

# Building Infrastructure



# Building Infrastructure

Building sector aims to contribute to the national infrastructure development through the projects described in the following pages to guarantee a National System of Human Settlements. For instance, the Public Company for Housing aims to:

- Reduce the national housing deficit in the social housing segment.
- Increase housing supply in order to correct market failures in the segment social and public housing.

In return, Government supports the development of real estate projects through:

- Finance of public housing up to \$ 70,000,
- Lower interest rates that range between 4.88 % and 6 % (Pacific Bank, Social Security Institute Bank), and
- Bonus towards down-payment for first-time home buyers (Ministry of Urban Development and Housing

# Building Infrastructure – Summary

Nº.	Name of the project	Company	Location	Investment amount (Millions of USD)
1	Córdova-Galarza	EP Vivienda	Province of Pichincha	82,40
2	La Betania	EP Vivienda	Province of Pichincha	37,20
3	La Victoria	EP Vivienda	Province of Pichincha	52,50
4	Ninallacta	EP Vivienda	Province of Pichincha	4,40
5	El Rosario	EP Vivienda	Province of Pichincha	15,20
6	San Rafael	EP Vivienda	Province of Los Rios	26,50
7	Regional development plan	MIDUVI	Province of Pichincha	250,00
8	San José	Yachay	Province of Imbabura	13,40
9	El Rosario Etapa 2	Yachay	Province of Imbabura	10,30
10	La Lechería	Yachay	Province of Imbabura	93,00
11	El Rosario 3, 4 y 5	Yachay	Province of Imbabura	113,00
12	Social Housing Program in Cuenca	Emuvi	Province of Azuay	26,70
13	Micro and small Retail Shopping Centers	GAD Portoviejo	Province of Manabí	22,90
14	Retail Market	GAD Portoviejo	Province of Manabí	24,80
15	Government Platform for Public Companies	Inmobiliar	Province of Pichincha	147,00
16	Government Platform for the Production Sector	Inmobiliar	Province of Guayas	134,20
17	Government Platform for Strategic Sectors	Inmobiliar	Province of Pichincha	108,90
18	Milagro Civic & Service Center	Inmobiliar	Province of Guayas	16,00
19	Ibarra Civic & Service Center	Inmobiliar	Province of Imbabura	24,00
20	Surveillance and Law Enforcement Units	Ministerio del Interior	Nationwide	415,60
21	Day-Care Centers for Pre-Schoolers	MIES	Nationwide	142,90
22	+TH Healthcare and tourism project	IECED	Province of Guayas	21,00
23	Plaza Velero	Plaza Velero	Galapagos Island	4,5
<b>TOTAL</b>				<b>1.786,40</b>





# La Betania

## Social housing plan

### Project Description:

- Property area: 205.000 m<sup>2</sup>;
- Housing capacity: 1,263 units,
- Total living area: 70.086 m<sup>2</sup> on 12.3 acres,
- Located in a new area of expansion in southeast Quito,
- Design and construction of 3 types of homes with areas projected at 51 m<sup>2</sup>, 58 m<sup>2</sup> and 64 m<sup>2</sup>, and 769 parking spaces,
- The referential retail price of the square meter for sale is \$590.

### Objective:

Housing plan that includes community facilities, green areas, and paved street network for a peripheral urban area.

### Estimated investment:

USD 37.2 MM.

**Type of investment:** Direct under a Public-Private Strategic Alliance.

### Location:

Alangasí, Province of Pichincha.



### Management type:

The Government participates with the land in a Public-Private Alliance.

# La Victoria

## Urban and social housing plan

### Project Description:

- Property area: 138,000 m<sup>2</sup>, includes 7 blocks of flats,
- Urban plan network approved in 2014.
- Urban municipal permit no. 272 in 2012,
- Located in a consolidated area in northwest Quito,
- Living areas: 53 m<sup>2</sup>, 61 m<sup>2</sup>, 69 m<sup>2</sup>, and 696 parking spaces,
- The referential retail price of the square meter for sale is \$754.

### Objective:

Urban development project that includes facilities, green areas and paved streets for the urban sector of the capital.

