

Construction and housing

1. Housing conditions

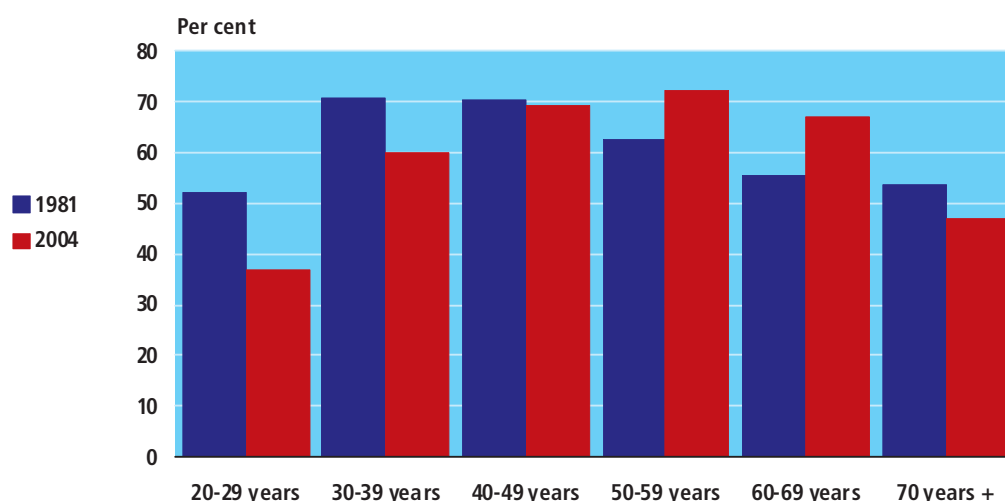
On 1 January 2004, there were 2,561,306 year-round dwellings in Denmark. 41 per cent of the dwellings are detached one-family houses, 40 per cent are dwellings in multi-family buildings, while the remaining dwellings are found in terraced or semi-detached one-family houses, student hostels or buildings 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 per cent 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 59 per cent 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 per cent during the same period. The largest decline is seen for persons aged 20-29 years, where 37 per cent now live in a privately owned dwelling, compared to 52 per cent in 1981. However, the proportion of 60-69-year olds living in a privately owned dwelling has increased to 67 per cent in 2004, compared to 56 per cent in 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 15 per cent, whereas the Regional Municipality of Bornholm accounts for the highest proportion reaching 63 per cent.

Figure 1

Persons aged 20 and over living in a privately owned dwelling in 1981 and 2004



More space for each occupant

Since 1981, each occupant per dwelling in Denmark has on average 8 m² more space at his/her disposal. The average number of square metres per occupant was 50.5 m² in 2004. 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

Construction and housing

building, where the figures made up, respectively 53.6 and 44.5 m² in 2004. 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 2.17 persons in 2004, and the average dwelling size has increased from 106.4 m² to 109.5 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 658.286 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 per cent lives in detached one-family houses and 44 per cent in a multi-family building.

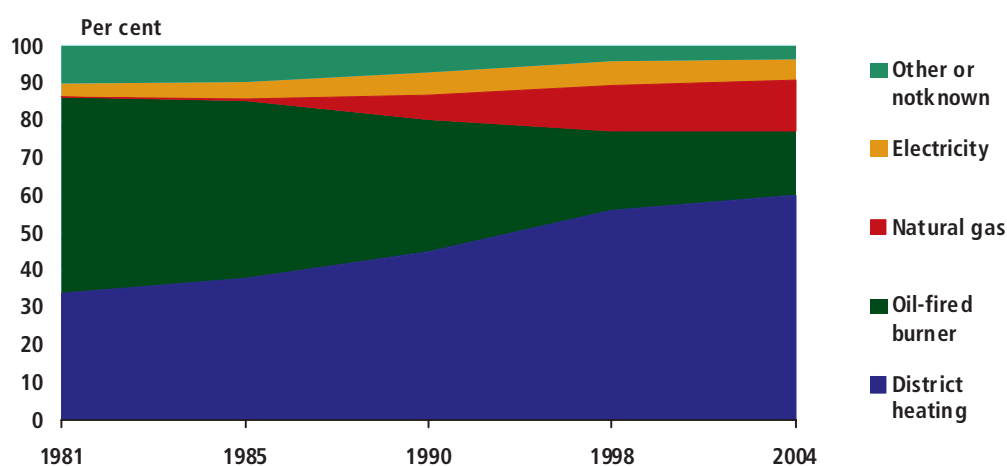
2. Heating of dwellings

District heating is most frequently used

Since 1981, the proportion of dwellings with district heating has increased from 34 to 60 per cent, while the proportion of oil heated dwellings has decreased from 53 to 17 per cent. Natural gas, which was introduced in the beginning of the 1980s, is used in about 14 per cent 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 per cent of the dwellings.

