

The Influence of Transition Economy Peculiarities on the Formation of Housing Price Level

Vytautas Snieska, Deimante Venclauskiene, Ligita Vasiliauskiene, Vaidas Gaidelys

Kaunas University of Technology

Laisves av. 55, LT-44309 Kaunas, Lithuania

e-mail: vytautas.snieska@ktu.lt, deimante.venclauskiene@ktu.lt, ligita.vasiliauskiene@ktu.lt, vaidas.gaidelys@ktu.lt

crossref <http://dx.doi.org/10.5755/j01.ee.22.5.973>

The article deals with a global problem – the influence of transition economy peculiarities on the formation of a housing price level. Real estate market takes a significant share in global economics which suggests the important position of the real estate market in global economic processes. Processes of world globalisation strengthen the links between the real estate market and cycles of overall economics. These links are less understandable and less apparent in transition economies trying to successfully integrate into the communities of market economies and catch up with developed countries. Processes in the real estate markets in transition economies have not been fully researched, and they differ from the processes of the real estate markets in developed economies with their peculiarities, possible market participants' reactions to economic shock and outcomes for the country's economy.

Common problems with property privatization, formation of legal and financial systems, real estate market cycle are specific and the countries with transition economy face them. Specificity of a narrower real estate market share – housing market – is determined by the need of housing market participants to procure and possess own housing unsatisfied during the period of command economy. The need for housing is constant and reflects the present level of people's wellbeing, however, in the case of countries with transition economy a big share of new players who allow making irrational investment decisions because of the lack of historical experience and information interfere with processes in housing market.

Understanding and forethought of the tendencies of real estate price level formation is becoming extremely important in transition economies, where legislative base of the real estate market has not been formed, people are hardly familiar with the processes of the real estate market and not sufficiently understand their impact on the economy of the country.

Deeper analysis in this field has been also encouraged by the fact that scientific literature lacks the establishment of the key factors determining the formation of housing price level in transition economies. That is why, considering an increasing demand for housing in transition economies, the authors find it necessary to carry out the research to include the processes of housing market, the tendencies of housing price level formation and the impact of bank policy directions on housing market participants and a housing price level. The scientific

literature has not still provided a clear answer to the question "What transition economy peculiarities are the most important and have the greatest impact on housing price level variations?"

The aim of the work is to determine the most important peculiarities of transition economy country that have the greatest influence on the formation of a housing price level, and with this aim the authors seek to review the conditions and factors determining the formation of a housing price level in transition economies, study theoretical features and peculiarities of the transition economy country which could have an impact on the formation of housing price level, establish the main factors determining the formation of a housing price level in the transition economy country in the case of Lithuania, use the method of expert evaluation in order to verify the impact of the most important factors, typical of transaction economy, on the formation of a housing price level.

The analysis of the scientific literature proposes the conclusion that the main peculiarities determining the formation of housing price level in transition economies are targeted formation of housing market participants' behaviour and high money supply. The authors have revealed the connection between the formation of legislative base and tax policy as well as between bureaucratic barriers of land management and change of housing price level. They have also revealed the link between the number of real estate market participants and housing price level increase. The more speculative objectives real estate market participants have, the higher demand is stimulated and housing prices rise. The research has also shown that there is interdependence between change of housing prices and irrational behaviour of consumers. It is worth highlighting the fact that the formation of housing price level in transition economy country is influenced by a complex of different factors.

Keywords: *housing market, country with transition economy, housing price level.*

Introduction

Importance of the problem. Real estate market share in the global economy suggests the important position of the real estate market in economic processes of major economies, especially in the processes of financing. World globalization processes strengthen the connections between

the real estate market and general economic cycle as the connections are less transparent and clear in transition economy countries which are taking their efforts to successfully integrate into the market economy countries' communities and reach the level of developed countries. Globalization and international competitiveness has brought a new era in the construction industry as well as in housing market (Jaafar *et al.*, 2008; Snieska, 2008; Pilinkiene, 2009; Snieska & Bruneckiene, 2009) and become especially relevant in a real estate market in the countries with transition economy. Real estate market processes in the countries with transition economy¹ differ from real estate market processes in the countries with developed economy in their peculiarities, possible reactions of market participators to economical shocks and consequences to country's economy. Common problems with property privatization, the formation of legal and financial systems, a real estate market cycle are specific and the countries with transition economy face them. Specificity of a narrower real estate market share – housing market – is determined by the need of housing market participators to procure and possess own housing unsatisfied during the period of command economy. The need for housing is constant and reflects the present level of people's wellbeing, however, in the case of the countries with transition economy a big share of new players who allow making irrational investment decisions because of the lack of historical experience and information interfere with processes in a housing market. Problematic of a housing market in countries with transition economy is enforced by international capital, increasing investment flows and favorable lending policy. The role of banks in this process is especially significant, whereas they are not only the main sponsorship mediators, but also risk sources in financial system of the country (Festic, *et al.*, 2009; Zukauskas & Neverauskas, 2008).

