THE REGIONAL PREPARATORY MEETINGS *

Note by the Secretary-General

Three regional preparatory conferences and one regional consultation were organized by the Habitat secretariat in collaboration with the regional commissions for the areas concerned. The first, organized in collaboration with the Economic and Social Commission for Asia and the Pacific and the Economic Commission for Western Asia, was held in Teheran from 14-19 June 1975; the second, organized in collaboration with the Economic Commission for Africa, was held in Cairo from 21-26 June 1975; and the third, organized in collaboration with the Economic Commission for Latin America, was held in Caracas from 30 June to 4 July 1975. The regional consultation was held in Geneva under the aegis of the Economic Commission for Europe on 30 June and 1 July 1975. The reports adopted at the conferences and at the regional consultation in Geneva (A/CONF.70/RPC/10, 11 and 12 and ECE/AC.1/2) will in due course be available in the languages in which they were produced for each meeting. The English versions are circulated herewith for the information of delegations. The corresponding lists of participants are being circulated as documents A/CONF.70/RPC/INF.1-4.

* In the interest of economy and in accordance with the recommendations of the General Assembly, there will be a limited initial distribution of the reports of these meetings.

75-100535
REGIONAL PREPARATORY CONFERENCES
Teheran, 14 June to 19 June 1975
Cairo, 21 June to 26 June 1975
Caracas, 30 June to 4 July 1975

REPORT OF THE REGIONAL PREPARATORY CONFERENCE
FOR ASIA AND THE PACIFIC
(Teheran, 14-19 June 1975)
REPORT OF THE REGIONAL PREPARATORY CONFERENCE
FOR ASIA AND THE PACIFIC

(Tehran, 14-19 June 1975)

Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Paragraphs</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. ORGANIZATION OF THE CONFERENCE</td>
<td>1 - 14</td>
<td>4</td>
</tr>
<tr>
<td>Attendance</td>
<td>2 - 9</td>
<td>4</td>
</tr>
<tr>
<td>Election of officers</td>
<td>10</td>
<td>5</td>
</tr>
<tr>
<td>Rules of procedure</td>
<td>11</td>
<td>5</td>
</tr>
<tr>
<td>Documentation</td>
<td>12</td>
<td>5</td>
</tr>
<tr>
<td>Agenda</td>
<td>13</td>
<td>5</td>
</tr>
<tr>
<td>Adoption of the report</td>
<td>14</td>
<td>6</td>
</tr>
<tr>
<td>II. WORK OF THE CONFERENCE</td>
<td>15 - 41</td>
<td>7</td>
</tr>
<tr>
<td>Opening addresses</td>
<td>15 - 21</td>
<td>7</td>
</tr>
<tr>
<td>Presentations by international consultants and regional experts</td>
<td>22 - 27</td>
<td>7</td>
</tr>
<tr>
<td>Discussion by delegations</td>
<td>28</td>
<td>8</td>
</tr>
<tr>
<td>National reports</td>
<td>29</td>
<td>8</td>
</tr>
<tr>
<td>National policies</td>
<td>30</td>
<td>8</td>
</tr>
<tr>
<td>Institutions</td>
<td>31</td>
<td>9</td>
</tr>
<tr>
<td>Minimum needs and standards</td>
<td>32 - 33</td>
<td>9</td>
</tr>
<tr>
<td>Resources for human settlements</td>
<td>34</td>
<td>9</td>
</tr>
<tr>
<td>Land use and urbanization</td>
<td>35 - 37</td>
<td>9</td>
</tr>
<tr>
<td>International financing agencies</td>
<td>38 - 39</td>
<td>10</td>
</tr>
<tr>
<td>Regional and international co-operation</td>
<td>40</td>
<td>10</td>
</tr>
<tr>
<td>Other issues</td>
<td>41</td>
<td>11</td>
</tr>
<tr>
<td>III. CONCLUSIONS AND RECOMMENDATIONS</td>
<td>42</td>
<td>11</td>
</tr>
<tr>
<td>Conclusions</td>
<td></td>
<td>11</td>
</tr>
<tr>
<td>Recommendations</td>
<td></td>
<td>12</td>
</tr>
</tbody>
</table>
Contents (continued)

Annexes

I. LIST OF DOCUMENTS DISTRIBUTED

II. STATEMENT MADE BY THE REPRESENTATIVE OF THE PALESTINE LIBERATION ORGANIZATION ON 17 JUNE 1975

/...
1. Through the courtesy of the Iranian Government, the Regional Preparatory Conference on Human Settlements for Asia and the Pacific was held at Teheran, Iran, from 14 to 19 June 1975. All delegations, the Secretary-General of Habitat and the Executive Secretaries of the Economic and Social Commission for Asia and the Pacific (ESCAP) and the Economic Commission for Western Asia (ECWA) expressed their appreciation of and thanks for the support given to the Conference and the hospitality extended by the Government of Iran.

Attendance

2. The Conference was attended by representatives of the following members and associate members of ESCAP and ECWA: Afghanistan, Australia, Bangladesh, Democratic Yemen, France, India, Indonesia, Iran, Iraq, Japan, Jordan, Kuwait, Malaysia, Netherlands, New Zealand, Oman, Pakistan, Papua New Guinea, Philippines, Qatar, Saudi Arabia, Sri Lanka, Syria, Thailand, United Arab Emirates, United Kingdom of Great Britain and Northern Ireland, United States of America and Yemen.

3. The Conference noted that some of the member countries were not represented at this Conference and expressed the hope that all the member nations of the region would participate in the Vancouver Conference so that the experience of all nations could be fruitfully exchanged among the member nations.

4. The following States Members of the United Nations were represented by observers: Canada, Romania, Sweden and Turkey. The representative of Canada made a statement on the facilities that his Government was providing at Vancouver for the Habitat Conference.

5. The United Nations Secretariat was represented by the Secretary-General of Habitat and members of the staff of the Centre for Housing, Building and Planning of the Department of Economic and Social Affairs and the Centre for Economic and Social Information of the Office of Public Information.


7. Representatives of the following intergovernmental and other organizations were present: Arab League Educational, Scientific and Cultural Organization, Asian Development Bank and the Palestine Liberation Organization.
8. The following non-governmental organizations were represented by observers: International Planned Parenthood Federation, International Rural Housing Association, Muslim World League, World Leisure and Recreation Association, Zonta International, Baha'i International Community, Arab Towns Organization, Kuwait, Eastern Regional Organization for Planning and Housing.

9. The Chairman of the Preparatory Committee of Habitat and the President of the third session of the Governing Council of the United Nations Environment Programme also attended the Conference. (A complete list of the participants will be found in document A/CONF.70/RPC/INF.1.)

**Election of officers**

10. The following officers were elected unanimously: Mr. H. J. Ansari (Iran), Chairman; Mr. P. Keuneman (Sri Lanka) and Mr. M. A. Sudheiry (Saudi Arabia), Vice-Chairmen; and Mr. A. J. Haddadin (Jordan), Rapporteur. Mr. V. J. Ram, Chief of the Social Development and Human Settlement Division of the ECWA secretariat served as Secretary of the Conference.

**Rules of procedure**

11. On the proposal of the Chairman, the Conference decided to be guided in the conduct of its business by the rules of procedure of the Economic and Social Commission for Asia and the Pacific so far as they were appropriate for the performance of its functions.

**Documentation**

12. The documents distributed are listed in annex I.

**Agenda**

13. The Conference adopted the following agenda:

1. Opening addresses
2. Election of officers
3. Adoption of agenda
4. Major issues requiring national action:
   
   (a) The establishment of national human settlements policies and the development of plans at the national, regional and local levels

/...
(b) Management and development of appropriate institutions for human settlements through, inter alia, the development of human resources

(c) The development and attainment of meaningful minimum standards in human settlements

(d) The redistribution of resources and the promotion of their innovative use

(e) Land as a resource

(f) Involuntary migration and population upheavals: causes and related issues

5. Proposals for regional and international co-operation and action:

(a) The role of international financing agencies in the development of human settlements

(b) Regional and international co-operation

6. Other issues and conclusions and recommendations

7. Adoption of the report of the conference

Adoption of the report

14. The Conference adopted this report at its last meeting, held on 19 June 1975. The report as a whole and all the conclusions and recommendations were adopted by consensus except in the two following cases:

(1) A roll-call vote was taken on recommendation 29 as a whole, which was adopted by 16 votes to 5, with 5 abstentions. The voting was as follows:

In favour: Afghanistan, Bangladesh, Democratic Yemen, India, Indonesia, Iraq, Jordan, Kuwait, Oman, Pakistan, Qatar, Saudi Arabia, Sri Lanka, Syria, United Arab Emirates, Yemen

Against: Australia, Japan, Netherlands, United Kingdom of Great Britain and Northern Ireland, United States of America

Abstaining: France, Iran, Malaysia, Philippines, Thailand

(2) The insertion of the reference to Bangladesh and Palestine in recommendation 11 was approved by 17 votes to 1, with 4 abstentions.
II. WORK OF THE CONFERENCE

Opening addresses

15. H.E. Mr. H. J. Ansari, Minister of Housing and Urban Development of Iran, presided over the inaugural meeting and welcomed the delegations.

16. The Conference was opened with a message from Her Imperial Majesty the Shahbanu of Iran, which was read by Mr. Moeinian, Chief of His Imperial Majesty's Bureau; the message called for deliberate action at the national and international levels to ensure that all people are provided with the minimum socio-economic and physical necessities of life.

17. The Conference then heard a message from the Secretary-General of the United Nations, welcoming the participants and conveying his appreciation to their Governments for their interest and support of the preparatory process leading to the Conference at Vancouver.

18. Statements were also made by Mr. Enrique Peñalosa, Secretary-General of Habitat, Mr. J. B. Maramis, Executive Secretary of the Economic and Social Commission for Asia and the Pacific, and Mr. M. S. Al-Attar, Executive Secretary of the Economic Commission for Western Asia.

19. In his statement, Mr. Peñalosa stressed the need for the Conference to adopt a bold approach to the problems of human settlements and to formulate recommendations which would ensure that the views of the participating countries were reflected in the agenda and documentation of the Habitat Conference, Vancouver.

20. Mr. Maramis observed that the Habitat Conference would mark another significant step in a series of international endeavours dedicated to fundamental social change and designed to improve the conditions of life for the vast majority of mankind. He also welcomed the joint participation in the Teheran Conference of the countries of the two United Nations regional commissions in the Asian region.

21. Mr. Al-Attar, who also drew attention to the joint participation of the two regional commissions, further stated that he regarded the improvement of human settlements as a pillar in the struggle for development, progress and prosperity.

Presentations by international consultants and regional experts

22. The Conference next heard presentations from 10 international and regional experts on the main agenda themes and related issues.

23. In the expert presentation on national human settlement policies and the development of plans at the national, regional and local levels it was suggested that the Conference consider five points in formulating such policies: (1) the strategic role of settlements in national development; (2) the possibility of guiding settlement development through public policies; (3) the natural sequential structure of policies, plans, programmes and projects; (4) the hierarchy and interdependence of settlements; and (5) international action owing to the implications of global patterns.
24. The second presentation dealt with the inadequacies of existing human settlement institutions. It stressed that, while a number of countries were testing new organizational patterns, there was a need for action with strong political backing on a much broader scale. As a methodology, it suggested a separation between local, day-to-day administration and specially created authorities with a strong mandate for regional planning with sufficient capital resources.

25. On the subjects of land and resources, a third presentation cited the primacy of land in human settlement policy and outlined steps to curb speculation, ration urban land use, modernize land-use legislation and modify human settlement planning accordingly.

26. It was noted that, as the majority of the Asian people lived in small communities, there was a need to make these communities more efficient and more capable of absorbing additional people in the coming decades. To reach this objective, the concept of area development projects was advanced under which clusters of villages within natural ecological boundaries would be linked for the provision of facilities and services.

27. Other expert presentations took up the broad themes in a more specific regional context and called for, inter alia, stronger identification of settlement policies with social and cultural values, flexibility of standards in order that the largest possible numbers of people share in the use of available resources, the identification of priority areas for international action, the reform of tax structures to curtail land speculation and guide investment patterns and the creation of national land use plans in conjunction with regional and local physical planning.

Discussion by delegations

28. Following the expert presentations, five morning and afternoon meetings were devoted to discussion by national delegations of substantive themes for the Vancouver Conference and the ESCAP/ECWA regional position in regard to its agenda.

National reports

29. Many delegations presented their national reports and outlined the policies relating to human settlements their countries were now following and the extent to which these were achieving or failing to achieve their objectives. There was a consensus that much more needed to be done in all countries to improve the quality of life of the masses in human settlements and to recognize human settlement planning as an integral part of the development process.

National policies

30. On the need for national policies, there was agreement that these would vary according to circumstances, but that it was necessary for them to be evolved or
refined, as might be appropriate, to meet present and future problems. It was also felt that such policies should go beyond purely economic and physical characteristics to include social, cultural and ecological considerations. The need for evolving long-term population policies was recognized.

Institutions

31. Regarding institutions for human settlements, there was a consensus that much needed to be improved, particularly in relation to municipal administration, the creation of new and innovative financial structures, the integration of institutional functions and the increase of management capabilities. There were several suggestions that radically different approaches to evolve alternative patterns of development might be needed to achieve goals of greater efficiency and more dynamic concepts of popular participation.

Minimum needs and standards

32. On minimum needs and standards, it was agreed that the tendency of many developing countries to copy those of the industrialized world was misguided and that efforts should be made to develop new norms and criteria more consistent with national goals, social and cultural needs and with rational capabilities. It was also recognized that such norms should take into account the need for preserving the balance in the ecosystems.

33. It was recognized that standards should be flexible in order to allow for changing situations. They would vary between countries and between regions within countries. However, it was urged that attainable standards could be elaborated within each national context and that their attainment and improvement over time should be a central goal of all human settlement policies. It was noted that more study was needed on new types of standards beyond the basic needs for food, clothing and shelter by national, regional and international organizations.

Resources for human settlements

34. Concerning resources for human settlements, the Conference, noting that land, water and energy were the main resources of human settlements, stressed that these were often limited and exhaustible and that this fact required that they be consumed sparingly, with an ecodesvelopment approach, both nationally and internationally.

Land use and urbanization

35. There was some discussion on land use, different urban design patterns, linkages between transport and energy conservation, environmental constraints, pollution, and urban sprawl over prime agricultural land. It was felt that the urban and rural problems of this region were significantly different from those of the other regions and required special approaches to their solution.
36. Recognizing land as a key resource of human settlements, it was urged that appropriate policies be evolved for preserving the very basic scarce resource of arable land wherever possible and that steps be taken to avoid using arable land for settling. There was a consensus that the limited supply of prime urban land tended to be unevenly distributed, both as to use and between social and economic groups. It was also noted that no serious attempt to ensure socially justifiable land ownership and distribution patterns existed in most countries, although several attempts were being made to curb the worst excesses of land speculation.

