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Haldrup, Karin

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PREFACE

The present project came about through a chain of fortunate events facilitated by persons and institutions to whom I am profoundly grateful.

At first, I wish to thank Professor Dr. Tech. Erik Stubkjær, Aalborg University, for having seen the value of working with the issues of the Danish Mortgage Credit System and Land Registration in a fresh perspective, and for having suggested me to take on this challenge. Our cooperation throughout the whole process has been enjoyable and stimulating. While providing me with supervisory support, Prof. Stubkjær has at the same time given me ample space to pursue my own ideas and interests. My drafts have all been received with true interest and the numerous profound comments have helped me develop the ideas further.

This project would not have been realized without the visionary support of President & CEO of VP Securities A/S, Dr. Johannes Luef, who made this project possible by co-sponsoring the PhD fellowship. The PhD agreement between Aalborg University and VP Securities A/S provided a useful framework by giving the study direction and focus.

I also wish to cordially thank Wagn Erik Nørgaard, Vice President, International Systems, VP Securities A/S, for a relationship of mutual trust, and for giving me an insightful introduction to the financial sector. I especially wish to thank for the generous invitation to participate as a member of the VP-team at the Feasibility Study in Nicaragua.

Finally, I wish to express my special thanks to all my new colleagues at Aalborg University, who have received me so well and daily contributed to a stimulating working environment. It has been a true pleasure to see how Aalborg University in Copenhagen has taken shape over the past three years and to be interacting with students and staff in a multi-disciplinary campus.

One eye-opening event for me on the subject of mortgage finance in general, and the Danish mortgage securitization model in particular, took place in Riga, Latvia, in 1997, when I was invited to contribute to a Housing Finance Seminar¹. Unaware of the importance of the Danish Mortgage Finance System, and of the event I participated in, I have only now come to see the serendipity of having been part of an event together with giants in mortgage finance, both from the international scene, and from Denmark.

¹ "Housing Finance Seminar", Riga, October 6-7, 1997, Organized by: the Government of Latvia, The Government of Denmark, The World Bank

Dr. Bertrand Renaud's presentation made a lasting impression with his opening statement: "Cities look the way they are financed!" He showed a keen interest in the topic of land registration, which I presented. His contributions to the literature on mortgage finance has helped me understand more of the topic, and it is now clear for me, that his understanding of the role of legal registration systems and property rights works on mortgage finance is of strategic importance for developing of mortgage finance systems – as well as for strategies in the land sector as a whole.

During the period 2007-2010 events, which have unfolded in the global financial world, have provided overwhelming evidence of the importance of mortgage finance in the capital market, while also - without mercy - demonstrating the linkages between the financial world, the property market, and the overall economy. For this I am not grateful. The crisis has, however, been helpful in illustrating the issues of the thesis. It has become increasingly clear what new challenges lie ahead in developing our profession in the service of economic development in general, and of mortgage finance in particular. The present thesis is but a modest step in that direction.

Karin Haldrup

November 4, 2010

Aalborg University in Copenhagen