While in a country with transition economy the need for housing grows, theoretical and practical researches covering housing market processes, household's investment as well as savings behaviour (Bikas, 2008), housing price formation tendencies, the influence of banking policy trends on housing market participators and housing price level are necessary as it is very important to know what types of risk can be met and what level of risk is related with one or another investment operation (Aniunas & Nedzveckas, *et al.*, 2009) especially in housing construction decision making (Antucheviciene, *et al.*, 2010).

Scientific literature analyses different factor groups of housing market peculiarities in transition economy countries (Guzanova, 1997; Smith *et al.*, 2003; Anderson, 2000; Brauers *et al.*, 2007; Popov, 2009; *etc.*), the list summarizing characteristics of real estate market in a country with transition economy is presented (Venclauskiene & Snieska, 2010), however there is no clear answer which peculiarities are the most *important*

and have the greatest *influence* on the change of housing price level.

The problem of the article: what peculiarities of transition economy country are the most important and have the greatest influence on the change of a housing price level.

The aim of the article is to determine the most important peculiarities of a transition economy country that have the greatest influence on the formation of a housing price level.

The object. Housing market in a country with transition economy.

The following tasks were set:

1. To analyze the peculiarities of a transition economy country that could have influence on the formation of a housing price level.

2. To analyze peculiarities determining the formation of a housing price level in the transition economy country Lithuania.

3. To verify the influence of the most important factors of transition economy on the formation of a housing price level.

The methods of the analysis are as follows: logic, systematic analysis of scientific literature based in comparative and summary methods. The methods also include qualitative peculiarities determining the formation of a housing price level hardly based on statistical models were distinguished; Pearson's, Cronbach's alpha coefficients were calculated. The calculations were performed using Statistical Package for the Social Sciences (SPSS) and Microsoft Excel software package.

The first part of the article is based on scientific literature and deals with the theoretical characteristics of the transition economy country. *The second part* is based on the expert evaluations and deals with the investigation of the most important factors² of transition economic on the housing price level formation.

Aspects of Transition Economy characteristics in Housing Market

Scientific literature suggests little about the problems of transition economies and in particular the formation of a house price level in the countries with transition economy. Some scientists draw attention to the level of house price formation characteristics in the transition economy countries (Atkinson & Micklewright, 1992; Guzanova, 1997; Lanjour *et al.*, 1998; Melo & Ofer, 1999; Anderson, 2000; Smith *et al.*, 2003; Popov, 2009).

Transition period from a command economy to a market economy state creates *an extra costs category* for housing households (Lanjour *et al.*, 1998). This is confirmed by Svejnar (1991) findings on the features of a command economy in respect of the housing market: there is no legal land ownership control, regulated rent prices, which are set unreasonably low or unjustifiably high and cannot be explained by market-driven equilibrium, housing

¹ In the research the term „a country with transition economy“ is defined as a country shifting from command economy to market economy emphasizing changes in real estate market development and factors determining accommodation price level and their peculiarities during transition period.

² The term "factors" in the present research is used to refer to specific factors, characteristic to the real estate market in the transition economy countries taking into consideration the peculiarities typical for the transition economy countries.

prices take relatively small share of consumption expenditure for most households, residential operating costs are sufficiently low, there is a significant surplus of housing demand. Relatively low share of consumption expenditure for housing can be explained by the fact that most housing is provided to employees by local governments or the employers free of charge (Palacio & Shelburne, 2005). Another feature of the command economy is the excess of labour productivity effects on the housing market (Hacker, 1999).

Many authors agree on that high money supply for the acquisition housing in transition economies is an important factor in the real estate market development (Anderson, 2000; Mihaljek, 2006; Polterovich & Popov, 2006). Renaud (1996) argues that financial reform is a major transition factor from a command economy to a market economy. The author also highlights the influence of the banks' liberalization policy, foreign investors, with significant international experience in lending, acquisitions of country's banks on the rapid growth housing market and level of housing price.

Emerging housing market determines the processes at national level: legal and fiscal policy development (Anderson, 2000). The foundation of the legal system is required during real estate recourse distribution for private home ownership validation and registration, changes in fiscal system for administration of new taxes of real estate.