Figure 2

Dwellings by type of heating in the period 1981 to 2004



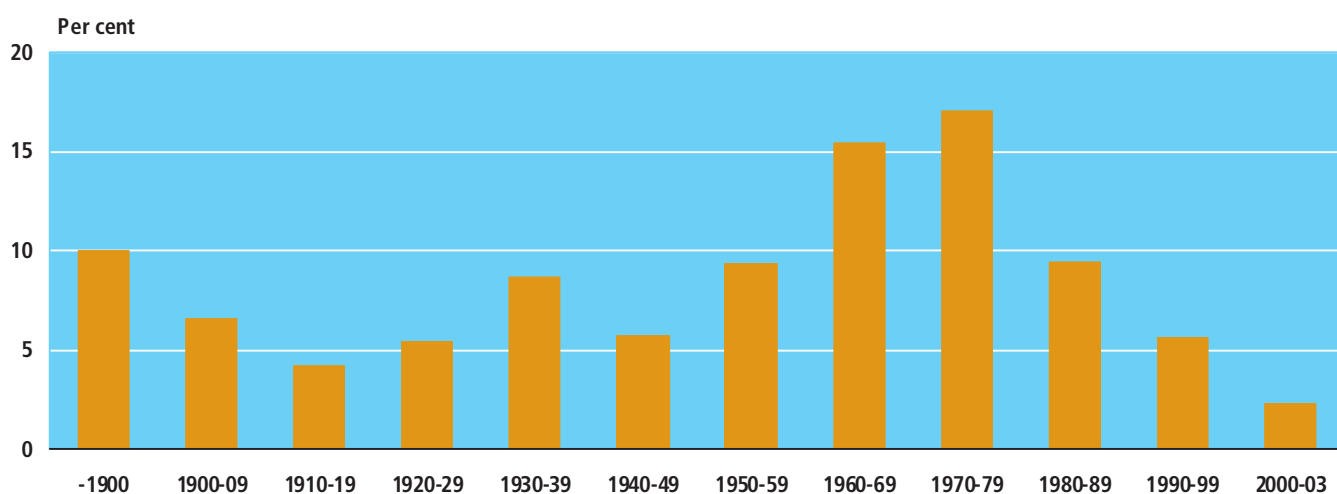
Note: As of 1 January

3. 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. The decades with the lowest construction rates are those decades in which the two world wars occurred. Only 4 per cent and 6 per cent of the existing dwelling stock were built during the periods 1910-1919 and 1940-1949, respectively.

Figure 3 Dwelling stock by year of construction, by 1 January 2004



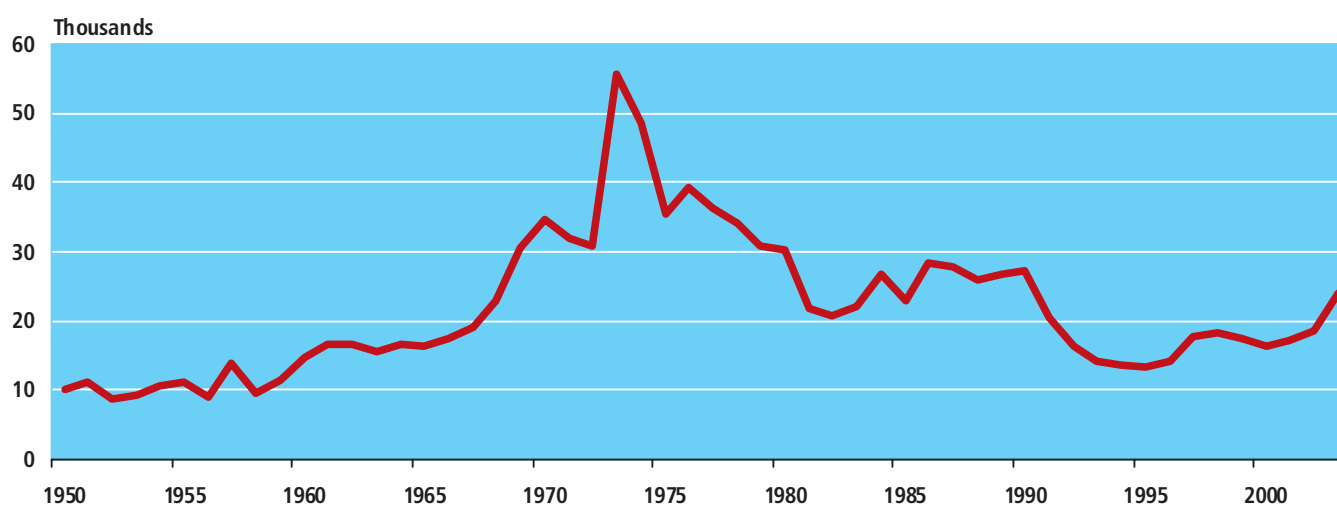
One third of all dwellings is from the 1960s and 70s

The greatest proportion of Danish dwellings - mainly one-family houses - was built during the 1960s and 1970s due to the rise in welfare and changed family patterns these years. The number of dwellings peaked from 1969 to 1974, especially in 1973 with 55.000 dwellings.

Less residential construction during the 1990s

In the period between 1975 and 1991 between 20,000 and 40,000 buildings were constructed on average. From 1991-1995 the figure decreased to only approximately 15,000 buildings were constructed per year. Since 1996 there has been an increase in the number of constructed dwellings – from 14.000 in 1996 to 26.000 in 2004.

Figure 4 Dwellings completed 1950-2003



Construction and housing

4. Stock of buildings

Since 1981 the total area of buildings increased by 25 pct.

On 1 January 2004, the total area of buildings made up 670,2 mio. m² – of which half is used for habitation, 40 pct. for industry and 10 pct. for cultural and recreational purposes. While there was an increase of 20 pct. in the residential area since 1981, the areas for industry has risen by 29 pct. During this period industrial buildings used for offices etc. account for the highest increase in areas, i.e. 55 pct. Agricultural buildings, which account for half of the industrial area, have only experienced an increase of 14 pct. in the same period.

