

Construction and housing

1. How the Danes live

Half the population live in one-family houses

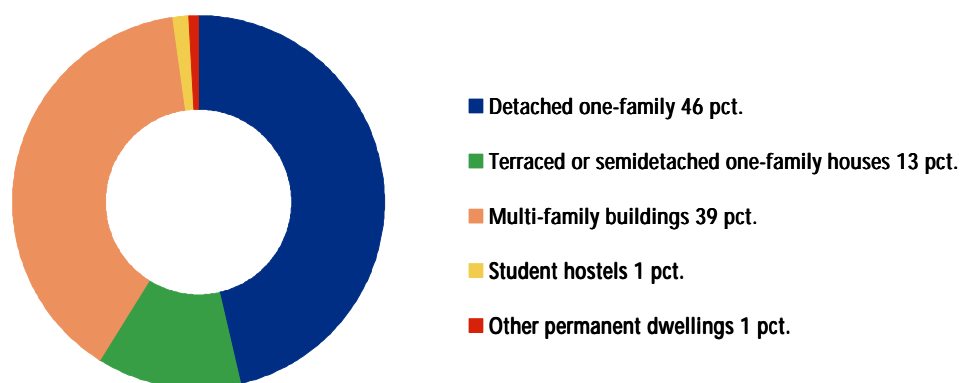
On 1 January 2000, the Danish population comprised a total of 5,330,000 persons. Half of those living in actual dwellings lived in detached one-family houses, while less than a third (30 per cent) lived in multi-dwelling buildings. The study also shows that approximately 28,000 persons had holiday dwellings as their official residences.

Types of dwellings

Figure 1 shows the dwelling stock by type of building. Out of the approximately 2.5 million dwellings in Denmark, 46 per cent are detached one-family houses and farm houses, while 39 per cent are dwellings in multi-family buildings and 13 per cent are terraced or semidetached one-family houses. This means that there are fewer inhabitants per dwelling in multi-family buildings than in detached one-family houses.

Figure 1

Dwelling stock by type of building, 1 January 2000



New houses are bigger

Since 1981, the average dwelling size has increased from 106.4 m² to 108.8 m² on 1 January 2000. A study of the average dwelling size conducted in the 1990s showed that as residential construction of detached one-family houses increased, the average size of new dwellings of this type also increased. Only the size of terraced or semidetached one-family houses had fallen. Thus, in January 2000 Denmark had 14,000 detached one-family houses larger than 300 m². Approximately 900 dwellings of this size can be found in multi-family buildings and terraced and semidetached one-family houses.

Among detached one-family houses, the most frequent number of rooms is four (32 per cent). This is also true of terraced and semidetached one-family houses, where 35 per cent of all dwellings have 4 rooms. When comparing the two types of dwelling, it should be noted that 52 per cent of all terraced and semidetached one-family houses have 1-3 rooms, while this is only true for 16 per cent of all detached one-family houses. Indeed, this study showed that the

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average size of a detached one-family house was 137.9 m², while the average size of terraced and semidetached one-family houses was 91.3 m².

The relative distribution of the number of rooms is different for multi-family buildings. For this type of dwelling, the most frequent number of rooms is two; this is true of 37 per cent of all dwellings in multi-family buildings. Indeed, the average size of this type of dwelling is less than that of the types of dwelling mentioned in the above: 75.3 m².

Fewer persons per household

On 1 January 2000, Denmark had 2,383,000 households in actual dwellings. A household comprises one or more persons living at the same address. All individuals at one particular address are included in this household, regardless of family connections. On average, each household in actual dwellings comprises 2.19 individuals. For purposes of comparison, the corresponding figures for the preceding decades are as follows: 1980: 2.47; 1970: 2.69; and 1960: 3.01.

Differences between households with and without children

Approximately 1.7 million or 73 per cent of all households did not include children. Of these households, 44 per cent lived in multi-family buildings, 36 per cent lived in detached one-family houses, and 13 per cent lived in terraced and semidetached one-family houses.

A total of 639,000 households do include children; these households have different living arrangements than those without children. Among this group, only 24 per cent lived in multi-family buildings, while 56 per cent lived in detached one-family houses and 13 per cent lived in terraced and semidetached one-family houses.

Of the 83,630 single women with children, 56 per cent lived in multi-family buildings, while this was only true for 15 per cent of married couples with children. Instead, 66 per cent of all married couples with children lived in detached one-family houses, while only 17 per cent of all single women with children lived in this type of dwelling.

Fewer households with installation deficiencies

The period since 1980 has involved significant modernisation of the existing dwelling stock, a process which has been concurrent with the development of district and central heating and natural gas. On 1 January 2000, a total of 167,000 households lived in dwellings with at least one installation deficiency, corresponding to 7.0 per cent of all households in actual dwellings. At the time of the housing survey of 1 January 1981, a total of 355,785 households lived in dwellings with at least one installation deficiency. Thus, the number of households with installation deficiencies has halved since the early 1980s.

Lack of bath or shower was the most frequent installation deficiency, as 84 per cent of all households with installation deficiencies did not have their own bath or shower. Moreover, 24 per cent of all households with installation

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deficiencies had no central heating, 22 per cent had no toilet, and 25 per cent had no kitchen.

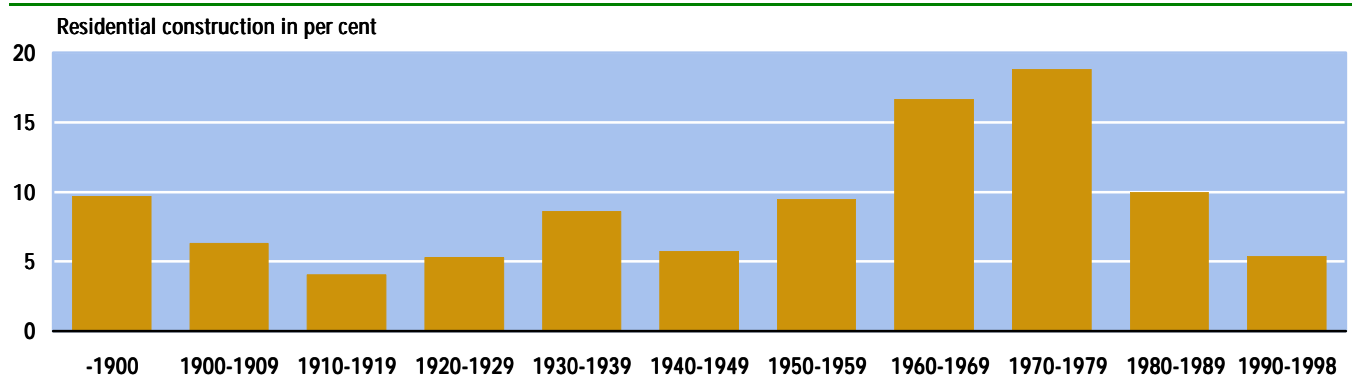
Dwellings with installation deficiencies were most frequently inhabited by single men (31 per cent), while 27 per cent of these inhabitants were single women, 16 per cent were married couples, and 13 per cent were cohabiting couples. Households with no children accounted for 86 per cent of all households with installation deficiencies. This means that this type of household was "over-represented" with regard to dwellings with installation deficiencies. In other words, children lived in better dwellings than the population as such, while single persons with no children lived in the poorest dwellings.

