

Construction and housing

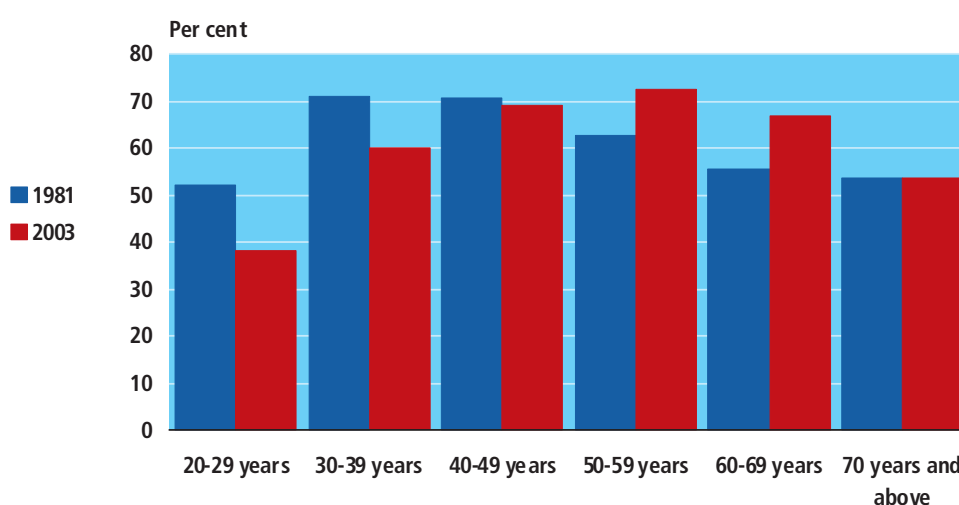
1. Housing conditions

On 1 January 2003, there were 2,540,908 year-round dwellings in Denmark. 41 pct. of the dwellings are detached one-family houses, 40 pct. are dwellings in multi-family buildings, while the remaining dwellings are found in terraced or semi-detached one-family houses, student hostels or buildings used mainly for business purposes. Privately owned dwellings make up just over half of the occupied dwellings, while rented dwellings and dwellings owned by non-profit housing associations make up, respectively 40 and 7 pct. of the occupied dwellings.

Fewer young people live in a privately owned dwelling

When looking at the way in which the Danish population live, it can be seen that 60 pct. of all persons aged over 20 years live in a privately owned dwelling. Since 1981, this proportion has remained unchanged, while the proportion of 20-39-year olds living in a privately owned dwelling declined from 62 to 50 pct. during the same period. The largest decline is seen for persons aged 20-29 years, where 38 pct. now live in a privately owned dwelling, compared to 52 pct. in 1981. However, the proportion of 60-69-year olds living in a privately owned dwelling has increased by 1/5 since 1981. There are great regional differences as to whether persons aged 20-29 years live in a privately owned dwelling. The lowest proportion can be seen in the municipalities of Copenhagen and Frederiksberg, and make up 16 pct., whereas the regional municipality of Bornholm accounts for the highest proportion reaching 63 pct.

Figure 1 Proportion of persons aged 20 and over living in a privately owned dwelling in 1981 and 2003



More space for each occupant

Since 1981, each occupant per dwelling in Denmark has on average 7.5 m² more space at his/her disposal. The average number of square metres per occupant was 50.1 m² in 2003. However, there are differences as to the number of square metres available to an occupant of a detached one-family house and of a multi-family building, where the

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figures made up, respectively 53.1 and 44 m² in 2003. The reason why there is more space for each occupant is that households have decreased while at the same time dwellings have increased. The average household size has decreased from 2.5 persons in 1981 to 2.18 persons in 2003, and the average dwelling size has increased from 106.4 m² to 109.3 m² during the same period.

Families with children live more frequently in detached one-family houses

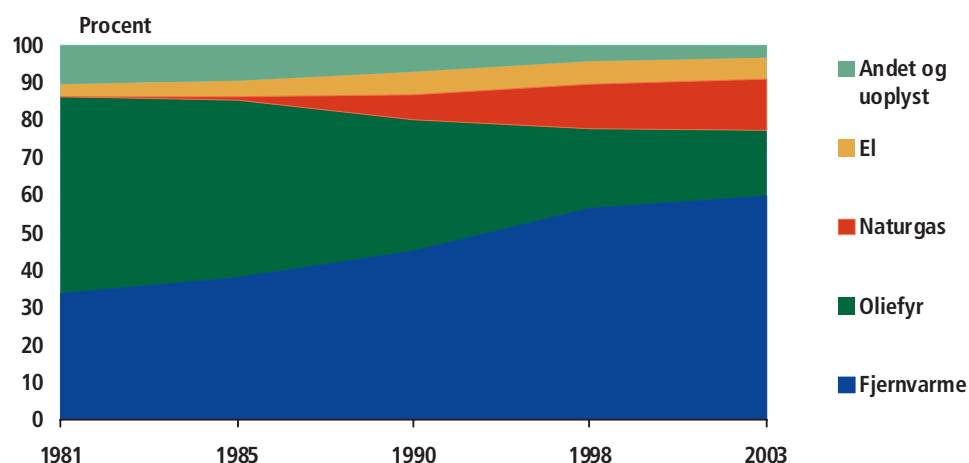
There is a link between how occupants live and whether they have children. Among the 651.000 occupants in Denmark with children 56 per cent lives in detached one-family houses and 24 per cent in a multi-family building. For occupants without children it is different: 36 lives in detached one-family houses and 44 per cent in a multi-family building.

2. Heating of dwellings

District heating is most frequently used

Since 1981, the proportion of dwellings with district heating has increased from 34 to 60 pct., while the proportion of oil heated dwellings has decreased from 53 to 18 pct. Natural gas, which was introduced in the beginning of the 1980s, is used in about 14 pct. of the dwellings. District heating is the most frequent type of heating in detached one-family houses and in multi-family buildings, where it is used in, respectively 40 and 86 pct. of the dwellings.

Figure 2 Dwellings by type of heating in the period 1981 to 2003



Note: As of 1 January.

