic territorial planning as a mechanism for urban development, based on public and private investment flexibility, institutional coordination, citizen participation and selective and strategic nature of its decisions.
- 4) Promote public/private cooperation, through the involvement of private enterprises in the construction of cities, establishing the necessary legal frames, encouraging and facilitating the creation of joint ventures on urban services management and making urban land available for housing and services, in such a way that government community objectives will benefit from the private sector efficiency in steady legal frameworks.
- 5) Promote, within a political frame of decentralized management, the coordinating mechanisms of government, regional and local institutional structures, in order to optimize the city financial resources and create ways to coordinate sectoral

programmes that will make them more efficient in the transformation of territory and services.

### C. ACTION PROPOSALS FOR THE COUNTRIES OF THE REGION

The working group underlined the nature of the Forum which allows a continuous exchange of experiences among the countries of the region and proposed to advance in specific programmes to strengthen horizontal cooperation in the area, based on specific goals and objectives and reasonable timing for implementation.

Programmes in three additional areas were proposed:

- i) Exchange of information through the creation of networks, bank of experiences, seminars, forums and events on specific issues.
- ii) Training of human resources, specially professionals and technicians, in subject areas related to planning, urban management, land policies and environmental management, using existing university infrastructure in the region and in Spain,
- iii) Promote demonstration experiences in strategic housing and urban development projects, giving effect to specific cooperation mechanisms for the implementation of pilot activities concerning urban actions. Every country in the region, as well as private and international institutions are invited to participate in this endeavor.

To advance in the design and implementation of the programmes the following proposals were formulated:

- With regard to the information network, to celebrate as soon as possible a workshop to define the working plan, activities, and related objectives, sponsored by Argentina with the support of ECLAC and UNIAPRAVI.
- In regard to training programmes and demonstration experiences, to create a working group with interested countries, sponsored by Colombia and Spain.
- Before March, every country should receive by mail, through the officers in charge designated by the Ministers, detailed terms of reference on implementation, coordination, financing, stages of implementation, country responsibilities, as well as procedures for evaluation and monitoring.
- In June the officers in charge of developing these proposals on behalf of each country, will meet, as an operative committee, with the Interim Secretariat and the delegates of the interested countries (who should have previously informed the Interim Secretariat their wish to participate), to define the implementation details of each activity as well as the responsibilities assumed by each country. The programmes will therefore be in the implementation stage and ready for a preliminary progress evaluation at the coming ministerial meeting.

Taking into consideration the strategic importance of the cities in America and its impact in the future, it is essential to propose the inclusion of urban management and housing in the working agenda and conclusions of the next Summit Meeting of Heads of State, to be held in Bariloche, Argentina, in 1995.

## Annex 4

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS OF THE WORKING GROUP  
ON FINANCING, TECHNOLOGY AND STANDARDIZATION.

Document: "Channels and mechanisms for the integral financing of human settlements", presented by Sergio Galilea, Chile

## A. SUMMARY

1. Conditions for the success of a financing policy:
  - Social and political stability, built on the basis of a national agreement and with a balanced participation of public, private and social actors.
  - Economic growth.
  - Structuring a new relation between public and private sectors.
  - Involvement of the poor sectors, particularly their organizational capacity.
  
2. Financial instruments:
  - International leasing.
  - Use of coordinated funds for the construction of infrastructure works.
  - Co-financing, inclusive with the poor sectors.
  - Establishment of leasing provisions for the private sector.
  - Effective mechanisms for user collection.
  - Involvement of external aspects to construction investment costs.
  - Access to international resources.
  - Improvement of the national investment system.

B. RECOMMENDATIONS OF THE GROUP ON ISSUES THAT SHOULD BE  
INCLUDED IN THE FINAL DOCUMENT

- Financial mechanisms should be adapted to the applicant's characteristics, involving every sector, including the poorest.
- Financial mechanisms should be endowed by a legal and institutional backing, securing a long-term stable operation. Multilateral bodies are considered of key importance to create long-term capital markets and specific governments in second place.
- Strengthening of local governments to develop its financial, managerial, and technological capacity will be necessary. In this respect, the mostly used instrument continues to be property tax, which should be reinforced through updating the public registry and the cadastral system; new collection mechanisms in coordination with beneficiaries, which will allow an increase in the municipalities execution capacity.