2. Residential construction

90 per cent of all dwellings are from the 20th century

Of all the 2.7 million dwellings in Denmark, approximately 90 per cent were built during the 20th century. As shown in Figure 2, only 9.7 per cent of all Danish dwellings were built before 1900.

Figure 2 Dwelling stock by year of construction, 1 January 1999



The decades with the lowest construction rates are those decades in which the two World Wars occurred. Only 4.0 per cent and 5.8 per cent of the existing dwelling stock were built during the periods 1910-19 and 1940-49, respectively. The main reason for this is that residential construction activity was low during WWI and WWII.

One third of all dwellings are from the 1960s and 70s

The greatest proportion of Danish dwellings were built during the 1960s and 1970s. Thus, 17 per cent of all dwellings were built during the 1960s, and 19 per cent were constructed during the 1970s. This means that more than a third of all Danish dwellings were built during the period from 1960 to 1979. The number of buildings completed during these years is a clear indication of the growth experienced in Denmark at that time; building activity culminated in 1973, where 56,000 new buildings were completed.

The marked increase in the dwelling stock in Denmark during this period is also linked to a greater demand for dwellings. This increased demand was

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caused by a change in family patterns and by the fact that young people moved away from home at an earlier age than was previously the case. After 1973, building activity subsided due to the change in the economic climate brought on by the oil crisis.

Less residential construction during the 1980s and 1990s

The proportion of dwellings constructed during the 1980s was comparatively low as a result of the general economic recession; 10 per cent. The proportion constructed during the period from 1990 to 1998 was even smaller; only 5.4 per cent. However, construction rates have increased slightly towards the end of the 1990s - particularly with regard to detached one-family houses.

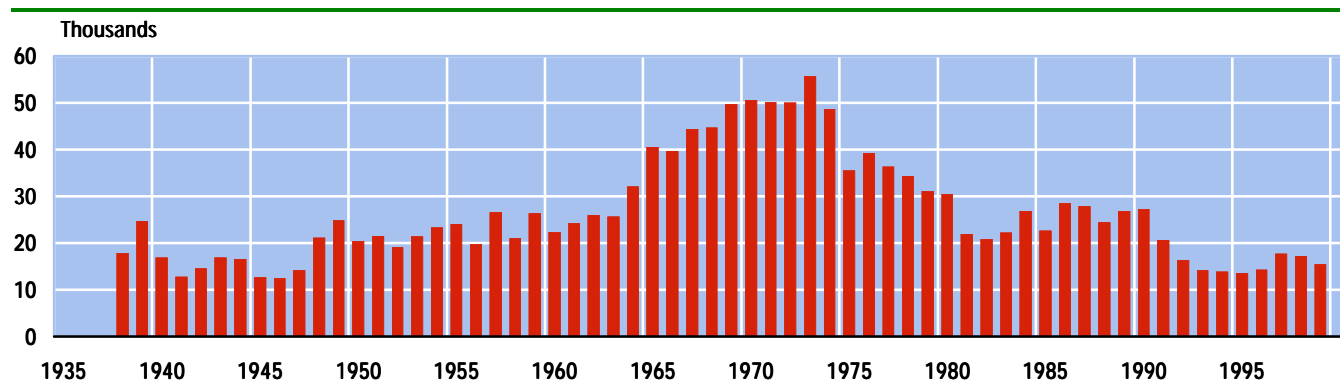
New dwellings completed

The number of new dwellings completed was greatest during the period from 1964 to 1980, when more than 30,000 new dwellings were completed each year. During a four-year period from 1970 to 1973, the number of new buildings completed per year was greater than 50,000. These figures have not been matched since then, and since 1992, the number of new dwellings has come to less than 20,000 a year.

The methods of calculation as regards the number of dwellings completed have changed over the years. Until 1948, the figures for parishes were primarily estimates based on the number of households. During the period up to 1964, these figures were calculated on the basis of information submitted from the Copenhagen area with nine suburbs, provincial cities with suburbs, and 85 rural municipalities with built-up areas. From 1965 to 1980, the surveys covered all of Denmark and were based on questionnaires sent to all municipalities. Since 1980, the statistics have been based on the information submitted by all municipalities to the Buildings and Dwellings Register (BDR).

Figure 3

Dwellings completed



Note: the figures provided on the dwellings completed in 1998 and 1999 are preliminary statistics only.

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3. Construction and the Danish economy

Value added

The significance of the construction sector in the overall Danish economy can be described by means of central statistics from the National Accounts.

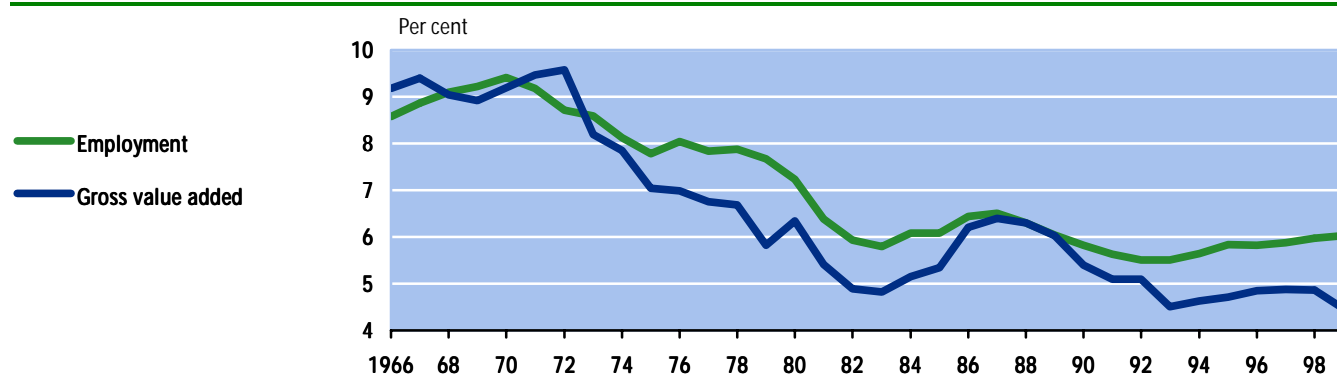
Figure 4 illustrates the proportionate significance of the construction sector in the overall Danish economy by means of the gross value added in fixed prices. The significance of this sector has fallen dramatically during the period from 1966-1999. The construction sector's proportion of the total gross value added reached a peak in 1972 at 9.6 per cent. This proportion subsequently dwindled until 1983, and after a small increase in the mid-80s it dropped to 4.5 per cent in 1999.

Construction employment

The proportion of the construction sector with regard to total employment has developed concurrently with the significance of construction in the overall Danish economy. Since the employment rate peaked in 1970 at 9.4 per cent of total employment, this proportion declined until 1983. During the period until 1987, construction accounted for an increasing proportion of total employment. This was, however, followed by a new period of decline, with the lowest proportion being observed in 1993. During the last six years, this share has shown some slight increase, and in 1999 construction accounted for 6.0 per cent of total employment.

