

1. Record Nr.	UNISA996208645503316
Titolo	Mortgage markets worldwide [[electronic resource] /] / edited by Danny Ben-Shahar, Charles Ka Yui Leung, Seow Eng Ong
Pubbl/distr/stampa	Chichester, : Blackwell Pub., 2008
ISBN	1-282-03459-6 9786612034596 1-4443-0230-2 1-4443-0231-0
Descrizione fisica	1 online resource (312 p.)
Collana	Real estate issues
Altri autori (Persone)	Ben-Shahar Danny Leung Charles Ka Yui Ong S. E (Seow Eng)
Disciplina	332.32 332.7/2 332.72
Soggetti	Mortgage loans 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 China Yongheng 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 India Piyush 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 Century Miki Seko Introduction; 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 aMechanism for ScreeningDefault RiskDanny Ben-Shahar, Gilat Benchetrit andEyal Sulganik; Introduction; Brief review of the Israeli economy and mortgage market; Modelling mortgage insurance as a screening mechanism; Summary; Notes; References; 6Housing Finance and MortgageMarkets in The Czech Republic,Hungary, Poland, Slovakia andSloveniaA.R. Ghanbari Parsa andMohammad Ali Mulazadeh; Introduction; Housing finance  
Housing mortgage in a socialist economyThe Czech Republic; Mortgage banking; Hungary; Housing finance systemin 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 systemin 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 Marketin PolandEwa Kucharska-Stasiak andMagdalena Zaleczna; Introduction; Determinants underlying expansion of the mortgageloan 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 inSouth AfricaJulia Freybote and Viola Karoly; Introduction; Economic and property market fundamentals  
Primary mortgage markets

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### 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 securiti

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