Mihaljek (2006) draws attention to another problem in transition economies - bureaucratic barriers for the redistribution of property. This causes the housing supply deficit. The activation of liberal lending and bureaucratic land disgorge to the legal owners barriers mechanisms, a significantly increased demand and decreased supply could cause sharp increase in house prices.

Guzanova's (1997) study showed that during the privatization process, high-quality housing demand is significantly higher in urban centres than in other parts of the city. Critical factors for the acquisition of housing during privatization process are the quality and location, but no less important are household demographic characteristics - values, education and an income level. The ensuing Anderson's (2000) study also emphasizes the impact of district level housing prices - downtown housing price level significantly higher than in other areas during privatization.

A number of additional issues related to the privatization in transition economies were identified by Mustil (1995). He claims that in the Czech Republic, the old system was liberalized, but the basic principles and practical actions formed for the functioning of the housing market were uneven and inefficient. The author believes that the supply elasticity is the main imbalance source in the housing market. Mustil (1995) believe that the short-term supply curve during privatization is relatively inelastic, while the demand curve can be more elastic, depending on the rapidly rising prices and lack of adequate supply in the short term.

Popov (2009) suggests that the key factors that promote successful development of transition economy countries are the privatization of state-owned enterprises, foreign aid measures, immigration, liberalization of financial system, democracy of the political institutions. The author is

one of the first who analyses not only the privatization of real estate but also state enterprises. Strategically important state-owned enterprises', such as controlling country's energy economy, privatization and future energy networks formation influence the housing price level movements.

In transition economy countries, one of the prominent social aspects determining housing price movements are skilled and unskilled *labour migration* (Dhonte et al., 2000) and *revenue changes*. Labour migration rate depends on the country and its government development level (Popov & Polterovich, 2006). Increased revenues not only provide the opportunity to take a mortgage loan, but are also detrimental to economic growth in two ways: confront social groups and worsens the investment climate (Alesina & Rodrik, 1994; Alesina & Perot, 1996). This creates lobbying, rather than structural reform and macro-stability (Fernandez & Rodrik, 1991; Persson & Tabellini, 1994). Popov (2009) argues that social inequality is a consequence of economic redistribution of wealth and capital, but not their growth.

Venclauskiene and Snieska (2010) sum up and list the peculiarities of *transition economy country* which influence the real estate processes: 1) formation of the legislative and tax base, (2) bureaucratic barriers of land return to the rightful owners, (3) the privatization process, (4) formation of the control of the common prospective plans formulation of the area, (5) untapped potential of living space per capita (6) the expectations of joining the international community (7) the expectations of national currency change, (8) unused borrowing capacity; (9) formation of energy network, (10) targeted formation of the housing market participants' behaviour, (11) high money supply, (12) the reduction of free movement barriers; (13) the increasing share of expenditure for housing, (14) the use of financial support instruments in order to reach the average level of the EU community.

It must be noticed, that the authors have made the list of the peculiarities of a transition economy country which was orientated to the real estate market as a whole, but the paper analyses only the narrower part of real estate market - housing market. Therefore the last peculiarity from the list (No.14 The use of financial support instruments in order to reach the average level of the EU community) is not applicable to a housing market as in the particular Lithuanian housing market case direct financial support to the housing market was not provided. However, the EU structural support and its impact of on Lithuania's progress were significant for the development of real estate market (Tamosiuniene, et al., 2007). EU structural support was provided for other real estate types, e.g. for marshy landscapes, turning them into tourist locations, and forests, for reforestation purposes.

To sum up the results of the research, it may be concluded that the most important peculiarities of the country of transition economy (that are influencing real estate market price level changes) might be quantitatively denominated by specific factors that are characteristic of transition economies. Narrower real estate market in this context refers to the change of housing market price level.

The Indication of the Most Important Factors Determining Housing Price Level Formation in Transition Economy Country in Case of Lithuania

According to the research, it might be assumed that the most important factors of a transition economy country that determine narrower real estate market, i.e. the change of a *housing market* price level, could be psychological and high money supply factors. Therefore, the following hypotheses have been raised, approval or disproof of which will identify the key factors and peculiarities that have a decisive impact on the housing price level formation in the transition economy country:

Hypothesis 1: the peculiarities determining the rise in a housing price level in a transition economy country are the targeted formation of housing market participants' behaviour and high money supply.

Hypothesis 2: there is a connection between the formation of a legislative base and tax policy and change of housing price level.

Hypothesis 3: the more speculative aims participants of the real estate market have, the more demand is stimulated and housing price rise.

Hypothesis 4: there is interdependence between change of housing prices and irrational behaviour of consumers.