### Estimated investment:

USD 52.5 MM.

**Type of investment:** Direct under a Public-Private Strategic Alliance.

### Location:

Quito, Province of Pichincha.



### Management type:

The Government participates with the land in a Public-Private Alliance.



## Block X: Social housing plan

### Project Description:

- Area: 6.086,02 m<sup>2</sup> to build 141 residential units,
- Access to basic utilities,
- Close to facilities such as bus terminal *Quitumbe*,
- Located in a consolidated sector to the South of the city of Quito,
- The property is located on Marshal Sucre Ave. main city road.

### Objective:

Housing and green area development in an urban sector of Quito.

### Estimated investment:

USD 4.4 MM.

### Type of investment:

Direct under a Public-Private Strategic Alliance.

### Location:

Quito, Province of Pichincha



### Management type:

The Government participates with the land in a Public-Private Alliance.

# El Rosario

## Public housing plan

### Description of the project:

- Located on the Northern end of Quito's former airport,
- Design and construction of 515 housing units in 2.02 hectares of usable area. The total sellable area is 27,732 m<sup>2</sup>,
- There are 3 types of houses with areas projected at 52 m<sup>2</sup>, 57 m<sup>2</sup> and 64 m<sup>2</sup>, with 279 parking spaces,
- The referential retail price of the square meter for sale is \$620.

### Objective:

Housing plan that includes community facilities, green areas and paved streets in an area of urban expansion.

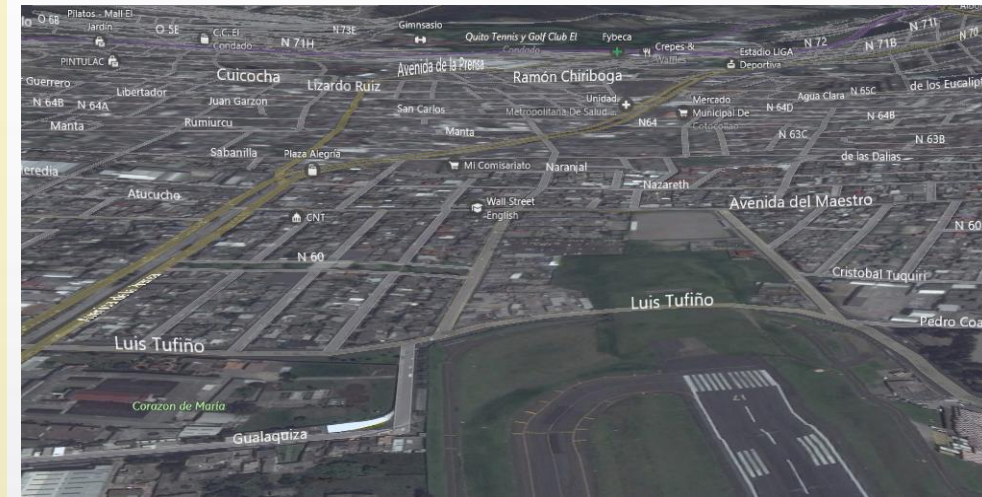
### Estimated investment:

USD 15.2 MM.

**Type of investment:** Direct under a Public-Private Strategic Alliance.

### Location:

Quito, Province of Pichincha.



### Management type:

The Government participates with the land in a Public-Private Alliance.



# San Rafael

## Urban and social housing plan

### Description of the project:

- Design and construction of 985 housing units in 7.81 hectares of usable area. The total sellable area is 51,562 m<sup>2</sup>,
- There are 3 types of houses with areas projected at 48 m<sup>2</sup>, 55 m<sup>2</sup> and 65 m<sup>2</sup>, with 552 parking spaces,
- The referential retail price of the square meter for sale is \$ 585.

### Objective:

Housing plan that includes community facilities, green areas and paved streets in an area of urban expansion.

### Estimated investment:

USD 26.5 MM.

**Type of investment:** Direct under a Public-Private Strategic Alliance.

### Location:

Quevedo, Province of Los Rios.



### Management type:

The Government participates with the land in a Public-Private Alliance.

