



HOUSING FINANCE MECHANISMS In Bolivia

This report reviews the housing finance mechanisms and instruments in Bolivia. It consists of six parts. Part 1 provides an overview of the political, macro-economic and financial sector and its development issues in Bolivia. Part 2 describes the state of housing in Bolivia, including the nature and scope of the housing problem, the structure of the housing market and the construction industry. Part 3 analyzes the evolution of housing finance and the driving forces behind its development; and examines the role of the State in establishing and promoting housing finance, a stable financial sector, and recent housing and housing finance policies. Part 4 illustrates the main housing finance products and instruments in Bolivia. Part 5 examines bottlenecks and factors constraining the development of housing finance mechanisms in Bolivia. Finally, it presents the lessons and recommendations for developing housing finance in Bolivia.



UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME
P.O. Box 30030, GPO Nairobi 00100, KENYA;
Telephone: +254-20-7623120; Fax: +254-20-7624266/7 (Central Office)
E-mail: infohabitat@unhabitat.org; Website: <http://www.unhabitat.org/>

HS/1019/08
ISBN: 978-92-1-132022-0 (series)
ISBN: 978-92-1-131999-6

UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

HOUSING FINANCE MECHANISMS

in Bolivia



UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

Nairobi, 2008

The Human Settlements Finance Systems series

Housing Finance Mechanisms in Bolivia

First published in 2008 by UN-HABITAT.

Copyright © United Nations Human Settlements Programme 2008

HS/1029/08

ISBN: 978-92-1-132022-0 (series)

ISBN: 978-92-1-132008-4

Disclaimer

The designations employed and the presentation of the material in this publication do not imply the expression of any opinion whatsoever on the part of the Secretariat of the United Nations concerning the legal status of any country, territory, city or area or of its authorities, or concerning the delimitation of its frontiers or boundaries.

Views expressed in this publication do not necessarily reflect those of the United Nations Human Settlements Programme, the United Nations and its member states.

Excerpts may be reproduced without authorization, on condition that the source is indicated.

Acknowledgements:

Principal Editor and Manager: Xing Quan Zhang

English Editor: Ingrid Uys

Principal Author: Felipe Morris

Design and Layout: Sarah Oiro

FOREWORD



At the dawn of this new urban era, UN-HABITAT research shows that by 2030, two-thirds of humanity will be living in towns and cities. We thus live at a time of unprecedented, rapid, irreversible urbanisation. The cities growing fastest are those of the developing world. And the fastest growing neighbourhoods are the slums. Indeed, the global number of slum dwellers is now at or close to the 1 billion mark. Excessive levels of urbanization in relation to the economic growth have resulted in high levels of urban poverty and rapid expansion of unplanned urban settlements and slums, which are characterized by a lack of basic infrastructure and services, overcrowding and substandard housing conditions.

Yet housing and the services that should be provided with it are one of the most basic human needs. It is enshrined in various

international instruments, including the Habitat Agenda. And reducing the number of slum dwellers around the world is a cornerstone of the Millennium Development Goals set to fight poverty around the world. So if we fail to achieve the Goals in towns and cities, we will simply fail to achieve them at all.

It was with this crisis in mind that the United Nations General Assembly decided in its resolution of 26 February 2002 to transform United Nations Commission on Human Settlements into a fully pledged programme. The General Assembly in its resolution called on UN-HABITAT to take “urgent steps to ensure a better mobilization of financial resources at all levels, to enhance the implementation of the Habitat Agenda, particularly in developing countries.” It also stressed “the commitments of member states to promote broad access to appropriate housing financing, increasing the supply of affordable housing and creating an enabling environment for sustainable development that will attract investment”.

The Habitat Agenda recognizes that housing finance systems do not always respond adequately to the different needs of large segments of the population, particularly the vulnerable and disadvantaged groups living in poverty and low income people. It calls UN-HABITAT to assist member states to improve the effectiveness, efficiency and accessibility of the existing housing finance systems and to create and devise innovative housing finance mechanisms and instruments and to promote equal and affordable access to housing finance for all people.

In our quest to reach as many people as possible, a cornerstone of our agency’s new Medium-term Strategic and Institutional Plan is partnerships. We have no choice but to catalyze new partnerships between government and the

private sector. This is the only way to finance housing and infrastructure at the required scale – the scale needed to stabilize the rate of slum formation, and subsequently reduce and ultimately reverse the number of people living in life-threatening slum conditions.

It is clear that in the coming 20 years, conventional sources of funds will simply be unavailable for investment at the scale required to meet the projected demand for housing and urban infrastructure. Many countries around the world continue to face deficits in public budgets and weak financial sectors. Local governments have started to seek finance in national and global markets, but this is only in its initial phase.