2. Residential construction

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

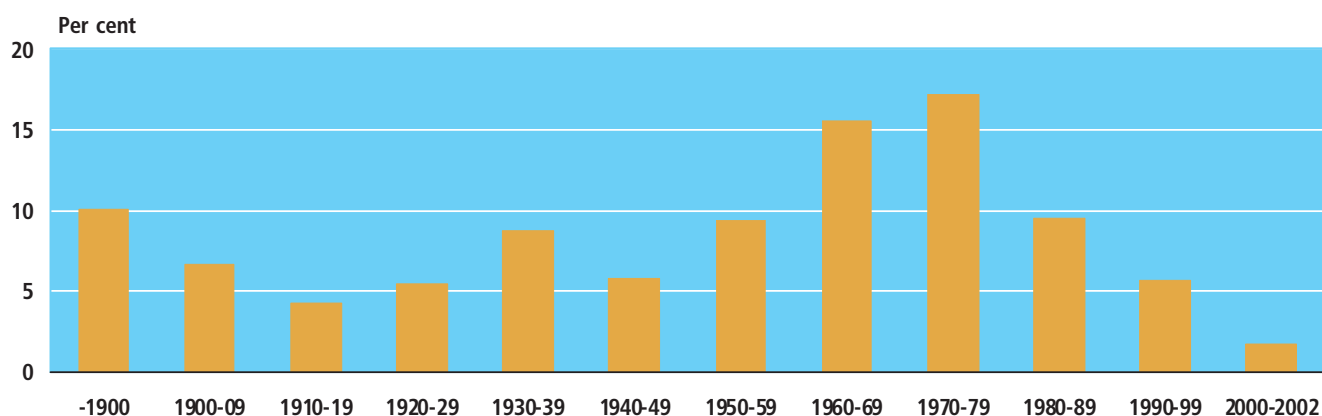
Of all the 2.5 million dwellings in Denmark, approximately 90 per cent were built during the 20th century. As shown in Figure 3, only 10 per cent of all Danish dwellings were built before 1900. The decades with the lowest construction rates are those decades in which the two World Wars occurred. Only 4.3 per cent and 5.9 per cent of the existing dwelling stock were built during the periods 1910-19 and 1940-49, respectively.

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

The greatest proportion of Danish dwellings was built during the 1960s and 1970s due to the rise in welfare and changed family patterns these years. Building activity culminated in 1973, where 56,000 new buildings were completed. The significant increase in the dwelling stock in Denmark during this period is also linked to a greater demand for dwellings.

Figure 3

Dwelling stock by year of construction, by 1 January 2003

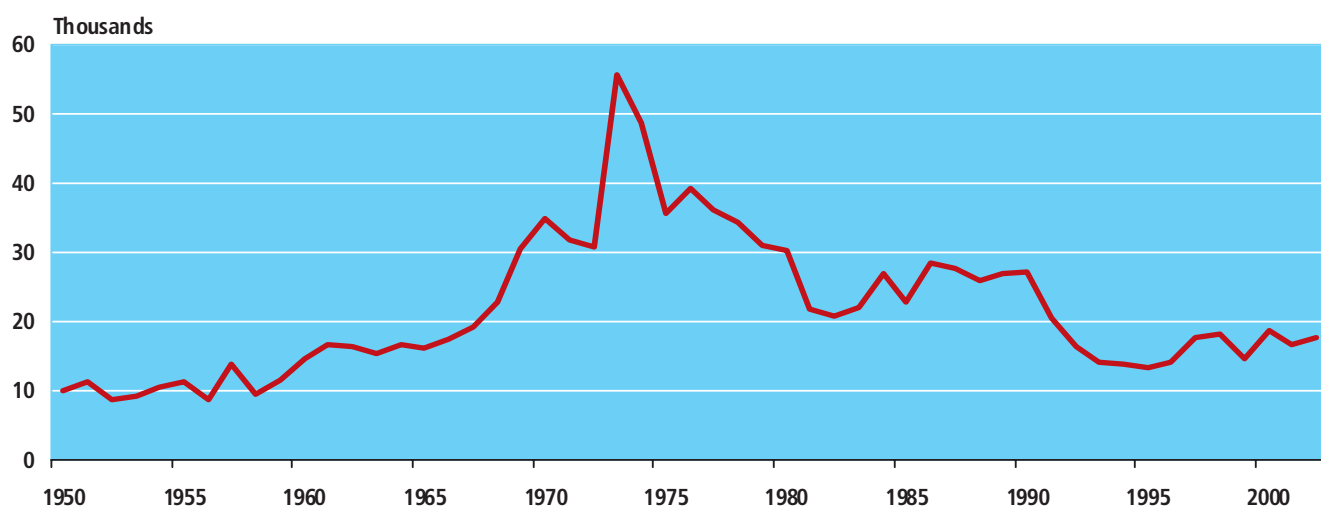


Less residential construction during the 1990s

In the period between 1975 and 1991 between 20,000 and 40,000 buildings were constructed on average. After 1991 the figure decreased and during the nineties only approximately 15,000 buildings were constructed per year. Since the average has risen and was 17,000 in 2002

Figure 4

Dwellings completed 1950-2002



Note: the figures provided on the dwellings completed in 1998-2001 are preliminary statistics only.

