

# MARKET STUDIES INFORMATION STORE

**SECTOR:** 

Housing

**UPDATED: DECEMBER 2015** 

Housing

Jurisdiction:	Norway													
Market:	Residential property development		Range of Possible Outcomes											
End Date:	2015	ment	ent	-			Action	nges	ge	or ent	rties			
<b>Duration:</b>		Inforce	forcem	ucation	cation	siness	siness /	tions to	tions to o Chan ure	tions fo	ird Par	Found		
Source of idea for study:	Ex officio concerns	Competition Enforcement	Consumer Enforcement	Consumer Education	<b>Business Education</b>	Voluntary Business Compliance	Voluntary Business Action	Recommendations to Government for Changes in the Law	Recommendations to Government to Change Market Structure	Recommendations for Changes to Government Policy	Referral to Third Parties	No Problems Found		
	relevant columns):									$\sqrt{}$				
problems)?	dy (what were the	The inquiry on competition in the market for residential deve in six of the largest urban areas in Norway found indications competition in several of the urban areas studied is limited. To collected and the Authority's calculations show that the mark concentrated in most urban areas, especially if the assessmen on land ownership by the different housing developers. The sland is limited, and is one of the main challenges in urban are periods of rising land prices and limited supply of parcels, smoperators in particular face a relatively significant competitive challenge. These challenges are increased by municipal regular planning processes that are time consuming and might be expass inefficient, and often unpredictable. Smaller players have for opportunities than the larger ones to bear the economic risk to long and uncertain regulatory process entails. In the study, the proposed several measures that can help to strengthen competitive market.								that The da Ret is At is b Ret is b Ret is At is b Ret is At is b Ret is At is	ata ased 7 of and aced			
Link to report:		http://www.konkurransetilsynet.no/globalassets/filer/publikasjoner/												
				rapporter/rapport - konkurransen i boligutviklermarkedet.pdf (in										
	No	rwe	egiai	n)										



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Jurisdiction:	Colombia												
Market:	Housing Market in Colombia		Range of Possible Outcomes										
End Date:	November 2012	ment	ent	-			Action	nges	ge	or ent	rties		
Duration:	4 months	Enforce	forcem	Education	cation	siness	siness/	ations to for Cha	ations to to Chan ture	ations fo	hird Paı	No Problems Found	
Source of idea for study:	Own initiative	Competition Enforcement	Consumer Enforcement Consumer Education Business Education Voluntary Business Compliance Voluntary Business Action Recommendations to Government for Changes in the Law Recommendations to Government to Change Market Structure Recommendations for Changes to Government Policy Referral to Third Parties										
Outcome (tick	relevant columns):												
Reason for stuproblems)?  Link to report	through concentration and dominance indicators from operation income data, including a deep understanding of the construction search the regulation associated.								ional ector				
Lilli to report	•	Academicos/Documentos-Elaborados-Grupo-Estudios-											
								re_Sector_V			viembı	re 2	
			2.pc		- /								



Outcome (tick relevant columns):  Reason for study (what were the problems)?  The OFT's last market study in this area reported in 2004. There have been important developments since then, for example:  Significant further price and volume rises in the housing marke the years to 2007, the credit crunch, and the ensuing dramatic slowdown in the housing market  The requirement for estate agents to: - belong to an independent approved ombudsman redress scher under the Consumers, Estate Agents and Redress (CEAR) Act 20 - comply with the Anti Money Laundering Regulations (AML) 20 - The introduction of the Consumer Protection from Unfair Tradia Regulations (CPRs) 2008  The introduction of Home Information Packs (HIPs) and Home Reports (HPs) in Scotland  Small scale entry by low-cost, internet-based operators  Calls by a range of stakeholders (for example the Carsberg Review)	End Date: Feb 2010  Duration: 12 months  Source of idea for study:  Outcome (tick relevant columns):  Reason for study (what were the problems)?  The OFT's last market study in this area reported in 2004. There have been important developments since then, for example:  Significant further price and volume rises in the housing market in the years to 2007, the credit crunch, and the ensuing dramatic slowdown in the housing market.  Significant further price and volume rises in the housing market in the years to 2007, the credit crunch, and the ensuing dramatic slowdown in the housing market.  The requirement for estate agents to:  - belong to an independent approved ombudsman redress scheme under the Consumers, Estate Agents and Redress (CEAR) Act 2007  - comply with the Anti Money Laundering Regulations (AML) 2007  The introduction of Home Information Packs (HIPs) and Home Reports (HPs) in Scotland  Small scale entry by low-cost, internet-based operators  Calls by a range of stakeholders (for example the Carsberg Review) fo the Government to consider introducing a registration or positive licensing scheme for estate agents.	Jurisdiction:	UK											
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Columns):  Reason for study (what were the problems)?  The OFT's last market study in this area reported in 2004. There have been important developments since then, for example:  Significant further price and volume rises in the housing market the years to 2007, the credit crunch, and the ensuing dramatic slowdown in the housing market  The requirement for estate agents to: - belong to an independent approved ombudsman redress scher under the Consumers, Estate Agents and Redress (CEAR) Act 20 - comply with the Anti Money Laundering Regulations (AML) 20 - The introduction of the Consumer Protection from Unfair Tradit Regulations (CPRs) 2008  The introduction of Home Information Packs (HIPs) and Home Reports (HPs) in Scotland  Small scale entry by low-cost, internet-based operators  Calls by a range of stakeholders (for example the Carsberg Review)	reason for study (what were the problems)?  The OFT's last market study in this area reported in 2004. There have been important developments since then, for example:  Significant further price and volume rises in the housing market in the years to 2007, the credit crunch, and the ensuing dramatic slowdown in the housing market  The requirement for estate agents to: - belong to an independent approved ombudsman redress scheme under the Consumers, Estate Agents and Redress (CEAR) Act 2007 - comply with the Anti Money Laundering Regulations (AML) 2007  The introduction of the Consumer Protection from Unfair Trading Regulations (CPRs) 2008  The introduction of Home Information Packs (HIPs) and Home Reports (HPs) in Scotland  Small scale entry by low-cost, internet-based operators  Calls by a range of stakeholders (for example the Carsberg Review) fo the Government to consider introducing a registration or positive	idea for	In-house work	Competitio	Consumer F	Consumer	Business Ed	Voluntary B Compliance	Voluntary E Action	Recommeno Governmen Changes in	Recommend Governmen Market Stru	Recomment Changes to Governmen	Referral to Parties	No Problem
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Jurisdiction:	UK											
Market:	Scottish Property Managers					]	Range	of Possib	le Outcome	S		
End Date:	February 2009	ment	nt					to anges	- b6	r ent	Referral to Third Parties	
Duration:	9 months	lforce	Enforcement	Education	ation	siness	usiness	ns Ch	ations to to Chang cture	lations for Government		Found
Source of idea for study:	Own initiative, in discussion with Scottish Consumer Council and in response to consumer complaints	Competition Enforcement	Consumer Enfo	Consumer Edu	<b>Business Education</b>	Voluntary Busi Compliance	Voluntary Busi Action	Recommendation Government for in the Law	Recommendations to Government to Chang Market Structure	Recommendations Changes to Govern Policy		No Problems Fo
Outcome (tic columns):	k relevant						√	√				
Reason for st the problems	udy (what were s)?	To determine whether the market for residential property management services is working effectively. In particular to assess the level of competition in this sector and investigate whether the existing mechanisms through which owners of flats in a block or homes employ property managers to look after common and shared property (or communal land) give rise to significant consumer detriment.										
Link to repor	t:							<u> </u>				
Link to repor	t:											