Figure 4

Construction in relation to total activities. 1966-1999



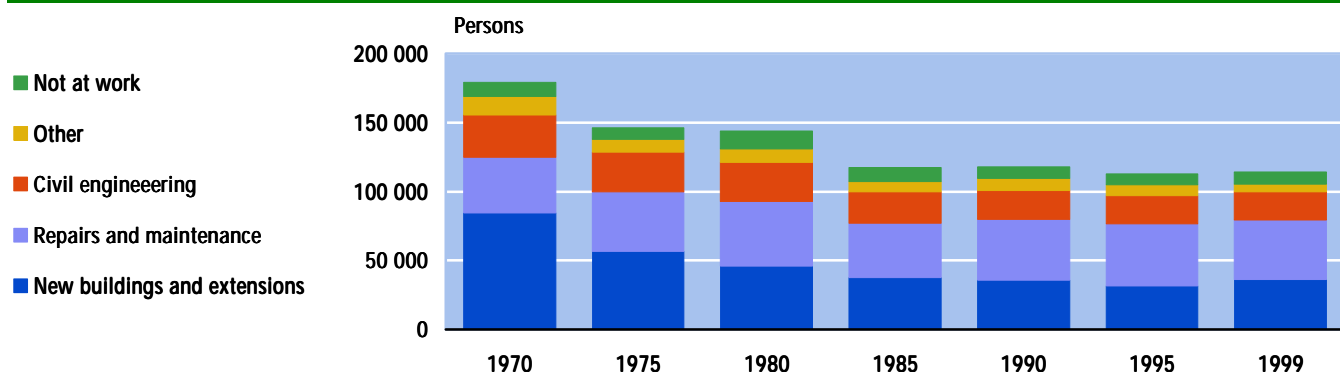
4. Construction employment by activity

Construction employment in decline

The proportion employed in the construction sector in relation to total employment is not the only figure which is in decline. Actual employment among wage earners and working masters within construction has been in decline since 1970. The total number has fallen from 179,000 in 1970 to 114,000 in 1999.

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Figure 5 Employed wage earners and working masters in construction, by activity



Note: the years stated constitute simple averages of the quarterly surveys, where employment is calculated on a specific day in the middle of the quarter.

New buildings and repairs

The number of employed wage earners and working masters working on new buildings has fallen from 84,000 in 1970 to 36,000 in 1999. Thus, the employment statistics are consistent with the reduction in residential construction activity. The number of employed wage earners and working masters employed within repairs and maintenance has remained at a constant level of between 40,000 and 45,000 individuals during the entire period, even though this number rose to 47,150 in 1980.

Relatively greater employment within repairs and maintenance

Developments within construction have caused a decrease in the relative significance of new buildings when compared to repairs and maintenance. In 1970, 47 per cent of those employed within construction worked on new buildings, while 23 per cent were employed on repairs. In 1999, a shift had occurred in the relative balance between the two types of construction activity: 32 per cent of those employed within construction worked on new buildings, while 38 per cent worked on repairs and maintenance.

Civil engineering

Despite the amount of civil engineering activity in connection with the Great Belt and Øresund links, the number of people employed on civil engineering projects has fallen by one third since 1970.

5. Building costs

Increase in total building costs

Statistics Denmark have calculated building costs since 1920. The present regulating index has 1987 as its base year and illustrates developments within total building costs and by the cost of material and labour.

The total building costs have increased by 51 per cent from 1987 to 1999. During this period, the costs of materials have increased by 50 per cent and the costs of labour by 56 per cent. During the period from 1987 to 1999, the materials index saw greater increases than the labour index.

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Figure 6 Regulating index for residential construction, January 1987=100

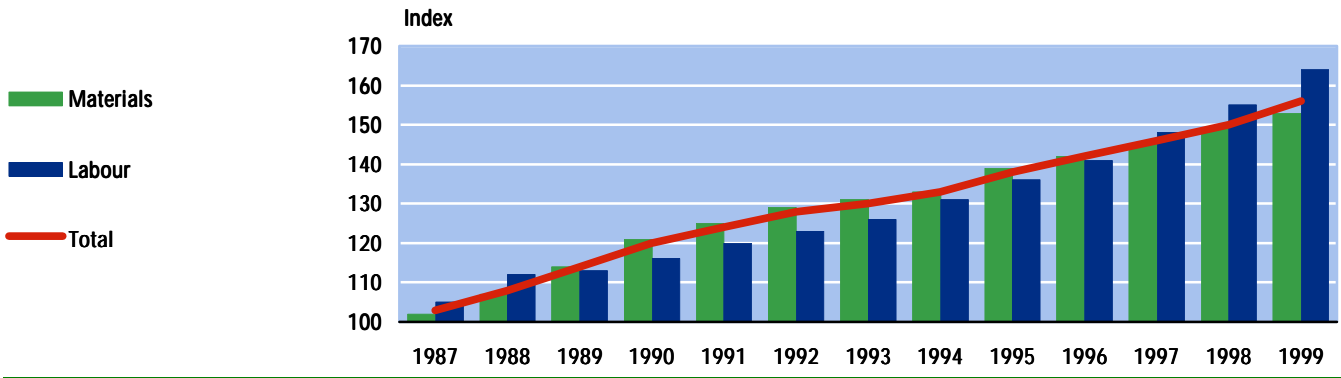


Table 304

Building stock 2000

	Number of buildings	Type of heating installation				Utilised floor space (excl. area not used for habitation or business) ³	Gross floor space (incl. cellars, but excl. attics which cannot be utilised) ⁴
		District heating	Central heating	Heating stoves, electricity etc. ²	None or not known		
Thousand m ²							
Building stock, total ¹	2 435 127	206 014	188 834	43 509	138 745	451 909	648 312
Building stock by principal use							
Residential buildings, total	1 437 039	138 858	111 796	21 547	154	191 788	326 907
Farmhouses and detached one-family houses	1 146 869	54 130	92 077	16 740	80	140 990	194 774
Terraced houses, etc.	194 710	18 306	7 501	2 767	12	22 968	31 737
Multi-family buildings	84 079	62 299	10 125	1 832	22	23 395	92 502
Other residential buildings	11 381	4 122	2 093	207	40	4 435	7 895
Industrial and commercial buildings	718 877	42 411	64 724	7 418	136 063	217 278	261 241
Non-residential farm buildings	513 529	1 011	13 115	950	113 278	121 044	130 697
Factories, workshops, etc.	70 970	9 090	29 685	2 821	8 799	44 869	52 248
Building for public administration, distributive and professional trades	72 159	26 901	17 177	2 268	6 526	35 890	57 926
Other industrial and commercial buildings	62 219	5 409	4 747	1 379	7 460	15 475	20 370
Other buildings, total	279 211	24 745	12 314	14 545	2 528	42 844	60 164
Buildings for institutional, educational, and cultural use, etc.	44 085	21 728	9 735	1 165	1 288	23 554	38 854
Holiday dwellings	198 003	55	588	12 006	271	12 719	13 391
Other buildings for leisure	37 123	2 961	1 991	1 374	969	6 570	7 919
Counties							
Copenhagen Municipality	47 925	31 516	3 143	1 441	931	12 403	44 847
Frederiksberg Municipality	6 005	5 305	805	186	78	1 747	7 842
Copenhagen County	155 390	17 749	26 109	2 260	1 617	31 011	57 121
Frederiksborg County	156 452	7 115	14 782	4 818	3 391	24 250	34 219
Roskilde County	87 867	4 564	9 866	1 989	2 802	15 731	21 340
West Zealand County	188 332	6 225	13 427	5 136	9 453	28 759	38 162
Storstrøm County	157 606	6 185	11 212	4 412	8 988	25 908	34 188
Bornholm County	34 215	1 102	2 227	706	1 956	5 062	6 785
Funen County	243 743	20 636	17 744	2 737	12 824	44 780	61 188
South Jutland County	148 126	7 602	11 980	2 951	12 179	29 711	37 964
Ribe County	130 659	11 094	6 913	1 828	10 004	26 102	32 417
Vejle County	171 747	12 451	15 762	2 133	10 537	34 002	45 215
Ringkøbing County	178 255	13 103	10 299	2 408	15 089	36 488	44 388
Aarhus County	270 269	31 090	15 943	4 427	14 043	50 871	73 491
Viborg County	163 161	7 685	12 166	1 931	13 777	30 941	38 989
North Jutland County	295 375	22 593	16 458	4 147	21 076	54 144	70 158

