

## Construction and housing

### 1. Housing conditions

#### Half the population live in one-family houses

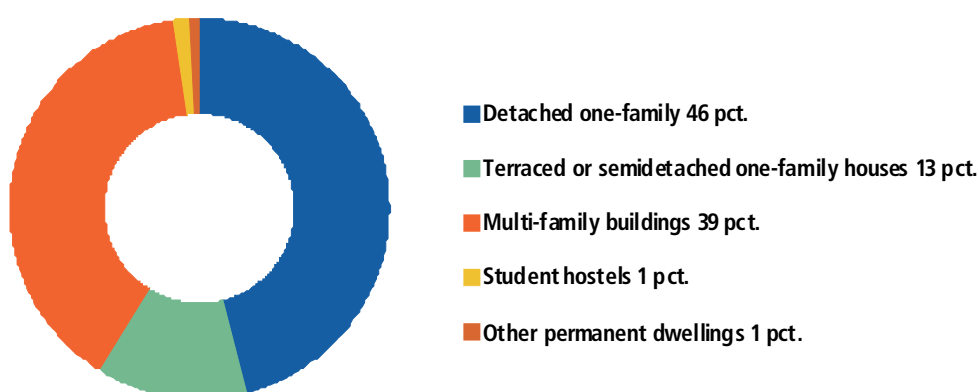
On 1 January 2002, 98 per cent of the Danish population comprising a total of 5,368,000 persons live in actual dwellings, i.e. year-round dwellings. About half the population live in one-family houses and farm houses, while less than one third live in multi-dwelling buildings. Out of the approximately 2.5 million dwellings in Denmark, 41 per cent are detached one-family houses, 39 per cent are dwellings in multi-family buildings, 13 per cent are terraced or semidetached one-family houses and 5 per cent are farm houses. The dwellings comprise 2.4 million households, i.e. one or more persons living at the same address, regardless of family connections.

#### The proportion of privately owned dwellings have declined

Since 1981, the proportion of privately owned dwellings (dwellings owned by individuals, joint stock companies, independent institutions) has declined from 80 per cent to 72 per cent. Similarly, the proportion of dwellings owned by private housing societies has increased from 1 per cent to 7 per cent. Dwellings owned by non-profit housing associations have increased from 15 per cent to 20 per cent. The proportion of privately owned one-family houses make up 98 per cent of all one-family houses, while 50 per cent of dwellings in multi-family buildings and 48 per cent of terraced or semidetached one-family houses are privately owned.

Figure 1

Dwelling stock by type of building, 1 January 2002



#### Dwellings increase in size

In 2002, the average dwelling size among the total stock of actual dwellings was 109.1 m<sup>2</sup> compared to 106.4 m<sup>2</sup> in 1981. The average size of a one-family house has increased from 131.3 m<sup>2</sup> to 138.8 m<sup>2</sup>, while the average size of multi-family buildings has increased from 73.8 m<sup>2</sup> to 75.5m<sup>2</sup>. However, the average size of terraced or semidetached one-family houses has declined from 97.9 m<sup>2</sup> to 91.0m<sup>2</sup>.

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### Fewer persons per household

Since 1981, the average household size has decreased from 2.50 to 2.18 persons. For one-family houses the average household size has decreased from 2.90 to 2.62 persons, while the average household size has decreased from 2.90 to 2.62 persons in multi-family houses and from 2.60 to 2.02 persons in terraced or semi-detached houses. Households comprise all persons, sharing the same address regardless of family connections.

### 73 per cent of all households did not include children

A total of approximately 1.8 million or 73 per cent of households did not include children. Among this group, only 44 per cent lived in multi-family houses, while 36 per cent lived in detached one-family houses and 13 per cent lived in terraced or semi-detached one-family houses.

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

A total of 649,000 households include children, these households have different living arrangements than those without children. Among this group only 24 per cent lived in multi-family houses, while 56 per cent lived in detached one-family houses and 13 per cent lived in terraced and semi-detached one-family houses.

