Chapter - I

Introduction
CHAPTER - 1

INTRODUCTION

India is a Welfare State and for a sound welfare policy, provisions of housing for all is of primary importance. Moreover, on the basis of Article 38 and 47 of our Indian Constitution, the basic necessities of people must be given special attention.

Housing is one of such basic necessities of life. Housing in India is a State subject and it has not been accorded due priority in the State budgets. Even the Central Government viewed housing only as a welfare activity but not as an economic activity and no proper attention has been paid to. This was reflected in the allocation of funds to housing sector in the Five Year Plans being reduced to 9.2 per cent in the Eighth Five Year Plan from 34 per cent in the First Five Year Plan. Housing sector is now recognized to be a powerful force in the economic system. The construction sector has a vary strong linkage with several other major sectors notably steel and Cement. A general upsurge in construction activities is expected not only to increase the corpus of housing stock in the country, but also to give a substantial fillip to industrial and employment generating activities. Therefore, housing has been one of the areas of special focus in the recent policy decisions of the Government.

The Government of India has formulated a new National Housing and Habitat Policy in the year 1998 taking into account the developments on national and international scene on shelter sector. For the first time, the Policy very frankly states that the Government has to create a facilitating
environment for the growth of housing activity rather than itself taking on the task of building houses. The role of co-operative, private and corporate sectors has been widened in the Policy. It now provides that these sectors are to take a lead role in terms of land assembly, construction of houses and development of amenities with in the projects. Co-operative sector is to be given preference in allotment of land and house sites and access to institutional finance to encourage group housing by this sector.

Co-operation is not a new concept in the field of housing. Wherever housing conditions are poor, co-operation among housing consumers provides the means to a rapid improvement of situation. It is an established fact that co-operative housing is the only convenient and suitable mode of providing decent housing. Almost in all the countries, co-operative housing has been developed for housing different sections of the society. UN General Assembly adopted a Resolution in 1976, stressing the role of co-operative housing in solving the gigantic problem of housing shortage. It reads as follows "There are ever lasting benefits enjoyed by large sections of society in urban and rural areas in many parts of the world owing to noteworthy expansion in co-operative housing projects in the last three decades and there is considerable potential for further activity in this field."

Housing co-operatives have played a vital role not only in India, but also abroad in implementing the living conditions of the people, particularly those belonging to the weaker sections of the society. Nearly 20 lakh dwelling units have been constructed by the housing co-operatives across the country. In a democratic country like ours wedded to the ideals of welfare state, co-operation
is an ideal path for people to fulfil their aspirations and realize their dreams. It is necessary to uphold the true spirit of co-operative movement in all circumstances to establish healthy traditions so that each and every member of co-operative institution avail of the benefits to the fullest measure.

Today, among the developing countries, there is an increasing awareness about the need for the involvement of non-governmental and co-operative sector, in addition to the private sector, in the housing and urban development activities. This importance prompted us to undertake this research on housing co-operatives and their contribution in housing the vast populace of India.

STATEMENT OF THE PROBLEM:

The housing shortage in India was estimated to be the order of 31 million units in 1991, composed of 20.6 million units in rural areas and 10.4 million units in urban areas, with the bulk of the backlog consisting of kutchta unserviceable units. This has been estimated to increase by one million, every year. The inadequate supply of affordable houses by public and private sectors, and acute shortage of funds for the development of infrastructure, have together emphasised the need for greater involvement of co-operative efforts.

Today, we have about 90,000 housing co-operatives with a membership of about 60 lakhs in the country represented by 25 Apex Co-operative Housing Federations at the State / UT level. The role of the NCHF (National Co-operative Housing Federation) of India in strengthening the co-operative net work in the country is indeed laudable. 72% of the houses constructed by
the housing co-operatives are for low and middle-income group people. As such, the housing co-operatives should be encouraged by providing more funds to the housing co-operatives. But today the situation is grim. The share capital contribution by the State Governments is very meager and is decreasing year by year. The other important sources of funds to apex federations are the HUDCO, the NHB and the Life Insurance Corporation of India.

Many of the Apex Housing Federations are not coming forward to avail the financial assistance from the HUDCO, as they are unable to comply with the stringent loaning formalities. High rate of interest is also another reason for their reluctance. Previously, primary housing co-operatives were deprived of any financial assistance from the HUDCO. But very recently the HUDCO announced to extend loan facility to the primaries provided they submit loan applications for 50 dwelling units at a time. Though it is beneficial to the primaries situated in urban areas, it will have a little impact in rural areas.