Jurisdiction:	UK											
Market:	Homebuilding					]	Range	of Possibl	e Outcome	S		
End Date:	September 2008		ment	ion	<b>u</b>	SS	S	s to w	ons to Change re	s for y		p
Duration:	15 months	_	Enforcem	Education	Education	usines	Busines	dations t for the Law		ations: Polic	Third	s Found
Source of idea for study:	Government: the Barker Review of Housing Supply 2004	Competition	Consumer Enf	Consumer E	Business Ed	Voluntary Business Compliance	Voluntary Bı Action	Recommendations Government for Changes in the Law	Recommendations Government to Cha Market Structure	Recommendations Changes to Government Policy	Referral to 7 Parties	No Problems
Outcome (tic columns):	k relevant						V			V		
<u> </u>	tudy (what were 5)?	To understand constraints on the ability of the market to deliver sufficient quantities of cost-effective high quality new houses, for on two areas:  1. how competition and the planning system affect the delivery of homes including:  2. homebuyers' levels of satisfaction with the new houses they purchase.								s, focu ry of n		
Link to repor	¹t:											

Jurisdiction: Market:	UK Sale and Rent Back		Range of Possible Outcomes										
End Date:	October 2008		ment	ion	n	SS	SS	s to w	ons to Change re	s for y		p	
Duration:	5 months		Enforcement	Education	ducation	usine	Busine	dations it for the Lay		lations t Policy	Third	s Foun	
Source of idea for study:	Government: the OFT's work was announced in the 2008 budget	Competition	Competition Consumer E		Business Ed	Voluntary B Compliance	Voluntary B Action	men ımer es in	Recommendati Government to Market Structu	Recommendations for Changes to Government Policy	Referral to Parties	No Problems	
Outcome (tic columns):	k relevant						V	V					
	tudy (what were	Sale and rent back arrangements involve individual hon selling property at a discount in return for the option to home as a tenant. The OFT wanted to look at the characteristic product and the circumstances in which the product was consider whether existing consumer protection legislational effective.									ain in tics of l, and	the to	

Jurisdiction:	US – DOJ + FTC												
Market:	Real Estate Brokerage Industry		Range of Possible Outcomes										
End Date:	April 2007	ment	ent	c			Action	o nges	ge	or	rties		
Duration:	18 months	Enforce	forcem	Education	cation	siness	siness/	Recommendations to Government for Changes in the Law	itions to to Chang ture	itions fo	nird Paı	Found	
Source of idea for study:	Earlier competition advocacy efforts	Competition Enforcement	Consumer Enforcement	Consumer Ed	<b>Business Education</b>	Voluntary Business Compliance	Voluntary Business Action	Recommendations to Government to Change Market Structure	Recommendations for Changes to Government Policy	Referral to Third Parties	No Problems Found		
Outcome (tick	relevant columns):								V				
Reason for stuproblems)?	dy (what were the	A number of industry developments raised competitive concerns, particularly law and regulations in some states that limit consumer choice of real estate brokerage service offerings and that prohibit rebates to consumers, anticompetitive agreements among brokers, and industry practices that impede competition. The study included examination of the structural characteristics of the industry, rece growth of non-traditional brokerage models, impact of the Internet on consumer of brokerage services, and obstacles to a more competitive environment.								erage The ecent			
Link to report:		http://www.justice.gov/atr/competition-real-estate-brokerage-industry											