### Fewer households with installation deficiencies

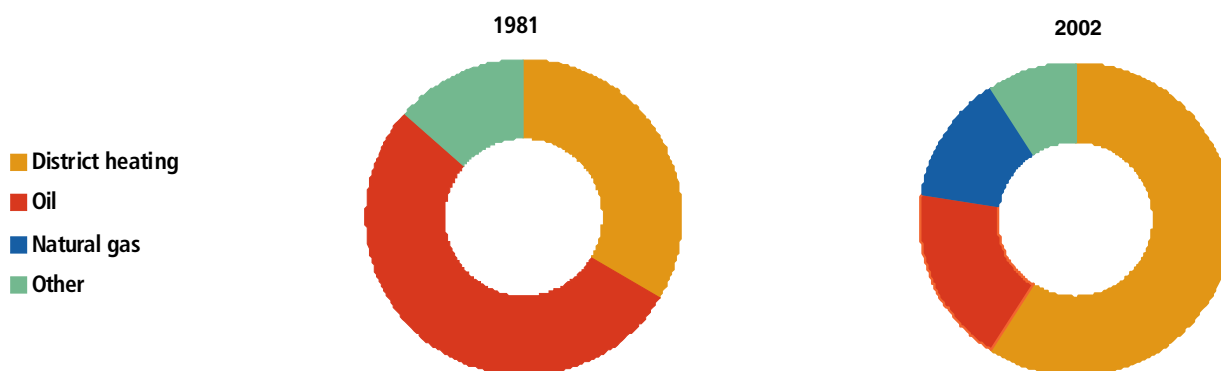
The period since 1980 has involved significant modernisation of the existing dwelling stock, a process, which has been concurrent with the development of district and central heating and natural gas. On 1 January 2002, a total of 150,000 households lived in dwellings with at least one installation deficiency, corresponding to 6 per cent of all households in actual dwellings. At the time of the housing survey of 1 January 1981, 17 per cent of the households lived in dwellings with at least one installation deficiency.

### District heating is most frequent

The number of dwellings with district heating, has in the period from 1981 to 2002 increased from 34 per cent to 59 per cent. The number of oil heated dwellings has in the same period decreased from 53 per cent to 18 per cent. Natural gas, which was introduced in the beginning of the 1980s, is used in 13 per cent of the dwellings by 1 January 2002.

Figur 2

Dwellings by type of heating 1 January 2002



## 2. Residential construction

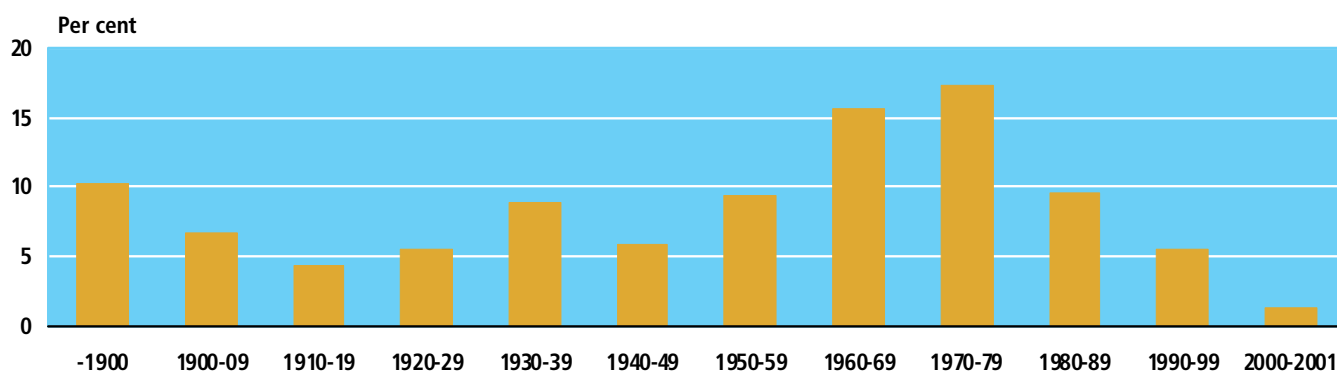
### 90 per cent of all dwellings are from the 20<sup>th</sup> century

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. Thus, 16 per cent of all dwellings were built during the 1960s, and 17 per cent were constructed during the 1970s. This means that more than one 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 significant increase in the dwelling stock in Denmark during this period is also linked to a greater demand for dwellings. This increased demand was 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.

