

# **Title: The factors for the growth of the mortgage industry in Kenya between 1980 and 2012.**

**Author: Dima Adam Dima**

## **ABSTRACT**

This study was carried out with the aim of looking into the growth of the mortgage industry in the over the past years and the variables that have affected this growth so far. It aims at understanding the motivating factors for the players in this industry. By analyzing a selection of factors in relation to the size of the mortgage industry, stakeholders in the mortgage industry could stand to gain through the determination of relationships that exist. It also aimed at determining the reason for the rapid growth of the industry over the span of the previous decade.

The study identified the problems faced by stakeholders that have hindered the growth of the mortgage industry over the years. The research was mainly quantitative and mainly used secondary data. The secondary data was obtained from past research which mainly included journals and reports on housing finance and its developments over the years. After the data was collected it was analyzed and regression on the determinants was carried out to identify which variables affected the mortgage loans level an which did not (and to what degree).

The findings identified the variables to consider as the rate non-performing loans, gross domestic product, population size and the prevailing Treasury bill rates. The findings were used to add to the limited existing body of knowledge on mortgage industry. This will serve to inform decisions by the various stakeholders within the mortgage industry as well as policymakers in terms of policy on housing for the public.