# Integral Urban Development Plan “INIAP”

## *Urban development project*

### **Project description:**

- Area: 870 hectares reserved for a new real estate development,
- The projected sales are 5,000 public housing units.

### **Objective:**

To create a new development hub with the aim of decentralizing the city, attracting more people to the southern areas of Quito.

### **Estimated investment:**

USD 250.0 MM

### **Type of investment:**

Direct under an Strategic Alliance

### **Location:**

Quito-Mejia Cantons, Pichincha Province.



### **Implementation model:**

Public-Private Partnership.

# «Los Capulíes» Residential Development



## Social housing Program

### Project description:

- Land: 59,807.26 m<sup>2</sup>; Total living area: 36,047.94 m<sup>2</sup>,
- Housing capacity: 593 units on 3,29 hectares.
- There are 3 types of homes with living areas projected at 78.8m<sup>2</sup>, 85.8 m<sup>2</sup> and 83.5 m<sup>2</sup>, in addition to 148 parking spaces,
- The referential retail price of the square meter for sale is \$ 495.

### Objective:

Social housing plan that includes community services, shops, green areas, paved roads for the development of the peripheral urban area

### Estimated investment:

USD: 26.7 MM

### Type of investment:

Strategic Alliance.

### Location:

Cuenca, Province of Azuay.



### Implementation model:

Public-Private Partnership for the construction and direct management.



## *The City of Knowledge*

### Description of the Project:

- **Yachay**, a planned city for technological innovation and knowledge intensive businesses.
- The City includes the first University of Research and Experimental Technology. It includes public and private research institutes, technology transfer centers, high-tech enterprises and the agricultural and agro-industrial community of Ecuador. It has become the first **hub** of knowledge in Latin America.

### Project Catalogue, Spanish:

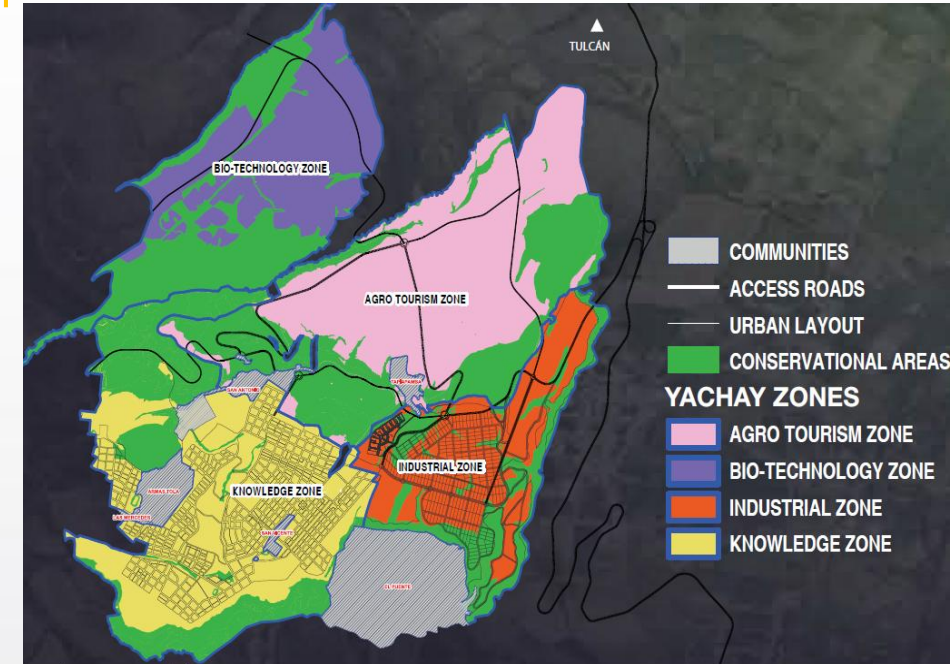
<https://drive.google.com/open?id=0B9Ljs4cKEpAxbDFleXhaanNKc0E>

### Project Catalogue, English:

<https://drive.google.com/file/d/0B9Ljs4cKEpAxaHdVZ2ZlQmREMgc/view?usp=sharing>

### Location:

Urcuquí, Province of Imbabura.