It is still more difficult to the Apex Federations to get refinance from the NHB (National Housing Bank) as it insists 65% to 75% recovery rate and A or B class Audit Certificate. The Apex Federations of Tamil Nadu, Kerala, Karnataka, Maharashtra, and Gujarat are only availing the refinance facility. The NHB has no relaxation/concessions to offer to co-operative housing societies.

The LIC is the only major contributor of funds to the co-operative housing sector. But owing to the threat of privatization of life insurance business, the LIC is forced to cut short its financial assistance to Apex
Federations because of low rate of interest i.e., 12.5%. So the LIC has been persuading the NCHF for the past 5 years to reduce their dependence on the LIC funds and to search for new avenues.

Co-operative housing societies are not able to attract deposits from the public, as they could not gain public confidence. There has been a mushroom growth of housing co-operatives during the past 10 years among which many were defunct due to lack of funds, mismanagement etc. The remaining societies are also suffering from losses. The rate of recovery is very low. The time lag between the application for and release of loan is very high. The loan amount is insufficient to meet at least 50% of the construction costs. These are all daunting the housing co-operatives and throwing them into vacuum.

Meanwhile, many a companies entered into housing finance under co-operative sector particularly during the past two decades, offering loans according to market demand by adjusting their rate of interest and loaning condition. Flexibility in their procedures, fast disposal of loan applications are attracting the lower and middle-income group people though the rate of interest is high, compared to housing co-operatives. It is not wrong to say that the housing federations are also approaching these Housing Finance Companies whenever they need funds urgently to complete their commitments. So, it is needless to say that the housing co-operatives are lagging much behind the other forms of organizations operating in the field of housing finance.

All these factors created an active interest in us to study in depth, the problems and prospects of housing co-operatives in the changing housing
scenario in general and the House Building Societies in Nellore District in particular, to suggest ways and measures to strengthen housing co-operatives in order to make them stand fit in competition with the other organizations in the field.

REVIEW OF PREVIOUS LITERATURE:

There are various studies made in the field of co-operative sector in general and about housing in India in particular. Enough literature right from 1970 has contributed to the existing one in a rich way. Much of the study on the housing problem in India concentrated on weaker section's housing. But there is hardly any research done highlighting the Primary Co-operative Societies and their participation in the housing finance in India. As a housing finance intermediary, this forms the first and foremost link in the chain of co-operative financing structure. Hence, to fill up this gap in the literature and to highlight the participation of co-operative societies in the housing finance, the present study is undertaken.

So far the following research studies were conducted on the relevant areas of the present topic.

(1) "Housing Problem in India" by Prof. G.J. Khudanpur, Pune, a Doctoral thesis submitted to the University of Pune, is a study made to project a overall view of the housing problem in India. He gave a reasonably good analysis about acute housing problem in the country taking the condition of developing economy into consideration. This study presents
a good match between housing problem and Indian Economy. But this was conducted for the period 1971 - 76.

(2) "Housing for the Weaker Sections with special reference to Gujarat" by Nayak Manjula, a Doctoral thesis submitted to the Gujarat University, Gujarat, is a study in which more emphasis was given on housing for weaker sections, besides clearly explaining the housing scenario of Gujarat with special reference to the housing problems of the downtrodden.

(3) "Co-operative Housing" by Ghanekar, a Doctoral thesis submitted to the University of Pune, Pune, attempted to project a detailed account of the growth of co-operative movement in the housing and various positive aspects of co-operative housing besides throwing some light on the general co-operative structure. But the study related to the period prior to 1970.

(4) "Co-operative Housing in the framework of Planned Economy in India with special reference to Delhi and Agra", by Jaswanth Singh, a Doctoral thesis submitted to Agra University, Agra, explains plan-wise allocations to housing finance and the detailed information regarding co-operative sector’s participation in the area, has been highlighted. Reasonable efforts were put in by the researcher to synchronise the co-operative housing sector’s share of funds in the plan allocations, but the study was particularly selected to Delhi and Agra and to the period around 1968.
(5) "Co-operative Housing - A Case Study of Madhya Pradesh" by Shete, Madhukar Kesav, an M.Phil., thesis submitted to the University of Saugar, Saugar, M.P., gives general information about the overall co-operative movement in Madhya Pradesh State, with a stress on the co-operative housing sector. A brief narration was given as to how a movement was brought in to develop housing facilities moderately among to the weaker sections under co-operative sector. But the study covered a small area and was conducted during 1960s.