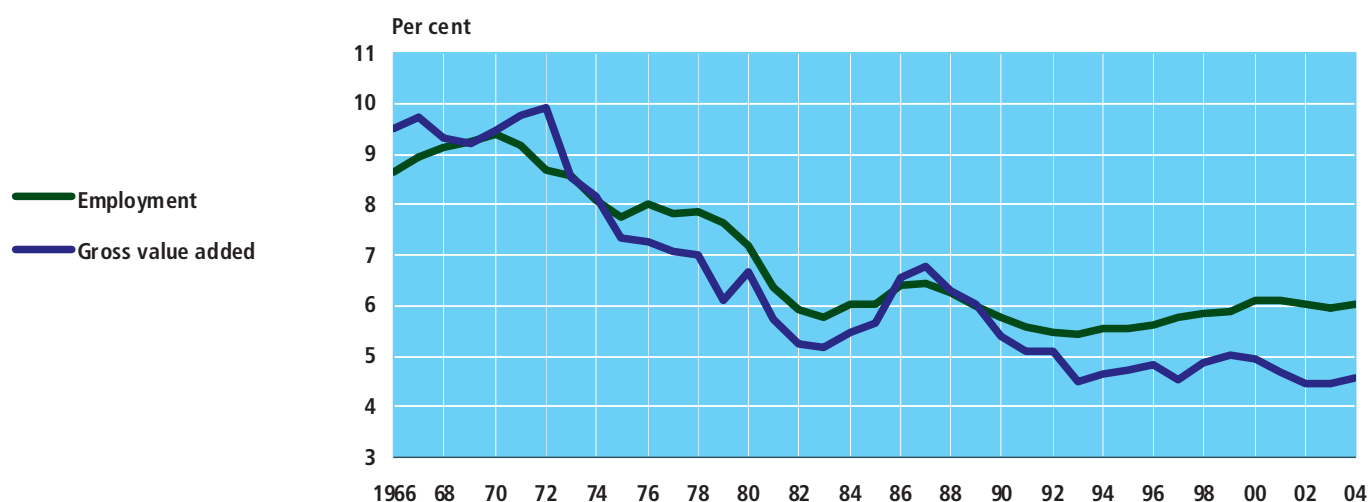
5. Construction and the Danish economy

Value added

The significance of the construction sector in the overall Danish economy (measured by its proportion of the total gross value added) has fallen since it 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 1966-2004



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. 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.

6. Construction employment by activity

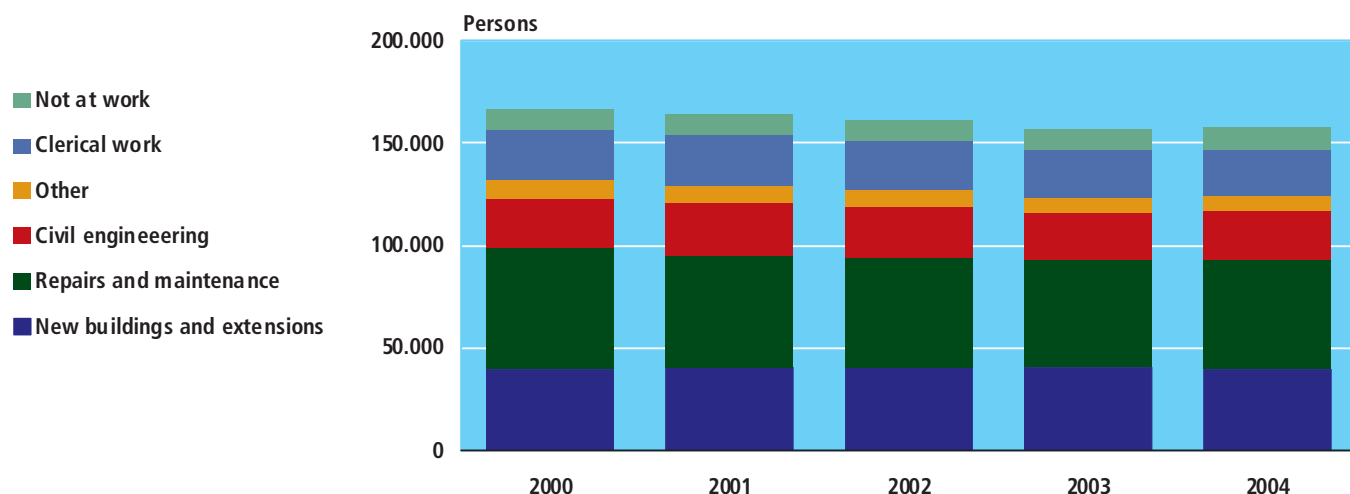
Highest number of persons employed within repairs and maintenance

Since 2000, there has been a slight decline in construction employment. In 2000, 167,000 were employed, compared to 158,000 persons employed in 2004,

corresponding to a fall of 5 per cent. 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 53,000 in 2004. 35 per cent of those employed within construction worked on repairs in 2000, compared to 34 per cent in 2004.

Figure 6

Construction employment by activity 2000-2004



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 per cent, 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 from 2000 to 2003. In 2000, 24 per cent of those employed within construction worked on new buildings, compared to 25 per cent in 2004, corresponding to about 40,000 persons employed. There has been a 2 per cent decrease in employment on new buildings from 2003 to 2004.

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 per cent of total construction employment, compared to 14.6 per cent in 2000. During recent years, this trend has been reverted so that employment on civil engineering projects has fallen to 14.9 per cent of total construction employment in 2004, corresponding to 23,000 persons employed.

7. 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 calculated for one-family houses and multi-family houses as well.