¹ Incl. buildings where use is not known, but excl. garages, car ports, and out houses. ² Including electric panels. ³ Area of ground floor. ⁴ Area of all floors, including cellar/basement, but excl. attics which cannot be used.

Table 305

Building activity 1996-1997

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	1997	1998*	1997	1998*	1997	1998*
Thousand m ²						
New buildings in all Denmark, gross floor space	8 623	9 334	8 364	8 900	7 695	7 941
Residential buildings	2 591	2 873	2 505	2 735	2 340	2 431
Type of building						
Detached one-family houses ¹	1 810	2 062	1 733	1 963	1 529	1 687
Other one-family houses	321	361	301	313	294	284
Multi-family buildings	337	325	355	340	397	368
Other buildings	122	125	115	119	120	92
Industrial and administrative buildings, etc.	4 418	4 930	4 339	4 672	3 908	4 084
Farm buildings, etc.	2 118	2 496	2 124	2 389	1 881	2 067
Factories, workshops, etc.	1 008	1 108	961	1 032	880	889
Power stations, gasworks, etc.	45	38	42	44	82	54
Transport depots, etc.	94	48	87	44	55	55
Public administration, distributive and professional trades	939	1 024	915	958	869	848
Hotels and other service trade						
Buildings	68	91	60	81	42	55
Other buildings	146	125	151	124	99	116
Buildings for cultural and institutional use	509	363	449	361	416	402
Of which:						
Buildings for education and Research	267	205	239	184	181	206
Hospitals, nursing homes, etc.	41	43	26	54	57	24
Other buildings	1 106	1 169	1 072	1 132	1 031	1 024
Of which: Holiday dwellings	236	265	226	242	210	209
Regional distribution						
All Denmark	8 623	9 334	8 364	8 900	7 695	7 941
Undistributed building activity	-	-36	-	115	-	57
Copenhagen Municipality	250	195	262	169	191	185
Frederiksberg Municipality	32	30	33	22	17	57
Copenhagen County	493	424	457	410	396	433
Frederiksborg County	463	485	432	438	379	419
Roskilde County	309	277	283	249	323	268
West Zealand County	489	510	461	483	414	451
Storstrøm County	302	392	289	358	270	334
Bornholm County	67	80	67	77	71	65
Funen County	794	957	791	876	673	761
South Jutland	596	631	583	607	562	536
Ribe County	547	592	546	562	568	537
Vejle County	790	866	796	832	722	718
Ringkøbing County	727	888	705	807	707	657
Århus County	1 142	1 185	1 075	1 156	1 050	1 001
Viborg County	650	765	636	708	530	582
North Jutland County	970	1 095	949	1 029	823	881

¹ Including farmhouses and detached one-family houses.

Table 306

Residential construction 1997-1998

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	1997	1998*	1997	1998*	1997	1998*
	Number of dwellings					
All Denmark, total	17 947	17 846	17 594	17 427	17 725	17 117
Of which:						
Conversion, etc. of buildings	2 785	2 515	2 781	2 366	3 058	2 439
Type of building						
Detached one-family houses ¹	7 294	7 627	7 124	7 508	6 470	7 041
Other one-family houses	3 410	3 645	3 258	3 113	3 428	2 977
Multi-family buildings	5 123	4 225	5 183	4 620	5 498	5 491
Student hostels	340	742	327	141	542	338
Residential institutions	744	714	682	819	842	598
Other buildings	1 036	893	1 020	1 226	945	672
Builders						
Private builders	13 058	13 643	12 587	13 356	12 181	12 503
Non-profit-making building societies	3 467	3 116	3 561	3 050	4 389	3 363
Public authorities	1 422	1 087	1 446	1 021	1 155	1 251
Regional distribution						
All Denmark	17 947	17 846	17 594	17 427	17 725	17 117
Undistributed residential construction	-	-290	-	645	-	-364
Copenhagen Municipality	410	533	758	273	863	450
Frederiksberg Municipality	61	81	61	84	157	58
Copenhagen County	1 203	909	1 073	937	1 056	1 521
Frederiksborg County	1 301	1 497	1 203	1 318	854	1 273
Roskilde County	999	697	964	655	807	813
West Zealand County	1 089	885	1 015	832	858	945
Storstrøm County	541	594	502	541	601	551
Bornholm County	66	101	69	99	108	85
Funen County	1 650	1 743	1 765	1 564	1 598	1 722
South Jutland County	969	761	934	699	1 024	809
Ribe County	889	843	912	791	1 011	924
Vejle County	1 603	1 573	1 630	1 527	1 700	1 536
Ringkøbing County	1 170	1 639	1 108	1 497	1 430	1 093
Aarhus County	3 193	3 338	2 969	3 249	3 111	3 103
Viborg County	1 201	1 170	1 089	1 094	895	1 181
North Jutland County	1 602	1 772	1 542	1 622	1 652	1 417

¹ Incl. farmhouses and detached one-family houses

Table 307

Average size of new dwellings completed 1980-1998

	1980	1985	1990	1995	1998
	m ² per dwelling				
Year-round dwellings, total	118	99	85	98	117
Farmhouses	213	196	206	196	210
Detached one-family houses	144	129	134	145	159
Other one-family houses	95	83	80	84	87
Multi-family buildings	78	74	73	77	72
Student hostels	24	24	37	37	31
	Number of dwellings				
New buildings completed, total	30 345	22 613	27 237	13 503	17 117
Detached one-family houses	15 207	7 678	3 392	3 357	7 041
Other one-family houses	7 297	8 863	12 431	2 444	2 977
Multi-family buildings	6 562	5 198	9 417	6 266	5 491
Other buildings	1 279	874	1 997	1 436	1 608

Table 308

Construction cost indices 1990-1999

	Average 1990	Average 1997	Average 1999
	1968=100		
Construction cost indices for			
Road fund work	635	753	792
Motorway work	647	765	807
Indices for regulation of tenders for			
Earth work, etc.	662	802	847
Asphalt work	491	552	576
Concrete structures	643	719	751
Iron structures	613	649	671