The approval (disproof) of the hypothesis was assessed by expert assessment method. The expert group consisting of 70 real estate market experts were assessed questionnaire propositions by 1 (disagree) 2 ... 5 (agree) scale. The selected real estate market experts-respondents were real estate managers, real estate assessor, real estate sales agents and others whose work experience (more than 6 years in real estate market) and the qualification (e.g. real estate assessor) as well as knowledge in such areas as real estate market research, real estate brokerage transactions, real estate agency management, banking, economics, allow them to be considered Lithuania's real estate market experts and their the views to be qualified as experts' that hard-quantifiable tendencies of housing price level formation process were determined in the case of transition economy country.

In order to verify H1 hypothesis, the propositions were formulated: K1.1 information during the accession of Lithuania to the EU that real estate prices will increase, and disclosed examples income-generating encouraged people to invest in real estate; K1.2 publications in media might affect the behaviour of buyers and sellers of real estate in making real estate operations; K1.3 investment decision to purchase an estate is influenced more by the opportunity to get a mortgage than the market price of the estate; K1.4 estate price level in transition economy country is determined by reduced requirements for credit. As money supply is dependent on lending extent, therefore the money supply is valued through the growth of credits number for housing.

In order to verify H2 hypothesis, the proposition K2.1 was formulated: the introduction or increase of real estate tax would reduce the number of housing buyers.

In order to verify H3 hypothesis, the proposition K3.1 was formulated: housing buyers whose income allows taking a few bank loans purchase home living as well as

another real estate for sale, if there is a trend of rising prices.

In order to verify H4 hypothesis, the proposition K4.1 was formulated: housing prices are affected by the level of customer expectation that the investment is profitable, which leads to enthusiasm and optimism making the investment decision.

The questionnaire that experts answered can be regarded as reliable because the calculated *Cronbach alpha* coefficient is 0.725. It demonstrates the reliability of questionnaires and formulated propositions' compliance with the paper topic. The compatibility of the expert opinion is described by Kendall concordance coefficient which was calculated as 0.17. This reflects the consensus of experts on the importance of the peculiarities. Standard deviation values of expert evaluation results ranged from 0.66251 to 1.20729, which show a very good degree of dispersion of the empirical average values.

Considering the agreement of expert's view on the diversity peculiarities determining the level of housing price, it can be argued that the housing price level is influenced by a *complex* of peculiarities.

Summarizing the results of expert evaluations, it can be argued that among the peculiarities determining a housing price level, the most influential are *media* and other channels that shapes the behaviour of real estate market participants (to proposition K1.2 experts agree by 88.6 %) and *customer expectations* (to proposition K4.1 the experts agreed, 85.7 %).

Comparing the expert assessments and summary in a theoretical level, similar conclusions are obtained: the main peculiarities determining the formation of housing price level in transition economy country are a focused formation of the behaviour of real estate market participants and expectations of the real estate market participants, i.e. possibly irrational behaviour or the consumers. *These findings confirm the first and fourth hypotheses.*

88.6% of expert-respondents agreed with the proposition (K1.1) information during the accession of Lithuania to the EU that real estate prices will increase, and disclosed examples income-generating encouraged people to invest in real estate. 61.4 % of expert-respondents agreed with the proposition (K1.3), that the investment decision of purchasing an estate is influenced more by the opportunity to take a mortgage than the housing market price. 75.7 % of the interviewed experts agreed with the statement (K1.4) that the estate price level in a transition economy country is determined by reduced requirements for credit. This confirms the hypothesis H1 that the rise in a housing price level in a transition economy country is determined by the targeted formation of housing market participants' behaviour and high money supply.

It can be argued that the real estate market growth in Lithuania 2002-2008 can be partly explained not only the regional growth of FDI in Lithuania (Brock & Urbonavicius, 2008), but also increased investment in construction and real estate sector and favourable lending terms from banks, which were created during that period. This confirms that the main peculiarities determining the formation of a housing price level in transition economy countries are targeted formation of housing market participants' behaviour and high money supply.

62.8 % of expert-respondents agreed with the proposition (K2.1), that the introduction or increase of real estate tax would reduce the number of housing buyers. The determination of the connection allow to claim, that there is a link between legislative base formation and tax policy as well as between bureaucratic barriers to own a land and housing price change. Therefore H2 hypothesis is confirmed.

74.2 % of experts agree with the proposition (K3.1) housing buyers whose income allowing to take a few bank loans purchase home living as well as another real estate for sale, if there is a trend of rising prices, and confirm that the number of speculative market participants increase attracted amateur housing market participants that has a possibility to get a loan and invest for future profits. The link between the real estate market and increased housing price level was approved; the more speculative the real estate market participants are, the more the demand for housing is excited and housing price is increased (hypothesis H3).