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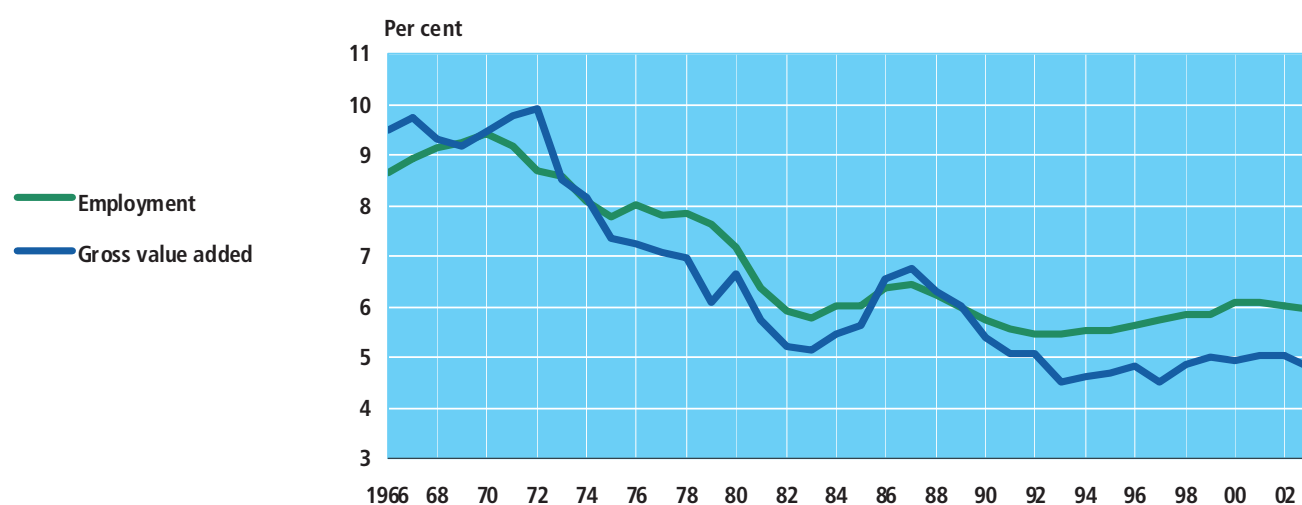
3. Construction and the Danish economy

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 the total gross value added reached a peak in 1972 – apart from a small increase in the mid-1980s. Since the mid-nineties it has presumably been stabilizing – the total gross value added has been about 5 per cent on a yearly basis.

Figure 5

Construction in relation to total activities 1966-2003



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 five years, this share has shown some slight increase, and in 2001 construction accounted for 6.1 per cent of total employment. The employment has stabilized at 6 per cent.

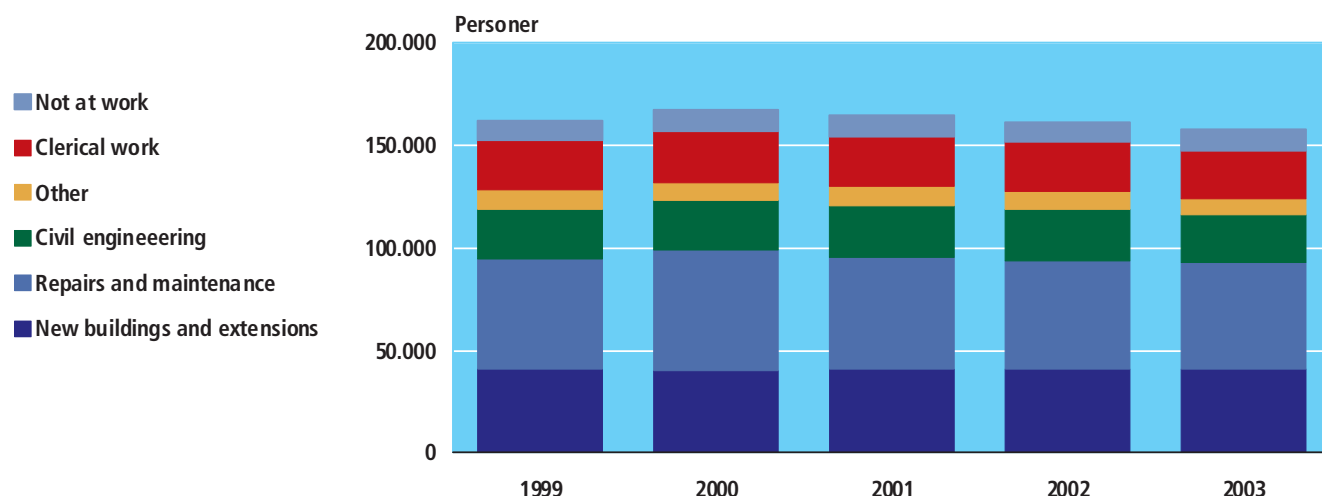
4. Construction employment by activity

Highest number of persons employed within repairs and maintenance

Since 2000, there has been a slight decline in construction employment. In 2000, 167,000 were employed, compared to 157,000 persons employed in 2003, corresponding to a fall of 6 pct. As a result of the stormy weather in December in 1999, the number of persons employed on repairs peaked in 2000. A total of 59,000 persons were employed on repairs in 2000, compared to 52,000 in 2003. 35 pct. of those employed within construction worked on repairs in 2000, compared to 33 pct. in both 1999 and 2003.

Figure 6

Construction employment by activity 1999-2003



Note: The statistics on construction employment have been adjusted to cover the entire construction industry. This adjustment of the statistics has resulted in an increase in the employment level of 14 pct., compared to earlier statistics. The annual figures are a simple average of the quarterly surveys, where employment is calculated in the middle of the quarter.

Increase in employment on new buildings

There has been a relative increase in the number of employed persons on new buildings during recent years. In 2000, 24 pct. of those employed within construction worked on new buildings, compared to 26 pct. in 2003, corresponding to about 41,000 persons employed.

Fall in employment on civil engineering projects

The number of people employed on civil engineering projects increased in 2001 and 2002, when employment on civil engineering projects accounted for, respectively 15.5 and 15.6 pct. of total construction employment, compared to 14.6 pct. in 2000. During recent years, this trend has been reverted so that employment on civil engineering projects has fallen to 15 pct. of total construction employment in 2003, corresponding to 24,000 persons employed.

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 decreased from 179,000 in 1970 to 114,000 in 2002. Employment remained at a constant level throughout the 1990s.

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5. Building costs

Increase in total building costs

In 2003 the previous regulating price indices for residential buildings was replaced by the present construction cost indices for residential buildings. Besides the general indices for residential building, indices are now also being made for one-family house and for multi-family buildings.

The total building costs have increased by 68 per cent from 1987 to 2003. During this period, the costs of materials have increased by 63 per cent and the costs of labour by 84 per cent. During the period from 1988 to 1997, the materials index saw greater increases than the labour index. Subsequently the development in wages has been significantly higher.