Table 309

Regulating price index for residential construction (excl. VAT) 1990-1999

	Weights 1 Jan. 1987	Average 1990	Average 1997	Average 1999
	1 January 1987=100			
Regulating price index, total	1 000	120	146	156
Concrete work/underground	51	115	126	133
Concrete structures	136	119	145	150
Bricklayers	135	116	145	161
Carpenters	256	120	148	155
Joiners	109	119	125	125
Painters	56	115	150	164
Heating, sanitation, etc.	125	122	163	184
Plumbers	13	144	166	180
Electricians	41	129	163	177
Fixtures	78	118	139	145

Table 310

Construction employment 1998-1999

	Average 1998	Average 1999
Total employment	140 698	140 279
Wage earners and working masters, total	115 306	114 318
Salary earners, total	25 392	25 961

Table 311

Employed wage earners and working masters in the construction industry 1998-1999

	Ave. 1998	Ave. 1999
Wage earners and working masters, total	115 306	114 318
General contractors, etc.	30 566	30 416
Master bricklayers	11 244	11 532
Electricians	17 957	17 862
Plumbers	12 770	12 631
Carpenters and joiners	23 055	22 798
Master painters	10 282	10 203
Master glaziers	1 051	1 009
Public institutions, etc.	8 380	7 868

Table 312

Housing situation 1960-2000

	1960	1970	1980	2000
	Number			
Occupied dwellings (households)	1 475 620	1 796 648	2 000 231 ¹	2 382 660
Occupants	4 437 550	4 832 842	4 947 728 ¹	5 215 763
Average number of occupants per household	3.01	2.69	2.47	2.19
Occupants in the household:				
Total	100.0	100.0	100.0²	100.0
1 occupant	16.0	23.7	27.9	36.3
2 occupants	27.4	29.5	31.6	33.4
3 occupants	20.9	18.5	16.1	12.9
4 occupants	18.9	16.7	16.5	12.0
5 or more occupants	16.8	11.6	7.9	5.4
Dwelling (households)	100.0	121.8	135.6	161.5
Occupants	100.0	108.9	111.5	117.5
	Per cent			
Type of building:				
Total (incl. not stated)	100.0	100.0	100.0	100.0
Households in:				
Farmhouses	12.4	9.8	7.8	5.2
One-family houses, etc.	32.6	39.7	49.9	54.4
Multi-dwelling houses	55.0	49.0	41.6	39.8
Other dwellings	-	1.6	0.6	0.6
Tenure:				
Total	100.0	100.0	100.0²	100.0
Occupied by owner	44.9	46.9	54.6	53.4
Rented	55.1	53.1	44.1	46.2
Not stated	-	-	1.3	0.3
Installations:				
% with central heating	47.0	84.0	91.3	98.4
% with bath	45.0	71.3	84.0	94.1

¹ Households and inhabitants in own dwelling. ² Excluding student hostels.

Table 313

Dwelling stock by type of heating installation 2000

	District heating	Central heating from own unit				Heating stoves ¹	No heating installation or not known	Total
		Burning oil	Burning natural gas	Other or not known	Total			
number of dwellings								
Dwelling stock total	1 442 911	488 327	317 797	47 299	853 423	190 575	2 063	2 488 972
Farmhouses	1 758	93 513	3 703	18 783	115 999	14 920	285	132 962
One-family houses (detached)	391 197	290 528	197 520	23 074	511 122	116 500	478	1 019 297
Terraced houses	201 765	25 061	54 502	1 839	81 402	31 152	168	314 487
Multi-family buildings	811 673	71 314	56 039	2 576	129 929	24 722	484	966 808
Student hostels	28 543	1 071	2 988	311	4 370	752	3	33 668
Other dwellings	7 974	6 840	3 045	716	10 601	2 529	645	21 749

Note: The number of dwellings is excluding institutional households and holiday dwellings.

¹ Including electric cookers and panels.

Table 314

Dwelling stock by type, size, etc. 2000

	Dwellings by type of building					Dwelling stock total ¹	Of which freehold flats
	One-family houses detached	One-family houses (terraced or semidetached)	Dwellings in multi-family buildings	Student hostels	Other dwellings		
	number of dwellings						
Dwelling stock, total	1 152 259	314 487	966 808	33 668	21 749	2 488 972	198 998
by number of rooms:							
1 room	3 082	9 253	101 016	29 756	6 719	149 827	21 435
2 rooms	28 740	65 589	360 057	3 097	2 948	460 431	77 431
3 rooms	156 612	89 257	318 873	634	2 232	567 608	59 188
4 rooms	366 499	108 553	144 031	57	2 163	621 303	30 248
5 rooms	300 291	31 031	29 418	21	1 596	362 357	7 201
6 rooms	163 863	7 792	8 732	13	1 407	181 807	2 205
7 or more rooms	133 067	3 009	4 677	90	4 678	145 521	1 290
by floor space:							
0- 39 m ²	1 548	7 062	57 851	28 429	3 472	98 362	9 659
40- 59 m ²	8 558	19 502	212 779	3 867	2 443	247 150	44 085
60- 79 m ²	48 667	76 024	332 852	795	2 221	460 559	66 269
80- 99 m ²	127 771	108 523	232 510	119	1 655	470 578	43 454
100-119 m ²	200 529	61 370	76 971	33	1 394	340 297	19 277
120-159 m ²	448 238	35 742	38 625	103	2 048	524 756	11 328
160-199 m ²	201 327	4 607	9 754	63	1 341	217 092	3 074
200-299 m ²	101 184	1 456	4 753	79	2 444	109 916	1 589
300- m ²	14 437	201	712	180	4 731	20 261	263
by construction period:							
Before 1900	133 133	16 240	102 381	1 118	4 466	257 338	18 801
1900-1919	126 659	11 962	131 765	1 125	4 698	276 209	23 221
1920-1939	160 044	9 350	188 707	995	3 594	362 691	37 433
1940-1949	53 157	13 425	78 627	762	1 065	147 036	10 188
1950-1959	103 322	22 740	106 841	2 111	1 758	236 772	10 663
1960-1969	214 472	29 089	136 939	9 391	2 034	391 925	29 529
1970-1974	139 536	29 149	81 361	10 018	1 039	261 103	23 518
1975-1979	106 120	32 221	33 668	997	787	173 793	10 413
1980-1984	39 174	46 446	28 946	1 207	470	116 243	10 520
1985-1989	38 602	55 645	27 647	1 642	831	124 367	12 120
1990-1994	10 861	33 081	30 046	2 668	433	77 089	7 679
1995-	27 010	15 129	19 792	1 634	553	64 118	4 904
by ownership:							
Individuals; limited liability company, etc.	1 131 693	158 513	470 077	25 848	18 543	1 804 675	195 453
Non-profit-making building society	9 046	117 940	349 570	5 493	932	482 981	1 635
Housing society	6 184	30 000	122 917	6	214	159 321	266
Public authority	5 334	8 034	24 244	2 321	2 060	41 993	1 644
by tenure:							
Rented	87 180	188 076	800 312	29 621	8 967	1 114 156	72 823
Owner-occupied	1 029 159	118 902	124 418	6	5 789	1 278 274	117 134
by installations:							
With no kitchen	1 908	2 217	29 449	22 602	5 315	61 492	4 026
With toilet, central heating, and bath	1 096 083	306 552	845 038	27 459	16 036	2 291 169	189 456
With toilet and central heating but no bath	25 449	4 563	71 648	366	1 627	103 653	3 152
With toilet but no central heating	22 443	2 491	13 202	4	935	39 075	3 421
With no toilet or not stated	8 284	881	36 920	5 839	3 151	55 075	2 969

Note 1. These dwellings do not include institutional households and summer dwellings.