85.7 % of experts endorsed the proposition (K4.1) housing prices are affected by the level of customer expectation that the investment is profitable, which leads to enthusiasm and optimism making the investment decision. Increased housing demand determines the increase in a housing price level, suggesting that there is a relationship between housing price changes and irrational consumer behaviour. Hypothesis H4 approved.

Summarising the results of expert evaluation, it can be concluded that the aim of the expert evaluation is achieved – hard-quantifiable peculiarities of a housing price level formation process were evaluated in the case of transition economy country Lithuania and the influence of those peculiarities on a house price level was examined.

Conclusions

In summary the following conclusions may be drawn:

1. The most relevant peculiarities determining formation of a housing price level in a country with transition economy are purposeful formation of behavior of housing market participators and a high supply of money. Growth of real estate market in Lithuania within the period 2000 to 2008 may partly be explained by increased

investments into construction and real estate sectors and favorable conditions of borrowing from banks which were formed within the mentioned period. It proves hypothesis H1 stating that the most relevant peculiarities determining the formation of a housing price level in a country with transition economy are purposeful formation of the behavior of a housing price market participators and high supply of money.

2. 62.8 per cent of the questioned experts expressed their consent with the statement that the introduction of real estate tax or its increase could reduce the number of housing buyers. This relationship allows to state that there is a connection between legal basis and tax policy under formation and the variation of a housing price level (hypothesis H2 was proved).

3. The more speculative objectives real estate market participators have, the higher demand is excited and housing prices raise (hypothesis H3). 74.2 per cent of the interrogated experts expressed their consent with the statement that housing buyers whose income allows taking several bank loans acquire their housing for living, and one more real estate subject for sale in case prices grow purposefully, and proved that the number of housing market participators grows seeking for speculative goals; non-professional housing market players who simply have the possibility to borrow and invest seeking for profit in the future are also attracted.

4. 85.7 per cent of the interrogated experts agreed with the statement that housing price level is influenced by the expectation of buyers that investments into housing are profitable, and it raises enthusiasm and optimistic attitude making an investment decision. Increased housing demand determines increase of a housing price level, therefore it may be stated that there is a direct dependency between the variation of housing prices and irrational behavior of consumers. Hypothesis H4 was proved.

5. The empirical research of a housing price level formation in a country with transition economy proved applicability transition economy peculiarities and their suitability for usage making investment decisions in the case of Lithuania 2000 to 2008.

References

- Alesina, A., & Perotti, R. (1996). Income Distribution, Political Instability, and Investment. *European Economic Review*, 40(6), 1203-28. [http://dx.doi.org/10.1016/0014-2921\(95\)00030-5](http://dx.doi.org/10.1016/0014-2921(95)00030-5)
- Alesina, A., & Rodrik, D. (1994). Distributive Politics and Economic Growth. *Quarterly Journal of Economics*, 109 (2), 465-90. <http://dx.doi.org/10.2307/2118470>
- Anderson, J. E. (2000). Housing Privatization in Transition Economies. Department of Economics, University of Nebraska, Lincoln, NE 68588-0489, U. S. A.
- Aniunas, P., Nedzveckas, J., & Krusinskas, R. (2009). Variance - Covariance Risk Value Model for Currency Market. *Inzinerine Ekonomika-Engineering Economics*(1), 18-27.
- Atkinson, A. T., & Micklewright, J. (1992). Economic Transformation in Eastern Europe and the Distribution of Income. Cambridge University Press, 448.
- Antucheviciene, J., Zavadskas, E. K., & Zakarevicius, A. (2010). Multiple Criteria Construction Management Decisions Considering Relations between Criteria. *Technological and Economic Development of Economy*, 16(1), 109-125. <http://dx.doi.org/10.3846/tede.2010.07>
- Bikas, E. (2008). Lithuanian Household Savings Behaviour. *Transformations in Business & Economics*, 7(3), 154-169.