Yachay comprises an area of 4,439 hectares, divided in 4 zones: Knowledge zone, Industrial zones, Bio-Technology zone and Agro-tourism zone.

# San Jose

***Construction, management, operation, and maintenance of six 6-story buildings for mixed use.***

## **Project description:**

- Area: 24,374 m<sup>2</sup> of construction for residential, commercial, office, and other uses (parking lots and warehouse),
- Time for project completion: 1 year; basic studies available,
- Proposed distributed: Underground parking, business at street-level, second floor for offices, and other stories for housing.

## **Objective:**

To satisfy the demands of an increasing population moving to the City of Knowledge.

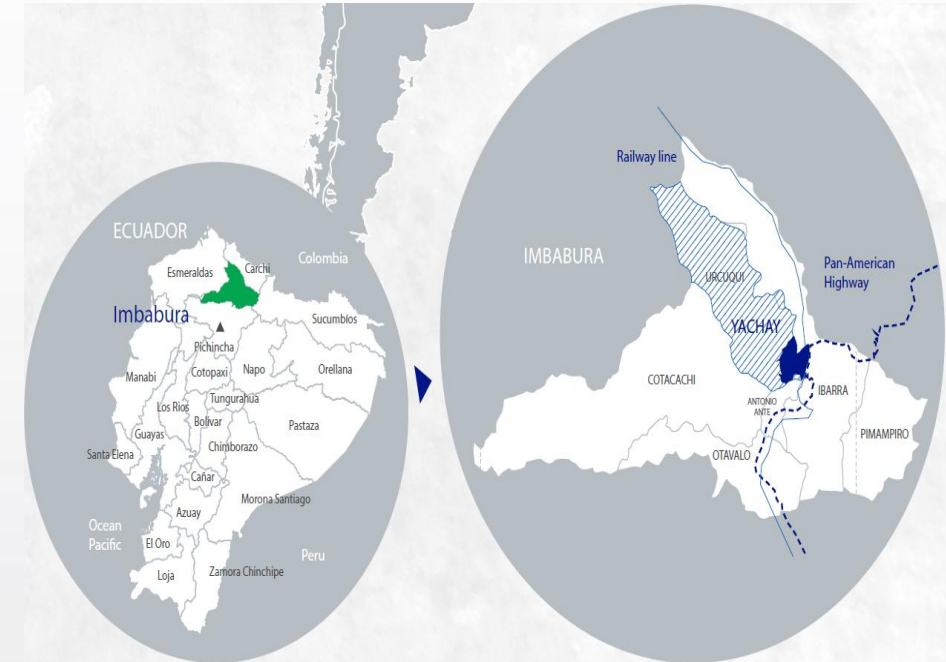
## **Estimated investment:**

USD 13.4 MM.

**Type of investment:** Direct under an Strategic Alliance.

## **Location:**

Urcuquí, Province of Imbabura  
Knowledge Zone.



## **Implementation model:**

Public-Private Partnership; concession for 20 years (renewable).

# El Rosario – Phase 2

***Construction, management, operation, and maintenance of thirteen 5-story buildings for mixed use.***

## **Project Description:**

- Area: 20,000 m<sup>2</sup> of construction for residential and commercial use,
- Time for project implementation: 1 year.
- The buildings will have commercial premises on the ground floor and apartments of one, two and three bedrooms and 22 houses.
- Definitive studies of the project available.

## **Objective:**

Satisfy the demands of the increasing population moving to the City of Knowledge.