Note 2. Not known are not specified in the first column, except for the 'by installation' section, but only included in total dwellings.

¹ Including type of dwelling not known.

Table 315

Dwelling stock by type of building. Regional analysis 2000

	Dwellings by type of building					Dwelling stock total
	One-family houses detached	One-family houses (terraced or semi-detached)	Dwellings in multi-family buildings	Student hostels	Other dwellings	
	number of dwellings					
All Denmark	1 152 259	314 487	966 808	33 668	21 749	2 488 972
Copenhagen Municipality	14 483	6 527	251 655	6 295	521	279 481
Frederiksberg Municipality	1 033	564	49 909	82	77	51 665
Copenhagen County	82 575	51 330	145 126	5 455	1 377	285 863
Frederiksborg County	75 849	29 134	43 038	377	1 489	149 887
Roskilde County	51 982	16 492	27 196	1 207	874	97 751
West Zealand County	78 022	17 433	34 841	1 355	1 665	133 316
Storstrøm County	77 917	15 686	27 358	444	1 144	122 549
Bornholm County	13 556	5 203	1 944	197	419	21 319
Funen County	119 812	39 502	56 577	3 296	2 489	221 677
South Jutland County	71 112	14 911	27 296	1 853	1 422	116 594
Ribe County	60 475	13 343	25 347	1 250	993	101 408
Vejle County	89 162	17 033	50 869	951	1 183	159 198
Ringkøbing County	76 921	13 982	26 913	1 098	1 524	120 438
Aarhus County	132 435	37 037	112 468	6 315	2 745	291 000
Viborg County	73 378	10 394	20 136	942	1 111	105 961
North Jutland County	133 547	25 916	66 135	2 551	2 716	230 865

Note. These dwellings do not include institutional households and summer dwellings.

Table 316

Dwellings, households and persons, by type of building
2000

	Dwellings	Households	Persons	Average number of persons per household
	Number			
Total	2 726 364	2 434 112	5 330 020	2.19
Total with known housing condition ¹	2 726 364	2 414 746	5 288 323	2.19
Type of building				
Dwelling stock total	2 488 972	2 382 660	5 215 763	2.19
Farmhouses	132 962	124 640	347 263	2.79
One-family houses (detached)	1 019 297	989 681	2 597 341	2.62
Terraced houses	314 487	306 226	626 992	2.05
Multi-family buildings	966 808	918 913	1 576 352	1.72
Student hostels	33 668	28 794	35 944	1.25
Other dwellings	21 749	14 406	31 871	2.21
Type of building not stated	1	-	-	-
Institutional households	20 966	16 094	43 385	2.70
Holiday dwellings	216 193	15 759	28 231	1.79
Housing conditions not known ¹	•	19 366	41 697	2.15

Note. Information is based on a combination of the construction and housing register (BBR) and the central person register (CPR). A household comprises the persons registered at the same address on the CPR.

¹ Known housing conditions for households and persons means that the same address is on both the BBR and CPR, while housing not known means that the address for households and people on the CPR is not on the BBR, or that there is no dwelling at the address on the BBR.

Table 317

Households by type of building 2000

	Type of building					Dwellings proper, total ¹	Of which	
	Farm-houses	Detached onefamily houses	Terraced houses, etc.	Multi-family buildings	Student hostels and other dwellings		Rented dwellings	Owner-occupied dwellings
Households, total	124 640	989 681	306 226	918 913	43 200	2 382 660	1 101 968	1 272 234
Of which with:								
0 children	79 384	633 308	223 416	767 701	39 417	1 743 226	894 408	842 634
1 child	15 252	137 774	39 087	82 510	1 934	276 557	105 686	169 864
2 children	18 434	164 419	34 161	49 229	1 318	267 561	71 981	194 648
3 or more children	11 570	54 180	9 562	19 473	531	95 316	29 893	65 088
Households with 1 single man, total	15 678	86 142	44 943	231 317	17 667	395 747	258 298	135 427
of which with:								
0 children	15 133	81 580	42 962	226 702	17 562	383 939	252 026	129 929
1 child	374	3 248	1 524	3 728	88	8 962	4 917	4 017
2 children	131	1 101	405	760	16	2 413	1 143	1 262
3 or more children	40	213	52	127	1	433	212	219
Households with 1 single woman, total	7 576	105 054	103 477	335 766	13 420	565 293	412 530	150 661
of which with:								
0 children	6 664	90 775	82 532	288 130	12 840	480 941	344 263	134 937
1 child	373	6 426	11 073	28 998	364	47 234	38 477	8 561
2 children	348	5 824	7 894	14 541	164	28 771	22 848	5 800
3 or more children	191	2 029	1 978	4 097	52	8 347	6 942	1 363
Households with 1 married couple, total	60 804	523 276	94 895	147 996	4 056	831 027	193 659	635 060
of which with:								
0 children	33 671	301 696	59 115	96 113	2 391	492 986	125 150	366 718
1 child	6 332	63 961	12 429	21 068	660	104 450	25 302	78 751
2 children	12 166	117 348	18 102	20 365	699	168 680	28 088	140 000
3 or more children	8 635	40 271	5 249	10 450	306	64 911	15 119	49 591
Households with 2 single adults of opposite sex, total	13 399	110 706	31 029	115 042	4 066	274 242	129 327	143 722
of which with:								
0 children	6 844	53 213	17 066	87 266	3 365	167 754	91 358	75 649
1 child	2 782	26 255	7 087	17 456	421	54 001	21 585	32 152
2 children	2 696	24 762	5 481	8 384	224	41 547	12 723	28 677
3 or more children	1 077	6 476	1 395	1 936	56	10 940	3 661	7 244
Households with more than 1 family or with children 18 and over	17 895	121 567	23 629	37 704	1 024	201 819	50 549	150 936
of which with:								
0 children	12 074	81 342	16 512	28 731	728	139 387	36 710	102 457
1 child	3 769	30 108	5 539	6 161	200	45 777	9 401	36 303
2 children	1 570	8 314	1 227	1 842	76	13 029	3 002	9 999
3 or more children	482	1 803	351	970	20	3 626	1 436	2 177
Households, other types, total	9 288	42 936	8 253	51 088	2 967	114 532	57 605	56 428
of which with:								
0 children	4 998	24 702	5 229	40 759	2 531	78 219	44 901	32 944
1 child	1 622	7 776	1 435	5 099	201	16 133	6 004	10 080
2 children	1 523	7 070	1 052	3 337	139	13 121	4 177	8 910
3 or more children	1 145	3 388	537	1 893	96	7 059	2 523	4 494

Note. Note. Information is based on a combination of the construction and housing register (BBR) and the central person register (CPR). A household comprises the persons registered at the same address on the CPR.