(6) "Housing Problem in India (1901-70)", is a Doctoral thesis submitted by K.V. Verghese, to Gokhale Institute of Politics and Economics, Pune. Herein, the researcher has taken enough pains to cover a detailed study about the housing finance in India, and he presented sector-wise (that is public, private, co-operative sectors) information about housing finance and analysed various sources of finance under all these sectors. He could succeed in producing a qualitative information regarding some of the financial aspects concerning housing finance. In view of this, some of his references have been quoted in our thesis too at the appropriate places. Besides this, he gave good narration about the problems of housing finance in India. However, the coverage of co-operative sector has been limited to his need.

(7) "Housing Co-operative Societies in Delhi - A Study in National Development" is a Doctoral thesis by M.L. Khurana, M.D., N.C.H.F., New Delhi, submitted to Himachal Pradesh University covers the
concept of co-operation, its origin in India, evolution of co-operative movement, various forms of co-operatives, principles and by-laws of housing co-operatives and importance given to co-operatives in Five Year Plans. It concentrated on the progress of Housing Co-operatives of Delhi. It also analyzed the role of housing co-operatives in the national integration and development.

(8) "Housing Finance in India with special reference to LIG in Delhi" is a Doctoral thesis submitted to the Department of Commerce, University of Lucknow, Lucknow, India, in 1981, by Bal Deo Chander Sehgal gave an elaborate description of the qualitative and quantitative dimensions of housing problem, demand for housing finance and the role played by formal sector institutions in providing housing finance. But no important reference was given about the co-operative sector finance.

(9) Besides the above research on the co-operative housing finance,

(10) There are other relevant researches carried on concerning the co-operative housing finance. To mention a few, they are as under:

i) "All India Seminar on Mass Housing Development" - focus on National Housing Policy, jointly organised by Builders" Federation of India, New Delhi, India; The Institute of Engineers (IEI), India, Delhi State Centre, Delhi in 1993.

ii) "A Background paper presented for IYHS Meet on Housing Finance in India" by L.C. Gupta, New Delhi, 1985.


iv) "Analysis of Housing Requirements in India"- a paper presented by G.C. Mathur, Director, National Building Organisation, at the

v) "Housing Finance" - a paper submitted by Omprakash Mathur at the 'National Housing Seminar - Adequate Shelter for All' organised by the Government of India, Ministry of Urban Affairs and Employment, 1996.

We have surveyed the existing literature related to this subject only to bring out the fact that the subject has assumed greater sophistication and calls for an organised approach. The research so far carried as stated above, suffers from the following notable gaps:

i) There is no integrated approach to the problem of co-operative housing finance. Research has been carried on either on the housing problems or on the structural changes of co-operative societies leaving the study of co-operative housing finance uncovered.

ii) The inception of A.P. HOUSEFED has brought in, structural changes in various procedures concerning to financial assistance given to the Primary Co-operative House Building Societies. The responsibility of financing the Co-operative House Building Societies has been shifted from the A.P. State Government to the A.P. HOUSEFED. These changes have not been referred to in the earlier studies.

iii) The creation of the National Housing Bank as a special agent of the Reserve Bank of India has brought about phenomenal changes in the conventional field of housing finance. The National Housing Bank provides refinancing facility to the organisations like the HDFC., the HUDCO., the HFCs., Commercial Banks, the Co-operative Institutions
which were the prime lenders of housing finance in India. This has improved the lending capacities of these sources simultaneously pushing up the total quantity of loans.

iv) In the recent past the Government has drafted a new National Housing Policy (NHP) vis-a-vis the global strategy "shelter for all by 2001". This has promoted the idea that the Government henceforth, should act as a facilitator rather than a provider in connection with housing development. This policy envisages a sort of effective discipline among the financial institutions so as to enable them to go a long way successfully in the direction of granting housing finance.

v) No sincere efforts were made to study about the housing finance under co-operative sector by the Co-operative House Building Societies and the problems the borrowers and the lending societies are confronted with.

The above considerations have given rise to the present study. Besides, the researcher being very much interested in bringing out a good research work in the field of co-operative housing finance. He is particular that the co-operative sector which is already in the service of housing finance for quite a long time, in the field of housing finance, should come up to the competitive level on par with other counterparts.