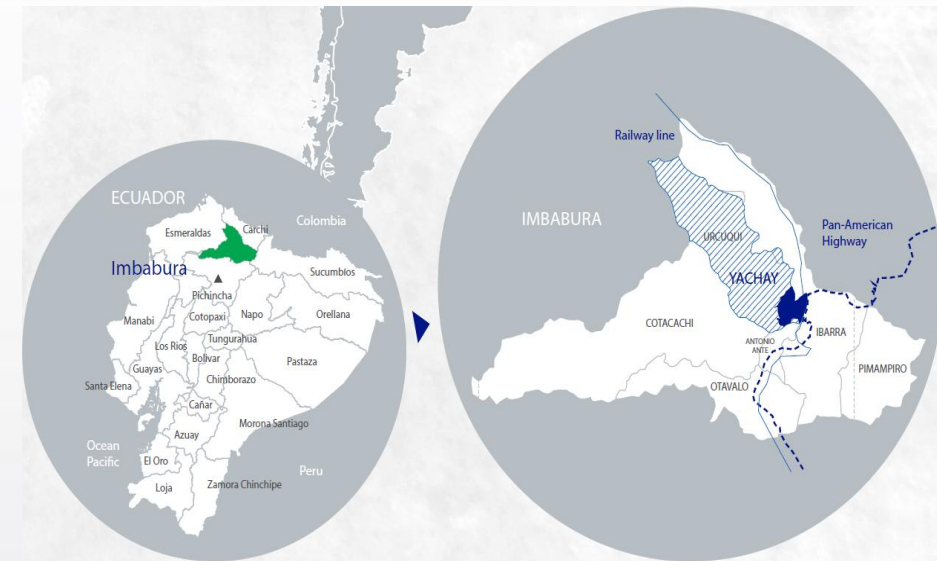
## **Estimated investment:**

USD 10.3 MM.

**Type of investment:** Direct under an Strategic Alliance.

## **Location:**

Urcuquí, Province of Imbabura  
Knowledge Zone.



## **Implementation model:**

Public-Private Partnership; concession for 20 years (renewable).



# La Lechería

***Construction, management, operation, and maintenance of a 6-story buildings for mixed use in a residential area.***

## **Project description:**

- Area: 169,421 m<sup>2</sup> of construction for residential, commercial and office space.
- Housing units represent 40% of the project,
- Time for project completion: 1 year,
- Basic studies of the project available.

## **Objective:**

To satisfy the demands of an increasing population moving to the City of Knowledge.

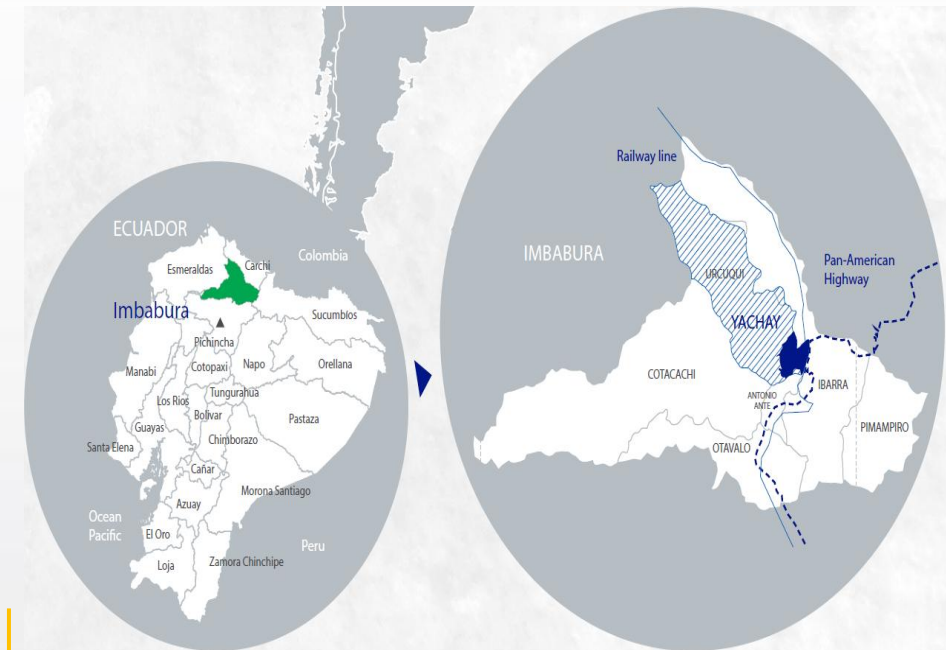
## **Estimated investment:**

USD 93.0 MM.