The total construction costs have increased by 72 per cent from 1987 to 2004. During this period, the costs of materials have increased by 65 per cent and the

Construction and housing

costs of labour by 92 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 1987-2004

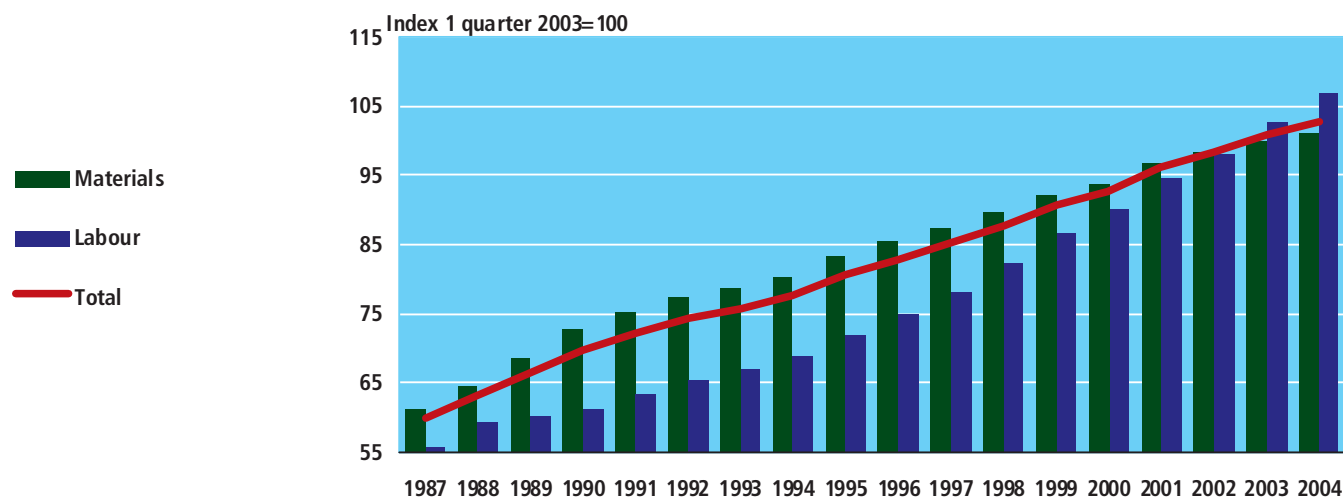


Table 319

Building stock 2004

	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	2 455 242	222 142	192 160	42 115	141 573	469 472	670 242
Building stock by principal use							
Residential buildings, total	1 469 453	148 534	113 220	19 715	161	199 176	337 235
Farmhouses and detached one-family houses	1 164 952	58 254	93 864	15 693	79	145 464	200 365
Terraced houses, etc.	207 062	20 231	8 026	2 584	13	25 127	34 172
Multi-family buildings	85 960	66 206	9 361	1 237	24	24 428	95 347
Other residential buildings	11 479	3 843	1 969	201	45	4 157	7 351
Industrial and commercial buildings							
Non-residential farm buildings	490 542	1 150	13 166	958	114 992	123 644	132 490
Factories, workshops, etc.	70 723	10 086	30 391	2 706	9 200	46 996	54 151
Buildings for public administration, distributive and professional trades	72 713	29 851	17 862	2 168	6 863	38 475	61 892
Other industrial and commercial buildings	63 946	5 909	4 859	1 371	7 744	16 029	21 261
Other buildings, total	287 865	26 614	12 665	15 198	2 611	45 155	63 214
Buildings for institutional, educational, and cultural use, etc.	45 723	23 270	9 892	1 111	1 327	24 611	40 540
Holiday dwellings	202 808	64	647	12 670	248	13 459	14 181
Other buildings for leisure	39 334	3 280	2 126	1 417	1 036	7 085	8 493
Counties							
Copenhagen Municipality	47 668	34 055	2 114	920	802	12 430	45 710
Frederiksberg Municipality	5 986	5 617	644	118	77	1 762	7 925
Copenhagen County	156 927	19 243	26 106	2 113	1 618	31 837	58 670
Frederiksborg County	160 307	7 807	15 263	4 811	3 470	25 267	35 564
Roskilde County	89 863	4 877	10 472	1 854	2 901	16 503	22 278
West Zealand County	189 745	6 604	14 054	5 122	9 469	29 697	39 230
Storstrøm County	157 538	6 709	11 532	4 370	8 841	26 508	34 858
Bornholm County	34 193	1 295	2 099	729	1 969	5 155	6 874
Funen County	244 172	21 969	18 002	2 714	12 927	46 222	62 901
South Jutland County	148 212	8 206	12 405	2 777	12 657	31 047	39 346
Ribe County	130 791	11 630	7 255	1 873	10 408	27 361	33 805
Vejle County	173 315	13 621	16 427	1 972	10 809	35 748	47 242
Ringkøbing County	179 689	14 404	10 445	2 386	15 739	38 438	46 542
Aarhus County	275 894	33 608	16 017	4 320	14 135	53 031	76 233
Viborg County	163 254	8 303	12 581	1 871	14 211	32 268	40 430
North Jutland County	297 688	24 193	16 742	4 164	21 541	56 199	72 636

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 320

Building activity

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2002*	2003*	2002*	2003*	2002*	2003*
	thousands m ²					
Buildings in all Denmark, gross floor space	9 134	8 996	8 905	8 573	7 819	8 114
Residential buildings	2 797	3 014	2 627	2 871	2 171	2 700
Type of building						
Detached one-family houses ¹	1 401	1 533	1 337	1 443	1 176	1 350
Other one-family houses	672	677	613	649	459	648
Multi-family buildings	615	660	566	634	444	598
Other buildings	109	145	112	145	92	105
Industrial and administrative buildings, etc.	4 759	4 340	4 733	4 108	4 240	4 018
Farm buildings, etc.	2 435	2 349	2 415	2 306	1 843	2 091
Factories, workshops, etc.	823	677	841	630	848	759
Power stations, gasworks, etc.	50	38	40	33	30	51
Transport depots, etc.	86	81	81	79	115	49
Public administration, distributive and professional trades	1 202	1 037	1 198	925	1 222	922
Hotels and other service trade buildings	63	40	62	40	68	59
Other buildings	100	118	97	95	115	87
Buildings for cultural and institutional use	434	379	431	386	488	344
Of which:						
Buildings for education and research	302	211	290	222	303	211
Hospitals, nursing homes, etc.	15	42	15	39	44	34
Other buildings	1 144	1 263	1 115	1 208	920	1 051
Of which: Holiday dwellings	283	339	270	317	207	273
Regional distribution						
All Denmark	9 134	8 996	8 905	8 573	7 819	8 114
Undistributed building activity	-	-109	-	-66	-	-35
Copenhagen Municipality	360	281	287	292	457	196
Frederiksberg Municipality	10	9	10	7	9	1
Copenhagen County	419	399	410	354	472	359
Frederiksborg County	414	457	407	383	380	397
Roskilde County	370	297	385	278	252	277
West Zealand County	556	672	527	630	463	535
Storstrøm County	445	523	405	495	358	404
Bornholm Municipality	71	44	70	43	48	68
Funen County	689	755	681	752	689	703
South Jutland	683	658	668	636	540	594
Ribe County	599	577	592	568	440	589
Vejle County	825	841	802	831	669	713
Ringkøbing County	806	883	792	844	725	753
Århus County	1 123	1 093	1 094	1 036	812	1 031
Viborg County	635	600	627	574	533	570
North Jutland County	1 128	1 017	1 150	914	970	957