37. It was emphasized that land should be viewed in the total context of human settlement needs, including public ownership or control for a variety of social uses, and methods to ensure the recapture of land value - added as a result of public policies or investment. However, it was noted that the proper role of the private sector in land use and development was lacking in the documentation before the Conference. There was agreement that attention should be given to location of new human settlements or extension of existing human settlements in terms of jobs and distances from homes to work places, basic support facilities, mobilization of financing and requirements of the various social and economic groups of the population.

International financing agencies

38. On the subject of international financing agencies and their role in the development of human settlements, the Conference reviewed the practices and policies of the international and regional lending agencies and also the agencies of the United Nations system in this regard and observed that a significant change had taken place in the policies of leading agencies in lending specifically for urban projects. These changes in policy were often in advance of those of several national agencies. It was also suggested that the availability of such assistance on reasonable terms would stimulate interest in solutions to human settlement problems which otherwise might be given a lesser priority or appear difficult to solve. Furthermore, it was suggested that criteria for lending should take into account the purpose it was intended to serve and also stress such related concepts as minimum standards and innovative use of resources in relation to projects for settlements.

39. Other fields in which international financing agencies might be helpful included technical assistance, research, training of technical personnel and information exchange. The Conference also welcomed the newly established International Habitat and Human Settlements Foundation and urged that the new institution start work immediately.

Regional and international co-operation

40. On regional and international co-operation, it was felt that there were many areas where much remained to be done to foster benefits although it was also recognized that human settlements were essentially the responsibility of national Governments. As an example of regional co-operation of a type that could be expanded, it was noted that a number of countries in South Asia had joined together to exchange experiences and information.

/...
Other issues

41. Under "Other issues", the Conference noted the recurrence of natural disasters and adverse climatic conditions affecting human settlements, for example, floods in Bangladesh and acute scarcity of water resources in certain countries of Western Asia. It was felt that this was a special area for analysis and development support. The Conference also heard a special report from the observer for the Palestine Liberation Organization (PLO) which took into consideration the problems of the Palestinian people in terms of human settlements (see annex II).

III. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

42. The deliberations of the delegations, based on their national experiences and also on reactions to the documentation of the Secretariat, presentations of the experts and exchanges of ideas during plenary discussions, led to the following conclusions and recommendations:

(1) The current state of human settlements is causing concern. It is steadily deteriorating in the face of such problems as uncontrolled population growth, growing shortages of resources, inflation, the energy situation and widening disparities in the standard of life between social classes and between rural and urban systems;

(2) Present planning approaches are not succeeding in remedying these problems. Corrective action is possible through policy decisions at the highest level to bring about the necessary reordering of priorities at both national and international levels;

(3) Corrective action will require an integrated, national approach based on available resources of land, water, natural resources, human skills, etc., as well as rational linkages between local, regional and national plans, needs and capabilities;

(4) The objective of all the human settlement policies of each nation should be to secure a minimum standard of goods, facilities and services, as a natural right of all living and future peoples and to restrain conspicuous consumption of resources with a view to preserving the quality of life for the future, while at the same time preserving and protecting the natural environment;

(5) Some of the problems of human settlements are the result of transnational and/or international actions and, in this connexion, the international community and agencies have a special responsibility to make analyses and seek solutions;

(6) The Habitat Conference can provide a methodology for the formulation of human settlement policies; it is for nations to determine, within the framework of their social and economic and ecological systems, their own national settlement policies.
Recommendations

(1) The Vancouver Conference should give special attention to the existing state of human settlements, including consideration of institutions, structures, finances, technologies and managerial requirements, with more emphasis on integrated policies and planning;

(2) The Vancouver Conference should call for the fullest possible popular participation in the planning, construction, modernization and management of future human settlements;

(3) Special policies and programmes should be elaborated at the national, regional and international levels to ensure that future human settlements have the necessary complement of trained personnel and management cadres at the local, regional, national and international levels;

(4) Modernization and improvement of human settlements should take into consideration the fullest possible use of appropriate technologies utilizing new forms of knowledge and technology, consistent with the level of development and environmental restraints;

(5) The Vancouver Conference should recommend that all countries undertake a critical examination of their present policies and institutions relating to human settlements for the purpose of improving and revitalizing them and adopting or creating new ones where necessary;

(6) Taking into account the complexity of human settlement issues, the Vancouver Conference should consider the extent or degree to which, and the manner in which, the treatment of these issues should be centralized or decentralized in order to meet specific regional needs;

(7) The Vancouver Conference should adopt a declaration in qualitative terms in regard to minimum human needs consistent with human dignity in human settlements in such areas as food, clothing and shelter, where these have not yet been fulfilled, and then call for both national and international action for a steady improvement of standards in order to enrich the quality of life; such a declaration should distinguish between national and international standards, taking into consideration the diversity between regions and countries as well as among different orders of human settlements;

(8) The Vancouver Conference should take up the need for appropriate policies in regard to the use and development of urban and rural and other land in the context of human settlement needs in order to promote equitable use of land by all social groups of society in a manner compatible with its standards;

(9) The Vancouver Conference should also take up the need for policies in relation to the growth and distribution of population in the different regions and within national states, with special reference to the dynamic balance between rural and urban areas, which balance can be attained by parallel distribution in job opportunities, development investment and social services;
(10) The Vancouver Conference should also take up the issues of various forms of migration, whether as a result of natural disasters, population upheavals, economic need or involuntary migrations;

(11) In view of the short term and in some cases urgent needs of many developing countries such as, for example, Bangladesh and Palestine, where the unsettled and homeless population reaches substantial numbers, the Vancouver Conference should consider immediate measures to alleviate the distress, as a first step, and consider institutional arrangements aimed at assessing all aspects of human settlements;

(12) The Conference recommends the establishment of international and regional co-operation in the following fields: (a) establishment of integrated human settlements; (b) development of under-developed areas; (c) provision of basic services for human settlements, through all possible avenues of international and regional co-operation. The Conference recommends that the Vancouver Conference consider the rationalization of all activities relating to the human settlement sector, including the establishment of an independent international organization for human settlements, under which should fall all international activities and programmes relating to the human settlement sector which are now scattered among the various parts of the United Nations system, including related activities of a pre-investment character in the United Nations system. (The delegation of Saudi Arabia indicated its country's preparedness to make available all necessary financial and human resources needed for establishing this organization, should it be decided to locate it in Saudi Arabia.); (d) setting up of the appropriate institutions particularly in regard to special problem areas for conducting research and to devise ways to prevent or minimize the extent of devastation to human settlements by recurring elemental forces;

(13) The Conference recommends that the Vancouver Conference be made aware of the resolutions of all relevant United Nations agencies and bodies including the regional commissions, for the purpose of integrating such resolutions in its recommendations, when such resolutions pertain to human settlements;

(14) The Conference recommends that the Vancouver Conference consider the establishment of a legal committee for drafting model legislation or guidelines to enact the resolutions of the Vancouver Conference and to guide individual countries in improving human settlement legislation consistent with their needs and standards;

(15) In connexion with minimum standards, the Conference recommends that the Vancouver Conference should elaborate these in terms of shelter and sanitation, skills necessary for livelihood, education and health care, and that these should carry the weight of a declaration of human rights;

(16) The Conference recommends that the subject of overpopulated and underpopulated countries and regions be taken up at Vancouver, especially in regard to problems of lack of trained manpower and labour and that the Vancouver Conference include in its deliberations the best methods of dealing with the problem of brain-drain;

/...
(17) The Conference recommends that special attention be paid to the needs of the least developed of the developing countries, particularly as regards trained personnel in human settlement fields and other prospects of regional and international co-operation;

(18) As a partial answer to the problems of land speculation, the Conference recommends that land within urban and suburban areas be the subject of the Governments concerned, and legislation for its equitable use in appropriate circumstances be considered within the over-all social and economic policies of individual nations;

(19) The Conference recommends encouragement of construction horizontally rather than vertically wherever possible, in order to reduce population congestion, providing such expansion does not consume agricultural land;

(20) The Vancouver Conference should encourage the decentralization and co-ordination of agencies specializing in urban services;

(21) The Vancouver Conference should encourage policies with regard to the distribution of land and systems of registration of real estate;

(22) The Vancouver Conference should recommend steps to facilitate scientific discussions to deal specifically with regional problems and issues of concern to groups of countries;

(23) The Vancouver Conference should recommend that international and regional financial institutions and the newly established Foundation make provision in their credit and aid policies to assist Member States in the implementation of viable projects which are designed to realize human settlement policies at the national level, based on definition of national priorities;

(24) The Vancouver Conference should recommend that all nations co-operate financially to support the cost of improving human settlements according to their capabilities and that there be established regulations governing the use of funds according to national priorities;

(25) The Vancouver Conference should give special attention to the development of policies for the growth and distribution of population and incentives to attain objectives through, for example, balanced distribution of industry over the national territory;

(26) National and international attention should be paid to the development of new local building materials and the international sharing of technological know-how;

(27) The Vancouver Conference should consider the following points for short-term national policies: environmental quality control standards to be fixed and enforced by Governments; the priority to be given to low-cost housing and its equitable distribution; removal of obstacles to the availability of land for urban housing and related facilities; co-ordination of housing programmes with nearby community facilities and services and employment opportunities; comprehensive /...
co-ordination of industrial construction with housing and social facilities and provision of jobs; provision of housing, facilities and services as an integral part of industrial development and accepted as overhead cost;

(28) The Vancouver Conference should consider the following points of long-term policy for human settlements: adoption of national human settlement policies and population distribution plans; identification of national resources and selection of alternative locations for human settlements; the creation of employment opportunities to be recognized as an integral part of industrial planning; prevention of unnecessary drift from rural to urban areas and the strengthening of the traditional settlement patterns in accordance with a natural hierarchy; and adoption of minimum standards as part of a human settlements code;

(29) The Conference denounces all forms of involuntary migration of any people, in toto or in part; any form of confiscation of land by an occupying Power, with the aim of displacing its indigenous occupants; and demolition of houses or property as a form of collective or individual punishment. The Conference also emphasizes that the just solution of the problem of the homeless Palestinian people is through their repatriation to their homeland, which is essential and imperative for the solution of most of the human settlement problems in the region, and for world peace. Lastly, the Conference recommends: (a) that the Secretary-General of Habitat, in co-operation with the Executive Secretary of ECWA, should submit a report on the human settlement issues of the Palestinian people to the Habitat Conference at Vancouver; and (b) to the General Assembly of the United Nations and to the Secretary-General of the Vancouver Conference the exclusion of Israel, which has always acted in a way that is contrary to the spirit of Habitat, being responsible for the involuntary migration of two million Palestinian Arabs, the destruction of thousands of houses and villages, and preventing the Palestinian people from exercising their natural rights of settling in their homeland and living in peace and harmony with all the nations of the world.
### ANNEX I

**LIST OF DOCUMENTS DISTRIBUTED***

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/1</td>
<td>Major themes requiring national action</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/2</td>
<td>Progress report. Report of the Secretary-General</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/3</td>
<td>Extracts from national reports illustrating major themes requiring national action</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/8</td>
<td>IBRD position papers. Note by the Secretary-General.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/9</td>
<td>Sites and services projects. World Bank.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/9/</td>
<td>Urban slums and squatter settlements in the third world. Note by the Secretary-General. Paper by the Centre for Housing, Building and Planning.</td>
<td>E only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/9/</td>
<td>Urban slums and squatter settlements in the third world. Note by the Secretary-General.</td>
<td>E only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/1</td>
<td>Urbanization: some basic issues. Laughlin Currie.</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/2</td>
<td>Challenges of satisfying the expectations of the rural population in Pakistan. Shahjehan Karim.</td>
<td>E only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/5</td>
<td>Community development and popular participation in the United Republic of Tanzania. Krisno Nimpuno.</td>
<td>E F</td>
</tr>
</tbody>
</table>

* It should be noted that the national reports distributed at the regional preparatory conferences were all interim versions and were circulated in the original languages only.
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/BP/6</td>
<td>Criteria and evaluation of deliberate national and regional plans:</td>
<td>E F</td>
</tr>
<tr>
<td></td>
<td>experience of Kenya. Andrew N. Ligale.</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/8</td>
<td>National and regional planning: a critical survey of experiences in</td>
<td>E only</td>
</tr>
<tr>
<td></td>
<td>the Netherlands. F. Grunfeld.</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/12</td>
<td>Absorption of newcomers into African cities. A. L. Mabogunje.</td>
<td>E only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/16</td>
<td>Popular participation and community action in new towns and low</td>
<td>E only</td>
</tr>
<tr>
<td></td>
<td>income group housing programmes. Ben D'Souza.</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/17</td>
<td>Some aspects of rising land prices and land speculation in urban</td>
<td>E only</td>
</tr>
<tr>
<td></td>
<td>Delhi. Ashish Bose.</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/18</td>
<td>Urban land policies and land-use measures. B. Modise.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/20</td>
<td>The supply and pricing of public utilities as an instrument for</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>social and economic development. John D. Herbert.</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/21</td>
<td>Expanding the perception of the housing problem in developing</td>
<td>E F</td>
</tr>
<tr>
<td></td>
<td>countries. S. Angel and S. Benjamin.</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/22</td>
<td>The absorption of newcomers in the cities of developing countries.</td>
<td>E F</td>
</tr>
<tr>
<td></td>
<td>Otto H. Koenigsberger.</td>
<td></td>
</tr>
<tr>
<td>Symbol</td>
<td>Title</td>
<td>Languages</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>A/CONF.70/NR/19</td>
<td>National report: Australia Outline national report</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/20</td>
<td>National report: Indonesia Human settlements in Indonesia</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/24</td>
<td>National report: Jordan Human settlements in Jordan</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>in Bangladesh (an introductory monograph)</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/NR/33</td>
<td>National report: Saudi Arabia Interim version of national report</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/34</td>
<td>National report: Sri Lanka Interim version of national report</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/57</td>
<td>National report: Iran An analysis of human settlement in Iran</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/58</td>
<td>National report: Thailand Introduction to the human settlement problem</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>to the Regional Preparatory Conference on Human Settlement</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/NR/72</td>
<td>National report: Japan The interim national report on human settlements</td>
<td>E</td>
</tr>
<tr>
<td>E/ECWA/HS/CONF.1/1</td>
<td>Survey of the main issues of human settlements in the ECWA region</td>
<td>A</td>
</tr>
<tr>
<td>E/CN.11/IHT/RPCHS/L.1</td>
<td>Review of the human settlements situation in Asia and the Pacific</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/RPC/1/4</td>
<td>Agenda</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/RPC/1/5</td>
<td>Provisional agenda and programme</td>
<td>A</td>
</tr>
</tbody>
</table>
ANNEX II

STATEMENT MADE BY THE REPRESENTATIVE OF
THE PALESTINE LIBERATION ORGANIZATION
ON 17 JUNE 1975

On behalf of the Palestinian people, as represented by the Palestine Liberation Organization, I should like to express deep appreciation of this opportunity of participating in this preparatory Conference.

