TENDENCIES OF MORTGAGE LOAN DEVELOPMENT IN UKRAINE

The article presents the results of the analysis of the current state, key problems and prospects of development of mortgage lending in Ukraine. The topic of development of domestic mortgage lending is relevant not only to strengthen the banking sector, but also to increase the well-being of the population and the growth of economic indicators of Ukraine as a whole. The publication contains a comparative description of mortgage lending conditions in Ukraine and some European Union countries, which allows us to identify different approaches to mortgage lending conditions and to understand the problem of mortgage lending in Ukraine. As in comparison with other countries, in Ukraine mortgage lending is granted twice as fast and at higher interest rates. The main indicators of the mortgage lending market in Ukraine are analyzed, where it is possible to trace the gradual tendency of mortgage lending growth by domestic banking institutions in UAH, in US dollars, in other currencies. The analysis of the dynamics of changes in mortgage bank lending for the period from 2013 to 2018 clearly shows positive changes. However, notwithstanding the tendency of mortgage lending in Ukraine, there are also problematic aspects related to the ineffective, unpredictable, long-term and costly procedure for lenders to apply for mortgage sanctions under the decision of judicial authorities or notary writs; lack of legal acts that would regulate the functioning of the secondary mortgage market and the mortgage securities market; underdevelopment of housing infrastructure and housing market; the imperfection of the legal framework regulating the mortgage market in Ukraine would protect the interests of both the mortgagee and the mortgagor; inability of the domestic banking system to work according to international reinvestment standards; distrust of Ukrainians in banking institutions and awareness of the possibility of losing their homes in the event of bankruptcy and liquidation of the creditor bank.

Based on the problems outlined, concrete effective measures have been proposed to overcome them in order to strengthen the perspectives of the prospective development of mortgage lending in Ukraine, such as improvement of legislative and regulatory acts, namely: adoption of state laws on protection of creditors' rights; minimization and neutralization of legal risks; raising the level of management standards; amending and amending tax legislation to improve debt restructuring measures, etc.; creation of conditions for targeted subsidization for the purpose of providing mortgage loans to the underprivileged, as well as providing a mortgage at preferential interest rates; attracting larger volumes of mortgage bonds in order to improve financial position in the market; realization of the state guarantee by insurance of risks on mortgage securities; creating the right conditions for raising real incomes of the population; establishing transparent schemes and pricing mechanisms for mortgage services.