¹ Including farmhouses and detached one-family houses.

For further information visit www.statbank.dk/10

Table 321

Residential construction

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2002*	2003*	2002*	2003*	2002*	2003*
	number of dwellings					
All Denmark, total	24 235	27 101	22 957	25 968	18 635	23 726
Of which:						
Conversion, etc. of buildings	3 257	4 138	3 438	3 748	2 669	3 516
Type of building						
Detached one-family houses ¹	6 351	7 730	6 092	7 347	5 242	6 613
Other one-family houses	7 648	7 226	6 937	6 977	5 036	7 330
Multi-family buildings	7 924	8 961	7 432	8 523	5 987	7 563
Student hostels	264	812	307	855	540	204
Residential institutions	800	778	872	794	633	823
Other buildings	1 248	1 594	1 317	1 472	1 197	1 193
Builders						
Private builders	17 491	21 674	16 575	20 139	13 788	17 659
Non-profit-making building societies	4 946	3 879	4 690	4 266	3 415	4 680
Public authorities	1 798	1 548	1 692	1 563	1 432	1 387
Regional distribution						
All Denmark	24 235	27 101	22 957	25 968	18 635	23 726
Undistributed residential construction	-	-707	-	-336	-	-485
Copenhagen Municipality	1 188	1 923	830	1 944	879	861
Frederiksberg Municipality	2	95	13	75	67	2
Copenhagen County	1 109	1 454	956	1 235	1 168	1 243
Frederiksborg County	1 618	1 957	1 660	1 618	1 543	1 620
Roskilde County	923	1 537	949	1 548	1 009	1 124
West Zealand County	1 683	2 210	1 590	2 013	1 090	1 568
Storstrøm County	1 249	1 807	990	1 752	814	1 176
Bornholm Municipality	135	97	147	93	92	122
Funen County	2 713	2 731	2 386	2 788	1 901	2 558
South Jutland County	1 757	1 046	1 600	1 152	826	1 568
Ribe County	825	894	836	795	651	906
Vejle County	2 125	1 962	1 870	2 186	1 599	1 897
Ringkøbing County	1 142	2 010	1 133	1 911	909	1 491
Aarhus County	4 003	4 465	4 042	3 878	3 082	4 130
Viborg County	1 086	1 016	1 075	981	985	963
North Jutland County	2 677	2 604	2 880	2 335	2 020	2 982

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	2003	2004
	mio. m ²				
Total	534.9	566.4	606.1	664.3	670.2
Residential buildings	280.6	293.8	308.2	334.3	337.2
Of which:					
Detached one-family houses	139.3	146.7	153.0	171.8	173.2
Terraced houses, etc.	18.5	22.9	28.2	33.4	34.2
Multi-family buildings	84.5	85.8	88.6	94.4	95.3
Industrial and commercial buildings	209.0	222.9	244.4	265.6	269.8
Of which:					
Non-residential farm buildings	115.9	121.7	127.5	131.5	132.5
Factories, workshops, etc.	39.0	41.8	47.3	53.8	54.2
Buildings for public administration, distributive and professional trades	39.9	43.5	51.3	61.1	61.9
Other buildings	45.2	49.7	53.5	62.4	63.2
Of which:					
Buildings for institutional and cultural use, etc.	30.0	32.9	35.1	40.2	40.5
Holiday dwellings	10.8	11.4	12.1	13.9	14.2

For further information visit www.statbank.dk/bygb3

Table 323

Average size of new dwellings completed

	1980	1985	1990	1995	2003
	m ² per dwelling				
Year-round dwellings, total	118	99	85	98	107
Farmhouses	213	196	206	196	183
Detached one-family houses	144	129	134	145	147
Other one-family houses	95	83	80	84	89
Multi-family buildings	78	74	73	77	93
Student hostels	24	24	37	37	37
	number of dwellings				
New buildings completed, total	30 345	22 613	27 237	13 503	23 726
Detached one-family houses	15 207	7 678	3 392	3 357	6 613
Other one-family houses	7 297	8 863	12 431	2 444	7 330
Multi-family buildings	6 562	5 198	9 417	6 266	7 563
Other buildings	1 279	874	1 997	1 436	2 220

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 324

Construction cost indices for civil engineering projects

	Average 1996	Average 2003	Average 2004
	1995=100		
Road work	103.98	130.43	134.70
Earth work, etc.	105.07	129.57	133.03
Asphalt work	103.60	134.18	136.52
Concrete structures	102.70	124.44	133.77
Iron structures	101.68	120.02	138.76