- Brauers, W. K. M., Ginevicius, R., Zavadskas, K., & Antucheviciene, J. (2007). The European Union in a transition economy. *Transformations in Business & Economics*, 6(2), 21-37.
- Brock, G., & Urbonavicius, S. (2008). Regional FDI growth in Lithuania, 1996-2003. *Transformations in Business & Economics*, 7(1), 80-88.
- Dhonte, P., Bhattachatya, R., & Yousef, T. (2000). Demographic Transition in the Middle East: Implications for Growth, Employment, and Housing. IMF Working Paper, WP/00/41, 1-26.
- Fernandez, R., & Rodrik, D. (1991). Resistance to Reform: Status Quo Bias in the Presence of Individual Specific Uncertainty. *American Economic Review*, 81(5), 1146-55.
- Festic, M., Repina, S., & Kavkler, A. (2009). The Overheating of Five Eu New Member States and Cyclicity of Systemic Risk in the Banking Sector. *Journal of Business Economics and Management*, 10(3), 219-232. <http://dx.doi.org/10.3846/1611-1699.2009.10.219-232>
- Guzanova, A. K. (1997). The Housing Market in the Russian Federation: Privatization and its Implications for Market development, unpublished manuscript.
- Hacker, R. S. (1999). The Effect of Residential Crowding on Labor Productivity with Evidence from the Twilight of Polish Socialism. *Real Estate Economics*, 27, 135-167. <http://dx.doi.org/10.1111/1540-6229.00769>
- Jaafar, M., Abdul Aziz A., R., & Wai, A. L. S. (2008). Marketing practices of professional engineering consulting firms: implement or not to implement? *Journal of Civil Engineering and Management International research and Achievements*, 14 (3),199-206.
- Lanjour, P., & Milanovic, B., & Paternostro, S. (1998). Economies of Scale and Poverty: The Impact of Relative Price Shifts During Economic Transition. *Development Economics Research Group, World Bank*.
- Melo, M., & Ofer, G. (1999). The Russian City in Transition: The First Six Years in Ten Volga Capitals. Development Research Group, World Bank, Washington, D. C. <http://dx.doi.org/10.1596/1813-9450-2165>
- Mihaljek, D. (2006). Rapid growth of bank credit in central and eastern Europe: the role of housing markets and foreign-owned banks”, paper presented at the 12th Dubrovnik Economic Conference, June.
- Mustil, J. (1995). The Czech Housing System in the Middle of Transition, *Urban Studies*, Vol. 32, pp. 1679-1684. <http://dx.doi.org/10.1080/00420989550012311>
- Persson, T., & Tabellini, G. (1994). Is Inequality Harmful for Growth? *American Economic Review*, 84(3), 600-21.
- Palacin, J., R. Shelburne. (2005). The private housing market in eastern Europe and the Commonwealth of Independent States. UN Economic Commission for Europe Discussion Paper No. 6. from: www.unece.org
- Pilinkiene, V. (2008). Market Demand Forecasting Models and their Elements in the Context of Competitive Market. *Inzinerine Ekonomika-Engineering Economics*(5), 24-31.
- Polterovich, V., & Popov, V. (2006). Stages of Development, Economic Policies and New World Economic Order. *The Seventh Annual Global Development Conference, January*. St. Petersburg.
- Popov, V. (2009). Lessons from the Transition Economies. World Institute for Economics Development Research: Research Paper, 2009/15, 1-18.
- Renaud, B. M. (1996). Housing Finance in Transition Economies: the Early Years in Eastern Europe and the Former Soviet Union. *Policy Research Working Paper*, 1565, 1-28.
- Smith, Ch. G., Hills, S. M., & Arch, G. (2003). Political economy and the transition from planned to market economies. *Journal of European business review*, 15(2), 116-122.
- Snieska, V. (2008). Research into International Competitiveness in 2000-2008. *Inzinerine Ekonomika-Engineering Economics*(4), 29-41.
- Snieska, V., & Bruneckiene, J. (2009). Measurement of Lithuanian Regions by Regional Competitiveness Index. *Inzinerine Ekonomika-Engineering Economics*(1), 45-57.
- Svejnar, J. (1991). Microeconomic Issues in the Transition to a Market Economy. *Journal of Economic Literature*, (5), 120-138.
- Tamosiuniene, R., Sidlauskas, S., & Trumpaite, I. (2007). EU structural support and its impact on Lithuania's progress. *Journal of Business Economics and Management*, 8(3), 177-187.
- Venclauskiene, D., & Snieska, V. (2010). Influence of Peculiarities of Transition Economy on Real Estate Market//*Ekonomika ir vadyba–2010: [15-osios] tarptautines mokslines konferencijos pranesimu medziaga/Kauno technologijos universitetas*. ISSN 1822-6515, 318-324
- Zukauskas, E., & Neverauskas, B. (2008). Conceptual Model of Commercial Bank Management. *Inzinerine Ekonomika-Engineering Economics*(5), 41-47.

