PREFACE

Man is the most intelligent, sincere and creative creature of the God. He needs so many things for his survival. House is also one of the most essential needs of the human beings. Everyone has a good thought and a dazzling dream of his own house. All the countries of the world have focussed a good attention towards the housing sector amongst their economic system. “Shelter for All’ is the motto of all the countries yet it needs a well planned Housing Finance System so that the people may achieve the benefits of this policy and also may flourish their good dream of own houses. The proportion of the outstanding housing loans in G.D.P. of our country is gradually increasing. The percentage of the year 2001 that was 34.1% have increased 7.25% in the year 2005.

Millions of the people in our country have not their own houses, several amongst them are bound to live in the slums. In these circumstance it has become very necessary to study the conditions of the housing sectors in India as well as to elaborate the role of the Govt. and the private sectors in Indian housing finance system. The evaluation of the Indian housing finance have been done in the international perspective in this research.

At the international level the China, U.K. and Singapore have been selected for the study of the housing finance. The proportion of the investment in housing to the G.D.P. was 57% in the U.K. and 7% in the China. House mortgage as a percentage of G.D.P. was 68% in the Singapore. There is also a good improvement regarding this is India but not likely to other countries because the housing finance system in India is not so effective.
In such conditions it has become very necessary to evaluate the Housing Finance of India towards the international perspective, so that the Indian housing finance system may become stronger and more effective and the motto (aim) of “The Shelter For All” may be achieved with good performance.

In the present research a good and keen attention is paid to find out the resources to develop the stronger and more effective housing finance structure in the field of the Indian Housing Finance System so that the people belonging to all the categories may have their own houses.