Figure 7

Regulating index for residential construction, January 1987=100

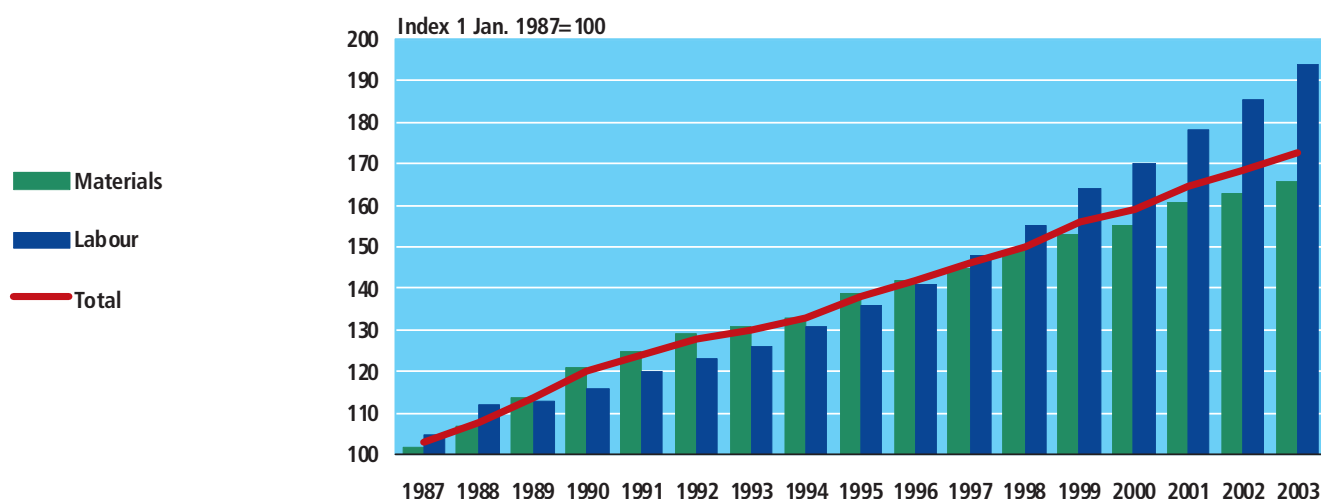


Table 313

Building stock 2003

	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		
Per 1 January							
		thousand m ²					
Building stock, total¹	2 446 796	218 531	191 083	42 273	140 466	464 743	664 268
Building stock by principal use							
Residential buildings, total	1 461 361	146 097	112 665	20 045	159	197 114	334 271
Farmhouses and detached one-family houses	1 161 290	57 334	93 368	15 947	78	144 409	199 055
Terraced houses, etc.	203 423	19 639	7 843	2 609	12	24 412	33 369
Multi-family buildings	85 295	65 257	9 462	1 286	25	24 114	94 433
Other residential buildings	11 353	3 867	1 992	203	44	4 179	7 414
Industrial and commercial buildings	700 610	46 223	65 857	7 268	137 729	223 129	267 595
Non-residential farm buildings	493 304	1 130	13 102	962	114 112	122 598	131 547
Factories, workshops, etc.	70 949	9 978	30 233	2 726	9 077	46 601	53 791
Buildings for public administration, distributive and professional trades	72 683	29 310	17 664	2 210	6 831	37 964	61 143
Other industrial and commercial buildings	63 674	5 805	4 858	1 370	7 709	15 966	21 114
Other buildings, total	284 825	26 211	12 559	14 961	2 576	44 501	62 402
Buildings for institutional, educational, and cultural use, etc.	45 393	22 942	9 836	1 125	1 317	24 356	40 167
Holiday dwellings	200 680	59	624	12 431	251	13 188	13 890
Other buildings for leisure	38 752	3 210	2 099	1 405	1 008	6 957	8 345
Counties							
Copenhagen Municipality	47 730	33 671	2 303	958	821	12 451	45 552
Frederiksberg Municipality	5 996	5 583	674	122	77	1 763	7 928
Copenhagen County	156 442	18 994	26 022	2 157	1 615	31 646	58 335
Frederiksborg County	159 455	7 635	15 117	4 817	3 456	25 027	35 216
Roskilde County	89 452	4 797	10 338	1 885	2 864	16 315	22 042
West Zealand County	188 943	6 494	13 861	5 118	9 435	29 387	38 867
Storstrøm County	157 114	6 511	11 501	4 388	8 826	26 296	34 626
Bornholm County	34 123	1 285	2 096	721	1 939	5 109	6 824
Funen County	243 520	21 654	17 858	2 714	12 902	45 812	62 404
South Jutland County	147 722	8 057	12 280	2 798	12 482	30 634	38 904
Ribe County	130 296	11 489	7 188	1 867	10 217	26 975	33 380
Vejle County	172 481	13 365	16 275	1 982	10 723	35 302	46 723
Ringkøbing County	179 176	14 069	10 427	2 392	15 566	37 968	45 998
Aarhus County	274 248	32 943	16 004	4 335	14 040	52 436	75 407
Viborg County	163 059	8 146	12 517	1 877	14 097	31 959	40 096
North Jutland County	297 039	23 838	16 623	4 141	21 406	55 663	71 968

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.