We share the view of the Conference that it is high time for the international community to consider the totality of the human condition as related to human settlements. Perhaps our first pioneer in this field is the Arab philosopher Ibn Khaldoum, who mentions it in his well-known Introduction. This was the first study of the problems of human settlements, and it certainly entitles him to be given his due at the Vancouver Conference.

We share the view of the Secretary-General of Habitat regarding the importance of the political issues related to Habitat. Hence, we should like to mention that the Palestinian people have experienced, and suffered from, every problem related to human settlements in a way that is unprecedented in our contemporary world. Our unique situation is not new to you; but our problems are not identical with those you have been discussing and attempting to find solutions to.

In fact, the problem of the Palestinian people with regard to human settlements is the most serious issue facing the countries of the ECWA region, whether because of the unnatural conditions under which the scattered segments of the Palestinian people live or because this problem is affecting all aspects of growth and development, stability and human settlement of the peoples of the region.

Allow me to draw your attention to the main facts related to the Palestine problem from the angle of human settlement. Until the end of the First World War - 1918 to be exact - the Jewish community constituted less than 7 per cent of the total indigenous population of Palestine, taking Moslems and Christians together. Before that date, Palestine was a model of a pluralistic society where Arabs and Jews lived together in peace and harmony without any racial or religious prejudice. This coexistence continued until the time of the British Mandate, which brought with it Zionism, based on racial discrimination and expansionism.

Between 1920 and 1950, with the aid of the various means put at their disposal by the colonial Powers, the Zionists were able to acquire 6 per cent of the land of Palestine. In 1948, as a result of military aggression, they occupied 70 per cent of the total area and were able to establish the State of Israel. Israel therefore caused the expulsion and involuntary migration of 900,000 Palestinian Arabs from their homes, cities and villages to locations outside their homeland.

/...
At the same time, the Zionists brought into the occupied country an equal number of Jews from all over the world and settled them on the lands and properties of the indigenous Arabs they had expelled. From 1950 to 1967, the expelled Palestinians and their offspring were forced to live as refugees in camps scattered all over Jordan, Syria, Lebanon, the Gaza Strip and elsewhere. They lived - and are still living - under substandard human conditions. Despite the numerous resolutions adopted by the United Nations, Israel still refuses to allow the Palestinian Arabs to return to their homes and reclaim their lands.

As a result of the 1967 war, over 300,000 Palestinian Arabs were forced to leave the territories occupied by Israel. For many of them, this was their second involuntary migration.

Since 1967, the occupying Israeli Power has expelled 1,560 Palestinian leaders and intellectuals from the West Bank and the Gaza Strip. These include doctors of medicine, engineers, teachers, technicians, etc., and the result of the deportations was to separate the deportees from their families or to force their families to join them in exile. It also deprived the Arab population living in the occupied lands of their basic and vitally needed services.

During all those years, and even up to now, the Israeli occupation authorities have been and still are confiscating large portions of the most fertile Arab lands, displacing more and more Palestinian Arabs, replacing them with foreigners brought into the country from all over the world and building up their military and paramilitary settlements to serve the Zionist expansionist policy.

And while all the countries of the world are engaged in ambitious programmes for the establishment of new human settlements, the Israeli occupation authorities are engaged in demolishing Arab homes in towns and villages, and also destroying whole villages, besides purposely disfiguring the holy city of Jerusalem. The number of houses on the West Bank that were demolished between 1967 and 1975 involved the destruction of around 19,000 homes, nearly 8 per cent of all the Arab dwellings in the area. This meant the dispersal of the inhabitants who had been living in them and the worsening of the human settlement problem of the Palestinian Arabs.

Last but not least, in addition to the nearly 2 million Palestinian refugees who are denied the right to return and live in their homeland, there are another 1.4 million living under Israeli occupation who are prevented from solving their present and future human settlement problems because they are denied a basic human right - the right to independence and self-determination.

The PLO delegation, representing the Palestinian people, could go on indefinitely discussing the demographic upheaval and the negative side-effects of the Zionist invasion of their homeland which have forced involuntary migration upon them; but for the sake of brevity, this delegation has merely highlighted some of their basic problems, while the Conference was discussing the more technical aspects of the human settlements question. They have done so in the hope that the other delegations to the Conference would realize that, while other delegations represent their people, living in their homeland, the Palestinians have no land and no home.
We do not expect the Conference, important and constructive as it is, to provide a real solution for the Palestinian Arabs' basic problem of human settlements; but we do expect and strongly urge the Conference to adopt the following recommendation for submission to the Habitat Conference at Vancouver:

"The Habitat Conference,

Denouncing all forms of involuntary migration of any people, in toto or in part,

Denouncing any confiscation of land by any occupying Power with the aim of replacing its indigenous inhabitants with foreigners,

Denouncing the demolition of houses and property as a form of collective or individual punishment,

Denouncing the alteration of the cultural, historical and religious features of any society,

1. Recommends to the Secretary-General of Habitat that, in co-operation with the Executive Secretary of the Economic Commission for Western Asia, he should submit to the Habitat Conference at Vancouver a report of the human settlement issues facing the Palestinian people;

2. Recommends further that the Habitat Conference in Vancouver should solemnly decide in plenary meeting upon the exclusion of Israel, which had always acted contrary to the spirit of Habitat, being responsible for the involuntary migration of two million Palestinian Arabs and the destruction and demolition of thousands of houses and villages and for preventing the Palestinian people from exercising their natural right of settling in their homeland and living at peace with all the peoples of the world."

----
REGIONAL PREPARATORY CONFERENCES
Teheran, 14 June to 19 June 1975
Cairo, 21 June to 26 June 1975
Caracas, 30 June to 4 July 1975

REPORT OF THE REGIONAL PREPARATORY CONFERENCE FOR AFRICA

(Cairo, 21-26 June 1975)
REPORT OF THE REGIONAL PREPARATORY CONFERENCE FOR AFRICA
(Cairo, 21-26 June 1975)

CONTENTS

I. ORGANIZATION OF THE CONFERENCE .............................................. 1 - 13 3
   Attendance ................................................................. 2 - 9 3
   Election of officers .................................................... 10 4
   Documentation ............................................................. 11 4
   Agenda ............................................................................. 12 4
   Rules of procedure ....................................................... 13 5

II. WORK OF THE CONFERENCE ................................................................. 14 - 45 5
   Opening addresses .......................................................... 14 - 19 5
   Discussion of substantive issues ........................................ 20 - 42 6
      National human settlement policies ................................ 21 - 24 6
      Institutions for the implementation of human settlement policies 25 - 27 7
      Minimum standards ....................................................... 28 - 30 7
      Land as a key resource .................................................. 31 - 33 8
      International financing agencies ..................................... 34 - 40 8
      Regional and international co-operation ............................ 42 9

III. CONCLUSIONS AND RECOMMENDATIONS ............................................. 43 - 44 10
   Conclusions .................................................................. 43 10
   Recommendations ........................................................... 44 11
   Adoption of the report .................................................... 45 13

Annex

LIST OF DOCUMENTS DISTRIBUTED
REPORT OF THE REGIONAL PREPARATORY CONFERENCE FOR AFRICA,
HELD AT CAIRO, 21-26 JUNE 1975

I. ORGANIZATION OF THE CONFERENCE

1. Through the courtesy of the Arab Republic of Egypt, the Regional Preparatory Conference on Human Settlements for Africa was held at Cairo, Egypt, from 21 to 26 June 1975. All delegations, the Secretary-General of Habitat and the Deputy Executive Secretary of the Economic Commission for Africa (ECA) expressed their appreciation of and thanks for the support given to the Conference and the hospitality extended by the host Government.

Attendance

2. The Conference was attended by representatives of the following members of ECA: Algeria, Burundi, Central African Republic, Chad, Congo, Dahomey, Egypt, Gabon, Ghana, Ivory Coast, Kenya, Liberia, Libya, Mauritius, Morocco, Niger, Nigeria, Rwanda, Senegal, Sudan, Swaziland, Togo, Tunisia, Uganda, United Republic of Tanzania, Zaire and Zambia.

3. The Conference noted that some of the member countries were not represented at this Conference and expressed the hope that all member nations of the region would participate in the Vancouver Conference so that the experience of all nations could be fruitfully exchanged.

4. Observers from the following States Members of the United Nations attended the Conference: Canada, United Kingdom of Great Britain and Northern Ireland and United States of America. On behalf of the host Government of the Habitat Conference, the representative of Canada made a statement on the facilities to be provided at Vancouver for the Conference, the commitment of his Government to the Conference as a participating nation, and also the willingness of his Government to assist certain countries with which it had bilateral programmes to enable them to participate effectively in the Conference at Vancouver.

5. The United Nations Secretariat was represented by the Secretary-General of Habitat and members of the staff of the Centre for Housing, Building and Planning, the Office of Public Information and the Economic Commission for Africa.


7. Representatives of the following intergovernmental and other organizations were present: Afro-Asian Organization for Economic Co-operation and the Popular Movement for the Liberation of Angola.
8. The following non-governmental organizations were represented by observers: International Planned Parenthood Federation, Associated Country Women of the World, Community Development Foundation, Muslim World League, Baha'i International Community, World Ekistics Society.

9. The President of the third session of the Governing Council of the United Nations Environment Programme also attended the Conference. (A complete list of the participants will be found in document A/CONF.70/RPC/INF.2.)

**Election of officers**

10. The following officers were elected unanimously: Mr. Ibrahim Naguib (Egypt), Chairman, Mr. Henry K. Matipa (Zambia), First Vice-Chairman, Mr. Kenguemba Mokemat (Central African Republic), Second Vice-Chairman, and Mr. Ibrahim Jacob Mtiro (United Republic of Tanzania), Rapporteur. Mr. Darshan Johal, of the Habitat secretariat, served as Secretary of the Conference.

**Documentation**

11. The documents distributed are listed in the annex to this report.

**Agenda**

12. The Conference adopted the following agenda:

1. Opening addresses

2. Election of officers

3. Adoption of the agenda

4. Major issues requiring national action:

   (a) The establishment of national human settlements policies and the development of plans at the national, regional and local levels

   (b) Management and development of appropriate institutions for human settlements through, inter alia, the development of human resources

   (c) The development and attainment of meaningful minimum standards in human settlements

   (d) The redistribution of resources and the promotion of their innovative use

   (e) Land as a resource

/...
5. Proposals for regional and international co-operation and action:
   (a) The role of the international financing agencies in the development of human settlements
   (b) Regional and international co-operation
6. Other issues, and conclusions and recommendations
7. Adoption of the report of the Conference

Rules of procedure
13. On the proposal of the Chairman, the Conference decided to be guided in the conduct of its business by the rules of procedure of the Economic Commission for Africa so far as they were appropriate for the performance of its functions.

II. WORK OF THE CONFERENCE

Opening addresses
14. The Conference was called to order by Mr. Mostafa Al-Hifnawi, Chairman of the General Organization for Housing, Building and Planning Research of Egypt. H.E. Mr. Ibrahim Naguib, Minister of Tourism of Egypt, welcomed delegations and read a statement from H.E. Mr. Mamedouh Salem, Prime Minister of Egypt, which noted that the issues of human settlements were of great interest and importance to his country and to the entire world in the light of the rapid growth of populations and the increasingly hard living conditions facing the majority of mankind.

15. The Conference then heard a message from the Secretary-General of the United Nations, which was presented by the Secretary-General of Habitat, welcoming the participants and conveying his appreciation to their Governments for their support of the preparatory process leading to the Habitat Conference at Vancouver.

16. Statements also were made by Mr. Enrique Peñalosa, the Secretary-General of Habitat, Mr. Mamadou Aw, Deputy Executive Secretary of the Economic Commission for Africa, and Mr. Paul Mwaluko, Director of the Centre for Housing, Building and Planning of the United Nations Department of Economic and Social Affairs.

17. In his statement, Mr. Peñalosa stressed the need for the Conference to adopt a bold approach to the problem of human settlements and to formulate recommendations which would ensure that the views of the participating countries were reflected in the agenda and documentation of the Habitat Conference. He also noted that in most countries the division of people into categories of urban and rural was arbitrary and that the Conference should address itself to the minimum needs of all people, regardless of where they lived.
18. Mr. Aw drew the attention of the participants to the very rapid urbanization in the countries of the region, noting that this will pose serious problems not only for urban but for rural areas. He stressed that policies on human settlements must be integrated with social and economic development plans, and that such policies must be closely co-ordinated with plans and programmes at the regional and sectoral levels. He also noted the negative effect of current trends of urbanization on traditional family, tribal and social structures.

19. Mr. Mwaluko observed that policies on human settlements should seek to avoid double standards for rich and poor. Instead, they should embody the concept of progressive, gradual improvement for all members of the society. He stressed the need for the developing countries of Africa to have their own training institutions for manpower development which would develop appropriate curricula in the fields of housing, building and planning to suit their specific technological requirements.

Discussion of substantive issues

20. For the following three days the morning and afternoon meetings were devoted to discussions by national delegations of the substantive themes for the Vancouver Conference and the African regional position regarding its agenda. Each major theme was introduced by presentations by regional experts and international consultants.

National human settlement policies

21. On national human settlement policies, the first expert presentation noted the differences in human settlement problems between developed and developing countries, stressing that the problems of the latter were a reflection of over-all under-development. In this regard, the specific issues of poverty, population growth, lack of governmental resources, unemployment and under-employment were mentioned. It was also argued that conditions of inequality were tending to increase and that the models of the industrialized world were not applicable to developing countries because conditions for linear development were not present in most cases and also because of the disparities in investment capacity.

22. The second presentation reviewed the conditions and circumstances in Kenya which had led the Government of that country to adopt a human settlement strategy with several objectives: (1) to reduce the rate of urbanization through improvement of facilities and services in rural areas; (2) to reduce migration to the primate city through development of growth centres in other parts of the country; (3) to reduce disparities in incomes and services through the creation of a network of service centres and through various incentives to attract employment-creating activities to growth centres. The need for national physical land planning was cited as imperative for the proper location of public facilities and utilities.