**Type of investment:** Direct under an Strategic Alliance.

## **Location:**

Urcuquí, Province of Imbabura  
Knowledge Zone.



## **Implementation model:**

Public-Private Partnership; concession for 20 years (renewable).

# El Rosario – Phase 3, 4, and 5

***Construction, management, operation, and maintenance of 3 and 6-story buildings for mixed use.***

## **Project description:**

- 205,664 m<sup>2</sup> of construction for residential, commercial and office use,
- Time for project completion: 1 year,
- Housing represents 80% of the project,
- Basic studies of the project available.

## **Objective:**

To satisfy the demands of an increasing population moving to the City of Knowledge.

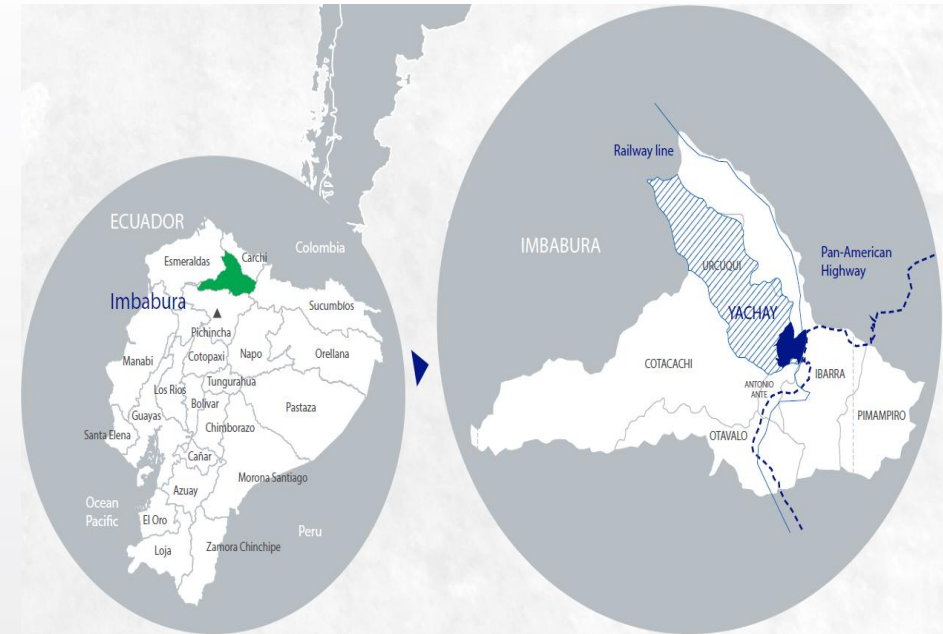
## **Estimated investment:**

USD 113.0 MM.

**Type of investment:** Direct, under and Strategic Alliance.

## **Location:**

Urcuquí, Province of Imbabura  
Knowledge Zone.



## **Implementation model:**

Public-Private Partnership; concession for 20 years (renewable).

# Retail Shopping Center System

***Reorganization, improvement, construction and inclusion of a new retail shopping center system.***

## **Project description:**

- Construction of two retail shopping centers in Portoviejo County.
- The final designs will be ready by the end of the year 2016.

## **Objective:**

Allow informal traders to have decent work opportunities and sustainable growth through the implementations of two retail shopping centers with 900 stores, underground parking and a nursery.

## **Estimated investment:**

USD 22.9 MM.

## **Investment model:**

Strategic Alliance

**Location:** Portoviejo, Province of Manabí.



## **Implementation model:**

Public Private Partnership.



# Commercialization system for retail markets

***Construction, implementation and administration of a new commercialization system for the retail markets.***

## **Project description:**

- Implementation of 2 retail markets in the Portoviejo County.
- There is already a feasibility design and the final designs will be ready by the end of 2016.
- The new markets will have a network of complementary systems (financial, pharmaceutical, food, among others) through a concession system.

## **Objective:**

To implement the new market commercialization system in Portoviejo, beginning with the construction of 2 retail markets.