 For further information visit www.statbank.dk/byg7

Table 325

Construction cost index for residential construction

	Weights	Average 2003	Average 2004
	1 quarter 2003=100		
Construction cost index, total	1 000	100.9	102.9
Earth and concrete work	164	100.8	101.9
Concrete slab work	89	100.8	99.9
Bricklaying	165	101.5	104.4
Carpentry	253	101.1	104.6
Joinery	127	101.4	100.8
Painting	50	99.7	103.3
Heating and sanitary engineering	87	100.2	103.3
Electrical work	65	100.7	103.1
Subgrade	98	100.8	101.3
Raw buildings	301	101.1	103.9
Completion of buildings	379	101.0	102.8
Heating and sanitary installations	100	100.5	103.7
Electrical and mechanical installations	55	100.9	103.9
Fixtures	67	100.7	100.0

 For further information visit www.statbank.dk/10

Table 326

Construction employment

	Average 2003	Average 2004
Total employment	157 213	157 840
General contractors, etc.	44 457	44 752
Master bricklayers	12 397	12 399
Electricians	23 640	23 550
Plumbers	17 197	17 021
Carpenters and joiners	27 669	28 115
Master painters	11 154	11 309
Master glaziers	1 312	1 290
Other construction activities ¹	11 748	12 090
Public institutions, etc.	7 640	7 315

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


 For further information visit www.statbank.dk/byg

Table 327

Housing conditions

Per 1 January	1960	1970	1980	2004
	number			
Occupied dwellings (households)	1 475 620	1 796 648	2 000 231 ¹	2 433 806 ¹
Occupants	4 437 550	4 832 842	4 947 728 ¹	5 292 249 ¹
Average number of occupants per household	3.01	2.69	2.47	2.17
Occupants in the household¹	per cent			
Total	100.0	100.0	100.0²	100.0
1 occupant	16.0	23.7	27.9	37.1
2 occupants	27.4	29.5	31.6	33.4
3 occupants	20.9	18.5	16.1	12.2
4 occupants	18.9	16.7	16.5	11.8
5 or more occupants	16.8	11.6	7.9	5.5
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	55.0
Multi-dwelling houses	55.0	49.0	41.6	39.6
Other dwellings	-	1.6	0.6	0.5
Tenure¹				
Total	100.0	100.0	100.0	100.0
Occupied by owner	44.9	46.9	54.6	52.7
Rented	55.1	53.1	44.1	46.9
Not stated	-	-	1.3	0.1
Installations				
Per cent with central heating	47.0	84.0	91.3	98.8
Per cent with bath	45.0	71.3	84.0	95.4

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

 For further information visit www.statbank.dk/10

Table 328

Dwelling stock by type, size, etc. 2004

Per 1 January	Dwellings by type of building					Dwelling stock total ¹	Of which freehold flats
	One-family houses detached	One-family houses (terraced or semi-detached)	Dwellings in multi-family buildings	Student hostels	Other dwellings		
	number of dwellings						
Dwelling stock, total	1 170 469	342 412	992 423	35 116	20 885	2 561 306	221 839
By number of rooms:							
1 room	3 181	14 195	103 349	30 664	6 769	158 159	25 858
2 rooms	27 263	72 763	370 518	3 628	2 754	476 926	86 510
3 rooms	151 532	99 050	328 534	637	2 200	581 953	65 948
4 rooms	364 045	113 231	146 728	56	2 038	626 098	32 137
5 rooms	310 113	31 977	29 842	26	1 486	373 444	7 691
6 rooms	173 020	8 031	8 809	16	1 271	191 147	2 354
7 or more rooms	141 224	3 162	4 639	89	4 362	153 476	1 341
By floor space:							
0- 39 m ²	1 566	8 650	55 494	29 246	3 403	98 359	10 246
40- 59 m ²	7 821	22 318	214 452	4 486	2 392	251 470	47 553
60- 79 m ²	44 656	83 145	343 546	814	2 159	474 320	75 155
80- 99 m ²	121 149	117 485	240 753	123	1 617	481 127	48 803
100-119 m ²	196 200	66 255	81 427	37	1 363	345 282	21 717
120-159 m ²	458 950	37 825	40 982	101	1 940	539 798	12 810
160-199 m ²	215 927	4 937	10 202	64	1 255	232 385	3 543
200-299 m ²	108 943	1 575	4 835	79	2 278	117 710	1 730
300- m ²	15 257	221	732	166	4 478	20 854	282
By construction period:							
Before 1900	131 338	16 556	103 216	1 142	4 215	256 467	20 176
1900-1919	125 766	12 043	133 021	1 064	4 311	276 205	24 354
1920-1939	159 718	9 492	188 653	978	3 368	362 210	38 913
1940-1949	52 997	13 542	79 162	812	908	147 421	10 746
1950-1959	103 110	23 141	108 294	2 092	1 647	238 284	12 211
1960-1964	95 000	12 430	59 107	2 291	932	169 760	10 814
1965-1969	119 565	17 766	79 318	7 182	966	224 797	20 737
1970-1974	139 849	29 721	81 772	10 262	1 044	262 648	24 588
1975-1979	106 280	33 317	34 289	958	757	175 601	11 118
1980-1984	39 289	47 163	29 183	1 204	471	117 310	11 044
1985-1989	38 695	56 352	27 936	1 650	921	125 554	13 321
1990-1994	10 899	33 494	30 384	2 671	410	77 858	9 216
1995-1999	26 576	16 325	20 324	1 615	433	65 273	6 938
2000-	21 239	21 060	17 677	1 195	459	61 630	7 653
By ownership:							
Individuals; limited liability company, etc.	1 149 553	168 926	474 573	26 114	17 865	1 837 032	213 232
Non-profit-making building society	9 236	126 446	358 399	6 324	775	501 180	4 029
Housing society	6 888	35 325	134 071	6	209	176 499	342
Public authority	4 792	11 715	25 380	2 672	2 036	46 595	4 236
By tenure:							
Rented	92 896	211 169	828 229	30 197	8 339	1 170 830	91 408
Owner-occupied	1 042 553	122 083	124 435	6	5 500	1 294 577	119 960
By installations:							
Toilet, central heating, and bath	1 122 738	335 619	895 311	29 019	15 463	2 398 151	214 750
Toilet and central heating but no bath	20 194	3 683	61 590	232	1 484	87 183	3 207
Toilet but no central heating	21 019	2 235	5 710	4	923	29 891	1 432
No toilet or not stated	6 518	875	29 812	5 861	3 015	46 081	2 450