Figure 3 Dwelling stock by year of construction, by 1 January 2002



### Less residential construction during the 1980s and 1990s

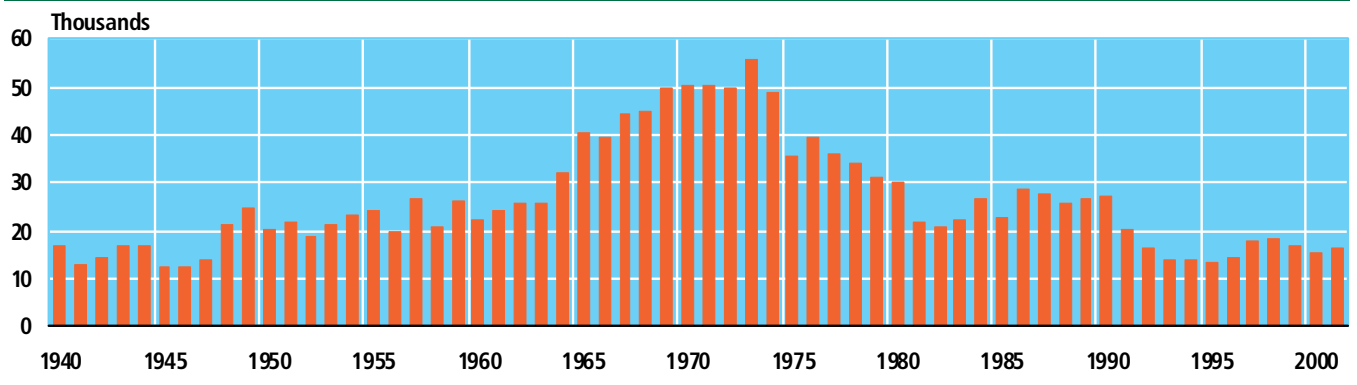
The proportion of dwellings constructed during the 1980s was comparatively low as a result of the general economic recession; 10 per cent. The proportion constructed during the period from 1990 to 2000 was even smaller; only 6.2 per cent. However, construction rates have increased slightly towards the end of the 1990s - particularly with regard to detached one-family houses.

### New dwellings completed

The highest number of new dwellings was completed during the period from 1964 to 1980, with more than 30,000 new dwellings completed each year. During a six-year period from 1969 to 1974, more than 50,000 dwellings were completed each year. These figures have not been matched since then. During the period from 1974 to 1991, between 20,000 and 50,000 dwellings were completed yearly. Since 1992, the number of new dwellings has come to less than 20,000 a year.

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Figure 4 Dwellings completed 1940-2001