For further information visit www.statbank.dk/10

Table 314

Building activity

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2001*	2002*	2001*	2002*	2001*	2002*
	thousands m ²					
Buildings in all Denmark, gross floor space	11 556	12 277	10 896	11 023	8 678	7 518
Residential buildings	3 112	3 858	2 848	3 210	2 158	2 114
Type of building						
Detached one-family houses ¹	1 672	1 988	1 507	1 678	1 297	1 164
Other one-family houses	639	887	592	737	420	453
Multi-family buildings	648	839	603	658	337	416
Other buildings	152	144	146	138	104	80
Industrial and administrative buildings, etc.	6 473	6 295	6 195	5 909	5 044	4 056
Farm buildings, etc.	2 913	3 331	2 887	3 267	2 369	1 787
Factories, workshops, etc.	1 151	1 007	1 124	898	1 078	819
Power stations, gasworks, etc.	57	76	53	48	32	29
Transport depots, etc.	226	132	189	121	61	111
Public administration, distributive and professional trades	1 849	1 531	1 702	1 391	1 292	1 141
Hotels and other service trade buildings	101	92	98	77	99	62
Other buildings	176	125	143	109	112	108
Buildings for cultural and institutional use	646	602	621	516	454	450
Of which:						
Buildings for education and research	375	415	320	350	268	291
Hospitals, nursing homes, etc.	46	28	98	20	64	30
Other buildings	1 325	1 523	1 233	1 388	1 023	897
Of which: Holiday dwellings	306	384	271	323	216	205
Regional distribution						
All Denmark	11 556	12 277	10 896	11 023	8 678	7 518
Undistributed building activity	-	-134	-	-96	-	-35
Copenhagen Municipality	704	534	673	368	322	399
Frederiksberg Municipality	8	18	10	17	23	9
Copenhagen County	675	538	576	484	483	461
Frederiksborg County	656	536	578	478	403	373
Roskilde County	448	434	363	404	304	248
West Zealand County	711	761	717	649	543	450
Storstrøm County	513	599	466	475	366	338
Bornholm County	69	105	64	98	46	47
Funen County	795	681	783	659	734	670
South Jutland	815	932	777	848	666	509
Ribe County	739	831	718	761	583	434
Vejle County	1 082	1 038	1 023	974	907	650
Ringkøbing County	987	1 207	968	1 104	788	712
Århus County	1 273	1 750	1 190	1 518	1 070	791
Viborg County	827	908	773	818	592	521
North Jutland County	1 253	1 538	1 216	1 465	847	939

¹ Including farmhouses and detached one-family houses.

For further information visit www.statbank.dk/10

Table 315

Residential construction

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2001*	2002*	2001*	2002*	2001*	2002*
	number of dwellings					
All Denmark, total	25 125	32 126	23 541	27 236	16 746	17 704
Of which:						
Conversion, etc. of buildings	3 638	4 043	3 055	3 770	2 629	2 577
Type of building						
Detached one-family houses ¹	6 925	9 008	6 448	7 728	5 401	5 169
Other one-family houses	6 767	9 855	6 361	8 110	4 285	4 927
Multi-family buildings	8 169	10 202	7 594	8 425	4 944	5 647
Student hostels	517	365	853	303	543	408
Residential institutions	1 189	1 207	1 036	1 199	671	521
Other buildings	1 558	1 489	1 249	1 471	902	1 032
Builders						
Private builders	19 047	23 668	17 594	19 736	13 438	13 217
Non-profit-making building societies	4 074	6 111	4 238	5 445	2 194	3 157
Public authorities	2 004	2 347	1 709	2 055	1 114	1 330
Regional distribution						
All Denmark	25 125	32 126	23 541	27 236	16 746	17 704
Undistributed residential construction	-	-766	-	-621	-1	-411
Copenhagen Municipality	1 306	1 662	1 220	909	732	711
Frederiksberg Municipality	44	2	54	13	126	67
Copenhagen County	1 629	1 545	1 584	1 283	851	1 163
Frederiksborg County	2 479	1 754	2 136	1 660	1 257	1 529
Roskilde County	1 280	1 290	1 444	1 151	716	1 001
West Zealand County	1 401	2 325	1 164	1 913	1 115	1 057
Storstrøm County	1 330	1 660	1 326	1 074	620	788
Bornholm County	134	154	86	130	48	81
Funen County	2 104	2 640	2 128	2 248	1 873	1 883
South Jutland County	1 308	2 296	1 197	1 824	1 056	822
Ribe County	847	1 155	843	1 020	624	639
Vejle County	2 120	2 757	2 011	2 339	1 544	1 523
Ringkøbing County	1 254	1 780	1 212	1 568	1 044	908
Aarhus County	3 936	6 334	3 629	5 575	2 964	2 994
Viborg County	1 283	1 589	1 166	1 291	821	951
North Jutland County	2 670	3 949	2 341	3 859	1 356	1 998

¹ Incl. farmhouses and detached one-family houses.

For further information visit www.statbank.dk/10

Tabel 316

Total space of buildings

	1981	1986	1991	2002	2003
	mio. m ²				
Total	534.9	566.4	606.1	659.2	664.3
Residential buildings	280.6	293.8	308.2	331.9	334.3
Of which:					
Detached one-family houses	139.3	146.7	153.0	170.5	171.8
Terraced houses, etc.	18.5	22.9	28.2	32.8	33.4
Multi-family buildings	84.5	85.8	88.6	93.7	94.4
Industrial and commercial buildings	209.0	222.9	244.4	265.7	267.6
Of which:					
Non-residential farm buildings	115.9	121.7	127.5	131.2	131.5
Factories, workshops, etc.	39.0	41.8	47.3	53.5	53.8
Buildings for public administration, distributive and professional trades	39.9	43.5	51.3	60.0	61.1
Other buildings	45.2	49.7	53.5	61.6	62.4
Of which:					
Buildings for institutional and cultural use, etc.	30.0	32.9	35.1	39.8	40.2
Holiday dwellings	10.8	11.4	12.1	13.7	13.9

For further information visit www.statbank.dk/bygb3

Table 317

Average size of new dwellings completed

	1980	1985	1990	1995	2002
	m ² per dwelling				
Year-round dwellings, total	118	99	85	98	111
Farmhouses	213	196	206	196	227
Detached one-family houses	144	129	134	145	159
Other one-family houses	95	83	80	84	92
Multi-family buildings	78	74	73	77	89
Student hostels	24	24	37	37	35
	number of dwellings				
New buildings completed, total	30 345	22 613	27 237	13 503	17 704
Detached one-family houses	15 207	7 678	3 392	3 357	5 169
Other one-family houses	7 297	8 863	12 431	2 444	4 927
Multi-family buildings	6 562	5 198	9 417	6 266	5 647
Other buildings	1 279	874	1 997	1 436	1 961

Note. The average area of completed dwellings is calculated alone on basis of new constructed dwellings.