23. Discussions by the national delegations revealed a broad consensus that national human settlement policies were necessary, and that more should be done to establish or refine them to meet present and future needs. It was also felt that such policies, although based on territorial and physical planning, should include social, cultural and ecological considerations.
24. It was agreed that national policies and plans should vary according to circumstances, but that in all cases they should have political support at the highest level. Stress was put on the primacy of rural settlements in national policies and also on the advantages and necessity of self-help concepts in the light of the limitations of the resources available.

**Institutions for the implementation of human settlement policies**

25. Regarding institutions for the implementation of human settlement policies, the first expert presentation on this subject cited the need for appropriate institutions at the national, regional and local levels, and the necessity for a comprehensive and integrated approach to problems. The need for more and better trained personnel was noted, and it was suggested that Governments adopt the techniques of cost-benefit analysis in human settlement programmes and projects. Land use and land tenure were cited as basic to over-all policies, including their role in promoting public confidence and popular participation in programmes.

26. In the second expert presentation on the subject the view was expressed that existing institutions for human settlements had failed and that every country should create a central authority to co-ordinate all aspects of economic, social and physical planning. Training programmes were called for to provide technical personnel in numbers commensurate with the problems in each country.

27. Discussion by national delegations centered on the need for new institutions of appropriate kinds, particularly those devoted to finance, technical training and research. It was further stated that such institutions should be established at the national and regional levels (where possible with support from the international community) in order to ensure concentration on and understanding of specifically African problems, and to facilitate exchange of experiences between nations of the region. Another issue that was raised was the degree of decentralization of administration that was needed for human settlement institutions to be effective in reducing the disparities between rural and urban services.

**Minimum standards**

28. On the subject of minimum standards, expert presentations pointed to the need for objective analysis of human requirements in both rural and urban contexts and also according to income levels, traditions and cultures. It was noted that more research was required to develop measurable standards.

29. Discussion by delegations took up the issues of minimum standards in the areas of housing, health, food, education, water supply, sanitary facilities and electrification. Priority for rural settlements was again stressed, as well as the value of self-help, sites and services schemes, and slum improvement programmes.

30. Other issues raised in the discussion on minimum standards included: unrealistic standards such as are found in existing building codes, maximum standards in order to control or eliminate disparities in resource use, the link between minimum standards and agricultural development, the pressure on governmental
capacities in the face of population growth, the link between minimum standards and resources, and the connexion between minimum standards and the inequities of the world economic system. Another question that was raised was whether basic international standards could not be established in such areas as, for example, minimum standards for human habitation.

**Land as a key resource**

31. On the subject of land as a key resource for human settlements, expert presentations raised the issues of public versus private ownership, land reserves for future public use, methods of public land acquisition, measures to restrict speculation, and the recapture by the community of land value added as a result of public investment. A second expert presentation noted the relationship between land, people and the proper use of resources, and raised the question of interregional co-operation to ensure fair distribution of the benefits of resources.

32. Discussions by delegations showed a broad consensus that Governments should take a very active role in land use and management relating to human settlements and that public ownership was required in varying degrees up to the systems of total public ownership now in effect in some countries. Land ownership was discussed in terms of social justice as well as use allocation.

33. It was further noted that land policy should be a central instrument in over-all development strategy, that land policies should include ecological considerations, that water resources should be closely linked to land policies, and that countries of the region would benefit from an exchange of experiences and from policy innovations regarding land controls and use. It was suggested that all countries of the region which have not already done so should organize national symposia on human settlement problems such as land use in order to raise public awareness of the issues.

**International financing agencies**

34. On the subject of international financing agencies and their role in the development of human settlements, the first expert presentation traced the evolution of the traditional African settlements and noted the need to revive the values which were embodied in them as criteria for future human settlement planning concepts.

35. A second presentation described the International Habitat and Human Settlements Foundation, which was created by the General Assembly at its twenty-ninth session and established under the aegis of UNEP as of 1 January 1975.

36. Its assigned objectives are described by the UNEP Governing Council as follows:

"Its primary operative objective ... will be to assist in strengthening national environmental programmes relating to human settlements, particularly in the developing countries, through the provision of seed capital and the extension of the necessary technical and financial assistance to permit an effective mobilization of domestic resources for human habitat and environmental design and improvement of human settlements, including:

/...
"(1) Stimulating innovative approaches to pre-investment, pre-project and financing strategies ...; (2) organizing technical assistance services ... and management training /programmes/; and (3) promoting the adaptation and transfer of appropriate scientific and technical knowledge on human settlements projects." 1/

37. The Conference then heard an outline of the policies relating to human settlements of the World Bank (International Bank for Reconstruction and Development), and introducing sectoral papers on urbanization, housing, sites and services projects and urban transportation. It was noted that Bank policies emphasize self-help, standards that incorporate local traditions and social systems, projects which stimulate employment, and improvement of conditions in squatter settlements. It was also stated that the bottle-neck in Bank lending for human settlement projects was not availability of funds but the readiness of Governments to bring forward well-prepared requests for assistance.

38. Throughout the discussion at this and previous meetings, reference was made to financing problems in relation to human settlement programmes. It was noted, for example, that these programmes and projects are not productive in terms of capital return and therefore add to the debt burden of aid-receiving countries. However, there was a broad consensus that more international financing should be made available for human settlement programmes.

39. Other points made by national delegations included: priority for foreign assistance to rural programmes, relaxation of the criteria for loans for human settlement improvement, the possibility of interest-free loans, the obligation of former colonial powers in matters of financial assistance, a greater role in human settlements by the African Development Bank, and possible co-operation of the international lending agencies in research into building materials.

40. A report on "Foreign investment and its impact on human settlements in developing countries" was suggested during the Conference as a possible addition to the documentation being prepared for Vancouver.

Regional and international co-operation

41. On the subject of regional and international co-operation, which occupied a great part of the discussion by representatives throughout the Conference, there was broad consensus that much more should be done at both levels. It was repeatedly suggested that the United Nations should create a new agency to deal with human settlements, which would give special attention to technical assistance, training and research. However, it was also stated that the objectives of improvement in human settlements also could be attained through strengthening and better use of existing United Nations organs.

1/ See Official Records of the General Assembly, Twenty-ninth Session, Supplement No. 25 (A/9625), decision 16 (II) A.
Also discussed were the need for international assistance in formulating integrated human settlement plans, the drafting of land policy legislation, and research into minimum standards. The view was also expressed that co-operation between nations regionally would be more effective than new organizations on a global basis.

III. CONCLUSIONS AND RECOMMENDATIONS

Conclusions

43. The Conference, in the light of the exchange of views among the participants, the documentation presented by the Habitat secretariat and the Economic Commission for Africa, the presentations of the international and regional experts and statements by participants and special guests, arrived at the following basic conclusions:

(1) There is widespread agreement that problems of uncontrolled population growth, rural stagnation, migration, the inability of urban centres to cope with present rates of population increase, and environmental deterioration demand corrective action at both the national and the international levels, and that this is the objective of the Habitat Conference.

(2) Corrective action will require national human settlement policies based on a comprehensive and integrated approach and such policies must be supported at the highest political level.

(3) The objective of the human settlement policies of every nation should be to secure a minimum standard of living - goods, facilities and services - for all living and future people and to restrain excessive consumption by privileged groups until these minimum standards are attained for all people.

(4) The Habitat Conference should lead to recommendations for action at the national, regional and global levels in relation to human settlements, but it will be the individual nations which will determine, within the framework of their social and economic circumstances, their own human settlement policies.

(5) As the great majority of the peoples of Africa still live in rural areas, it is assumed that the first objective of human settlement policies in Africa will be to improve conditions of life in these areas, and that regional and international programmes in relation to human settlement problems will take this into consideration.

(6) Human settlement policies will be designed to ensure the well-being of all citizens and therefore must be free of any form of discrimination and must take into account all social aspects of African family and community life.

(7) Land is seen as the key resource of human settlements, and national human settlement policies, for reasons of social justice, should provide for proper allocation through use and protective measures.

/...
(8) A major effort is needed to prepare technical and administrative cadres for the planning and management of future human settlements and for research and exchange of information. This is seen as an important action by regional and international organizations both within and outside the United Nations system.

(9) A primary objective of human settlement policies will be the ending of rural isolation in countries where such conditions exist through the creation of human settlements offering adequate facilities and services and an acceptable quality of life.

(10) In view of the scarcity of resources, the most important tool for ameliorating the housing problem in human settlements in Africa will be the concept of self-help and this mobilization of human energy should be supported by all Governments through sites and services schemes, adult education and training, small loan facilities and similar programmes.

Recommendations

44. Stemming from these conclusions and Conference discussions, the following recommendations are made for national, regional and international action before, during and after the Habitat Conference:

(1) All nations of the world, especially the developed and rich nations, should agree to give an adequate portion of their aid to all countries in need for the realization of human settlement programmes.

(2) The rich nations of the world should agree to give an adequate portion of their aid to African countries for the realization of human settlement programmes.

(3) The Habitat Conference should lead to the creation of special world training centres on human settlement planning and management; one of these centres should be located on the African continent. Meanwhile, all African nations should multiply their efforts to train more personnel in this field. This training should be interdisciplinary and adapted to pragmatic solutions to human settlement problems.

(4) A platform of inter-African co-operation should be established for exchange of information and documentation, establishment of research programmes, establishment of common action programmes, interchange of field trips by specialized staff, training and refresher courses in African countries for specialized staff, development to the maximum of existing institutions in human settlement fields and creation of an autonomous African institution for co-ordination in the field of human settlements.

(5) The Habitat Conference should consider the creation of a special autonomous United Nations agency specializing in human settlement problems, and this specialized agency should be located in a developing country.
(6) A special conference of African nations should be organized, following the Habitat Conference, to review a common African strategy on human settlement policy.

(7) The Habitat Conference should recommend that international assistance be given to any country requesting it for the purpose of designing and/or implementing a national human settlements policy, including research and analysis regarding that country's physical and demographic problems and the amelioration of the conditions of squatter settlements in all countries.

(8) African Governments should join in a pooling of resources to upgrade and expand existing institutions dealing with human settlement affairs, and the Habitat Conference should recommend that this effort be given international support.

(9) The United Nations Environment Programme should institute a programme of technical assistance to countries to analyse and correct environmental problems in human settlements and urge Governments to participate and make full use of ongoing human settlement programmes of that organization.

(10) The Habitat Conference should endorse policies for better distribution of resources affecting the quality of human settlements.

(11) The Economic Commission for Africa should make available all information on solutions to particular human settlements problems in Africa.

(12) The lending policy and priorities of international financing institutions should be reviewed to assist in a greater effort to solve human settlement problems. The Habitat Conference should recommend this change of priorities and also that the policies of these institutions follow the priorities laid down by member nations.

(13) The Habitat Conference should recommend that international aid be channelled into integrated programmes associated with human settlements rather than into direct sectoral programmes proposed by donors.

(14) The Habitat Conference should make recommendations that a world survey of land be undertaken which would include classification by appropriate use and ecological considerations. This world land survey should include assistance for the establishment of appropriate agencies in countries where these do not exist, as well as training of technical personnel.

(15) All countries of Africa should organize national meetings and seminars on human settlement problems prior to the Habitat Conference in order to prepare national positions reflecting an interdisciplinary approach and also to increase the awareness and interest of public opinion in the need for solutions to human settlement problems. The Habitat secretariat should aid countries planning such meetings by providing relevant documents and other assistance.

(16) The Habitat Conference should recommend that countries make a maximum effort to lower the cost of housing construction through innovative use of local materials and standards which are realistically designed to meet human needs. International assistance should be provided for such efforts.
(17) Recognizing the importance of water resources to human settlements, the Habitat Conference should recommend internationally supported training programmes for water management and conservation.

(18) The Habitat Conference should recommend that special programmes be set up under the proposed human settlements agency for technical and financial assistance to countries suffering damage to their human settlements through catastrophes such as floods, earthquakes, droughts, wars, aggression, etc.

(19) The Habitat Conference should recommend that Governments enlist the support of appropriate non-governmental organizations in human settlement planning and programmes, and African Governments are urged to involve members of such organizations in all activities related to human settlements.

(20) The Habitat Conference declaration on human settlements should stress that human settlement planning must be considered a fundamental part of strategies for national development, and that such strategies should be integrated into national territorial, social, economic and financial planning.

(21) The Habitat Conference should recommend that national policies recognize the physical and financial investment already made by poor people in creating their own human settlements, particularly in uncontrolled and unplanned settlements attached to urban areas.

(22) The Habitat Conference should recommend that the creation of health-care centres and other basic services and facilities for all human settlements be a major goal of national human settlement policies.

(23) The Habitat Conference should recommend that the United Nations Centre for Housing, Building and Planning in co-operation with the United Nations Development Programme, prepare a study of the means, and the promotion and increase of such means, by which international assistance can be guided into national programmes for the improvement of human settlements.

(24) The Habitat Conference should recommend that research and development of unconventional and non-polluting sources of energy, such as solar and wind energy, be given a higher priority and that Governments consider them as valuable resources for human settlements.

(25) Taking into account past actions in defiance of various United Nations resolutions, which actions are in direct contradiction to the spirit of Habitat, the Conference opposes any sort of participation in the Habitat Conference by Israel, South Africa or Rhodesia. Although agreeing with the sentiments expressed in this recommendation, the representative of Kenya suggested that this Conference was not the appropriate forum for it. He suggested that the issue would be more appropriately discussed in the General Assembly when that body takes up the rules of procedure for the Vancouver Conference.