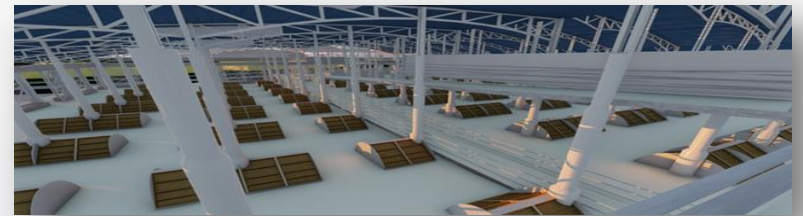
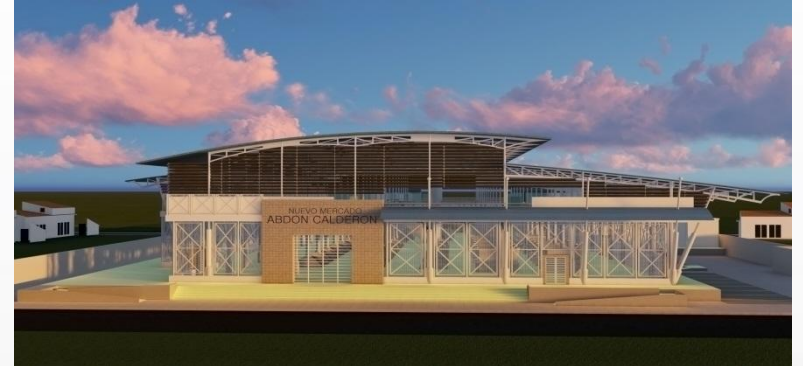
## **Estimated investment:**

USD 24.8 MM.

## **Investment model:**

Strategic Alliance

**Location:** Province of Manabí, canton Portoviejo.



## **Implementation model:**

Public Private Partnership.

# Government Platform for Public Companies

***Construction, management, operation and maintenance of a Government platform.***

## **Project description:**

- It shall provide space for six public companies and institutions,
- Complete studies available to potential investors.

## **Objective:**

A Government platform is a well-designed center for the public administration. It brings together different public institutions in one convenient place to serve the needs of constituents.

## **Estimated investment:**

USD 147.0 MM (includes the construction, oversight and office furniture costs.

**Type of investment:** Direct under an Strategic Alliance.

## **Location:**

Quito, Province of Pichincha – La Pradera.



## **Implementation model:**

Public-Private Partnership; concession, period to be determined in negotiations.



# Government Platform for the Production Sector

## ***Construction, management, operation and maintenance of a Government Platform.***

### **Project description:**

- Three phases; the first phase has estimated investment amount,
- Phase I: shall accommodate 12 public institutions.
- Phase II: for additional areas.
- Phase III: shall accommodate 10 public institutions.
- Complete studies available to potential investors.

### **Objective:**

A Government platform is a well-designed center for the public administration. It brings together different public institutions in one convenient place to serve the needs of constituents.

### **Estimated investment:**

Phase I: USD 134.2 MM in construction, oversight, and furniture costs

**Type of investment:** Direct under an Strategic Alliance.

### **Location:**

Guayaquil, Province of Guayas - Kennedy

**Stage 3**



### **Implementation model:**

Public-Private Partnership; concession time to be determined in negotiations.



# Government Platform for Strategic Sectors

***Construction, management, operation, and maintenance of a Government Platform.***

## **Project description:**

- Accommodate 11 public institutions.
- Complete studies available to potential investors.

## **Objective:**

A Government platform is a well-designed center for the public administration. It brings together different public institutions in one convenient place to serve the needs of constituents.

## **Estimated investment:**

USD 108.9 MM for construction, oversight, and office furniture costs.

## **Type of investment:**

Direct under an Strategic Alliance.

## **Location:**

Quito, Province of Pichincha - La Pradera.



## **Implementation model:**

Public-Private Partnership; concession time to be determined in negotiation.

# Ibarra Civic and Service Center

***Construction, management, operation, and maintenance of a Government Platform.***

## **Project description:**

- It shall accommodate 18 public institutions,
- Complete studies available to potential investors.

## **Objective:**

A Government platform is a well-designed center for the public administration. It brings together different public institutions in one convenient place to serve the needs of constituents.