 For further information visit www.statbank.dk/10

Table 318

Construction cost indices for civil engineering projects

	Average 1996	Average 2002	Average 2003
	1995=100		
Road work	103.98	127.53	130.43
Earth work, etc.	105.07	126.84	129.57
Asphalt work	103.60	131.25	134.18
Concrete structures	102.70	121.26	124.44
Iron structures	101.68	116.49	120.02


 For further information visit www.statbank.dk/byg7

Table 319

Regulating price index for residential construction

	Weights 1 Jan. 1987	Average 1992	Average 1997	Average 2002
1 January 1987=100				
Regulating price index, total	1 000	128	146	168.2
Concrete work/underground	51	116	126	143.3
Concrete structures	136	130	145	171.9
Bricklayers	135	129	145	172.6
Carpenters	256	130	148	164.7
Joiners	109	115	125	128.6
Painters	56	121	150	184.7
Heating, sanitation, etc.	125	133	163	197.0
Plumbers	13	137	166	208.4
Electricians	41	138	163	193.0
Fixtures	78	126	139	151.2

Note. The construction cost index for residential buildings is in 2003 replaced by a new construction cost index.


 For further information visit www.statbank.dk/10

Table 320

Construction employment

	Average 2002	Average 2003
Total employment	161 430	157 389
General contractors, etc.	46 652	44 385
Master bricklayers	12 299	12 386
Electricians	24 958	24 176
Plumbers	17 316	17 189
Carpenters and joiners	27 759	27 434
Master painters	11 224	11 110
Master glaziers	1 347	1 311
Other construction activities ¹	11 803	11 732
Public institutions, etc.	7 773	7 668

¹ Estimate over data which are not collected in 2002 and first quarter of 2003.

 For further information visit www.statbank.dk/byg

Table 321

Housing conditions

Per 1 January	1960	1970	1980	2003
	number			
Occupied dwellings (households)	1 475 620	1 796 648	2 000 231 ¹	2 421 436 ¹
Occupants	4 437 550	4 832 842	4 947 728 ¹	5 279 076 ¹
Average number of occupants per household	3.01	2.69	2.47	2.18
Occupants in the household¹	per cent			
Total	100.0	100.0	100.0²	100.0
1 occupant	16.0	23.7	27.9	36.9
2 occupants	27.4	29.5	31.6	33.5
3 occupants	20.9	18.5	16.1	12.3
4 occupants	18.9	16.7	16.5	11.9
5 or more occupants	16.8	11.6	7.9	5.4
Type of building¹				
Total (incl. not stated)	100.0	100.0	100.0	100.0
Households in:				
Farmhouses	12.4	9.8	7.8	4.9
One-family houses, etc.	32.6	39.7	49.9	54.8
Multi-dwelling houses	55.0	49.0	41.6	39.7
Other dwellings	-	1.6	0.6	0.6
Tenure¹				
Total	100.0	100.0	100.0	100.0
Occupied by owner	44.9	46.9	54.6	52.9
Rented	55.1	53.1	44.1	46.8
Not stated	-	-	1.3	0.1
Installations				
Per cent with central heating	47.0	84.0	91.3	98.7
Per cent with bath	45.0	71.3	84.0	95.1

¹ Residential institutions and holiday dwellings are not included. ² Excluding student hostels.

For further information visit www.statbank.dk/10

Table 322

Dwelling stock by type, size, etc. 2003

	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		
Per 1 January							
	number of dwellings						
Dwelling stock, total	1 166 874	333 312	984 827	34 944	20 949	2 540 908	215 541
By number of rooms:							
1 room	3 193	12 877	103 183	30 610	6 810	156 674	24 675
2 rooms	27 716	70 415	367 700	3 515	2 642	471 988	84 242
3 rooms	153 089	95 714	325 339	635	2 183	576 960	64 013
4 rooms	364 969	111 622	145 610	57	2 054	624 312	31 526
5 rooms	307 778	31 634	29 603	25	1 515	370 556	7 466
6 rooms	170 794	7 946	8 749	14	1 303	188 806	2 304
7 or more rooms	139 242	3 101	4 639	88	4 436	151 506	1 315
By floor space:							
0- 39 m ²	1 613	8 191	56 127	29 220	3 510	98 661	10 025
40- 59 m ²	8 250	21 563	214 314	4 354	2 394	250 876	46 658
60- 79 m ²	45 925	80 838	341 023	803	2 032	470 621	72 899
80- 99 m ²	122 959	114 502	238 047	120	1 595	477 223	47 575
100-119 m ²	197 393	64 518	79 583	36	1 354	342 884	20 770
120-159 m ²	456 513	37 141	40 134	103	1 958	535 849	12 314
160-199 m ²	212 220	4 832	10 076	63	1 252	228 443	3 356
200-299 m ²	106 968	1 527	4 787	74	2 305	115 662	1 661
300- m ²	15 033	199	736	171	4 548	20 687	283
By construction period:							
Before 1900	131 913	16 419	102 870	1 164	4 238	256 604	19 693
1900-1919	126 075	11 985	132 794	1 051	4 430	276 335	23 958
1920-1939	159 862	9 461	188 806	997	3 390	362 517	38 418
1940-1949	53 025	13 540	78 964	820	911	147 260	10 630
1950-1959	103 237	23 015	107 952	2 094	1 651	237 949	11 834
1960-1964	95 094	12 325	59 023	2 229	943	169 614	10 718
1965-1969	119 741	17 527	79 024	7 148	1 030	224 470	20 442
1970-1974	139 961	29 565	81 555	10 184	958	262 223	24 291
1975-1979	106 340	32 980	34 255	973	734	175 282	10 875
1980-1984	39 315	47 106	29 031	1 213	462	117 127	10 844
1985-1989	38 687	56 112	27 831	1 679	977	125 286	13 275
1990-1994	10 921	33 437	30 380	2 658	418	77 814	9 074
1995-1999	26 564	16 222	20 257	1 622	453	65 118	6 690
2000-	15 987	13 609	12 003	1 112	323	43 035	4 789
By ownership:							
Individuals; limited liability company, etc.	1 146 233	165 147	472 221	26 282	17 869	1 827 754	207 871
Non-profit-making building society	9 178	123 709	356 476	6 175	843	496 381	3 513
Housing society	6 540	33 672	130 755	6	213	171 186	277
Public authority	4 923	10 784	25 375	2 481	2 024	45 587	3 880
By tenure:							
Rented	89 859	202 206	813 875	29 853	8 272	1 144 065	85 400
Owner-occupied	1 036 053	120 728	123 182	6	5 471	1 285 440	118 144
By installations:							
Toilet, central heating, and bath	1 117 715	326 395	881 274	28 765	15 542	2 369 693	208 029
Toilet and central heating but no bath	20 942	3 753	65 118	232	1 464	91 509	3 211
Toilet but no central heating	21 444	2 272	6 834	4	909	31 463	1 725
No toilet or not stated	6 773	892	31 601	5 943	3 034	48 243	2 576

Note 1. Residential institutions and holiday dwellings are not included.