Adoption of the report

45. At the close of the final meeting, this report was adopted by consensus.
## ANNEX

### LIST OF DOCUMENTS DISTRIBUTED*

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/1</td>
<td>Major themes requiring national action. Note by the Secretary-General</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/2</td>
<td>Progress report. Report of the Secretary-General</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/3</td>
<td>Extracts from interim national reports illustrating major themes requiring national action. Note by the Secretary-General</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/8</td>
<td>IBRD position papers. Note by the Secretary-General</td>
<td>E F</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>---------------</td>
<td>----------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>A/CONF.70/RPC/9</td>
<td>Sites and services projects. World Bank</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/11</td>
<td>Urban slums and squatter settlements in the third world. Note by the Secretary-General covering paper by the Centre for Housing, Building and Planning</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/11</td>
<td>Report of the Conference</td>
<td>A E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/5</td>
<td>Community development and popular participation in the United Republic of Tanzania. Krisno Nimpuno</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/6</td>
<td>Criteria for the evaluation of deliberate national and regional plans: experience of Kenya. Andrew N. Ligale</td>
<td>E F</td>
</tr>
</tbody>
</table>

* It should be noted that the national reports distributed at the Regional Preparatory Conferences were all interim versions and were circulated in the original languages only.
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/BP/8</td>
<td>National and regional planning: a survey of some experiences in the Netherlands.</td>
<td>E only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/9</td>
<td>Demographic structures and settlement in urban areas.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/12</td>
<td>Absorption of newcomers into African cities.</td>
<td>E only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/18</td>
<td>Urban land policies and land-use measures.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/19</td>
<td>Action for human settlements.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/20</td>
<td>The supply and pricing of public utilities as an instrument for social and economic development.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/21</td>
<td>Expanding the perception of the housing problem in developing countries.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/22</td>
<td>The absorption of newcomers in the cities of developing countries.</td>
<td>E F</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/25</td>
<td>Le tourisme en Afrique: moteur ou entrave pour le développement</td>
<td>F only</td>
</tr>
<tr>
<td>A/CONF.70/NR/5</td>
<td>Rapport national: Zaïre. Rapport intermédiaire sur les établissements humains</td>
<td>F</td>
</tr>
<tr>
<td>Symbol</td>
<td>Title</td>
<td>Languages</td>
</tr>
<tr>
<td>-------------------</td>
<td>-----------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>E/CN.14/HUS/1</td>
<td>Policies and programmes: Factors in regional planning affecting human settlements in Africa</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/2</td>
<td>Policies and programmes relating to human settlements. Aspects of urban land policies and of policies for rational urban promotion and the elimination of uncontrolled settlements and slums</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/3</td>
<td>Approaches and methods to mobilize and channel finance for investment in human settlements</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/4</td>
<td>Utilization of resources. Formulation and implementation of housing and infrastructure policies and programmes</td>
<td>E only</td>
</tr>
<tr>
<td>E/CN.14/HUS/5</td>
<td>Utilization of resources. The role of water in the development of human settlements in Africa</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/6</td>
<td>Utilization of resources. The role of energy in the development of human settlements in Africa</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/7</td>
<td>Utilization of resources. Sanitation and environmental services in selected African cities</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/8</td>
<td>Sociological aspects. African migration and human settlements</td>
<td>E, F</td>
</tr>
<tr>
<td>E/CN.14/HUS/9</td>
<td>Sociological aspects of housing in the framework of integrated rural development</td>
<td>E, F</td>
</tr>
</tbody>
</table>

/...
Some sociological aspects. Manpower requirements for infrastructure and housing programmes with emphasis on self-help methods and site and service schemes

Some sociological aspects of human settlements. The effects of building costs and other financial considerations

General report from United Nations Economic Commission for Africa. Human settlements, collaboration with Habitat secretariat and main issues involved for discussion in conference
REGIONAL PREPARATORY CONFERENCES
Teheran, 14 June to 19 June 1975
Cairo, 21 June to 26 June 1975
Caracas, 30 June to 4 July 1975

REPORT OF THE REGIONAL PREPARATORY CONFERENCE
FOR LATIN AMERICA

(Caracas, 30 June to 4 July 1975)
REPORT OF THE REGIONAL PREPARATORY CONFERENCE FOR LATIN AMERICA

(Caracas, 30 June to 4 July 1975)

Contents

<table>
<thead>
<tr>
<th>Paragraphs</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 7</td>
<td>3</td>
</tr>
<tr>
<td>8 - 18</td>
<td>4</td>
</tr>
<tr>
<td>8</td>
<td>4</td>
</tr>
<tr>
<td>9</td>
<td>4</td>
</tr>
<tr>
<td>10 - 12</td>
<td>4</td>
</tr>
<tr>
<td>13</td>
<td>5</td>
</tr>
<tr>
<td>14</td>
<td>5</td>
</tr>
<tr>
<td>15 - 18</td>
<td>5</td>
</tr>
<tr>
<td>19 - 74</td>
<td>6</td>
</tr>
<tr>
<td>23 - 66</td>
<td>7</td>
</tr>
<tr>
<td>33 - 42</td>
<td>9</td>
</tr>
<tr>
<td>43 - 48</td>
<td>10</td>
</tr>
<tr>
<td>49 - 52</td>
<td>11</td>
</tr>
<tr>
<td>53 - 58</td>
<td>12</td>
</tr>
<tr>
<td>59 - 66</td>
<td>13</td>
</tr>
<tr>
<td>67 - 72</td>
<td>14</td>
</tr>
<tr>
<td>73 - 74</td>
<td>15</td>
</tr>
<tr>
<td>75 - 77</td>
<td>16</td>
</tr>
</tbody>
</table>

II. SUMMARY OF THE DEBATE

1. Major issues requiring national action
   (a) Land as a resource
   (b) Development and attainment of meaningful minimum standards in human settlements
   (c) The redistribution of resources and promotion of their innovative use
   (d) Management and development of appropriate institutions for human settlements through inter alia the development of human resources
   (e) The establishment of national human settlement policies and the development of plans at the national, regional and local levels

2. Proposals for international co-operation and action

3. Other matters

III. CONCLUSIONS AND RECOMMENDATIONS

A. Caracas Declaration on Human Settlements
B. Utilization of Natural Resources and the Panama Canal Zone

Annex

LIST OF DOCUMENTS DISTRIBUTED

/...
INTRODUCTION

1. The rapid growth of the population in many large cities of the world, including some in Latin America, and the resultant aggravation of the shortage of schools, transport, housing, jobs and services, which has for some time been a matter of growing concern to Governments throughout the world, and particularly those of developing countries, prompted the United Nations General Assembly to convene a Conference at the world level to consider the problems of human settlements. Having accepted the invitation of the Canadian Government in its resolution 3001 (XXVII), the General Assembly decided in resolution 3128 (XXVIII), adopted late in 1973, to hold the Conference, together with an exposition, at Vancouver from 31 May to 11 June 1976.

2. This will be the first world conference at which the organization of human society as a whole—in cities, towns or villages—and of all its component parts (social, physical, organizational, spiritual or cultural) will be considered and information exchanged on those solutions to the problems of human settlements that are compatible with the preservation of the environment.

3. The same resolution (3128 (XXVIII)) "Establishes a Preparatory Committee for the United Nations Conference-Exposition on Human Settlements 1/... consisting of highly qualified representatives nominated by the Governments" of 56 States—nine of them from Latin America—"Requests the Secretary-General and the regional economic commissions, in collaboration with the Preparatory Committee, to take the necessary steps, as part of the preparations for the Conference-Exposition, to bring to global attention the nature and relative importance of the problems of human settlements", and invites the specialized agencies to collaborate in that task.

4. The regional conferences 2/ are felt to be of particular importance in the preparatory process. As the Secretary-General of Habitat stated at the first formal meeting of the Preparatory Committee, in January 1975, they are specifically designed to enable participating countries to exchange views and information on the situation prevailing in their own countries with regard to the subject-matter of the Conference and jointly to identify the main problems and subjects of regional or subregional interest in the light of individual national experience. They also afford an opportunity to lay the groundwork for regional agreement on approaches to topics relating to human settlements.

5. The regional conferences also give the countries concerned an opportunity to analyse and discuss, and express their collective or individual views on, the documentation prepared by the secretariat and to adopt tentative resolutions or

---

1/ The name was changed to Habitat: United Nations Conference on Human Settlements by General Assembly resolution 3325 (XXIX).

2/ At Teheran, for Asia and the Pacific (14-19 June).
At Cairo, for Africa (21-26 June).
At Caracas, for Latin America (30 June-4 July).
conclusions on some items which could be submitted to delegations for final consideration and perhaps lead to recommendations at the Vancouver Conference.

6. In short, the regional preparatory conferences are regarded as the most reliable means of disseminating information on Habitat issues to the ultimate decision-makers in the field, to experts and to the general public.

7. It is against this background that the present regional conference was convened, in which the ECLA secretariat is co-operating with the Habitat secretariat for the above-mentioned purposes and for which the Government of Venezuela has kindly offered to act as host at Caracas.

I. ORGANIZATION OF THE CONFERENCE

Duration of the conference

8. The Regional Preparatory Conference for Latin America was held at Caracas, Venezuela, from 30 June to 4 July 1975.

Attendance

9. The conference was attended by representatives of 26 member States of the Economic Commission for Latin America (ECLA) (Argentina, Bahamas, Barbados, Bolivia, Brazil, Canada, Colombia, Costa Rica, Chile, Cuba, Dominican Republic, Ecuador, El Salvador, Grenada, Guatemala, Guyana, Haiti, Honduras, Jamaica, Mexico, Netherlands, Nicaragua, Panama, Peru, Trinidad and Tobago, United Kingdom of Great Britain and Northern Ireland, United States of America, and Venezuela), by an observer for Poland, and by representatives of organizations of the United Nations system and of other governmental and non-governmental organizations. (A complete list of participants appears in document A/CONF.70/RPC/INF.3).

Opening ceremony

10. His Excellency Carlos Andrés Pérez, President of the Republic of Venezuela, attended the opening ceremony, held on the morning of 30 June. Mr. Enrique Peñalosa, Secretary-General of Habitat, thanked the Government of Venezuela for its generous hospitality and read out a message from the Secretary-General of the United Nations welcoming delegations and wishing them every success in their work.

11. The President of the Republic of Venezuela delivered an address in which he stressed the importance of the action the United Nations was taking to draw attention to the crucial problem of human settlements, the "problem of mankind which is destroying itself".

/...
12. He referred to the major nations' lack of understanding of the developing countries and to the problems of environmental conservation and stressed the need for the problems of human settlement to be considered within the context of the general problems of economic and social development. He said that it was regrettable that not all Latin American countries had become parties to the treaties concerning the non-proliferation of nuclear weapons, and expressed the view that the assault on nature had been a constant feature of Latin American development.

Election of officers

13. At the first plenary meeting of the conference held after the opening ceremony, on 30 June 1975, the participants elected the following officers:

President: Diego Arria (Venezuela)
Vice-Presidents: Virgilio Barco (Colombia)
Levy Farah Balmaseda (Cuba)
Antonio Seaman (El Salvador)
Rapporteur: Jesús Silva Herzog (Mexico)

Rules of procedure

14. On the proposal of the Chairman, the conference decided to be guided in the conduct of its business by the general principle that the rules of procedure of the Economic Commission for Latin America should apply to the conference in so far as they were appropriate for the performance of its functions.

Agenda

15. At the same meeting, the provisional agenda prepared by the secretariat was adopted, as follows:

1. Opening addresses
2. Election of officers
3. Adoption of the agenda
4. Major issues requiring national action:
   (a) Land as a resource
   (b) The development and attainment of meaningful standards in human settlements

/...
(c) The redistribution of resources and promotion of their innovative use

(d) Management and development of appropriate institutions for human settlements through, inter alia, the development of human resources

(e) The establishment of national human settlement policies and the development of plans at the national, regional and local levels

5. Proposals for international co-operation and action:

(a) The role of international financial agencies in the development of human settlements;

(b) International co-operation

6. Other issues, and conclusions and recommendations

7. Adoption of the report of the conference.

16. The conference documents were distributed by the ECLA secretariat. (A list of the documents distributed is to be found in the annex to this report).

17. The conference decided to consider all the items on the agenda at plenary meetings.

18. At the closing meeting the conference considered the draft report of the Rapporteur and authorized the secretariat to put it into final form, incorporating the necessary editorial changes and any amendments and additions requested by delegations and approved by the plenary meeting, prior to distributing it to Governments.

II. SUMMARY OF THE DEBATE

19. In his opening statement, the President of the Conference referred to the conditions prevailing in most human settlements, in Venezuela as in the rest of Latin America and throughout the third world. He emphasized the striking contrasts that existed and said that it was futile to persist in taking stock of poverty; he was convinced that it was at meetings such as those organized by Habitat that solutions could be found, through imagination and creative daring, which would help to improve an ever-worsening situation.

20. The Secretary-General of Habitat explained the reasons which had led the General Assembly of the United Nations to set up the new organization which he headed, defined what was meant by human settlements and described the situations created by large-scale rural-urban migrations. He stressed the need for political decisions at the national and international levels to deal with such conflict-ridden situations.

/...
21. The Canadian delegation gave details of the preparations being made for the World Conference at Vancouver. He said that the host Government was sure that practical measures would be adopted at that Conference to deal with the problems of human settlements.

22. The Director of the United Nations Centre for Housing, Building and Planning submitted for the consideration of delegations interesting suggestions on the items under discussion.

1. **Major issues requiring national action**

**Introduction**

23. Since an increasing proportion of the population in most countries will in future live in urban centres, the quality of national life will increasingly tend to be the quality of urban life. At present the trend is for urban life to be characterized, to a greater or lesser extent, by segregation based on class and income bracket, the breakdown of the traditional way of life, the use of a disproportionate volume of resources to provide transport, the increasingly extensive transfer of savings and income from the poorest to the richest as a result of the rapid use in land values, traffic congestion, noise and pollution, the gradual deterioration of certain areas, city overspill and, in general, inadequate housing.

24. Settlement programmes in the big towns should invariably be aimed at remediying all these shortcomings and inequities.

25. A policy of regionalization in each country could discourage the growth of the larger cities and such a policy should therefore be encouraged. However, it is doubtful whether such a policy alone could solve the problem. For that reason it may prove essential also to disperse towns within metropolitan areas. In other words, new concepts and radical changes in urban design seem to be required.

26. The physical planning employed and the political, legal and administrative institutions established in the past have been unable to solve the new problems raised by the extraordinarily rapid growth of towns and have proved incapable of remedying the defects mentioned above. Accordingly, present policies and institutions must, as a matter of urgency, be assessed in terms of their effectiveness in the prevailing situation.

27. Population growth and the rise in per capita income in relation to the fixed supply of land for urban use inevitably result in a massive and growing transfer of income and savings from the workers to the owners of land and housing, and in that way the low-income group is cheated of part of the inherent economic advantages of urban life. Accordingly, research must be undertaken immediately into the kind of structural changes required to prevent the continuation in the future of such transfers of savings and income, which are incompatible with distributive justice.

/...
28. Proceeding from the premise that the basic objective of Habitat is to improve the quality of life for all people in human settlements, the adoption of clear-cut national policies emerges as an indispensable requisite for taking effective and practical action in this field. Bearing this in mind, and with a view to encouraging the submission of recommendations on the topics submitted to delegations for their consideration, some general guidelines were provided by four experts.