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

## 3. Construction and the Danish economy

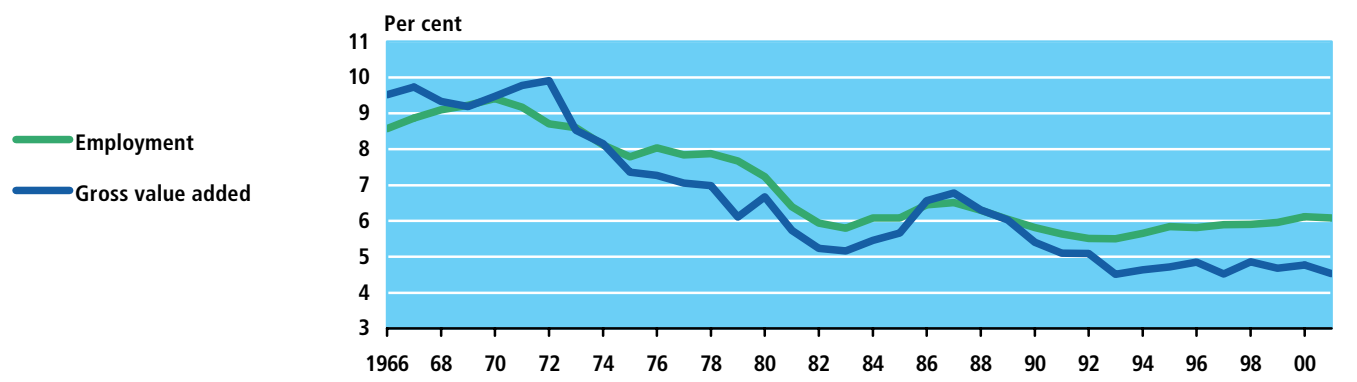
### Value added

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 1972-2001. The construction sector's proportion of the total gross value added reached a peak in 1972 at 9.9 per cent. This proportion subsequently dwindled until 1983, and after a small increase in the mid-1980s it dropped to 4.5 per cent in 2001.

### 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 6.0 per cent of total employment.

Figure 5 Construction in relation to total activities 1966-2001



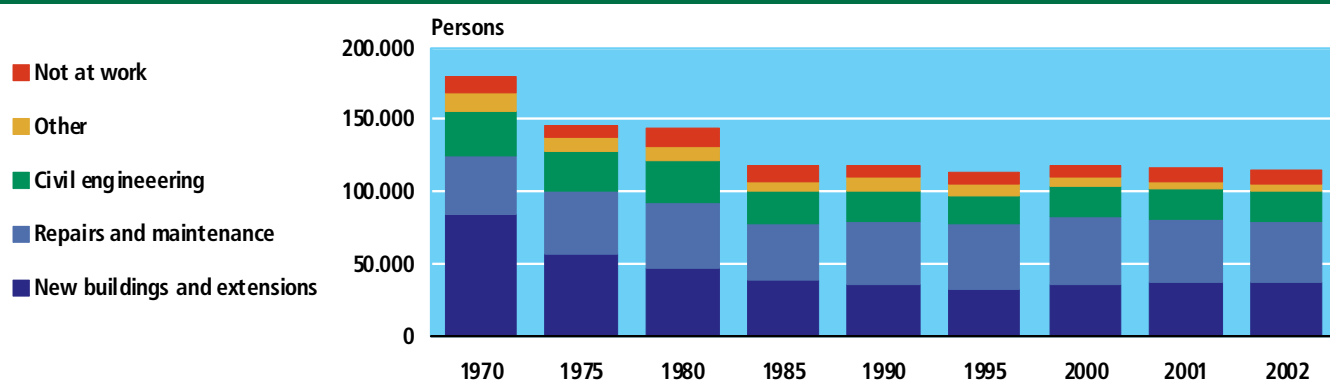
## 4. Construction employment by activity

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

Figure 6

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.

### Fall in employment on new buildings

Employment on new buildings has fallen from 84,000 in 1970 to 36,000 in 2002. 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 between 39,000 and 47,000 individuals during the entire period. However, in 2000 the number of people employed within repairs and maintenance was 47,000 as a result of the violent storm in December 1999.

### Relatively greater employment within repairs and maintenance

Development within construction has 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 2002, a shift 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 37 per cent worked on repairs and maintenance. During the period 1970 to 1980, the number of people employed on civil engineering projects was 28,000-30,000. However, since 1985 the number has been 20,000-23,000.

## 5. Building costs

### Increase in total building costs

The total building costs have increased by 63 per cent from 1987 to 2002. During this period, the costs of materials have increased by 60 per cent and the costs of labour by 76 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.

