

|                         |  |
|-------------------------|--|
| 1. Record Nr.           | UNINA9911020354003321  |
| Titolo                  | Mortgage markets worldwide / / edited by Danny Ben-Shahar, Charles Ka Yui Leung, Seow Eng Ong  |
| Pubbl/distr/stampa      | Chichester, : Blackwell Pub., 2008   |
| ISBN                    | 9786612034596<br>9781282034594<br>1282034596<br>9781444302301<br>1444302302<br>9781444302318<br>1444302310   |
| Descrizione fisica      | 1 online resource (312 p.)   |
| Collana                 | Real estate issues   |
| Altri autori (Persone)  | Ben-Shahar Danny<br>Leung Charles Ka Yui<br>Ong S. E (Seow Eng)  |
| Disciplina              | 332.7/2  |
| Soggetti                | Mortgage loans<br>Housing - Finance  |
| Lingua di pubblicazione | Inglese  |
| Formato                 | Materiale a stampa   |
| Livello bibliografico   | Monografia   |
| Note generali           | Description based upon print version of record.  |
| Nota di bibliografia    | Includes bibliographical references and index.   |
| Nota di contenuto       | Mortgage Markets Worldwide; Preface; Contributors; 1The Emerging Mortgage Markets in ChinaYongheng Deng and Peng Fei; The evolution of the mortgage markets in China; An early assessment of China's residential mortgage loans performance; Notes; References; 2Mortgage Market in IndiaPiyush Tiwari and Pradeep Debata; Economic overview; Demographic trends and housing stock; Formal mortgage market; Securitization of housing loans; Role of government and recent regulatory reforms; Other developments; Finance to builders; Issues in housing finance: reform agenda; Acknowledgement; Notes; References 3Transforming Housing Finance in Japan in the 21st CenturyMiki SekolIntroduction; Overview of the Japanese economy, housing markets, the housing finance markets and systems in Japan; Restructuring the public housing loan corporation: causes and possible consequences; Some recent movements in the Japanese housing finance markets and |

systems: securitization of real estate in Japan; Conclusion; Notes; References; Further reading; 4Mortgage Market in SingaporeSeow Eng Ong; Housing finance in Singapore; ARM prepayment for private housing; ARM prepayment for public housing; The Central Provident Fund

ARM delinquency and default within the CPF contextInnovations in mortgage products; Conclusion; References; 5The Israeli Mortgage Market: Mortgage Insurance as a Mechanism for ScreeningDefault Risk

Danny Ben-Shahar, Gilat Benhetrit and Eyal Sulganik; Introduction;

Brief review of the Israeli economy and mortgage market; Modelling

mortgage insurance as a screening mechanism; Summary; Notes;

References; 6Housing Finance and Mortgage Markets in The Czech

Republic, Hungary, Poland, Slovakia and SloveniaA.R. Ghanbari Parsa

and Mohammad Ali Mulazadeh; Introduction; Housing finance

Housing mortgage in a socialist economyThe Czech Republic; Mortgage

banking; Hungary; Housing finance system in Hungary; Loan guarantee

measures; Poland; Financial institutions; Affordability of mortgage

loans; Evolution of housing mortgage loans; The demand for housing

and mortgage credit; Short history of mortgage banking; Increasing

individual housing loans; Public mortgage bonds; Slovakia; Housing

finance; Slovenia; Privatization process; Mortgage loan system in

Slovenia; Housing market in Slovenia; Residential loan offered by

banking sector

Obstacles of the mortgage loan market in SloveniaDiscussion; Summary

and conclusion; Abbreviations; References; 7The Mortgage Lending

Market in PolandEwa Kucharska-Stasiak and Magdalena Zaleczna;

Introduction; Determinants underlying expansion of the mortgage loan

market; The mortgage loan market - a retrospective analysis; Current

situation on the mortgage loan market; The loan insurance system;

Future of the mortgage loan market; Final comments; Notes;

References; 8Secondary Mortgage Markets in South AfricaJulia Freyboe

and Viola Karoly; Introduction; Economic and property market

fundamentals

Primary mortgage markets

## Sommario/riassunto

The book provides a theoretical and empirical evaluation of different housing finance systems, presenting a collection of studies that describe various aspects of selected mortgage markets around the world. The uniqueness of the chosen markets lies in the fact that they represent not only different regions around the globe (Africa, the Middle East, Asia, and Eastern Europe), but also understudied markets in different stages of economic and financial development. This book examines questions relating to housing finance efficiency and contract heterogeneity. In addition, it analyses the securitization of real estate in Japan, the Israeli Mortgage Market, the housing finance system in the Czech Republic, Hungary, Poland, Slovakia and Slovenia, the mortgage lending market in Poland, and the secondary mortgage markets in South Africa.