The present study relates to 'Housing Finance under Co-operative Sector with special reference to House Building Societies in Nellore District, A.P. is a fresh problem and not covered by the existing literature. It is hoped that it would be a deserving contribution to the existing literature on the subject for the award of Ph.D. Degree by research.
OBJECTIVES OF THE STUDY:

(1) To appraise the housing situation in the country in general.
(2) To review the housing finance system in India in general
(3) To appraise the existing working conditions of the housing finance in the co-operative sector.
(4) To find out the place and the contribution of housing co-operatives in the field of housing finance in general
(5) To make a general study of the operations of Andhra Pradesh Housing Federation (AP HOUSEFED) in the state
(6) To study the problems confronted by the housing co-operatives in general and Nellore District, A.P., in particular
(7) To analyze the problems and experiences of loanees of housing co-operatives in Nellore District, A.P
(8) To study various ways and means to restructure the co-operative house building societies to make them competitive and more useful
(9) To make relevant suggestions and recommendations in order to place the co-operatives in the forefront of housing finance.

DEFINITION OF THE CONCEPTS:

We have defined a few concepts which have frequently occurred in this study for clarity and better understanding:
<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Apex Federation</td>
<td>A State level co-operative organisation. With the Co-operative House Building Societies as its members.</td>
</tr>
<tr>
<td>2.</td>
<td>Building Centre</td>
<td>It is a grass-root level technology transfer mechanism for using the benefits of the research and development in the construction field (Nirmithi Kendra).</td>
</tr>
<tr>
<td>3.</td>
<td>Census house</td>
<td>A building or a part of it having a separate main entrance from the road or common court yard or staircase. It may be inhabited or vacant.</td>
</tr>
<tr>
<td>4.</td>
<td>Dwelling Unit</td>
<td>For all practical purposes it is a house.</td>
</tr>
<tr>
<td>5.</td>
<td>E.W.S.</td>
<td>(Economically Weaker Section) people having monthly income of less than Rs.2,500.</td>
</tr>
<tr>
<td>6.</td>
<td>H.I.G.-I</td>
<td>(Higher Income Group-I) people with income between Rs.6,001 and 8,000 per month.</td>
</tr>
<tr>
<td>7.</td>
<td>H.I.G.-II</td>
<td>(Higher Income Group-II) people with monthly income Rs.8,000 and above.</td>
</tr>
<tr>
<td>8.</td>
<td>Household</td>
<td>A group of persons usually living together and sharing their meals from a common kitchen.</td>
</tr>
<tr>
<td>9.</td>
<td>Housing Board</td>
<td>A State Government authority which Constructs and allots houses to various categories of applicants, particularly weaker sections.</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>------------</td>
<td>-----------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>HOUSEFED</td>
<td>A Federation of Primary Co-operative House Building Societies in the State which grants loans and Regulates the CHBS.</td>
<td></td>
</tr>
<tr>
<td>HUDCO</td>
<td>(Housing and Urban Development Corporation) is a Government agency Promoted for providing finance to Government housing schemes in general and Weaker section programmes in particular</td>
<td></td>
</tr>
<tr>
<td>Catchy House</td>
<td>House which has its walls and/or roof made of bricks, mud, bamboo, grass reeds loosely packed stones, thatch etc.</td>
<td></td>
</tr>
<tr>
<td>L.I.G.</td>
<td>(Lower Income Group) people with income between Rs. 2,500 and 4,000 p.m.</td>
<td></td>
</tr>
<tr>
<td>M.I.G.</td>
<td>(Middle Income Group) people with income between Rs. 4,001 and 6,000.</td>
<td></td>
</tr>
<tr>
<td>N.H.B.</td>
<td>(National Housing Bank) A specialised agency of the Reserve Bank of India for dealing with housing finance in India.</td>
<td></td>
</tr>
<tr>
<td>Overdues</td>
<td>arrears of unpaid installments.</td>
<td></td>
</tr>
<tr>
<td>PCHBS.</td>
<td>(Primary Co-operative House Building Societies) An association of individuals Regd. Under the Co-operative Societies Act, forms the first link in the chain of Co-op. Housing Finance. It disburses loans to its members.</td>
<td></td>
</tr>
</tbody>
</table>
19. Pucca House : One which has its walls made of bricks and stones and roof made of tiles, iron sheets, cement sheets, concrete slab etc.,

20. Semi-Pucca House : It falls in between the two categories mentioned above.

METHODOLOGY AND TOOLS:

The present study is based on primary as well as secondary data. Published and unpublished data were utilised in presenting the background material. Thus, we contacted Government and Quasi-government bodies such as the National Building Organization, the National Housing Bank, the National Co-operative Housing federation, the HUDCO, the Directorate of Economics and Statistics, A.P., the LIC, the AP HOUSEFED. Besides, we have utilised the reports published and unpublished of various seminars and conferences held on the subjects like 'Housing Finance', 'Co-operative Housing Finance', 'Housing in India' etc.,

PRIMARY DATA:

Primary data was collected by issuing two detailed questionnaires, one for the house building societies and another for the loanee members.