# Construction and housing

Figure 7

Regulating index for residential construction, January 1987=100

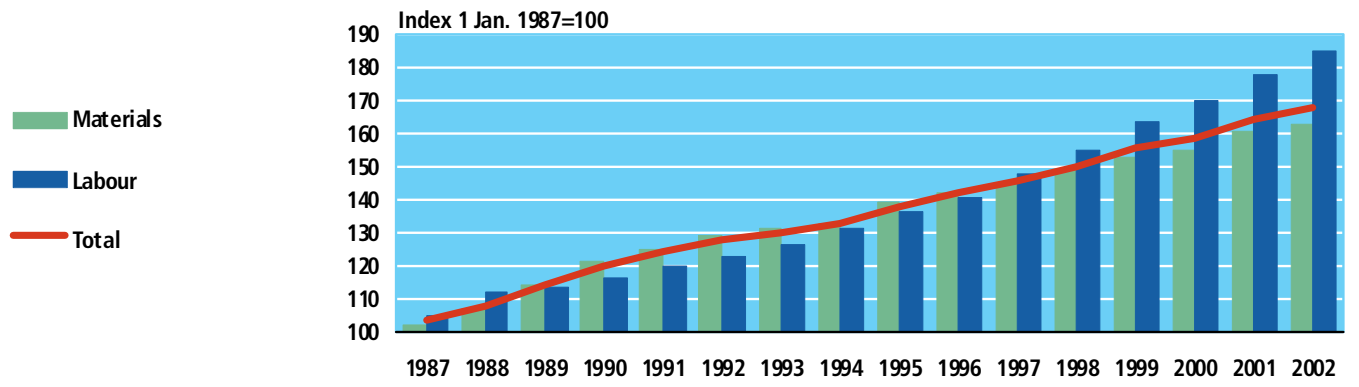


Table 314

## Building stock 2002

	Number of buildings	Type of heating installation				Utilised floor space (excl. area not used for habitation or business) <sup>3</sup>	Gross floor space (incl. cellars, but excl. attics which cannot be utilised) <sup>4</sup>
		District heating	Central heating	Heating stoves, electricity etc. <sup>2</sup>	None or not known		
Per 1 January							
		thousand m <sup>2</sup>					
<b>Building stock, total<sup>1</sup></b>	<b>2 442 792</b>	<b>214 511</b>	<b>190 537</b>	<b>42 578</b>	<b>139 947</b>	<b>460 856</b>	<b>659 226</b>
<b>Building stock by principal use</b>							
<b>Residential buildings, total</b>	<b>1 454 024</b>	<b>143 679</b>	<b>112 533</b>	<b>20 437</b>	<b>161</b>	<b>195 451</b>	<b>331 909</b>
Farmhouses and detached one-family houses	1 157 469	56 372	93 032	16 182	79	143 438	197 843
Terraced houses, etc.	200 496	19 199	7 711	2 650	13	23 903	32 797
Multi-family buildings	84 700	64 183	9 730	1 409	26	23 836	93 698
Other residential buildings	11 359	3 925	2 060	196	43	4 274	7 571
<b>Industrial and commercial buildings</b>	<b>705 697</b>	<b>45 047</b>	<b>65 529</b>	<b>7 308</b>	<b>137 248</b>	<b>221 431</b>	<b>265 631</b>
Non-residential farm buildings	498 751	1 109	13 080	954	113 823	122 128	131 234
Factories, workshops, etc.	71 157	9 791	30 128	2 746	9 041	46 220	53 509
Buildings for public administration, distributive and professional trades	72 588	28 497	17 513	2 236	6 734	37 322	60 044
Other industrial and commercial buildings	63 201	5 650	4 808	1 372	7 650	15 761	20 844
<b>Other buildings, total</b>	<b>283 071</b>	<b>25 782</b>	<b>12 474</b>	<b>14 833</b>	<b>2 537</b>	<b>43 974</b>	<b>61 686</b>
Buildings for institutional, educational, and cultural use, etc.	45 079	22 580	9 814	1 136	1 301	24 113	39 774
Holiday dwellings	199 833	58	608	12 288	257	13 026	13 715
Other buildings for leisure	38 159	3 144	2 052	1 409	979	6 835	8 197
<b>Counties</b>							
Copenhagen Municipality	47 754	33 019	2 533	1 091	815	12 420	45 223
Frederiksberg Municipality	6 011	5 532	709	139	78	1 767	7 926
Copenhagen County	156 098	18 467	26 108	2 176	1 665	31 402	57 916
Frederiksborg County	158 495	7 533	14 974	4 793	3 445	24 800	34 916
Roskilde County	89 021	4 725	10 238	1 907	2 845	16 159	21 860
West Zealand County	188 655	6 415	13 716	5 107	9 428	29 162	38 615
Storstrøm County	157 394	6 406	11 404	4 392	8 865	26 151	34 472
Bornholm County	34 132	1 254	2 109	714	1 937	5 087	6 801
Funen County	243 253	21 334	17 785	2 719	12 847	45 421	61 954
South Jutland County	147 649	7 939	12 174	2 841	12 360	30 342	38 591
Ribe County	130 315	11 336	7 147	1 864	10 171	26 753	33 128
Vejle County	172 105	13 062	16 113	2 052	10 669	34 923	46 251
Ringkøbing County	178 848	13 726	10 469	2 383	15 352	37 468	45 454
Aarhus County	273 273	32 356	16 040	4 369	14 057	52 061	74 880
Viborg County	162 968	7 999	12 411	1 889	14 007	31 650	39 756
North Jutland County	296 821	23 409	16 607	4 140	21 406	55 289	71 483