## **Estimated investment:**

USD 24.0 MM for all construction, oversight, and office furniture costs

## **Type of investment:**

Direct under an Strategic Alliance.

## **Location:**

Ibarra, Province of Imbabura



## **Implementation model:**

Public-Private Partnership; concession time to be determined in negotiations.

# Milagro Civic and Service Center

***Construction, management, operation, and maintenance of a local Government platform.***

## **Project description:**

- It shall accommodate 10 public institutions.
- Complete studies available to potential investors.

## **Objective:**

A Government platform is a well-designed center for the public administration. It brings together different public institutions in one convenient place to serve the needs of constituents.

## **Estimated investment:**

USD 16.0 MM for construction, oversight, and office furniture costs.

## **Type of investment:**

Direct under an Strategic Alliance.

## **Location:**

Milagro, Province of Guayas.



## **Implementation model:**

Public-Private Partnership; concession time to be determined in negotiations.



# Surveillance and Community Police Units (CPU)

## *Construction and equipment of the units*

### **Project description:**

- Construction and provision of equipment for 1,149 CPUs,
- Architectural designs available to potential investors,.
- Project is socially beneficial.

### **Objective:**

To strengthen the national police to combat delinquency and to minimize current insecurity rates.

### **Estimated investment:**

USD 415.6 MM.

### **Type of investment:**

Direct under an Strategic Alliance.

### **Location:**

Nationwide



### **Implementation model:**

Public-Private Partnership.

# Day Care Centers for Pre-schoolers

## ***Construction and equipment of pre-school centers.***

**Location:**  
Nationwide

### **Project description:**

- Construction of up to 300 children's centers,
- Standard architectural designs available to potential investors,
- Each center can be constructed in under 5 months and can employ up to 25 full-time pre-school workers,

### **Objective:**

It shall ensure coverage and access to quality service by strengthening the participation of parents and the community in the development of the child under a clear approach of joint-responsibility

### **Estimated investment:**

USD 142,9 MM.

**Type of investment:** Direct under an Strategic Alliance.



**Implementation model**  
Public-Private Partnership.

# +TH Healthcare and Tourism Project

**Project to Construct The First Hospital of level 4 in Ecuador and a Boutique Hotel for Medical Tourism and integration of a building for Medical offices.**

## Project Description:

- To implement the first Hospital of 4 Level in the country that focuses on minimally invasive medical procedures where local and foreign patients can be taken care of .
- Construction site has an estimated dimension of 19,600 squared meters
- The Hospital will have 90 beds.
- The Hospital will give medical training to local medical staff, use of new medical technologies and advanced equipment to those who join the program.
- There will be a Shopping center within that will connect the 3 towers
- The Hotel will have 100 available rooms for guests, visitors and foreign patients scheduled for a procedure. The rooms are also available for the healthcare industry representatives and business men.
- There will be 50 available rooms in a Tower to be either sold or rented as medical office or business office.

## Objective:

To execute the comprehensive project to provide the installed capacity for patient care, increase medical / business tourism; to be acknowledged as a reference for growth in healthcare supporting the plan of good living of our Ecuadorians.

## Estimated Investment:

USD 21,0 MM.

## Investment Mode:

Direct, Financed or Estrategic partnership

**Location:** Guayaquil, Province of Guayas



**Management Model:** Hotel Operation - Hospital Operation, sale and rental of medical offices.



# Plaza Velero



## ***Real State project in Galapagos Islands.***

### **Project description:**

- Located on Santa Cruz island, Pelinca Bay, next to Charles Darwin Station, 100 m from the sea.
- First project on the island, with permissions and environmental authorizations.
- It offers housing of two and three bedrooms, suites and retail spaces in the most privilege location on the urban area of Puerto Ayora

### **Objective:**

Promote quality real estate development in Galapagos island, offering housing for local population or foreign partners, also creating job, commercial activities and direct investment.

### **Estimated investment:**

USD 4,25 MM

### **Investment model:**

Direct



**Location:** Pelican Bay, Puerto Ayora, Santa Cruz Island, Galapagos Islands.



**Implementation model:**  
Joint venture