SELECTION OF CHBS(Respondents-I):

There are 33 Co-operative House Building Societies affiliated to the AP HOUSEFED. But there are only 19 societies which are functioning in Nellore District with some activity or the other; whereas the remaining 14 societies are
dormant. We have studied all the 19 societies extensively to bring out effective and constructive results from the study, which accounts for 58% of the total 33 societies (19/33) (if we take total 33 societies, affiliated to the HOUSEFED to count irrespective of their present position). It represents 100% study of information, since all the 19 societies currently functioning, are counted and considered. All the CHBS are similar in their structure and style of functioning and therefore there are no categories.

**SELECTION OF LOANEES (Respondents-II):**

Since, 19 societies in all have been identified, all the loanee members of these societies have been considered in this study, for sampling. There are 740 loanee members in 19 Co-operative House Building Societies by 31st March, 1999 under the categories of L.I.G., M.I.G., H.I.G-I and H.I.G-II. The following table clearly gives the details of total loanee members and their categorisation for the purpose of study by sampling.

**Loanee respondents - Sampling**

<table>
<thead>
<tr>
<th>Category</th>
<th>No.of loanees</th>
<th>% to total</th>
<th>No.samples</th>
<th>% sampling</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIG</td>
<td>250</td>
<td>33.8</td>
<td>37</td>
<td>15</td>
</tr>
<tr>
<td>MIG</td>
<td>370</td>
<td>50.0</td>
<td>56</td>
<td>15</td>
</tr>
<tr>
<td>HIG-I</td>
<td>84</td>
<td>11.3</td>
<td>13</td>
<td>15</td>
</tr>
<tr>
<td>HIG-II</td>
<td>36</td>
<td>4.9</td>
<td>5</td>
<td>15</td>
</tr>
<tr>
<td>Total</td>
<td>740</td>
<td>100.0</td>
<td>111</td>
<td>15</td>
</tr>
</tbody>
</table>
Out of total 740 loanee members, 111, which accounts for 15%, are selected for the study. This 15% has been drawn from the total by giving due weightage to various important factors to set it as a representative sample. Further, every care is taken to maintain this 15% representative sampling at every category of loanees throughout.

In all 130 questionnaires, 19 for the Co-operative House Building Societies and 111 for the loanee members, after testing them, were finalised and administered. All the relevant information, as far as possible, was collected. The response was fortunately, exceedingly good.

In this processing, we approached a few experts, technical personnel, executives of various housing and financial organisations, subject experts on co-operation and housing finance and such other agencies to gather preliminary information and also to supplement the knowledge other than what was not covered in the questionnaires. Personal interviews with concerned officials and persons of different levels proved highly informative and quite revealing in the intricacies of co-operative housing finance operations.

ANALYSIS OF DATA:

Simple frequency tables are used to analyse the data and to arrive at meaningful interpretations. Wherever possible, we have calculated percentages, given comparative figures and made extensive use of graphs, diagrams and maps to illustrate the data. At several places, while giving comparisons, and analysis of the tables, and to ensure clarity of thought and information, more than the words numbers have been used.
COVERAGE OF THE PERIOD:

The period covered is the past five years from 1993-94 to 1998-99 both years inclusive. In certain respects the period covered is 10 years. The redrafting of National Housing Policy (NHP) in the year 1994, has changed the dimensions of housing finance. There has been a phenomenal increase in the number of housing finance companies during this period. These days all sections of people including younger generations, developed an urge for owning a house. As against the earlier times the demand for new houses is on the rise.

LIMITATIONS OF THE STUDY:

The study of this nature is beset with many limitations and constraints. They are usual when any survey involves the recollection of data to be collected from the loanees for the past years, particularly in respect of applying procedures, construction estimates, cause of delay in loan sanctions, etc., Often they fail to recollect in detail all the information pertaining to a long loan period of 20 years.