New mortgage providers have emerged, including commercial financial institutions and mortgage companies. But only middle and upper income households have access to such finance, while the poor are generally excluded. Although social housing is becoming less important in Europe and in countries with economies in transition, the need to provide shelter that is affordable to low income households still exists, including in developing countries.

This is why the exchange of information and knowledge on human settlements finance systems is so important. It is why it receives increased recognition in facilitating the development of human settlements finance systems and in turning knowledge into action for developing practical human settlements finance methods and systems for these pressing problems.

Our Human Settlements Finance Systems series documents the state, evolution and trends of human settlements finance in member states, and examines the factors and forces which drive the development of human settlements finance systems and the roles of different institutions and actors in shaping the systems and trends, and reviews human settlements finance systems. It presents an interesting review of policies, instruments, processes and practices.

It examines the strengths and weakness of these systems and practices, their relations to the housing sector and the broad economic and social sectors, and lessons learned from practices.

Indeed, the country review studies we present are a valuable resource for member States because it is a body of work that also shows how human settlements finance systems and models can be applied to local use and thus provide a wider range of options for human settlements finance. The series also serves as guidebooks for policy makers, practitioners and researchers who have to grapple daily with human settlements finance systems, policies and strategies.



Anna Tibaijuka,
Under-Secretary-General
of the United Nations,
Executive Director, UN-HABITAT.

Table of Contents

| | |
|---|-----|
| FOREWORD | III |
| TABLE OF CONTENTS..... | V |
| LIST OF TABLES..... | VI |
| ACRONYMS AND ABBREVIATIONS..... | 1 |
| CHAPTER 1 | |
| Review of Housing Finance Mechanisms in Bolivia | 2 |
| A. Macroeconomic And Political Framework..... | 2 |
| B. Bolivia's Financial Industry | 4 |
| C. Role Of The State In Financial Intermediation | 12 |
| CHAPTER 2 | |
| Description of the Housing Situation in Bolivia | 16 |
| A. The Nature And Scope Of The Housing Problem In Bolivia. | 16 |
| B. Social Conditions..... | 21 |
| C. The Housing Market In Bolivia..... | 23 |
| D. The Construction Industry | 25 |

CHAPTER 3

Evolution of Housing Finance and the Driving

Forces for the Development of Housing Finance in Bolivia..... 26

A. The Current State Of Housing Finance In Bolivia 26

B. The Role Of State In Establishing/promoting Housing
Finance And Financial Stability In Bolivia; 34

CHAPTER 4

Major Housing Finance Products/Mechanisms in Bolivia 38

CHAPTER 5

Bottlenecks and Factors Constraining the Development of
Housing Finance Mechanisms in Bolivia 42

CHAPTER 6

Lessons and Recommendations for Developing Housing
Finance in Bolivia 45

REFERENCES 48

List of Tables

| | |
|--|----|
| Table 1.1: Bolivia: Selected Economic Indicators | 3 |
| Table 1.2: Main Indicators of the Financial System..... | 5 |
| Table 1.3: Evolution of Bolivia Financial System by Type of Institution..... | 7 |
| Table 1.4: Main Indicators of the Financial System..... | 8 |
| Table 1.5: Banking Loans by aturity..... | 8 |
| Table 1.6: Evolution of Trading Volume in the Stock Exchange..... | 13 |
| Table 2.1: Demographic Data and Main Urban Cities..... | 15 |
| Table 2.2: Intercensal Evolution of Population and Households..... | 16 |
| Table 2.3: Evolution of Main Housing Indicators..... | 17 |
| Table 2.4: Housing Ownership in Bolivia..... | 17 |
| Table 2.5: Access to Services in Households (2001)..... | 18 |
| Table 2.6: Access to Services in Households (2005)..... | 18 |
| Table 2.7: Estimation of housing Deficits (2001)..... | 19 |
| Table 2.8: Poverty Indicators, 1999-2002..... | 21 |
| Table 2.9: Unemployment and Underemployment Data..... | 21 |
| Table 3.1: Evolution of Housing Mortgage Loans..... | 27 |
| Table 3.2: Annual and Compounded Growth Rate of Mortgage Credits..... | 27 |
| Table 3.3: Evolution of Number of Housing Loans..... | 28 |
| Table 3.4: Evolution of Overdue Mortgage Loans..... | 29 |
| Table 3.5: Evolution of Number of Overdue Housing Loans..... | 29 |
| Table 3.6: Average Interest Rates for Housing Credits..... | 31 |
| Table 4.1: Financing Conditions Under Current Government Subsidy Program... | 38 |

预览已结束，完整报告

<https://www.yunbaogao.cn/report/index.html>