¹ The table only includes households with known housing conditions. Known housing conditions for households and persons means that the same address is on both the BBR and CPR, while housing not known means that the address for households and people on the CPR is not on the BBR, or that there is no dwelling at the address on the BBR. Children are defined as unmarried, childless persons under 18 years of age who live at the same address as their parents. Dwellings do not include institutional households and summer dwellings.

¹ Incl. type of building not known

Table 318

Assessment of real property 1998-1999

	General assessment at 1 January 1998			General assessment at 1 January 1999		
	Assessments	Property values	Land values	Assessments	Property values	Land values
	number	DKK mio.		number	DKK mio.	
All Denmark, total	1 915 578	2 160 620	510 125	1 921 907	2 338 792	545 460
One-family houses	1 068 033	850 827	206 399	1 081 326	953 320	227 245
Two- and three-family houses	27 760	25 050	6 421	27 221	27 261	6 827
Multi-dwelling houses and commercial properties with or without residence	96 204	428 625	98 987	95 451	451 110	105 387
Owner-occupied flats	174 885	83 192	13 811	176 109	102 808	14 984
Holiday dwellings on own land	176 964	72 151	23 269	178 422	79 090	24 759
Industrial properties and warehouses	17 656	110 788	22 024	17 839	115 169	22 529
Agricultural properties	112 629	210 091	45 394	109 730	227 538	50 424
Nurseries and horticultural properties, fruit orchards, etc.	2 531	5 264	536	2 454	5 664	578
Forests and orchards separately assessed	4 973	11 387	3 169	5 027	12 328	3 370
Building sites	98 732	25 424	22 311	98 814	27 932	23 594
Government and municipal properties	14 107	153 514	31 278	14 225	156 398	31 730
Other assessed properties	121 104	184 306	36 526	115 289	180 175	34 031
County						
Copenhagen Municipality	79 967	179 668	47 382	79 171	190 012	47 616
Frederiksberg Municipality	19 111	29 940	7 672	19 124	36 207	8 285
Copenhagen County	160 564	292 407	93 133	161 001	315 354	100 304
Frederiksborg County	144 755	174 735	47 891	145 430	190 073	52 503
Roskilde County	74 799	104 328	26 993	75 085	111 728	29 161
West Zealand County	140 335	113 124	23 770	140 755	123 247	25 222
Storstrøm County	119 683	93 215	19 377	119 667	103 548	20 849
Bornholm County	23 876	15 687	2 582	23 856	16 460	2 647
Funen County	178 872	175 930	36 830	179 632	193 680	40 968
South Jutland County	98 509	98 910	20 780	98 548	105 936	22 227
Ribe County	89 794	90 836	19 373	90 254	95 835	19 568
Vejle County	123 107	135 541	27 075	124 309	148 643	29 986
Ringkøbing County	119 495	111 013	21 475	119 983	116 498	22 539
Århus County	221 570	262 178	59 411	222 646	286 431	63 814
Viborg County	105 233	91 592	16 976	105 632	97 998	18 423
North Jutland County	215 908	191 517	39 404	216 814	207 141	41 348

Note: Due to rounding, comparison of individual figures will not always result in the totals stated.

Source: Central Customs and Tax Administration.

Table 319

Indices for price trends. Ordinary free trade 1994-1998

	Index 1995 = 100				
	1994	1995	1996	1997	1998
One-family houses	93	100	111	124	134
Owner-occupied flats	94	100	112	126	142
Holiday dwellings	98	100	108	116	124
Building sites under 2000 m ²	98	100	100	103	108
Agricultural properties	92	100	110	122	135

Note. Calculations are made thus: The ratio between the cash purchase price and the cash valuation is indexed. When the valuation is changed, the first quarter in the year of valuation is chained.

Table 320

Price index for sales of property 1996-1998

	One-family houses		
	1996	1997	1998
	1995=100		
Total, all Denmark	110.9	123.5	134.4
Copenhagen Municipality	113.3	130.0	148.7
Frederiksberg Municipality	107.3	124.8	150.0
Copenhagen County	110.5	125.7	140.3
Frederiksborg County	114.2	127.6	141.7
Roskilde County	112.2	127.3	139.0
West Zealand County	109.7	123.3	133.6
Storstrøm County	109.4	120.6	131.7
Bornholm County	110.2	119.4	123.6
Funen County	111.6	123.8	135.9
South Jutland County	107.9	115.9	123.5
Ribe County	109.8	119.1	127.0
Vejle County	110.6	122.9	132.8
Ringkøbing County	109.5	117.7	123.5
Århus County	112.9	125.8	135.3
Viborg County	107.7	118.8	124.5
North Jutland County	109.4	120.3	130.1

Table 321

Sales of real property in ordinary free trade 1998

	Total number of sales	Average price per property DKK thousand	As percentage of public assessment value 1998
One-family houses			
Total, all Denmark	53 523	884	120.2
Copenhagen Municipality	766	1 382	130.3
Frederiksberg Municipality	51	2 340	132.0
Copenhagen County	4 698	1 498	119.9
Frederiksborg County	3 828	1 296	119.7
Roskilde County	2 651	1 228	118.4
West Zealand County	3 955	748	121.7
Storstrøm County	3 888	587	120.9
Bornholm County	790	475	110.3
Funen County	5 579	785	123.9
South Jutland County	2 904	651	115.6
Ribe County	2 377	750	116.7
Vejle County	3 877	826	122.8
Ringkøbing County	3 188	713	114.7
Århus County	6 072	957	122.0
Viborg County	3 121	618	119.1
North Jutland County	5 778	695	118.4
Owner-occupied flats			
Total, all Denmark	22 915	631	137.3
Copenhagen Municipality	6 866	612	158.5
Frederiksberg Municipality	1 509	934	150.0
Copenhagen County	3 760	679	131.3
Frederiksborg County	1 259	692	128.7
Roskilde County	695	691	126.6
West Zealand County	531	447	120.6
Storstrøm County	471	396	122.9
Bornholm County	23	428	109.7
Funen County	1 063	533	128.6
South Jutland County	246	528	115.2
Ribe County	435	473	113.9
Vejle County	627	508	134.7
Ringkøbing County	488	486	125.1
Århus County	2 968	678	126.0
Viborg County	255	494	124.5
North Jutland County	1 719	537	129.0
Other properties:			
Residential properties with 2 dwellings	1 995	866	103.4
Residential properties with 3 dwellings	314	858	114.3
Residential properties with 4-8 dwellings	460	1 422	128.6
Residential prop. with 9 dwellings and over	256	6 593	101.9
Residential and commercial properties	2 814	2 114	116.7
Commercial properties only	1 422	5 410	114.2
Industrial properties and warehouses	1 092	4 517	107.3
Agricultural properties	4 748	89	123.4
Holiday dwellings	10 575	470	121.8
Building sites under 2 000 m ²	6 430	157	117.4
Building sites over 2 000 m ²	1 611	46	122.7

Note. For land, average prices are per m², for agriculture, average prices are per hectare, and for other categories, prices are per item

Source: Ministry of Taxation, Central Customs and Tax Administration.