While enquiring about the actual cost of the construction of their houses, there were some difficulties in getting positive answers. Loanees never preferred to give the actual cost for no reason or for any other reason only known to them. In these days, a loanee has to worry a lot over many immediate problems like pooling up of matching amounts to complete the construction of his house. So the details of matching amounts pooled up from either personal savings or from other sources could not be properly accounted for.
Though, on records there are 42 Co-operative House Building Societies as per the District Registrar, Co-operative Societies, Nellore, only 33 societies are affiliated to the A.P.HOUSEFED. Unfortunately the whereabouts of remaining 9 societies are not exactly known. Out of 33 affiliated societies, 14 are found to be defunct and the remaining 19 societies are carrying on the torch. Therefore, the survey had to be restricted to these 19 societies.

Secretaries and the office staff of the Societies are not inclined to give correct information, may be, due to the absence of the relevant records up to date or due to their lethargy and callousness. In some cases, they have not shown any interest to appraise the functioning of the society in any way. This type of difficulties came up more so in the case of those societies where a Co-operative Department official is acting as a person-in-charge.

Many of the loanees have not either maintained any account or any system of paper filing to give us any information required especially relating to back dates.

At all places where the population data had to be incorporated, we were constrained to use the information available from the 1991 census for the latest figures. But every effort was put in to find out the latest break up of the population.

Besides the above limitations, we have to come across the usual resistance, from the loanees, and the House Building Societies when questionnaires were administered on them. Meeting the respondents especially, loanees during their convenient timings was a great exercise and a good lesson in patience for the researcher. Inspite of these constraints associated with the
research in social sciences, sincere attempts were made to collect the data by overcoming the natural and physical limitations, thanks to the co-operation of many enlightened persons in the co-operative Field and to the respondents.

CHAPTER SCHEME:

CHAPTER I : INTRODUCTION

The study is presented in 8 chapters including the first chapter, which represents the Research design. The actual presentation of the study commences from chapter II. The first chapter deals with the statement of the problem, period, scope, and limitations of the study. It also denotes the sampling techniques adopted to collect and analyse the primary data from the House Building Societies in Nellore district, A.P., and from the loanees. It also contains the tools adopted for the analysis of the data.

CHAPTER II: HOUSING SCENARIO IN INDIA

This chapter deals with the macro-study of the housing situation in India. It deals with various definitions and analyses the housing problem both quantitatively and qualitatively by projecting the demographic trends, need for housing, supply of housing shortage in different census years. Besides, it deals with the National Housing Policy and the Government efforts contributing to develop the housing.

CHAPTER III: HOUSING FINANCE IN INDIA

This chapter deals with the overall picture of housing finance in the country. Various sources of housing finance, their features, and their drawbacks have been discussed. Plan allocations to housing finance and the contribution of big financial institutions to the development of housing has
been discussed at length. Sector-wise financing, strategies of housing finance and Building Centre movements have been given much attention.

CHAPTER IV: HOUSING FINANCE UNDER CO-OPERATIVE SECTOR

This chapter deals with the Co-operative Housing Movement and the impact of it on housing in India. It is a special chapter that throws light on the housing co-operatives. It analyzes the scope for co-operative housing. It deals with the origin, structure, growth and financial resources of housing co-operatives. It attempts to study the various problems and their solutions that arise in the co-operative housing finance and also the suggestions to strengthen the housing co-operatives.

CHAPTER V: ANDHRA PRADESH HOUSING FEDERATION (A.P. HOUSEFED) - CO-OPERATIVE HOUSING FINANCE

This chapter deals with the origin of AP HOUSEFED; its organisational set up, sources of funds, loaning procedure, recovery practices, and its involvement in the field of co-operative housing finance.

CHAPTER VI: A CASE STUDY OF HOUSE BUILDING SOCIETIES IN NELLORE DISTRICT, ANDHRA PRADESH - SOCIETIES' VIEW:

This chapter deals with the attempts to analyze the primary data collected by administering a questionnaire to the house building societies in the district. This is a micro study discussing thoroughly the practical operational style of co-operative house building societies.
CHAPTER VII: A CASE STUDY OF HOUSE BUILDING SOCIETIES IN NELLORE DISTRICT, ANDHRA PRADESH-LOANEES' VIEW.

This chapter deals with the micro survey conducted on the borrowers of co-operative house building societies in the district. Another questionnaire is administered on the loanees selected on stratified random technique. This chapter attempts to analyze various problems faced by the public to get a loan released from the AP HOUSEFED and their reluctant attitude to approach the house building societies for their housing loan requirements.

CHAPTER VIII: SUMMARY AND RECOMMENDATIONS

This chapter deals with a summary of all chapters of the study and constructive recommendations to improve the co-operative housing structure in the country to make it more competitive.