29. The first expert began his statement by stressing the need to change the national development goal currently pursued in most Latin American countries, where the primary aim of development is the somewhat limited one of economic growth. National development must be redirected towards programmes that are socially effective and appropriate. In connexion with such a new model for national development, the expert made the following specific proposals for action in connexion with national human settlements policies: (1) urban land reform; (2) self-government; (3) employment tax; (4) development districts.

30. Another expert emphasized that the solution of human settlements problems is bound up with changing the development style and life style in such a way as to meet the basic needs of the population as a whole, to provide endogenous development based on autonomous decision-making and to establish harmony with the environment - in short eco-development. He said that to copy mechanically the solutions applied in the industrialized countries could only aggravate the differences between the privileged minority and the poverty-stricken majority of the population. The future must not be a repetition of the past. The preceding 30 years had brought home the lesson that economic growth did not necessarily produce integrated development. It was therefore necessary to redefine the modalities of growth, bringing them into line with socio-economic and environmental objectives and taking into account three primary considerations: the identification and study of man's needs, the identification and use of resources, and the development of ecologically sound technologies and solutions so as to optimize the use of the resources of every eco-system.

31. Another expert discussed the quality of life, development and human settlements. In his opinion, the aim of development should revert to being the attainment of a state of affairs in which each and every inhabitant could satisfy, in a socially just way, his material and spiritual needs. He pointed out that the human, natural and technological resources of Latin America could meet the subsistence needs of the whole population, but that the satisfaction of the other needs of the population at the same time demanded a progressive and absolute social and spatial distribution of power and knowledge. Spatial distribution would make for the proper channelling of rural-urban migration and thus avoid urban "macrocephaly". Similarly, solutions should be aimed at preserving ecological balance and be organized as part of integrated participatory planning.

32. The fourth expert said that the problems of human settlements were well known: what was needed was a decision to solve them. Such a decision must be operative at both the national and international levels. In the latter case, the recently established United Nations Fund should reflect the priorities of the
developing world. He also pointed out that the international organizations should acknowledge the priority given to human settlements by the Governments of the developing countries and reorganize their programmes in order to reflect those priorities. They should also consider the time factor in drawing up assistance programmes, since any delay resulted in a worsening of the conditions in human settlement.

(a) Land as a resource

33. In introducing this subject, the expert pointed out that awareness of the importance of land existed in the case of rural settlements, but that such awareness was less marked in the case of urban land. Accordingly, he considered that there were four crucial points which deserved detailed analysis: (a) the division of land, (b) the system of expropriation, (c) the regulation of land use, and (d) the appropriation of the unearned value increment.

34. During the discussions there was agreement among delegations that land as a resource was one of the basic elements of the human settlements problem and that the size of the land, its use and the rights associated with it determined the shape of those settlements and the possibility of subjecting them to planned management as part of over-all national development. It was likewise pointed out that the scarcity of this resource, particularly in small and island countries, demanded the development and adaptation of new and imaginative policies in this sphere.

35. There was also a consensus among representatives on the need for integrated development planning in which the control of territorial space would form the basis for a system of interrelated activities at the local, regional and national levels. In this way the urban dichotomy would gradually disappear. In many statements reference was made to the need to revise urban-rural relationships in such a way as to consider both the need for agricultural supplies to cities and the settlement of more people in the rural areas in order to limit migration to the large cities.

36. Some delegations considered that the solution to the problem of rural settlement would be closely linked with planned agrarian reform. It was emphasized that the assessment of the value of land as a resource varied, the resource being considered directly productive in the case of rural land; its consumption for urban use therefore implied, in practice, the irrevocable loss of land for agricultural use, with the obvious consequences.

37. A number of delegations drew attention to the need for the State to intervene more actively in the regulation of urban areas, as the most reliable way of obviating the steep escalation of land prices. The price of land could not be left at the mercy of the supply and demand mechanism, since such a situation produced speculation which benefited the few at the expense of the majority.

38. One delegation argued that continuing high land prices were attributable not only to speculation but also to the fact that it was a scarce resource; another expressed the view that it would be desirable to promote more active participation by private enterprise in the planning of urban development.
39. Several delegations, when speaking of land as a resource, described the measures taken by their Governments to give land use a social dimension which would be to the advantage of the great mass of their people. Mentioned in this connexion were the application of progressive taxation on real estate and unutilized land, the forfeiting to the State of part or all of the unearned value increment, and the purchase of land by the public authorities at its real value, with a view to preventing speculation. In essence, a Latin American consensus was expressed to the effect that land ownership should fulfil a social function.

40. One delegation pointed out that the Charter of the Economic Rights and Duties of States contained an article in which land as a resource formed part of the wider concept of "environment", and that the adoption of the provisions of the Charter would help to restructure international society within a framework of peace and justice.

41. Another delegation stated that in his country it had been found necessary, in order to cope with the problem of human settlements, to break off relations of economic and political dependence, and to change the relations between the means of production: that was the only way to make the full utilization of land, as a resource and as space, a reality.

42. The delegation of another country emphasized the importance of land as a resource and reported that his country found itself in an especially difficult situation in that part of its territory was, by virtue of treaties which had been imposed, not negotiated, under the authority, laws and control of a foreign Government, a situation which made normal national development and the development of human settlements in the said territory impossible.

(b) Development and attainment of meaningful minimum standards in human settlements

43. The regional expert began his introductory statement on minimum standards and norms by proposing three prerequisites for their establishment:

(1) Determining the facts of the situation in question;

(2) Maximum utilization of the community's own resource capacity; and

(3) Integrated action by means of "populist" policies, i.e. the active "involvement" of the individual and his participation in analysing the situation, designing strategies and implementing them.

44. He went on to stress the need to conceive of development as a basically endogenous process designed to prevent the loss of certain resources and to rationalize the capacity of the subject to make use of its own resources. With regard to the utilization of human resources capacity, he argued against paternalism, based as it was on the false assumption of a lack of organizational ability among the population. He also pointed out that it was unrealistic to expect the free transfer of knowledge to be free, since the cost to the community of absorbing exogenous ideas was high. In conclusion, he stated that the most
effective course of action was one which made it possible to realize the potential of elements already present in the community.

45. During the debate several delegations emphatically expressed the view that norms and standards should be regarded as questions proper to the individual country. While the need to lay down norms and standards as a frame of reference for human settlements policy was recognized, it was felt that norms should be determined on the basis of national life-styles and ecological conditions. The process of determining norms also required popular participation.

46. Some delegations spoke of the need for international norms as valuable reference points for national policies but expressed themselves in favour of a reassessment of international norms on the basis of various life-styles. There was some support for the idea that international organizations should accept national definitions and not try to impose standards alien to the way of life of individual countries. In fact, one delegation proposed that norms originating in the more developed countries should be rejected and drew attention to the impropriety of making international co-operation conditional on standards of efficiency in the traditional sense of the word.

47. On the subject of laying down minimum standards and norms, one delegation said that it was necessary to abandon productivity criteria in favour of the concept of "system productivity", defined as the ability of a society to enhance the general well being of the population. The same delegation proposed that consideration should be given to criteria combining efficiency and equity. During the discussion the idea was also raised that it would be advisable to establish not only minimum standards but also "maximum rights" which would limit the abuse of increasingly scarce resources by certain minority groups of the population.

48. Two delegations drew attention to the need to relate standards and norms to the different types of human settlements and to the social groups of which they were composed. Standards should vary over time and according to the level of development reached. Rural settlements posed serious problems with regard to the provision of services because of the dispersion of the distribution in rural areas. In any action aimed at improving rural conditions due consideration had to be given to a policy of population concentration.

(c) The redistribution of resources and promotion of their innovative use

49. In his general introduction to the subject on resources the previous day, the international expert stressed the need to decide on the purpose for which resources were to be allocated and the type of resources required. He also referred to the need for such a change in life-style as would establish minimum standards involving income, employment and certain free services, in addition to the need to set limits to conspicuous consumption. He also referred to the theory of satisfaction, pointing out that the object was to satisfy human needs without causing ecological damage. He discussed some concepts concerning his energy, and noted that the larger economic surpluses are, the greater are the freedom and social effectiveness of investment. With regard to international co-operation, he
recommended support for comparative studies and the exchanging of experience on the subject among third world countries.

50. Some delegations stressed the importance of considering the socio-economic situation of countries in connexion with resources and the definition of norms. Income distribution and other similar factors were of great importance in defining the living conditions of the great majority of the population.

51. One delegation requested all participants' support for the following declaration:

(1) Every country has the right to own and exploit its natural resources:

(2) Nations are free to determine their own minimum standards for the quality of life: and

(3) Every country has the right to choose the type of social, economic and political organization which best suits its purpose.

52. Lastly, some delegations said that the exchange of experience and knowledge with regard to human settlements should be intensified.

(d) Management and development of appropriate institutions for human settlements through, inter alia, the development of human resources

53. Under this item special consideration was given to the problem of popular participation. The first expert who spoke on the subject said that popular participation was justified both from the ecological point of view and because of the impetus it gave to personal development. An efficient organization must be established to administer popular participation so that it would not be purely a matter of form but would have some substance.

54. Another expert, speaking on the subject of popular participation, felt that each of the countries in the region should incorporate popular participation in a strategy of an integrated development covering the local, regional and national levels. That, in turn, implied a need to establish and nurture a support system for popular participation with a view to:

(a) promoting participation in the exercise of power, either directly or with as little mediation as possible, by national majorities in the life of society; and

(b) guaranteeing to national majorities suitable standards of living in a participatory society in which the basic values were justice, freedom, and the solidarity of all men and women taking part in the process.

55. The expert also stressed that popular participation was a prerequisite for ensuring the irreversibility of the structural changes introduced in the process of integrated and balanced development of society. Lastly, he pointed out that...
there were a number of national programmes in the region and that it would be helpful to encourage an exchange of experience among the programmes and the methodologies employed in them, depending on the success achieved.

56. In the course of the debate it was agreed that popular participation in decisions concerning human settlements deserved special attention and that procedures for popular participation should be worked out in accordance with the specific conditions prevailing in the country concerned.

57. Several delegations described the efforts and programmes in the field of the administration and institutional development of human settlements under way in their countries with special emphasis on social development. In this connexion, one delegation outlined the background of the social and political changes being made by his country, which were aimed in the final analysis at improving the quality of life of the population. Another delegation stated that good results had been achieved in his country through the establishment of neighbourhood groups and block committees.

58. Delegations acknowledged that, as a rule, existing institutions in the countries of the region were too few and inadequate, and that duplication of effort was occurring, including wastage of the scarce resources available for the purpose. It was also agreed that better-trained professional staff and public officials were needed, and it was suggested that training centres should be set up in various parts of Latin America and that the United Nations system might provide technical and financial assistance to them.

(e) The establishment of national human settlement policies and the development of plans at the national, regional and local levels

59. The Secretary-General of Habitat commented briefly on the item, referring to the magnitude of the problems of human settlements and to the complexity of the issues involved. He stressed the need for the adoption of national human settlements policies and the need to replace the fragmentary and sectoral approach which still prevailed in most countries by integrated planning. It was essential, he said, to abandon the traditional approach of considering human settlements as by-products of economic development.

60. The first expert said that two politico-economic models could be identified. Both required the integration of human settlements in national development planning policies and choosing between them was one of the major political decisions. The first model, based on maximizing the productive function, required means of identifying the social costs attributable to the improper use of resources, so that the base resource could be integrated into effective over-all planning. The second model would alter the structure of the productive function in order to maximize human welfare, but it required the establishment of new requirements for participation, education and leadership among the population.

61. Another expert in his analysis of the problem said that in most countries of the region there were many institutions dealing with policies, plans and
programme implementation for human settlements, and that futile duplication of effort occurred. The financial resources available for such purposes were limited and needed not only to be substantially increased but to be provided for the most part, in the form of grants. If that was not understood and only remunerative investments were considered, it would be difficult to achieve significant progress in the matter of human settlements. In the formulation and implementation of policies, municipalities were the most dynamic unit, and they should be given the power and sufficient financial resources to carry out their work efficiently.

62. The third expert said that the problem of human settlements could be properly solved only within the framework of dynamic planning. In that respect, every community was an experiment in development and development was a process of social apprenticeship. In his opinion, traditional deductive planning should be set aside in favour of an inductive type which took shape throughout the apprenticeship period.

63. During the discussion it was argued that if the integrated planning of human settlements at the national level was to be achieved together with the implementation of the respective programmes, a system of defining and limiting the functions of all the institutions working in that field would have to be devised and new agencies established to fill existing gaps. It was suggested that in some cases it might prove necessary to establish a central authority responsible for all stages of policy formulation and implementation, and that in other cases a suitable co-ordinating body might fulfill that function.

64. In the formulation of plans and programmes, particular importance should be given to the regionalization process. Similarly, the elimination of local disparities was regarded as essential.

65. Another aspect to which special attention was laid was the planning of urban centres using new technology corresponding to the real requirements of each, avoiding the application of machinery and techniques borrowed from the industrialized countries. It was becoming increasingly necessary to devise new ideas and technology suited to the specific conditions of the Latin American countries and designed to preserve and develop the indigenous values of the region.

66. One delegation said that the planning of human settlements should be based on the sovereign use of natural resources by the countries concerned and on their utilization and processing to meet the growing requirements of the vast working masses in terms of education, quality of life, housing, development of rural communities and improvement of political systems.

2. Proposals for international co-operation and action

67. The discussions showed that participants believed that international co-operation, at the regional and interregional levels, could play a decisive part in human settlement programmes. The United Nations system had an effective contribution to make in the form of technical assistance and the promotion of regional programmes.
68. It was felt that there was a pressing need to promote better co-operation among the developing countries of the third world through an exchange of information and experience and through joint projects.

69. The representative of the World Bank described the actions and policies the Bank was carrying out in the field of human settlements. He stressed the value of a self-help system, particularly in relation to the building of dwellings, social work and rural communities, since it at once created more employment and improved people's living conditions. He pointed out that restrictions on the financing of human settlements were often due not so much to the Bank's lack of funds as to the absence of specific requests from the Governments based on properly prepared projects of high social priority. The representative of the Inter-American Development Bank (IDB) likewise described the main human settlements programmes his organization had carried out in recent years, with particular reference to the financing of housing and sanitation projects.

70. A number of delegations made specific suggestions about how international co-operation in the field of human settlements could be improved; their suggestions appear among the recommendations in this report.

71. Finally, the representatives of the United Nations agencies and other institutions who participated as observers described the various measures they were undertaking in the field of human settlements and the projects they intended to implement in the near future.