Vytautas Snieska, Deimantė Venclauskienė, Ligita Vasiliauskienė, Vaidas Gaidelys

Pereinamosios ekonomikos šalies ypatumų poveikis būsto kainų lygio formavimuisi

Santrauka

Straipsnyje nagrinėjama globalioji problema – pereinamosios ekonomikos šalies ypatumų poveikis būsto kainų lygio formavimuisi. Nekilnojamojo turto rinkos dalis pasaulio šalių ekonomikoje rodo, kad šalių ekonomikos procesuose nekilnojamojo turto rinkos padėtis yra svarbi. Pasaulinės globalizacijos procesai sustiprina nekilnojamojo turto rinkos ir bendrosios ekonomikos cikliškumo sąsajas, kurios yra mažiau suprantamos ir aiškios perienamosios ekonomikos šalyse, besistengiančiose sėkmingai integruotis į rinkos ekonomikos šalių bendrijas ir pasivyti išsivysčiusių šalių lygį. Nekilnojamojo turto rinkos procesai pereinamosios ekonomikos šalyse nėra iki galo ištirti ir skiriasi nuo nekilnojamojo turto rinkos procesų išsivysčiusios ekonomikos šalyse savo ypatumais, galimomis rinkos dalyvių reakcijomis į ekonominius šokus ir pasekmėmis šalies ekonomikai.

Bendrosios turto privatizavimo, teisės ir finansų sistemų formavimosi, taip pat nekilnojamojo turto rinkos ciklo formavimosi problemos pereinamosios ekonomikos šalyse yra specifinės. Siauresnės nekilnojamojo turto rinkos dalies – būsto rinkos – specifškumą iš dalies sąlygoja komandinės ekonomikos laikotarpiu neprisotinti būsto rinkos dalyvių poreikiai įsigyti ir valdyti nuosavą būstą. Būsto poreikis namų ūkiams yra nuolatinis ir atspindi esamą žmonių gerovės lygį, tačiau pereinamosios ekonomikos šalyse į būsto rinkos procesus įsiliesia didelė dalis nekilnojamojo turto rinkos žaidėjų naujokų, kurie dėl istorinės patirties ir informacijos stokos daro atitinkamas kokybės investicinius sprendimus.

Nekilnojamojo turto kainų lygio formavimosi tendencijų supratimas ir numatymas tampa ypač svarbus pereinamosios ekonomikos šalyse, kuriose nėra susiformavusi nekilnojamojo turto rinkos teisinė bazė, tarp gyventojų yra mažai žinomi nekilnojamojo turto rinkos procesai ir nepakankamai suvokiamas jų poveikis šalies ekonomikai.

Gilininąsi į šią sritį paskatino ir tai, kad nagrinėtoje literatūroje pasigendama išskyrimo svarbiausių veiksnių, lemiančių būsto kainų lygio formavimąsi pereinamosios ekonomikos šalyse. Todėl, didėjant būsto poreikiui pereinamosios ekonomikos šalyse, reikalingi teorinio ir praktinio lygmenų tyrimai, apimančys būsto rinkos procesus, būsto kainų lygio formavimosi tendencijas, bankų politikos krypčių poveikį būsto rinkos dalyviams ir būsto kainų lygiui. Kol kas mokslinėje literatūroje nepateikiamas aiškus atsakymas į klausimą: „Kokie pereinamosios ekonomikos šalies ypatumai yra svarbiausi ir daro didžiausią poveikį būsto kainų lygio kitimui?“

Darbe išsikeltu tikslu - nustatyti svarbiausius pereinamosios ekonomikos šalies ypatumus, kurie daro didžiausią poveikį būsto kainų lygio formavimuisi - siekiama apžvelgti literatūroje minimas aplinkybes ir veiksnius, lemiančius būsto kainų lygio formavimąsi pereinamosios ekonomikos šalyse, ištirti teorinius pereinamosios ekonomikos šalies ypatumus, kurie galėtų turėti poveikį būsto kainų lygio formavimuisi, išskirti svarbiausius veiksnius, lemiančius būsto kainų lygio formavimąsi pereinamosios ekonomikos šalyje – Lietuvoje, patikrinti ekspertinio tyrimo būdu svarbiausius pereinamajai ekonomikai būdingų veiksnių poveikį būsto kainų lygio formavimuisi.

Atlikti tyrimai parodė, kad svarbiausių pereinamosios šalies ypatumų poveikio svoris (arba stiprumas) būsto rinkos kainų lygio kitimui kiekybiškai išreiškiamas specifiniais veiksniais, kurie būdingi pereinamosios ekonomikos šaliai.