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.

For further information visit www.statbank.dk/10

Table 323

Dwelling stock by type of building. Regional analysis 2003

	Dwellings by type of building					Dwelling stock total ¹
	One-family houses detached	One-family houses (terraced or semi-detached)	Dwellings in multi-family buildings	Student hostels	Other dwellings	
Per 1 january	number of dwellings					
All Denmark	1 166 874	333 312	984 827	34 944	20 949	2 540 908
Copenhagen Municipality	14 562	6 651	251 404	6 356	555	279 528
Frederiksberg Municipality	1 013	562	50 071	121	89	51 856
Copenhagen County	83 174	52 145	146 200	5 529	1 292	288 340
Frederiksborg County	78 176	30 755	43 892	390	1 428	154 641
Roskilde County	53 268	17 673	27 686	1 480	805	100 912
West Zealand County	79 141	18 508	35 471	1 353	1 599	136 072
Storstrøm County	78 467	16 505	27 918	445	1 135	124 470
Bornholm Municipality	13 584	5 348	2 174	197	304	21 607
Funen County	120 755	41 613	58 705	3 581	2 446	227 101
South Jutland County	71 726	16 061	27 840	1 966	1 363	118 956
Ribe County	60 910	14 417	26 075	1 110	947	103 459
Vejle County	90 519	18 593	53 244	1 051	1 106	164 513
Ringkøbing County	77 826	15 055	28 526	1 287	1 312	124 006
Aarhus County	134 934	40 066	116 282	6 434	2 845	300 561
Viborg County	74 042	11 441	21 486	938	1 145	109 052
North Jutland County	134 777	27 919	67 853	2 706	2 578	235 834

Note. Residential institutions and holiday dwellings are not included.

¹ Incl. dwellings where use is not known.

For further information visit www.statbank.dk/10

Table 324

Dwellings, households and persons, by type of building 2003

	Dwellings	Households	Persons	Average number of persons per household
Per 1 January				
	number			
Total	2 778 210	2 466 693	5 383 507	2.18
Total with known housing condition ¹	2 778 210	2 448 307	5 340 273	2.18
Type of building				
Dwelling stock total	2 540 908	2 421 436	5 279 076	2.18
Farmhouses	127 682	118 981	333 458	2.80
One-family houses (detached)	1 039 192	1 004 861	2 630 566	2.62
Terraced houses	333 312	322 630	646 946	2.01
Multi-family buildings	984 827	932 647	1 602 285	1.72
Student hostels	34 944	29 268	36 430	1.24
Other dwellings	20 949	13 048	29 389	2.25
Type of building not stated	2	1	2	2.0
Residential institutions	17 290	12 932	35 614	2.75
Holiday dwellings	219 800	13 727	24 763	1.8
Housing conditions not known¹		18 386	43 234	2.35

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.

For further information visit www.statbank.dk/10

Table 325

Dwelling stock by type of heating installation 2003

	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			
Per 1 january								
		number of dwellings						
Dwelling stock total	1 515 321	452 500	341 752	54 555	848 807	174 625	2 155	2 540 908
Farmhouses	1 797	86 559	3 651	21 927	112 137	13 478	270	127 682
One-family houses (detached)	411 400	275 503	212 967	27 344	515 814	111 483	495	1 039 192
Terraced houses	217 564	23 181	61 103	1 856	86 140	29 416	192	333 312
Multi-family buildings	846 891	60 093	58 012	2 288	120 393	17 069	474	984 827
Student hostels	29 796	922	3 197	321	4 440	705	3	34 944
Other dwellings	7 873	6 242	2 822	819	9 883	2 474	721	20 951

Note. Residential institutions and holiday dwellings are not included.

¹ Including electric cookers and panels.

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Table 326

Households by type of building 2003

	Type of building					Dwellings proper, total ¹	Of which	
	Farm-houses	Detached one family houses	Terraced houses, etc.	Multi-family buildings	Student hostels and other dwellings		Rented dwellings	Owner-occupied dwellings
Per 1 january								
Households, total	118 981	1 004 861	322 630	932 647	29 268	2 421 436	1 133 555	1 280 086
Of which with:								
0 children	74 551	640 292	239 530	774 185	28 489	1 767 286	916 487	844 972
1 child	14 445	135 054	38 223	84 717	545	274 232	107 995	165 389
2 children	18 269	170 849	34 946	52 098	191	277 398	75 977	200 612
3 or more children	11 716	58 666	9 931	21 647	43	102 520	33 096	69 113
Households with One single man, total	15 299	92 428	49 640	241 142	14 022	416 146	273 316	140 926
of which with:								
0 children	14 657	87 186	47 578	235 865	14 006	402 823	266 175	134 793
1 child	432	3 704	1 597	4 172	14	9 978	5 552	4 390
2 children	159	1 301	406	916	2	2 804	1 307	1 490
3 or more children	51	237	59	189	0	541	282	253
Households with One single woman, total	7 196	107 014	112 564	339 423	10 572	579 480	426 363	150 951
of which with:								
0 children	6 139	90 582	90 946	288 394	10 345	488 702	352 842	134 111
1 child	427	6 928	10 919	30 153	179	48 821	40 140	8 467
2 children	409	6 972	8 560	16 033	44	32 163	25 347	6 660
3 or more children	221	2 532	2 139	4 843	4	9 794	8 034	1 713
Households with One married couple, total	58 649	541 040	99 011	147 904	541	850 249	194 723	653 561
of which with:								
0 children	32 146	313 064	63 282	93 599	271	504 286	124 216	379 017
1 child	5 945	62 699	12 100	21 484	161	102 801	24 975	77 543
2 children	11 874	121 784	18 205	21 230	88	173 684	28 911	144 317
3 or more children	8 684	43 493	5 424	11 591	21	69 478	16 621	52 684
Households with two single adults of opposite sex, total	13 317	112 864	31 089	116 486	2 615	277 772	131 747	145 018
of which with:								
0 children	6 804	54 871	17 431	88 130	2 381	170 564	92 929	77 000
1 child	2 667	25 819	6 934	17 679	168	53 479	21 791	31 495
2 children	2 741	25 258	5 344	8 590	52	42 161	13 082	28 938
3 or more children	1 105	6 916	1 380	2 087	14	11 568	3 945	7 585
Households with more than one family or with children 18 and over	15 655	109 685	22 430	37 137	57	185 756	50 103	135 376
of which with:								
0 children	10 152	71 072	15 312	27 540	51	124 651	35 228	89 244
1 child	3 425	28 292	5 309	6 444	5	43 660	9 845	33 749
2 children	1 564	8 436	1 414	2 098	0	13 577	3 395	10 160
3 or more children	514	1 885	395	1 055	1	3 868	1 635	2 223
Households, other types, total	8 865	41 830	7 896	50 555	1 461	112 033	57 303	54 254
of which with:								
0 children	4 653	23 517	4 981	40 657	1 435	76 260	45 097	30 807
1 child	1 549	7 612	1 364	4 785	18	15 493	5 692	9 745
2 children	1 522	7 098	1 017	3 231	5	13 009	3 935	9 047
3 or more children	1 141	3 603	534	1 882	3	7 271	2 579	4 655

