

## **Housing supply and the house-building market**

Adequate housing is a basic human need and is internationally considered a right. But in many countries, the provision of adequate housing for all is hard to achieve.

Because the housing market and the house-building market are far from perfect markets (immovability of properties, inelasticity in supply, government regulation) they do not behave 'as expected' from neo-classical economic theory. In order to increase housing supply it is thus necessary to understand the actual workings of the housing market and housing production. For this it is important to look in detail at the interaction between the institutional framework of the house-building market, the strategic decisions of the actors and institutions involved in this market and the supply and demand relations in the housing market as a consequence of economic and demographic developments. Important questions within this framework are:

- What is the exact influence that economic and demographic changes have on the balance between supply and demand and the resulting price changes in the housing market, and how does the house-building market react?
- How is the housing market and housing production affected by (changes in) the policy framework within which they operate?
- How do the different authorities, private sector actors and housing consumers react to changes in the housing market?

PhD proposals on this topic are welcome from different disciplines and different countries.