72. There was a consensus regarding the gravity of the human settlements situation in the region. In order to draw more attention to this tragic situation, the conference decided that the recommendations it adopted should be in the form of a Declaration, which is to be found in part III of this report.

3. Other matters

73. The delegation of Panama submitted for the consideration of the Conference a draft resolution concerning the sovereign utilization of natural resources and the Panama Canal Zone, which was adopted and appears in the third part of this report.

74. The United States representative requested with respect to this decision that the following views of its delegation be recorded in the report of the Conference:

"My delegation regrets that it cannot support the draft resolution proposed by the delegation of the Republic of Panama and would abstain if the matter should come to a vote. In the view of my Government, this resolution goes beyond the Joint Statement of Principles agreed to by the Governments of Panama and the United States in February 1974. That Statement of Principles, upon which the Canal negotiations are based, recognizes the interest of both countries in the Canal. We would note our conviction that both countries are working towards a mutually satisfactory settlement. I should also note that both countries expressed this mutual interest most recently in a joint statement offered at the General Assembly of the Organization of American States in May. I request that the record reflect the views of my delegation."
III. CONCLUSIONS AND RECOMMENDATIONS

A. Caracas Declaration on Human Settlements

75. The representatives of Governments at the Regional Preparatory Conference for Latin America on Human Settlements considered that:

The magnitude and the characteristics of the problem of human settlements and its future trends constitute a challenge to all the countries of the world, particularly developing countries, which require priority attention. This situation requires in some cases the adoption of such structural socio-economic and administrative changes as will permit the formulation of national development plans and operational measures designed to confer full dignity on Man in his environment;

Human settlements concern the essential object of all economic and social development efforts, namely, Man, the quality of his life and that of his environment;

The problem of human settlements should be considered from the viewpoint of the economic and social development of peoples and not in isolation. This process is seriously affected by unjust international trade relations and has a special impact on the nature of human settlements, a fact which makes it imperative to establish a new international economic order and effective control over transnational enterprises;

Land is the essential resource of both urban and rural settlements. That fact makes it essential to recognize the need for land to be considered as a resource subject to public control. The public ownership of land is not an end in itself, but the fundamental instrument for the attainment of basic objectives of economic and social reform which will make the satisfactory implementation of national human settlements policies possible;

The present and future tragedy of human settlements demands the adoption of a new settlement ethic and a basic change in attitudes towards the growth of cities. The essential need is to take urgent measures to reduce the existing gap in services and opportunities between rural areas and cities and to ensure the preservation of adequate land for agricultural use;

International co-operation in the field of human settlements should be substantially increased, both in the form of finance and in the form of technical assistance and the training of human resources. Moreover, such co-operation should utilize flexible operational criteria suited to the specific circumstances of the country concerned;

The World Conference at Vancouver in 1976 will provide a unique opportunity for the exchange of experience, solutions and political and social procedures which will facilitate the taking by Governments of the necessary decisions to meet the challenge of Man, his environment and his way of life on earth.

/...
For the foregoing reasons, and bearing in mind that each country may apply the measures in the manner it considers most appropriate within the framework of its economic and social conditions,

Recommend:

(1) That the highest political, financial and social priority should be accorded to the problem of human settlements;

(2) That the ordered and systematic growth of human settlements should be promoted with the aim of raising social efficiency and the quality of national life. For Governments, this implies guiding the process, and for the people, active and creative participation;

(3) That national policies for the planning and regulation of human settlements policies should be established, such policies to include the following characteristics:

   (a) They would be integrated into the over-all social and economic development effort;

   (b) They would cover, in a co-ordinated approach, the whole range of sectoral policies concerning human settlements;

   (c) Policies would be adopted at the national, regional, metropolitan and municipal levels with a precise assignment of duties and resources;

(4) That, as a general principle, a larger proportion of national income should be allocated to the improvement of human settlements. For that purpose, appropriate measures should be taken to promote saving, including measures to counter the effects of inflation, and the mobilization of savings for the long-term financing of housing and of urban and rural development;

(5) That the established aim of human policy should be to overcome present shortcomings, reduce disparities in life-styles, conserve and correctly distribute scarce resources and, in general, improve the quality of human life;

(6) That, within present and future city systems, the development and organization of intermediate settlement units having sufficient dynamism to counteract the attraction of the great metropolises should be promoted. A satisfactory distribution of population should likewise be achieved in accordance with the prospects for regional development, and migration from rural to urban areas should be regulated, taking into account freedom of movement, and widely dispersed populations should be grouped in settlements which will enable them to benefit by development;

(7) That the full participation of the population in the decisions directly or indirectly affecting the quality of their habitat should be promoted;
(8) That emphasis should be given to the need to confer on land ownership a clear social function, and that traditional concepts concerning land régimes should be reformulated, if necessary, creating a new law and new policies to facilitate the achievement of genuine urban and rural reforms and changes which would enable Governments:

(a) To play an active part in incorporating land into towns, determining the appropriate areas for expansion and the proper structure of new urban development, organizing the ordered rhythm of urban growth, eliminating new land speculation and designating land for the most suitable purpose from the social point of view;

(b) To preserve essential agricultural land for current and future needs for human sustenance;

(9) That measures should be adopted so that the State or its public agencies can recover any future increase in the value of the land caused by its relative scarcity and use the resources thus recovered for socially beneficial ends;

(10) That the State should be given the power and the right to purchase land for future public use at price which should in no case exceed that prevailing before the announcement of development plans for the lands involved;

(11) That each country should establish public agencies at the highest political level, as part of the economic and social planning system to prepare, promote and co-ordinate national policies for urban and rural human settlements;

(12) That an evaluation should be made of the advisability of establishing national funds to finance investments with sufficient capacity to collaborate with decentralized public institutions which execute national human settlements policies;

(13) That the capability of metropolitan authorities should be enhanced to enable them: (a) to plan integrated economic, physical and social development of the areas under their jurisdiction, within the framework, rules and guidelines of national planning policy; (b) to provide the metropolitan public services, especially in aspects relating to land use, water supply, environmental conservation and transport and communications services; (c) to co-ordinate the execution of programmes of metropolitan interest by the municipalities within their jurisdiction; and (d) co-ordinate the activities of national, federal or local organizations operatives within their jurisdiction;

(14) That public corporations should be set up with the power to intervene in the land market, the implementation and operation of public services, and the promotion of the measures required to improve the habitat;

(15) That the primary object of human settlements policies should be to give special attention to marginal urban and rural areas by defining strategies and adopting measures to ensure full employment and the generation of income for
their inhabitants. It is considered necessary in the short term to provide housing which is well placed with respect to other activities, with adequate services for all and in conditions compatible with human dignity;

(16) That the power to take and carry out decisions should be decentralized in order to increase the participation of communities and individuals and in the planning and execution of programmes for the improvement of their habitat, within an essentially humanitarian framework;

(17) That national governments should assume greater responsibility for promoting the modernization of political, administrative and financial structures so that cities may ensure that the minimum norms for urbanization are met, and for promoting the rational use of scarce resources, the establishment of norms and financial and administrative support for local programmes;

(18) That the thinking of administrative institutions and existing legislation should be revised with a view to making new designs for cities viable and guiding their integrated development, safeguarding agricultural lands in urban spheres of influence for agricultural and recreational uses and protecting the urban and suburban environment from pollution and deterioration;

(19) That innovative forms of transport should be adopted so as to reduce the use of cars by individuals and so ensure better utilization of scarce resources and factors;

(20) That the adoption of minimum criteria and norms for human settlements in the form of a declaration of human rights should be recommended. Such specific minimum norms have meaning only in the framework of the cultural, social economic and ecological circumstances of each people. Accordingly their establishment is the responsibility of each people, with the active participation of their own local communities;

(21) That the harmful effects of the transfer of norms and criteria originating in developed countries, which are unsuitable for the developing countries and can be adopted by only the privileged minorities in those countries; their effect may be to sharpen inequalities, exhaust resources and bring about cultural and ecological deterioration;

(22) That, in addition to the formulation of minimum standards, maximum rights should be determined within the framework of the cultural, social and ecological conditions of each people, with a view to preventing scarce resources from being accumulated and consumed by a minority of the population, thus preventing the satisfaction of the needs of the majority;

(23) That the programmes of the international financial institutions should be directed towards promoting national settlement policies with such flexibility as is required for varying uses of such funds; advantages should also be taken of solutions which have proved successful in various national programmes and...
steps should be taken to ensure that such experiments are evaluated and their results publicized, and that the dissemination of new technologies and their transfer between countries is facilitated;

(24) The establishment of a special United Nations Habitat programme to undertake promotion, co-ordination and technical assistance activities in matters related to human settlements, preference being given to developing countries seeking its assistance. This special programme should have its headquarters in one of the developing countries;

(25) That a Latin American network of centres for training, technical assistance, scientific and technological research and the dissemination of information on the primary aspects of human settlements should be instituted. To this end, the Secretariat is requested to convene subregional meetings before the end of the year with a view to bringing the network into operation immediately;

(26) The expansion of international financial co-operation, its assistance being concentrated on integrated human settlement programmes and projects in which the sovereignty and the ecological and cultural characteristics of individual countries and regions are respected and being directed to promoting the creation and utilization of the recipient countries' own technologies;

(27) That the national meetings on human settlement should be encouraged which would create an awareness of the complexity and urgency for all nations and all sectors of the community of populating the earth with dignity;

(28) The bringing into operation as early as possible and the strengthening of the United Nations Habitat and Human Settlements Foundation. To that end it is considered highly desirable, useful and appropriate for the Foundation to participate actively in the Vancouver Conference in 1976, if possible.

76. For all the above reasons it is considered highly advisable and convenient that all countries are able to participate actively in the Vancouver Conference of 1976.

B. Utilization of Natural Resources and the Panama Canal Zone

77. The Representatives of Governments at the Regional Preparatory Conference for Latin America on Human Settlements:

Considering:

That the sovereign utilization of natural resources, as a basic element of the economic, social and political development of peoples, is a principle recognized by the United Nations,
That this principle is closely linked with the objectives of this Regional Preparatory Conference for Latin America on Human Settlements, particularly as regards the utilization of land as a resource,

That both the system of ownership of the land resource and jurisdiction over it are matters of special significance for the purposes of planning and developing human settlements,

Resolves:

(1) To recognize that the political-administrative tract known as the Panama Canal Zone is one of the main obstacles to the normal development and expansion of the chief human settlement in the Republic of Panama;

(2) To express its earnest desire that the negotiations in progress between the Republic of Panama and the United States of America may culminate in a just and equitable solution which will enable the Republic of Panama to exercise fully its sovereign rights over the part of its territory known as the Canal Zone and consequently to implement a national development policy which will benefit its human settlements.
# ANNEX

## LIST OF DOCUMENTS DISTRIBUTED

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages*</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/1</td>
<td>Major themes requiring national action. Note by the Secretary-General</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/2</td>
<td>Progress report. Report of the Secretary-General</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/3</td>
<td>Extracts from interim national reports illustrating major themes requiring national action. Note by the Secretary-General</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/8</td>
<td>IBRD position papers. Note by the Secretary-General</td>
<td>E S</td>
</tr>
<tr>
<td>Add.1</td>
<td>Sites and services projects. World Bank</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/9</td>
<td>Urban slums and squatter settlements in the third world. Note by the Secretary-General. Paper by the Centre for Housing, Building and Planning</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/12</td>
<td>Report of the conference</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/1</td>
<td>Urbanization: some basic issues. Laughlin Currie</td>
<td>E S</td>
</tr>
</tbody>
</table>

---

* It should be noted that the national reports distributed at the regional preparatory conferences were all interim versions and were circulated in the original languages only.
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/BP/3</td>
<td>Transportation and human settlements.</td>
<td>E S</td>
</tr>
<tr>
<td></td>
<td>Wilfred Owen</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/4</td>
<td>Critical problems of human settlements in Latin America.</td>
<td>E S</td>
</tr>
<tr>
<td></td>
<td>Juan Pablo Terra</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/7</td>
<td>The challenge of the rising aspirations of rural populations.</td>
<td>E S</td>
</tr>
<tr>
<td></td>
<td>Omar Hernández</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/9</td>
<td>Structures démographiques et habitat dans les quartiers urbains.</td>
<td>F S</td>
</tr>
<tr>
<td></td>
<td>J. Bourgeois-Pichat</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/10</td>
<td>Community development and popular participation in Yugoslavia.</td>
<td>E only</td>
</tr>
<tr>
<td></td>
<td>D. V. Stefanovic</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/11</td>
<td>Advantages and disadvantages of tourism. Joan Cals and Antoni Casahuga</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/13</td>
<td>The creation of opportunities for innovative urban systems.</td>
<td>E only</td>
</tr>
<tr>
<td></td>
<td>John P. Eberhard</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/14</td>
<td>Capacidad de la tierra para retener la población rural.</td>
<td>S only</td>
</tr>
<tr>
<td></td>
<td>C. Santos de Morais</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/15</td>
<td>Contribution by the Holy See</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/18</td>
<td>Urban land policies and land-use measures. B. Modise</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/19</td>
<td>Action for human settlements.</td>
<td>E S</td>
</tr>
<tr>
<td></td>
<td>C. A. Doxiadis</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/20</td>
<td>The supply and pricing of public utilities as an instrument for social and economic development.</td>
<td>E S</td>
</tr>
<tr>
<td></td>
<td>John D. Herbert</td>
<td></td>
</tr>
<tr>
<td>A/CONF.70/RPC/BP/21</td>
<td>Expanding the perception of the housing problem in developing countries.</td>
<td>E S</td>
</tr>
<tr>
<td></td>
<td>S. Angel and S. Benjamin</td>
<td></td>
</tr>
</tbody>
</table>

...
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/RPC/22</td>
<td>The absorption of newcomers in the cities of developing countries. Otto H. Koenigsberger</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/23</td>
<td>Experiencia de Cuba en la planificación regional y urbana. René Saladrigas</td>
<td>S only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/24</td>
<td>Implicaciones de la urbanización en la salud individual y colectiva. Fernando Hurtado Levertor</td>
<td>S only</td>
</tr>
<tr>
<td>A/CONF.70/RPC/27</td>
<td>Some agrarian policies that can delay urban population growth. José Emilio Araujo and Alberto Franco</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/28</td>
<td>Habitat in the operations of the Inter-American Development Bank. Luis Ratinoff</td>
<td>E S</td>
</tr>
<tr>
<td>A/CONF.70/RPC/30</td>
<td>Especulación en tierras como un obstáculo para el desarrollo urbano Luis Lander</td>
<td>S only</td>
</tr>
<tr>
<td>A/CONF.70/NR/1</td>
<td>Informe nacional: Colombia. Bases para la formulación de una política nacional de desarrollo urbano y nacional para Colombia</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/8</td>
<td>Bolivia: informe nacional sobre los asentamientos humanos</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/9/Rev.1</td>
<td>Argentina: informe nacional. Documento nacional sobre los asentamientos humanos</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/15</td>
<td>Guyana: interim report</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/21</td>
<td>Jamaica: report of the National Habitat Committee of Jamaica</td>
<td>E</td>
</tr>
<tr>
<td>A/CONF.70/NR/22</td>
<td>Peru: política nacional de asentamientos humanos</td>
<td>S</td>
</tr>
</tbody>
</table>