Document: "Housing finance systems and its improvement process", presented by Ramón Santelices, Chile

After reviewing the document and in agreement with the author, it was decided to submit the completed final version to the IV Ministerial Forum. It was recommended to keep the same structure, as follows:

Objectives:

- To provide adequate shelter to all families, specially to the poor.
- To pursue short and long-term permanent financial mechanisms for housing and social infrastructure.
- To improve the quality of life of the population.
- To promote mass savings for housing.

The document analyzes the need to establish processes to improve the financial systems, based on the following actions:

- To promote the participation of all agents involved.
- To adapt the system according to the specific market profile, the technological enterprise capacity and the pattern and behavior of the financial system.
- To give adequate response to housing markets and users opportunities, keeping a continuous monitoring to introduce the necessary updating adjustments.

Document: "Inter-American network on housing technology: HABITEC", presented by Alberto Mejía, Peru

The document includes all integrated concepts to systematize the information on housing technologies. It was concluded that this subject area is of immediate importance according to the needs of the countries of the region. Therefore, the group recommended to look into its financing possibility.

The technical proposals follow two main lines: one demanding a capital intensive use, and the other emphasizing on the use of labour and local building materials.

With regard to this subject, it was recommended to channel the efforts specially to the dissemination of technologies developed in the region, which should be optimized, rationalized and improved.

The technological advance of the building materials and construction sector should be of constant concern to the countries, therefore, the exchange of research and development experiences is particularly important.

In this respect UNIAPRAVI, based on its links with the Mexican construction industry, offers:

- The exchange of experiences and developed technologies for the construction of low-income housing.
- Space and support for the participation of Latin American manufacturers and professionals in the CIHAC EXPO held in Mexico every year, integrating more than 2 000 products.
- Fellowships to participate in specialized courses on urban development, new technologies and financing.
- Remittance of relevant information and specialized documentation to the ministers, free of charge, such as textbooks, technical files, catalogues and newsletters on building materials and construction procedures.
- Regular invitation to the numerous events and activities organized by the institution.

Document: "Technological and productive standardization", presented by Rogelio Camarasa, Argentina

The document includes a sequence of technical issues based on the experience gained in Argentina. It was recommended, after a general review, to take into consideration the following general attributes, among others:

- Standardization should take into account the impact on the total cost of housing and its implications on accessibility by the majority of the population.
- Standardization should be differentiated in such a way that requirements for the low income sector are more flexible, so as not to discourage investments in this sector.
- Nevertheless, it should guarantee a minimum of security, taking precautionary measures, not only in respect to adequate living conditions, but also a reasonable protection against natural contingencies.

CONCLUSIONS AND RECOMMENDATIONS OF THE WORKING GROUP ON THE  
UNITED NATIONS CONFERENCE ON HUMAN SETTLEMENTS (HABITAT II)

Bearing in mind:

1. The general principles and recommendations put forward by : The Universal Declaration of Human Rights and the International Covenant on Economic, Social and Cultural Rights; the United Nations Conference on Human Settlements (Habitat), held in Vancouver in 1976; the Global Strategy for Shelter to the year 2.000, adopted by the United Nations in 1988, which emphasizes the mechanisms to be adopted by Governments; and the United Nations Conference on Environment and Development (Rio de Janeiro, 1992).
2. United Nations General Assembly resolution 47/180 (December 1992), by which that body decided to convene Habitat II to raise worldwide awareness of the problems and potential of human settlements, and to secure a commitment on the part of leaders throughout the world to ensure healthy, safe, equitable and sustainable conditions in our cities, towns and villages,
3. The declaration issued by the Preparatory Committee for the United Nations Conference on Human Settlements (Habitat II) at its first substantive session, concerning principles, commitments and plans of action, and the preliminary guidelines presented at that meeting by the Latin American and Caribbean group,
4. The Santiago and Cartagena Declarations in support of sectoral actions and agreements, issued at the previous meetings of ministers and high-level authorities of the sector, and
5. The sectoral profile that characterizes most of the countries of the region, including the following considerations:
  - a) The Latin American and Caribbean region is one of the most urbanized in the developing world. The urban population comprises 75% to 80% of the total population, and two thirds of the region workforce is concentrated in cities;
  - b) Urban development is not integrated or harmonized with rural development;
  - c) The immoderate growth of cities is causing serious problems in the process of urban expansion, such as shortage of basic infrastructure, safe water, sewage, electricity and roads; overcrowding; urban decay; progressive environmental degradation; deterioration of transport systems; increased marginalization; rising crime rates; inappropriate urban planning and management policies; weakening of the sector institutions and lack of instruments for development and management of cities and rural villages, among others;
  - d) Not enough consideration is given to the needs of rural settlements neither are they properly included in development policies, with very low housing and territorial investments,