Table 322

Annual rent per m² by quality, size, etc. 2000

	With all installations				Not with all installations				Total			
	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frederiksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frederiksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frederiksberg	Rest of Den-mark
	DKK per m ²											
Dwelling stock, total	485	498	487	478	431	411	407	450	482	490	475	477
By type of dwelling:												
Detached one-family houses	387	422	421	384	371	381	349	366	386	415	365	383
Terraced houses	528	553	496	521	436	464	530	426	527	552	498	520
Multi-family houses	475	490	486	465	430	410	407	451	472	482	474	464
By gross square meters:												
Under 40 m ²	574	573	581	575	550	481	472	583	571	559	551	575
40- 59 m ²	519	504	487	530	449	430	429	467	508	491	473	521
60- 79 m ²	496	501	493	493	415	407	404	423	492	494	481	490
80- 99 m ²	469	507	514	449	381	378	372	385	467	501	501	447
100-119 m ²	432	466	438	414	345	339	340	355	429	459	426	413
120-159 m ²	395	419	372	375	335	338	334	328	392	414	368	374
160 m ² +	326	348	344	299	317	324	327	292	325	346	343	299
By ownership:												
Individuals, etc.	468	436	429	478	434	398	397	453	461	425	418	473
Non-profit building society	482	517	530	462	445	455	444	429	481	516	525	462
Limited liability companies, co-operative societies, etc.	495	462	444	527	427	404	405	471	487	453	436	522
Public authorities	502	488	477	504	420	439	447	409	485	469	463	489
Rented freehold flats	521	505	511	538	351	316	305	479	518	499	501	537
By construction period:												
Before 1900	489	464	463	506	422	402	402	455	469	439	438	495
1900-1919	463	416	415	484	422	395	393	447	451	408	407	475
1920-1939	434	408	410	465	433	409	409	450	434	408	410	462
1940-1949	443	481	499	412	451	458	459	444	444	478	495	414
1950-1959	417	448	464	393	452	463	445	447	418	448	464	394
1960-1964	423	454	454	401	434	408	408	434	423	454	454	402
1965-1969	442	483	493	422	444	425	425	445	442	483	493	422
1970-1974	474	513	537	454	465	489	371	463	474	513	537	454
1975-1979	544	594	628	518	558	550	-	566	544	594	628	518
1980-1984	538	606	610	517	572	405	-	573	538	606	610	518
1985-1989	603	695	706	577	521	655	647	487	602	695	705	577
1990-1994	629	738	775	595	575	835	835	569	629	738	775	595
1995-	646	729	719	618	601	687	-	588	646	729	719	618

Note. Average figures for rent pr. m² are not calculated if the number of dwellings is less than 50. Calculations of average rent pr. m² have changed since 1991.

Table 323

Number of rented dwelling by quality, size, etc. 2000

	With all installations				Not with all installations				Total			
	All Den-mark	Copen-hagen Region	Of which Copen-hagen, Frede-riksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frede-riksberg	Rest of Den-mark	All Den-mark	Copen-hagen region	Of which Copen-hagen, Frede-riksberg	Rest of Den-mark
— number of rented dwellings in thousands —												
Dwelling stock, total	998.6	379.6	205.4	619.0	115.5	62.5	57.0	53.1	1 114.2	442.1	262.4	672.1
By type of dwelling:												
Detached one-family houses	65.6	5.2	0.8	60.4	6.3	0.6	0.3	5.7	71.9	5.8	1.0	66.1
Terraced houses	184.6	35.3	2.9	149.3	3.5	0.7	0.2	2.8	188.1	36.0	3.1	152.1
Multi-family houses	701.9	327.8	196.5	374.1	98.4	59.8	55.5	38.6	800.3	387.6	252.1	412.7
By gross square meters:												
Under 40 m ²	58.9	20.9	9.4	38.0	18.2	4.9	3.8	13.3	77.1	25.8	13.3	51.3
40- 59 m ²	160.9	76.9	51.2	84.0	40.5	25.0	22.9	15.5	201.4	101.9	74.1	99.5
60- 79 m ²	323.9	126.4	70.0	197.5	32.8	19.9	18.7	12.9	356.7	146.3	88.7	210.4
80- 99 m ²	281.1	99.1	44.7	182.0	14.9	8.3	7.5	6.6	296.0	107.4	52.2	188.6
100-119 m ²	95.2	31.9	15.4	63.3	4.9	2.5	2.3	2.4	100.0	34.4	17.7	65.7
120-159 m ²	48.4	16.6	9.4	31.9	3.1	1.5	1.4	1.6	51.5	18.1	10.8	33.4
160 m ² +	30.3	7.8	5.3	22.4	1.2	0.4	0.4	0.8	31.5	8.3	5.7	23.2
By ownership:												
Individuals, etc.	151.5	23.9	14.5	127.6	39.0	8.8	7.7	30.2	190.6	32.8	22.2	157.8
Non-profit building society	464.7	167.7	54.3	297.0	9.5	5.2	4.2	4.3	474.2	172.9	58.5	301.3
Limited liability companies, co-operative societies, etc.	163.0	70.9	48.0	92.2	24.1	13.0	12.2	11.2	187.2	83.8	60.1	103.4
Public authorities	26.8	6.0	2.8	20.8	6.3	2.6	1.4	3.6	33.0	8.6	4.2	24.4
Rented freehold flats	69.4	31.3	19.1	38.1	3.4	1.9	1.7	1.5	72.8	33.2	20.8	39.6
By construction period:												
Before 1900	71.1	28.4	26.7	42.7	31.2	20.0	19.4	11.3	102.3	48.3	46.1	54.0
1900-1919	84.0	32.5	29.9	51.5	35.9	20.6	19.8	15.3	120.0	53.1	49.7	66.8
1920-1939	138.0	80.0	68.7	58.0	28.0	15.3	13.8	12.7	166.0	95.3	82.5	70.7
1940-1949	72.6	34.1	21.5	38.6	9.8	4.9	3.2	4.9	82.5	39.0	24.7	43.5
1950-1959	117.9	51.8	13.8	66.1	4.7	1.2	0.6	3.5	122.6	53.0	14.1	69.6
1960-1964	63.4	25.6	6.4	37.8	1.5	0.2	0.1	1.3	64.9	25.8	6.4	39.1
1965-1969	82.0	28.7	8.2	53.3	1.5	0.1	0.0	1.4	83.5	28.8	8.3	54.8
1970-1974	93.5	36.3	9.2	57.2	0.6	0.1	0.0	0.5	94.1	36.4	9.3	57.7
1975-1979	46.1	15.3	3.8	30.9	0.3	0.1	0.0	0.2	46.4	15.4	3.8	31.1
1980-1984	60.8	13.2	6.1	47.6	0.5	0.0	0.0	0.5	61.3	13.2	6.2	48.1
1985-1989	72.1	13.0	3.6	59.1	0.9	0.1	0.1	0.8	73.0	13.0	3.7	59.9
1990-1994	63.9	13.7	4.5	50.2	0.5	0.0	0.0	0.4	64.4	13.8	4.5	50.6
1995-	33.0	7.0	3.1	26.0	0.1	0.0	-	0.1	33.1	7.0	3.1	26.1