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

Table 315

## Building activity

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2000*	2001*	2000*	2001*	2000*	2001*
	thousands m <sup>2</sup>					
<b>Buildings in all Denmark, gross floor space</b>	<b>9 073</b>	<b>8 837</b>	<b>8 544</b>	<b>8 236</b>	<b>7 785</b>	<b>8 114</b>
<b>Residential buildings</b>	<b>2 279</b>	<b>2 359</b>	<b>2 112</b>	<b>2 236</b>	<b>2 155</b>	<b>2 145</b>
<b>Type of building</b>						
Detached one-family houses <sup>1</sup>	1 403	1 371	1 337	1 280	1 338	1 296
Other one-family houses	424	477	375	473	342	420
Multi-family buildings	360	421	316	395	375	338
Other buildings	92	89	83	89	100	91
<b>Industrial and administrative buildings, etc.</b>	<b>5 327</b>	<b>4 997</b>	<b>5 071</b>	<b>4 608</b>	<b>4 332</b>	<b>4 695</b>
Farm buildings, etc.	2 541	2 350	2 497	2 289	1 953	2 145
Factories, workshops, etc.	1 208	890	1 114	870	1 055	1 080
Power stations, gasworks, etc.	37	45	34	46	48	31
Transport depots, etc.	48	152	44	123	71	59
Public administration, distributive and professional trades	1 288	1 359	1 203	1 104	1 030	1 182
Hotels and other service trade buildings	46	63	39	59	52	94
Other buildings	160	138	140	117	122	104
<b>Buildings for cultural and institutional use</b>	<b>431</b>	<b>450</b>	<b>373</b>	<b>418</b>	<b>382</b>	<b>383</b>
Of which:						
Buildings for education and research	227	261	210	214	214	249
Hospitals, nursing homes, etc.	78	34	50	77	38	35
<b>Other buildings</b>	<b>1 035</b>	<b>1 031</b>	<b>989</b>	<b>974</b>	<b>916</b>	<b>1 273</b>
Of which: Holiday dwellings	242	247	226	224	219	215
<b>Regional distribution</b>						
<b>All Denmark</b>	<b>9 073</b>	<b>8 837</b>	<b>8 544</b>	<b>8 236</b>	<b>7 785</b>	<b>8 114</b>
Undistributed building activity	-221	26	-225	270	-96	105
Copenhagen Municipality	279	502	227	272	239	266
Frederiksberg Municipality	21	3	19	5	32	23
Copenhagen County	514	420	461	352	419	442
Frederiksborg County	461	479	421	399	457	363
Roskilde County	343	294	312	248	331	248
West Zealand County	650	538	557	506	431	501
Storstrøm County	374	386	357	344	330	332
Bornholm County	43	47	39	45	44	44
Funen County	832	734	800	711	708	699
South Jutland	733	638	702	593	539	619
Ribe County	638	615	634	584	499	553
Vejle County	829	799	832	758	774	861
Ringkøbing County	821	796	783	754	718	739
Århus County	1 068	985	1 061	949	919	996
Viborg County	688	630	662	533	555	567
North Jutland County	998	945	901	912	888	758

<sup>1</sup> Including farmhouses and detached one-family houses.