...
<table>
<thead>
<tr>
<th>Symbol</th>
<th>Title</th>
<th>Languages</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/CONF.70/NR/26</td>
<td>Informe nacional: Venezuela. Versión preliminar del informe nacional sobre los asentamientos humanos en Venezuela</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/30</td>
<td>Informe nacional: Paraguay. La situación de la protección del medio ambiente en el Paraguay</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/32</td>
<td>Informe nacional: Nicaragua</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/40</td>
<td>Cuba: informe provisional a la secretaría de la Conferencia internacional sobre asentamientos humanos</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/48</td>
<td>Uruguay: informe nacional, versión preliminar</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/49</td>
<td>Costa Rica: informe nacional, versión preliminar</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/51</td>
<td>Informe nacional provisional - Chile</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/67</td>
<td>Informe nacional: República de Panam</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/68</td>
<td>El Salvador: informe nacional preliminar sobre asentamientos humanos en El Salvador</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/69</td>
<td>República Dominicana: pre-informe nacional</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/70</td>
<td>Relatorio nacional: Brasil. Documento para a Conferência das Nações Unidas sobre asentamentos humanos</td>
<td>P</td>
</tr>
<tr>
<td>A/CONF.70/NR/73</td>
<td>Honduras: informe nacional sobre asentamientos humanos</td>
<td>S</td>
</tr>
<tr>
<td>Symbol</td>
<td>Title</td>
<td>Languages</td>
</tr>
<tr>
<td>------------------------</td>
<td>-----------------------------------------------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>A/CONF.70/NR/77</td>
<td>Informe del Gobierno de Guatemala a la Conferencia Preparatoria Regional de Naciones Unidas sobre asentamientos humanos</td>
<td>S</td>
</tr>
<tr>
<td>A/CONF.70/NR/78</td>
<td>México: anteproyecto para plan de acción sobre asentamientos humanos</td>
<td>S</td>
</tr>
<tr>
<td>ST/CEPAL/Conf.55/L.1</td>
<td>Agenda</td>
<td>E</td>
</tr>
<tr>
<td>ST/CEPAL/Conf.55/L.2</td>
<td>The Latin American habitat. Working paper prepared by the Economic Commission for Latin America</td>
<td>E</td>
</tr>
<tr>
<td>ST/CEPAL/Conf.55/L.4</td>
<td>Elementos para una estrategia del Habitat humano</td>
<td>S</td>
</tr>
</tbody>
</table>
1. The ECE Consultation on Preparations for HABITAT United Nations Conference on Human Settlements was held from 30 June to 1 July 1975.

2. Representatives from Belgium; Canada; Cyprus; Denmark; Finland; France; the German Democratic Republic; Germany, Federal Republic of; Greece; Hungary; Italy; the Netherlands; Norway; Poland; Spain; Sweden; Switzerland; Turkey; the Ukrainian Soviet Socialist Republic; the Union of Soviet Socialist Republics; the United Kingdom; the United States of America; and Yugoslavia participated in the meeting. Israel was represented in a consultative capacity, in accordance with paragraph 11 of the terms of reference of the Economic Commission for Europe. A representative of the United Nations Conference on Human Settlements attended. The following specialized agencies attended: the World Health Organization (WHO) and the World Meteorological Organization (WMO). The following inter-governmental organization attended: European Economic Communities (EEC). The following international non-governmental organizations also attended: the International Confederation of Free Trade Unions (ICFTU); the International Federation for Housing and Planning (IFHP); the International Union of Architects (UIA); as well as the Chairman of the Non-Governmental Organizations' Committee for HABITAT. A representative of the secretariat of the following intergovernmental organization attended: Organization for Economic Co-operation and Development (OECD).

3. The Deputy Director of the ECE Environment and Housing Settlements Division, Mr. B.F. REINER, opened the meeting. The provisional agenda for the consultation (ECE/AC.1/1) was adopted.

4. Mr. G. SVENSON (Sweden) was elected chairman and Mr. C. KOTELA (Poland) vice-chairman.

5. The chairman's proposal that this meeting could reach general agreement on some basic principles to govern the Conference agenda and discussions at Vancouver was generally accepted. It need not aim at reaching firm decisions. The Preparatory Committee for HABITAT is expected to make such decisions bearing in mind the views expressed at all the regional meetings.
6. The Deputy Secretary-General of HABITAT introduced document ECE/AC.1/R.2 "Progress Report by the HABITAT Secretariat". He expressed satisfaction with the extensive co-operation of member States in HABITAT preparations. The response to the audio-visual programme has been very successful with more than 200 firm proposals received to date. Similarly, the audio-visual workshops have been very well attended. He further reported that the HABITAT regional preparatory conference in Teheran and Cairo included high level policy makers from member States. It is the sincere hope of the Secretariat that outstanding interim national reports would be received in the immediate future.

7. In reply to questions about the organization of the Inter-governmental Working Groups in September, the Deputy Secretary-General stated that while there will be a formal agenda and a fixed sequence for those discussions, it is not desirable to impose any time limits within the agenda.

8. Various enquiries were made about technical aspects of the audio-visual presentations and the United Nations exhibition. Specific questions referred to the versions of films and facilities for slide presentations. The Deputy Secretary-General clarified the Secretariat's plans; additional information was provided by a representative of the host government. The report of the Advisory Panel for the HABITAT Audio-Visual Programme was referred to in which it is recommended that the Secretariat might suggest to the developed countries to provide all official language versions of the audio-visual presentations. This would free available funds to assist the developing countries in preparing their films, some countries expressed their intention to make all efforts to provide such resources. However, some countries recommended that this material should be submitted in one of the working languages, with provision for simultaneous interpretation during the viewing of the film.

9. Several delegations noted that a closer relationship between the audio-visual presentations and committee deliberations was necessary. A discussion of infrastructure and services, for instance, would be more effective with the aid of films.

10. The proposal that the NGO Forum should begin in advance of the inter-governmental conference was reiterated. It was also stressed that sufficient provision be made for adequate interaction between the two meetings.

Items 4 and 5

11. The Swedish/Canadian paper, "Possible Outline of Agenda and Structure for HABITAT" (ECE/AC.1/R.3), was introduced for discussion. A description of the constraints and objectives of this paper was presented, with the explanation that the primary concern is to initiate a discussion. Various other structural options were proposed, but all retained the basic structure of a plenary and three committees. There was broad agreement that HABITAT should have a policy orientation taking technical aspects into account i.e., that this will be essentially a policy Conference. International co-operation was viewed, on the whole, as a separate subject for one of the Committees. Three more options, in addition to those proposed in ECE/AC.1/R.3, were proposed (see the following table.).
Some options for the Habitat Conference structure presented before the ECE Consultation in document ECE/AC.1/3 by Canada and Sweden.

The accompanying diagram illustrates four possible options. Three of these are based on papers prepared by the United Nations Habitat Secretariat (respectively A/CONF.70/PC/4, A/CONF.70/PC/Annex II and A/CONF.70/EPC/1). The fourth represents a blend of the second and third options.

<table>
<thead>
<tr>
<th>OPTIONS</th>
<th>I</th>
<th>II</th>
<th>III</th>
<th>IV</th>
<th>V</th>
<th>VI</th>
<th>VII</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plenary</td>
<td>Vancouver Grid</td>
<td>Revised Conceptual Framework</td>
<td>Major issues requiring national action</td>
<td>Blend of II and III (CANADA and SWEDEN)</td>
<td>Options presented during the ECE Consultation</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Committee I</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>(POLAND)</th>
<th>(USA and NORWAY)</th>
<th>(UNITED STATES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>National human settlements policies and development</td>
<td>(a) National human settlements policies and objectives</td>
<td>(b) Constraints and opportunities (physical, socio-economic, and institutional)</td>
<td>National housing and urbanization policy. Concept and realization</td>
<td>Policies at national, regional and local level. Social and economic aspects of human settlements. Objectives, plans, programmes and resources</td>
<td>National human settlement policies, opportunities, constraints and resources</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) Social and economic aspects of human settlements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Committee II | | | | | | |
|-------------|---|--------------------|------------------|-------------------|-----------------|-----------------|-----------------|
| National aspects | (a) Planning and management of human settlements | (a) The establishment of minimum needs and standards | Shaping of man-made environment. Planning and management of human settlements. Methods and techniques of planning and implementation | Shelter, infrastructure and services. Natural environment and how to improve it | Planning and management at regional and local level. Land-use, transportation, shelter |
| (b) International aspects (instruments, institutions, finance) | (b) Influence of changing technology, economy and society on human settlements | | | | |

| Committee III | | | | | | |
|---------------|---|--------------------|------------------|-------------------|-----------------|-----------------|-----------------|
| International aspects | (a) Shelter, infrastructure and services | Resource requirements for human settlements (land, housing, transport, energy etc.) | As option II (but including consideration of the establishment of minimum needs and standards) | International co-operation (it might also include the Declaration of Principles) | International co-operation including assistance to developing countries (it might also include the Declaration of Principles) |
| (b) Relationship of human settlements and the natural environment | | | | | | |
12. The need for more equitable distribution of resources as a basis for human settlement policies was underlined by certain delegations. One delegation stressed that, while not denying the relationship between human settlements and development, the focus of HABITAT on human settlements per se should not be blurred. Considerable emphasis was placed on the need for a national human settlements policy integrated or co-ordinated with national social and economic policies and a comprehensive approach to the human settlement policy as opposed to a sectoral approach. Furthermore, many delegations felt that the social considerations should guide the discussion.

13. Many delegations felt that HABITAT should stimulate new political commitments by governments and create a new way of thinking about development. Investment priorities should be revised to focus on human settlement policies. Priority should be given to the most deprived groups.

14. The need for public control of land use and prevention of land speculation was underlined.

15. Emphasis was put on the need for the Conference to pay particular attention to the severe problems of human settlements in the developing world.

16. One delegation felt that this subject should be dealt with in the Declaration. Doubts were expressed by some delegations as to the positive value of discussion of minimum needs and of establishment of such standards within the countries, since meaningful minimum standards might easily be beyond what would be possible in the foreseeable future. Instead it was suggested that priority items in the settlement policy could be listed, such as clean water, schools, health care centres. It was also proposed by some delegations that the issue of minimum needs and standards should be deleted.

17. The need for public participation in the planning and development of human settlements was stressed, as was the need for decentralization of planning and decision-making and the importance of avoiding social segregation.

18. Comments were made on "Major Themes Requiring National Action" (ECE/AC.1/R.1), a note by the HABITAT Secretary-General. Some delegations thought that parts of the paper were pessimistic; the suggestion was made that the document should be amended before further circulation.

19. The resumed discussion on agenda items 4 and 5 demonstrated a broad agreement on the committee structure, although different views on specific items were put forward.

20. There was agreement that the first committee should mainly deal with policy questions at national, regional and local levels; questions concerning social and economic aspects of human settlements; and include a discussion on objectives, plans, programmes, and resources. The need for adequate institutions and appropriate planning was also emphasized.

21. There was broad agreement that the second committee should concentrate on questions concerning implementation of policies. These would include: questions on shelter, infrastructure, transportation, and services; those concerning the relationship of human settlements and the natural environment, of ways in which that environment could be improved as well as of methods and techniques of planning and implementation.
22. There was broad agreement that the third committee should mainly deal with questions about international co-operation including all the different aspects of opportunities and responsibilities in this field.

23. It was generally agreed that the Declaration of Principles should, in one way or another, be debated by one of the committees before the plenary discussion. Many delegations suggested that this item should be part of the responsibility of the third committee. Several delegations proposed that all three committees should debate the Declaration of Principles in so far as they were concerned. It was generally agreed that the situation in the rural areas should be taken into due account during the deliberations in all three committees.

24. Some other specific comments on details were made. Among them were the recommendations that discussions about construction and methods of saving energy were required.

25. The document ECE/AC.1/64, prepared by Finland, was introduced as a background paper. It emerged from the ECE Seminar on National and Regional Planning as Frameworks for Local Planning recently held in Helsinki in June 1975. However, some delegations drew attention to certain errors which should be corrected.

26. A preliminary and informal exchange of views on future international co-operation took place.

27. An oral report was made by a representative of the host government for HABITAT in which the facilities for the intergovernmental conference, some of those for the HABITAT Forum and lodging arrangements were described. He also indicated the willingness of his government to assist certain countries with which it has bilateral assistance programmes in order to help them to participate effectively in the conference.

28. The Deputy Secretary-General of HABITAT reported that the International Photography Competition is very successful. A jury has been appointed. Submissions have been received from 72 countries. National competitions will be held in 33 countries. Photo display kits, prepared by the United Nations Office of Public Information, are available.

29. The meeting was informed of the recent death of Mr. Constantine Doxiades of Greece one of the leading figures in human settlements, who made major contributions to the field. Delegates rose for a moment of silence in tribute to the memory of Mr. Doxiades. The Greek delegation was asked to convey the condolences of the meeting to the Doxiades family.

**Other business**

30. The chairman of the NGO Committee for HABITAT detailed the current plans for the HABITAT Forum. It is tentatively scheduled to begin 27 May, i.e. several days before the official conference begins. A far-reaching programme is planned including formal meetings, lectures, panel discussions, exhibits, film and theatre presentations. It is the hope of the NGOs that constant dialogue will be possible between the official and unofficial conferences.
31. It was recommended that the HABITAT Secretariat should organize a two-day audio-visual workshop for the ECE countries. The Deputy Secretary-General said that the Secretariat would very seriously consider this suggestion to see if the funds could be available. However, participants would have to pay their own expenses.

32. It was urged that the film library of demonstration projects from around the world should be constituted to coincide with the Conference. In this way, access by delegates, NGOs and others could be facilitated. Hopefully, this library will be added to subsequent to the Conference as well.

33. The meeting of ECE countries considered it desirable that all member states of the United Nations participate in the HABITAT Conference.

34. In concluding the meeting, the chairman expressed special thanks to the ECE secretariat for its co-operation in organizing this Consultation at such short notice.