

**GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA**

STARRED QUESTION NO:590

ANSWERED ON:08.05.2013

VACANT HOUSES

Rawat Shri Ashok Kumar;Yadav Shri Ranjan Prasad

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

- (a) whether several housing units that came up in the country between 2007 and 2012 are lying vacant or locked up;
- (b) if so, the details thereof and the reasons therefor;
- (c) whether multiple property ownership for other than living purpose has contributed to the housing problems in the country;
- (d) if so, the details thereof; and
- (e) the steps taken by the Government to address the issue?

Answer

THE MINISTER OF HOUSING & URBAN POVERTY ALLEVIATION (SHRI AJAY MAKEN)

(a) to (e): A Statement is laid on the Table of the Sabha.

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 590 FOR 08.05.2013 REGARDING VACANT HOUSES

(a) & (b): 'Land' and 'Colonisation' are State subjects, therefore Government of India does not maintain the data of housing units that come up during a certain period which might be lying vacant. However, as seen from comparative figures from Census 2001 and 2011 data, Vacant Census houses have increased from 6.45 million to 11.09 million units in urban areas. The vacancy percentage is thus 9% (6.45 million out of total 71.56 million Census houses) in 2001 and 10.1% (11.09 million out of total 110.14 million Census houses) in 2011, in urban areas.

Though it has not been established by any study, following can be among the probable reasons for Census houses kept vacant:

Interest of owners of the property in capital gains rather than meager rental revenue; and

Existing rental laws being favourable to tenants leading to the fear of non-availability of the property to the owner when needed.

(c) & (d): Multiple property ownership for other than self living purposes cannot conclusively be stated to have contributed to the housing problems in the country.

(e): The Government proposes to conduct a study to determine the reasons for vacant houses so that remedial measures including policy, amendment of Rent Control laws etc., can be initiated.