Table 316

## Residential construction

	Building permits issued during the year		Buildings started during the year		Buildings completed during the year	
	2000*	2001*	2000*	2001*	2000*	2001*
	number of dwellings					
<b>All Denmark, total</b>	<b>16 871</b>	<b>18 103</b>	<b>15 402</b>	<b>17 849</b>	<b>15 208</b>	<b>16 189</b>
Of which:						
<b>Conversion, etc. of buildings</b>	<b>2 482</b>	<b>2 533</b>	<b>2 210</b>	<b>2 346</b>	<b>2 071</b>	<b>2 516</b>
<b>Type of building</b>						
Detached one-family houses <sup>1</sup>	5 761	5 705	5 436	5 514	5 542	5 429
Other one-family houses	4 238	4 988	3 825	5 057	3 612	4 243
Multi-family buildings	4 910	5 405	4 528	5 318	4 429	4 869
Student hostels	555	394	408	592	213	468
Residential institutions	503	772	365	633	654	425
Other buildings	904	839	830	735	758	755
<b>Builders</b>						
Private builders	12 998	13 982	12 133	13 494	11 496	13 002
Non-profit-making building societies	2 695	2 760	2 331	3 138	2 864	2 357
Public authorities	1 178	1 361	938	1 217	848	830
<b>Regional distribution</b>						
<b>All Denmark</b>	<b>16 871</b>	<b>18 103</b>	<b>15 402</b>	<b>17 849</b>	<b>15 208</b>	<b>16 189</b>
Undistributed residential construction	-849	-137	-706	984	-879	-172
Copenhagen Municipality	626	654	464	558	512	643
Frederiksberg Municipality	186	15	165	25	50	126
Copenhagen County	1 033	897	983	799	812	843
Frederiksborg County	1 380	1 748	1 192	1 399	1 484	1 224
Roskilde County	1 075	882	798	933	954	695
West Zealand County	1 277	998	1 156	816	911	1 095
Storstrøm County	712	863	507	847	553	599
Bornholm County	63	87	63	48	77	48
Funen County	1 905	1 819	1 737	1 832	1 594	1 874
South Jutland County	764	960	735	837	675	991
Ribe County	636	716	632	682	570	591
Vejle County	1 369	1 556	1 399	1 465	1 323	1 470
Ringkøbing County	1 145	1 075	1 072	947	1 299	1 035
Aarhus County	3 069	3 071	2 925	3 116	2 800	2 951
Viborg County	921	914	822	766	808	851
North Jutland County	1 559	1 985	1 458	1 795	1 665	1 325

<sup>1</sup> Incl. farmhouses and detached one-family houses

**Table 317****Average size of new dwellings completed**

	1980	1985	1990	1995	2001
	m <sup>2</sup> per dwelling				
<b>Year-round dwellings, total</b>	<b>118</b>	<b>99</b>	<b>85</b>	<b>98</b>	<b>119</b>
Farmhouses	213	196	206	196	215
Detached one-family houses	144	129	134	145	165
Other one-family houses	95	83	80	84	96
Multi-family buildings	78	74	73	77	86
Student hostels	24	24	37	37	35
	number of dwellings				
<b>New buildings completed, total</b>	<b>30 345</b>	<b>22 613</b>	<b>27 237</b>	<b>13 503</b>	<b>16 189</b>
Detached one-family houses	15 207	7 678	3 392	3 357	5 429
Other one-family houses	7 297	8 863	12 431	2 444	4 243
Multi-family buildings	6 562	5 198	9 417	6 266	4 869
Other buildings	1 279	874	1 997	1 436	1 648

**Table 318****Construction cost indices for civil engineering projects**

	Average 1996	Average 2001	Average 2002
	————— 1995=100 —————		
Road work	103.98	125.26	127.53
Earth work, etc.	105.07	124.21	126.84
Asphalt work	103.60	129.60	131.25
Concrete structures	102.70	118.40	121.26
Iron structures	101.68	113.73	116.49