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 329

Dwelling stock by type of building. Regional analysis 2004

	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	1 170 469	342 412	992 423	35 116	20 885	2 561 306
Copenhagen Municipality	14 555	6 721	251 367	6 448	543	279 634
Frederiksberg Municipality	1 012	564	50 062	121	86	51 845
Copenhagen County	83 383	52 696	146 662	5 531	1 225	289 497
Frederiksborg County	77 585	31 344	44 383	391	1 443	155 146
Roskilde County	53 894	18 036	27 885	1 560	776	102 151
West Zealand County	79 562	19 285	35 825	1 428	1 612	137 712
Storstrøm County	78 715	17 056	28 054	422	1 175	125 422
Bornholm Municipality	13 585	5 381	2 204	164	315	21 649
Funen County	120 844	42 660	59 418	3 616	2 485	229 024
South Jutland County	71 975	16 707	28 251	1 958	1 337	120 228
Ribe County	61 092	14 703	26 412	1 108	913	104 228
Vejle County	91 027	19 120	53 889	1 029	1 159	166 224
Ringkøbing County	78 042	15 376	29 150	1 317	1 298	125 183
Aarhus County	135 651	41 826	117 825	6 433	2 806	304 541
Viborg County	74 234	11 821	21 800	924	1 114	109 893
North Jutland County	135 313	29 116	69 236	2 666	2 598	238 929

Note. Residential institutions and holiday dwellings are not included.

¹ Incl. dwellings where use is not known.

For further information visit www.statbank.dk/bol3

Table 330

Dwellings, households and persons, by type of building 2004

	Dwellings	Households	Persons	Average number of persons per household
Per 1 January				
	number			
Total	2 800 391	2 480 879	5 397 640	2.18
Total with known housing condition ¹	2 800 391	2 460 974	5 351 585	2.17
Type of building				
Dwelling stock total	2 561 306	2 433 806	5 292 249	2.17
Farmhouses	126 999	118 044	330 649	2.80
One-family houses (detached)	1 043 470	1 008 337	2 638 535	2.62
Terraced houses	342 412	330 567	656 466	1.99
Multi-family buildings	992 423	935 268	1 602 359	1.71
Student hostels	35 116	28 829	35 819	1.24
Other dwellings	20 885	12 761	28 421	2.23
Type of building not stated	1	-	-	0.0
Residential institutions	16 682	12 519	32 449	2.59
Holiday dwellings	222 184	14 430	25 982	1.80
Housing conditions not known¹	•	19 905	46 055	2.31

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 331

Dwelling stock by type of heating installation 2004

Per 1 january	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	1 537 906	442 402	350 990	56 630	850 022	171 155	2 223	2 561 306
Farmhouses	1 807	85 222	3 653	22 857	111 732	13 201	259	126 999
One-family houses (detached)	416 953	270 236	218 214	28 443	516 893	109 108	516	1 043 470
Terraced houses	225 016	22 567	63 636	1 923	88 126	29 086	184	342 412
Multi-family buildings	856 404	57 434	59 345	2 234	119 013	16 518	488	992 423
Student hostels	29 974	870	3 244	322	4 436	703	3	35 116
Other dwellings	7 752	6 073	2 898	851	9 822	2 539	773	20 886

Note. Residential institutions and holiday dwellings are not included.

¹ Including electric cookers and panels.

 For further information visit www.statbank.dk/bol1

Table 332

Households by type of building 2004

	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	118 044	1 008 337	330 567	935 268	41 590	2 433 806	1 140 398	1 282 158
Of which with:								
0 children	73 817	641 213	246 769	775 614	38 125	1 775 538	922 065	844 757
1 child	14 322	134 537	38 574	85 064	1 733	274 230	108 317	164 763
2 children	18 295	172 897	35 154	52 749	1 197	280 292	76 851	202 446
3 or more children	11 610	59 690	10 070	21 841	535	103 746	33 165	70 192
Households with One single man, total	15 440	94 574	51 809	244 979	17 513	424 315	278 217	143 014
of which with:								
0 children	14 778	89 007	49 569	239 339	17 408	410 101	270 569	136 527
1 child	440	3 965	1 716	4 422	84	10 627	5 877	4 687
2 children	165	1 334	452	1 004	16	2 971	1 442	1 518
3 or more children	57	268	72	214	5	616	329	282
Households with One single woman, total	7 102	107 276	117 097	341 772	12 997	586 244	431 751	151 134
of which with:								
0 children	6 004	90 101	94 592	289 288	12 382	492 367	355 897	133 751
1 child	433	7 082	11 331	30 814	348	50 008	41 074	8 613
2 children	438	7 401	8 926	16 609	203	33 577	26 391	6 950
3 or more children	227	2 692	2 248	5 061	64	10 292	8 389	1 820
Households with One married couple, total	58 068	543 345	100 672	146 108	3 439	851 632	193 021	656 188
of which with:								
0 children	31 881	314 497	65 123	91 782	2 067	505 350	123 286	380 732
1 child	5 881	61 862	11 995	21 369	540	101 647	24 532	76 754
2 children	11 730	122 787	18 080	21 328	565	174 490	28 764	145 212
3 or more children	8 576	44 199	5 474	11 629	267	70 145	16 439	53 490
Households with two single adults of opposite sex, total	13 426	114 254	31 202	114 604	3 881	277 367	130 005	145 937
of which with:								
0 children	6 863	55 602	17 701	86 766	3 170	170 102	91 744	77 406
1 child	2 667	26 095	6 889	17 413	413	53 477	21 589	31 619
2 children	2 773	25 577	5 299	8 364	226	42 239	12 830	29 249
3 or more children	1 123	6 980	1 313	2 061	72	11 549	3 842	7 663
Households with more than one family or with children 18 and over	15 333	107 773	21 989	36 967	845	182 907	49 908	132 670
of which with:								
0 children	9 767	68 966	14 789	27 181	577	121 280	34 768	86 297
1 child	3 370	28 136	5 361	6 423	176	43 466	9 805	33 585
2 children	1 678	8 727	1 396	2 250	62	14 113	3 573	10 513
3 or more children	518	1 944	443	1 113	30	4 048	1 762	2 275
Households, other types, total	8 675	41 115	7 798	50 838	2 915	111 341	57 496	53 215
of which with:								
0 children	4 524	23 040	4 995	41 258	2 521	76 338	45 801	30 044
1 child	1 531	7 397	1 282	4 623	172	15 005	5 440	9 505
2 children	1 511	7 071	1 001	3 194	125	12 902	3 851	9 004
3 or more children	1 109	3 607	520	1 763	97	7 096	2 404	4 662