Apibendrinus atliktus tyrimus, buvo padaryta prielaida, kad svarbiausi pereinamosios ekonomikos šalies ypatumai, lemiantys siauresnės nekilnojamojo turto rinkos, t. y. *būsto rinkos* kainų lygio kitimą, galėtų būti psichologiniai ir didelės pinigų pasiūlos veiksniai. Todėl buvo iškeltos hipotezės, kurias patvirtinus arba paneigus galima buvo nustatyti svarbiausius veiksnius ir ypatumus, turinčius lemiamą poveikį būsto kainų lygio formavimuisi pereinamosios ekonomikos šalyje:

1 hipotezė: būsto kainų lygio augimą pereinamosios ekonomikos šalyje stipriai veikiantys veiksniai yra kryptingas būsto rinkos dalyvių elgesio formavimas ir didelė pinigų pasiūla.

2 hipotezė: yra ryšys tarp įstatyminės bazės formavimo ir mokestinės politikos bei būsto kainų lygio kitimo.

3 hipotezė: kuo daugiau spekuliacinių tikslų turi nekilnojamojo turto rinkos dalyviai, tuo labiau sužadinama paklausa ir kyla būsto kaina.

4 hipotezė: yra priklausomybė tarp būsto kainų kitimo ir neracionalaus vartotojų elgesio.

Iškeltos hipotezės patvirtintos (paneigtos) ekspertinio vertinimo metodu. Tyrimui buvo atrinkti nekilnojamojo turto rinkos ekspertai, kurie yra nekilnojamojo turto agentūrų vadovai, nekilnojamojo turto vertintojai, nekilnojamojo turto pardavimo tarpininkai ir pan. Dėl jų darbo patirties (didesnės nei 6 metai nekilnojamojo turto rinkoje) ir turimos kvalifikacijos (pvz., nekilnojamojo turto vertintojo), taip pat žinių tokiose srityse: nekilnojamojo turto rinkos tyrimai, nekilnojamojo turto sandorių tarpininkavimas, nekilnojamojo turto agentūros valdymas, bankų veikla, ekonomika, buvo laikomi nekilnojamojo turto rinkos Lietuvoje ekspertai ir jų išreikšta nuomonė pateiktas klausimais buvo pakankama atskleisti sunkiai kiekybiškai išreiškiamą pereinamosios ekonomikos šalies tendencija būsto kainų lygio formavimosi procese.

Atlikus empirinį tyrimą, prieita prie išvados, kad iš dalies nekilnojamojo turto rinkos augimas Lietuvoje 2002 - 2008 m. gali būti paaiškinamas pdidėjusiomis investicijomis į statybų ir nekilnojamojo turto sektorius ir palankiomis skolinimosi iš bankų sąlygomis, kurios buvo sudarytos šiuo laikotarpiu. Tai patvirtina, kad pagrindiniai būsto kainų lygio formavimąsi pereinamosios ekonomikos šalyje lemiantys ypatumai yra kryptingas būsto rinkos dalyvių elgesio formavimas ir didelė pinigų pasiūla. Nustatyta, kad įvedus ar padidinus nekilnojamojo turto mokestį, sumažėtų būsto pirkėjų. Taip nustačius ryšį buvo galima teigti, kad yra ryšys tarp įstatyminės bazės formavimo ir mokestinės politikos bei būsto kainų lygio kitimo. Nustatytas ryšys tarp nekilnojamojo turto rinkos dalyvių skaičiaus ir būsto kainų lygio padidėjimo: būsto pirkėjai, kurių pajamos leidžia imti kelias banko paskolas, įsigyja būstą gyventi, taip pat dar vieną nekilnojamojo turto objektą parduoti, jeigu kainos kryptingai didėja. Kuo daugiau spekuliacinių tikslų turi nekilnojamojo turto rinkos dalyviai, tuo labiau sukelia paklausa ir kyla būsto kaina. Taip pat tyrimas parodė, kad būsto kainų lygiui įtakos turi pirkėjų lūkestis, kad investicija yra pelninga, nes sukelia entuziazmą ir optimistines nuotaikas priimant investavimo sprendimą. Padidėjusi būsto paklausa lemia būsto kainų lygio didėjimą, todėl galima teigti, kad yra priklausomybė tarp būsto kainų kitimo ir neracionalaus vartotojų elgesio.

Apibendrinant atlikto ekspertinio tyrimo rezultatus, galima teigti, kad ekspertinio tyrimo tikslas įgyvendintas – įvertinti sunkiai statistiškai įvertinami veiksniai, lemiantys būsto kainų lygio formavimąsi pereinamosios ekonomijos šalyje - Lietuvoje, ištirtas tų veiksnių poveikis būsto kainų lygio kitimui. Visos hipotezės atlikus tyrimą buvo patvirtintos.

Raktažodžiai: *būsto rinka, pereinamosios ekonomikos šalis, būsto kainų lygis.*

The article has been reviewed.

Received in July, 2010; accepted in December, 2011.