

Housing !

Funding & Supply & Future.
A Dutch approach

IFHP Bucharest 2009
presentation Frank Köster

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2009

The Netherlands:


- population 16 mln
- properties 7 mln
- owner occup. 60%
- rented 40%:
 - HA's 90 %
 - private 6 %
 - properties HA 2,4 milj
 - average €398 (month)

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We see and feel:



- **increase of unemployment !**
- **new homes 60.000 (target 83.000)**
- **hold on (new) building projects**
- **hard to sell and let properties**
- **sharp reduction of removals**
- **home owners:**
double costs of living
- **consumers: crises of confidence**



And:

- **shrinking housing markets**
- **decline selling properties**
- **increase demand for rented housing**
- **increase of "rejects"**




Investment package - Government (2009 -2010):
short term policy & quick -win / long term benefits

preserve employment in construction

- **continuation and accelerate** of housing building € 395 milj
- extra subsidy for 3 years
- working with cities.
- **promote residential energy conservation** 320
- home owners and HA's: investing energy saving constructions.
- **interest = tax reduction !**

- for rent
- for sale
- shared ownership
- for living
- for nothing (€1)
- for.....

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Homeownership Guarantee Fund  Dutch Model

- private institute
- fall back agreements with governments / municipalities
- payment obligations at all time

National Mortgage Guarantee Scheme (NMGS)

- guarantee mortgage payments to lender (bank)
- lender charges lower interest rate

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National Mortgage Guarantee Scheme (NMGS)

- € 350.000 financed by NMGS (was € 265.000)
- 1,8 milj properties financed by NMGS
- 80.000 guarantees a year
 - < 30 years

1/07/2009 - prevention forced sale !

- contractor bankrupt > insolvency insurance > delivery
- unemployment: payment arrears - 9% of the mortgage = accepted .
- hard to sell > temporary "For Rent "



consumers:

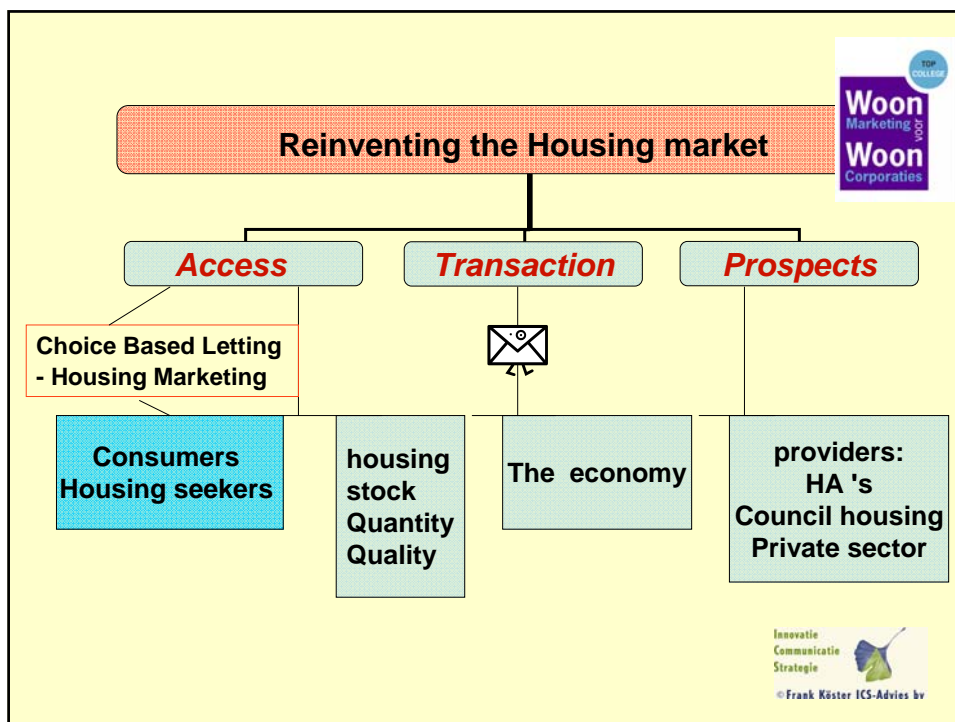
Short term = investments > economy boost !

- First time buyers Loan and Purchase subsidy
- Special arrangements for "double -home - owners"- double interest-

But the future 2011 ...20..... Downturn National Budget !

- restructuring Social rented housing - funding rent allowance !
- Rent Policy: Market Rent <> Social Rent
- Mortgage - tax reduction scheme (EU)
- elections !! EU developments





- Housing policy: investment in cities & shrinking markets !
- Demolition / Production / Quality: building costs / low priced <€100.000
- Consumer focused - Trust - Reliable
- 20 Advice Committees hard working
- extra support for vulnerable groups
- Innovation - building schemes -
- flexible - meeting demand
- (new)role of the Housing Institutions !

Housing market policy 2010 ---

thank you for your attention

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