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. 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, and residential institutions and holiday dwellings are not included.

For further information visit www.statbank.dk/10

Table 327

Number of rented dwellings by quality, size, etc. 2003

	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
	number of rented dwellings in thousands											
Dwelling stock, total	1,045.6	388.5	212.8	657.1	98.5	52.9	48.0	45.6	1,144.1	441.4	260.8	702.7
By type of dwelling:												
Detached one-family houses	69.3	5.3	0.8	64.1	5.6	0.5	0.2	5.1	75.0	5.7	1.0	69.2
Terraced houses	199.0	36.3	3.0	162.6	3.2	0.7	0.2	2.6	202.2	37.0	3.2	165.2
Multi-family houses	730.9	335.6	203.8	395.3	83.0	50.4	46.5	32.6	813.9	386.0	250.3	427.9
By gross square meters:												
Under 40 m ²	59.9	20.7	9.4	39.2	16.1	4.3	3.4	11.8	76.0	25.0	12.8	51.0
40- 59 m ²	169.4	78.5	52.6	90.9	34.4	21.2	19.3	13.2	203.8	99.7	71.9	104.1
60- 79 m ²	340.6	129.7	72.6	210.9	27.2	16.2	15.2	11.0	367.8	145.9	87.9	221.8
80- 99 m ²	293.2	101.2	46.3	192.0	12.7	7.2	6.5	5.6	305.9	108.4	52.8	197.5
100-119 m ²	100.2	33.2	16.4	67.0	4.3	2.2	2.0	2.1	104.5	35.4	18.4	69.1
120-159 m ²	51.1	17.3	10.1	33.8	2.7	1.4	1.2	1.4	53.8	18.7	11.3	35.1
160 m ² +	31.3	7.9	5.4	23.4	1.1	0.4	0.3	0.7	32.3	8.3	5.7	24.1
By ownership:												
Individuals, etc.	157.9	23.1	14.1	134.8	31.8	6.5	5.6	25.3	189.7	29.5	19.7	160.1
Non-profit building society	475.8	169.1	55.2	306.7	8.5	4.6	3.7	3.9	484.3	173.7	58.8	310.5
Limited liability companies, cooperative societies, etc.	163.4	65.8	44.0	97.6	21.3	10.6	9.9	10.7	184.7	76.3	53.9	108.3
Public authorities	28.0	6.2	2.7	21.8	5.2	2.5	1.4	2.6	33.1	8.7	4.1	24.4
Rented freehold flats	82.6	34.4	21.5	48.1	2.8	1.4	1.3	1.4	85.4	35.9	22.8	49.5
By construction period:												
Before 1900	76.6	30.9	29.2	45.7	26.2	16.7	16.3	9.5	102.8	47.6	45.4	55.2
1900-1919	91.1	35.5	32.7	55.6	29.9	17.1	16.4	12.8	121.0	52.6	49.1	68.4
1920-1939	142.2	81.0	69.8	61.2	23.7	12.8	11.5	10.9	165.8	93.8	81.3	72.0
1940-1949	73.9	34.0	21.5	39.9	8.8	4.5	2.9	4.3	82.7	38.5	24.5	44.2
1950-1959	119.3	51.7	13.7	67.6	4.3	1.1	0.6	3.1	123.6	52.8	14.3	70.8
1960-1964	64.1	25.5	6.4	38.6	1.3	0.1	0.0	1.2	65.4	25.6	6.4	39.8
1965-1969	83.0	28.9	8.3	54.1	1.3	0.0	0.0	1.3	84.3	28.9	8.3	55.4
1970-1974	93.7	35.9	9.0	57.9	0.6	0.2	0.2	0.4	94.3	36.1	9.2	58.3
1975-1979	46.9	15.3	3.9	31.6	0.3	0.1	0.0	0.2	47.2	15.4	3.9	31.8
1980-1984	61.5	13.2	6.1	48.2	0.5	0.0	0.0	0.5	62.0	13.3	6.1	48.7
1985-1989	72.5	13.0	3.6	59.5	0.9	0.1	0.1	0.8	73.3	13.1	3.7	60.3
1990-1994	64.3	13.7	4.4	50.6	0.5	0.0	0.0	0.4	64.8	13.8	4.4	51.1
1995-1999	35.7	7.3	3.1	28.4	0.2	0.0	0.0	0.2	35.9	7.3	3.1	28.6
2000-	20.6	2.6	1.1	18.1	0.1	0.0	0.0	0.1	20.8	2.6	1.1	18.2

For further information visit www.statbank.dk/10

Table 328

Annual rent per m² by quality, size, etc. 1999

	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.