CONCLUSIONS

1. There is an acute shortage of housing in Maharashtra and in India in both urban and rural areas.

2. Drastic action is required to be taken to boost construction of houses and to increase housing loans. Urban population is increasing at a very fast rate. Urban poor are living in rented houses or in slums or on the foot path in very shabby and dirty conditions without basic facilities like water, electricity, sanitation etc.

3. Cost of house is the main important factor associated with growth of housing and housing finance. As cost of house in urban areas is very high, it is beyond the reach of middle class and lower middle class to have a house even with a housing loan. Cost of house should be drastically reduced to bring it in the capacity of the common man.

4. When there is great demand for small houses, affordable houses are falling short in supply and houses with big sizes and high cost are remaining vacant in many urban areas. According to Cushman and Wakefield and Propstack report, 6,70,339 units were registered with MahaRERA till August 2017 of which 3,50,713 units (52%) were unsold and 3,19,626 units (48%) were sold. There is a need for government intervention to make compulsorily 50% of the total project, reserved for small houses for every builder.

5. Rate of interest on housing loan carries 21.03% weightage which is second
highest factor associated with growth of housing finance next to cost of house as per the survey conducted. It should be reduced for small borrowers.

6. Income of people carries 19.98% weightage in the factors associated with the growth of housing finance as per the survey conducted. If disposable income of family increases then the willingness to take a housing loan and willingness to buy a house of own also increases.

7. Government should take drastic decisions and act very fast to encourage housing construction and to boost housing finance to achieve the target of “Housing for all by 2022”.