e) Wealth is distributed inequitably in the countries, resulting in sharp contrasts between rich and poor sectors. About 60% of the region city dwellers live in conditions of poverty, generally in precarious settlements, while the highest percentage of poverty is concentrated in the rural areas;

f) In the housing sector there is a structural incapacity in most of the countries, which is unable to provide decent housing for all, especially for the neediest sectors of the population, including basic and social infrastructure as needed; and

g) The region shows the consolidation of democratic processes, and the increasing participation of social agents, particularly the participation of women in development management.

Recommends:

1. To reaffirm that human settlements should form an intrinsic part of overall development policies and that their problems should be approached from a comprehensive, integrated and multidisciplinary perspective. There is a need to find mechanisms and design strategies which will allow an effective articulation between urban and rural policies and the macroeconomic, social and environmental policies;
2. To reaffirm the need to identify, potentiate and mobilize social, economic, technological, institutional and natural resources in order to optimize its use in human settlements development, through participation, territorial planning investment and environmental protection;
3. To stimulate and promote the participation of the social, private, public, municipal agents and the community, as a resource to warrant and support development processes;
4. To support the development of mechanisms in order to make effective the exchange and transference of information between agents on successful and non-successful experiences;
5. To affirm the political will to support the preparatory process for the United Nations Conference on Human Settlements (Habitat II), which implies undertaking a concerted awareness and information campaign, to support the work of national committees ensuring the timely submission of country reports and to support the celebration of regional and subregional preparatory meetings in assistance to national preparatory processes;
6. To reaffirm the important experience on housing and urban development of the countries within the region, facing specific challenges as a result of development strategies being encouraged. These regional particularities, needs and capacities should be clearly specified in the regional report to be prepared and agreed by the countries in order to jointly submit them to the Habitat II Conference;
7. To take note of the regional work plan drawn up by ECLAC in coordination with the Secretariat of Habitat II, in preparation for the 1996 Conference, and to provide as much support as possible for the completion of the activities;

8. To request ECLAC to promote Habitat II to the extent of its capabilities by devoting a special session of the Commission;
9. To include Habitat II as a priority item on the agenda of the fourth Regional Meeting of Ministers and High-level Authorities of the Sector to be held in 1995, to analyze the agreed subject areas discussed by multinational teams, and consider the suggestions and recommendations made at the second substantive session of the Preparatory Committee for Habitat II to be held in Nairobi in April 1995, in order to agree on a common regional agenda to be presented in the Forum;
10. To support a regional preparatory conference on Habitat II during the second semester of 1995, coinciding with the Forum in Jamaica, where the Ministers and Authorities agreed to present common housing and urban development proposals. ECLAC will also act as Technical Secretariat for this sectoral initiative;
11. To thank the Economic Commission for Latin America and the Caribbean (ECLAC), United Nations Centre for Human Settlements (UNCHS/Habitat), Urban Management Programme (UNDP/UNCHS/World Bank/Cooperation Agencies), and the authorities and secretariat of the United Nations Conference on Human Settlements (Habitat II), for supporting the organization of this meeting, requesting continuous support for the Conference preparatory activities;
12. To thank the Colombian authorities, in charge of the Interim Secretariat for this meeting, as well as the Government of Ecuador for the work undertaken in its preparation, both of which contributed to the success of this event; and
13. To forward this recommendation and technical report to national and municipal authorities, to highlight the importance of the human settlements sector and the support it needs to contribute to sustainable development with social equity, towards the United Nations Conference on Human Settlements (Habitat II), to be held in Istanbul in June 1996.