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/bol4

Table 333

Number of rented dwellings by quality, size, etc. 2004

	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	1,076.1	395.6	218.0	680.5	94.7	49.7	44.9	45.0	1,170.8	445.4	262.9	725.4
By type of dwelling:												
Detached one-family houses	71.8	5.2	0.8	66.6	5.7	0.5	0.2	5.2	77.4	5.7	1.0	71.7
Terraced houses	207.9	36.8	3.0	171.1	3.3	0.7	0.2	2.6	211.2	37.5	3.2	173.7
Multi-family houses	749.2	342.1	208.8	407.1	79.0	47.2	43.4	31.8	828.2	389.4	252.3	438.9
By gross square meters:												
Under 40 m ²	60.9	20.9	9.5	40.0	15.9	4.2	3.3	11.7	76.8	25.1	12.8	51.7
40- 59 m ²	174.5	80.2	53.9	94.3	32.9	20.1	18.2	12.8	207.4	100.3	72.1	107.1
60- 79 m ²	350.5	132.1	74.3	218.4	25.7	14.9	14.0	10.7	376.2	147.0	88.3	229.1
80- 99 m ²	300.9	102.6	47.2	198.3	12.3	6.8	6.1	5.6	313.3	109.4	53.3	203.8
100-119 m ²	104.2	33.9	16.9	70.2	4.3	2.2	2.0	2.1	108.4	36.1	18.9	72.3
120-159 m ²	53.0	17.9	10.6	35.1	2.7	1.3	1.2	1.4	55.7	19.2	11.8	36.5
160 m ² +	32.2	7.9	5.5	24.2	1.0	0.3	0.3	0.7	33.2	8.3	5.8	24.9
By ownership:												
Individuals, etc.	162.9	23.2	14.2	139.8	30.8	6.0	5.2	24.7	193.7	29.2	19.4	164.5
Non-profit building society	482.7	170.5	55.7	312.3	8.4	4.6	3.6	3.8	491.1	175.0	59.3	316.1
Limited liability companies, cooperative societies, etc.	166.4	64.9	43.1	101.5	20.5	9.8	9.0	10.7	186.9	74.7	52.1	112.2
Public authorities	29.3	6.4	2.7	23.0	5.1	2.5	1.4	2.6	34.4	8.9	4.1	25.5
Rented freehold flats	88.5	36.0	22.8	52.5	2.9	1.4	1.2	1.5	91.4	37.4	23.9	54.0
By construction period:												
Before 1900	79.8	32.1	30.3	47.7	25.3	16.0	15.5	9.3	105.0	48.0	45.8	57.0
1900-1919	95.2	37.2	34.4	57.9	28.1	15.6	14.9	12.5	123.3	52.8	49.4	70.5
1920-1939	145.7	82.4	71.0	63.3	22.6	12.0	10.7	10.7	168.3	94.4	81.7	74.0
1940-1949	75.1	34.5	21.8	40.7	8.7	4.5	2.9	4.2	83.8	38.9	24.7	44.9
1950-1959	120.8	51.9	13.8	68.9	4.2	1.1	0.6	3.1	125.1	53.1	14.4	72.0
1960-1964	64.8	25.7	6.4	39.1	1.3	0.1	0.0	1.2	66.1	25.8	6.5	40.3
1965-1969	84.2	29.1	8.4	55.1	1.3	0.0	0.0	1.3	85.5	29.1	8.5	56.3
1970-1974	94.9	36.1	9.1	58.8	0.6	0.2	0.1	0.4	95.5	36.3	9.2	59.2
1975-1979	47.8	15.6	3.9	32.2	0.3	0.1	0.0	0.2	48.1	15.7	3.9	32.4
1980-1984	62.1	13.4	6.2	48.8	0.5	0.0	0.0	0.5	62.6	13.4	6.2	49.3
1985-1989	73.3	13.1	3.6	60.2	0.9	0.1	0.1	0.8	74.2	13.2	3.7	61.0
1990-1994	64.8	13.8	4.4	51.0	0.5	0.0	0.0	0.5	65.3	13.8	4.4	51.5
1995-1999	36.3	7.4	3.1	28.8	0.2	0.0	0.0	0.2	36.4	7.4	3.1	29.0
2000-	31.3	3.5	1.4	27.8	0.2	0.0	0.0	0.2	31.4	3.5	1.4	28.0

For further information visit www.statbank.dk/10

Table 334

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.