**Table 319****Regulating price index for residential construction (excl. VAT)**

	Weights 1 Jan. 1987	Average 1992	Average 1997	Average 2002
	————— 1 January 1987=100 —————			
<b>Regulating price index, total</b>	<b>1 000</b>	<b>128</b>	<b>146</b>	<b>168.2</b>
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

**Table 320****Construction employment**

	Average 2001	Average 2002
Total employment	144 182	141 315
Wage earners and working masters, total	116 686	114 467
Salary earners, total	27 496	26 848

**Table 321****Employed wage earners and working masters in the construction industry**

	Average 2001	Average 2002
<b>Wage earners and working masters, total</b>	<b>116 686</b>	<b>114 467</b>
General contractors, etc.	32 862	31 414
Master bricklayers	10 914	11 015
Electricians	18 798	18 383
Plumbers	12 640	12 700
Carpenters and joiners	23 625	23 140
Master painters	9 422	8 976
Master glaziers	980	965
Public institutions, etc.	7 445	7 873

Table 322

## Housing situation

Per 1 January	1960	1970	1980	2002
	number			
Occupied dwellings (households)	1 475 620	1 796 648	2 000 231 <sup>1</sup>	2 409 235
Occupants	4 437 550	4 832 842	4 947 728 <sup>1</sup>	5 261 061
Average number of occupants per household	3.01	2.69	2.47	2.18
<b>Occupants in the household:</b>	per cent			
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0<sup>2</sup></b>	<b>100.0</b>
1 occupant	16.0	23.7	27.9	36.7
2 occupants	27.4	29.5	31.6	33.5
3 occupants	20.9	18.5	16.1	12.5
4 occupants	18.9	16.7	16.5	11.9
5 or more occupants	16.8	11.6	7.9	5.5
Dwelling (households)	100.0	121.8	135.6	163.3
Occupants	100.0	108.9	111.5	118.6
	per cent			
<b>Type of building:</b>				
<b>Total (incl. not stated)</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Households in:				
Farmhouses	12.4	9.8	7.8	5.0
One-family houses, etc.	32.6	39.7	49.9	54.7
Multi-dwelling houses	55.0	49.0	41.6	39.8
Other dwellings	-	1.6	0.6	0.6
<b>Tenure:</b>				
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0<sup>2</sup></b>	<b>100.0</b>
Occupied by owner	44.9	46.9	54.6	53.1
Rented	55.1	53.1	44.1	46.6
Not stated	-	-	1.3	0.3
<b>Installations:</b>				
Per cent with central heating	47.0	84.0	91.3	98.6
Per cent with bath	45.0	71.3	84.0	94.8

<sup>1</sup> Households and inhabitants in own dwelling. <sup>2</sup> Excluding student hostels.

Table 323

## Dwelling stock by type of heating installation 2002

Per 1 January	District heating	Central heating from own unit				Heating stoves <sup>1</sup>	No heating installation or not known	Total
		Burning oil	Burning natural gas	Other or not known	Total			
----- number of dwellings -----								
<b>Dwelling stock total</b>	<b>1 490 726</b>	<b>463 236</b>	<b>335 947</b>	<b>52 032</b>	<b>851 215</b>	<b>178 581</b>	<b>2 203</b>	<b>2 522 725</b>
Farmhouses	1 780	88 412	3 671	20 894	112 977	13 880	285	128 922
One-family houses (detached)	405 292	280 286	208 840	25 906	515 032	113 067	476	1 033 867
Terraced houses	212 072	23 732	58 792	1 853	84 377	29 829	174	326 452
Multi-family buildings	834 511	63 371	58 619	2 262	124 252	18 602	568	977 933
Student hostels	29 183	1 024	3 124	321	4 469	730	3	34 385
Other dwellings	7 888	6 411	2 901	796	10 108	2 473	697	21 164

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

<sup>1</sup> Including electric cookers and panels.



Table 324

## Dwelling stock by type, size, etc. 2002

Per 1 January	Dwellings by type of building					Dwelling stock total <sup>1</sup>	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						
<b>Dwelling stock, total</b>	<b>1 162 789</b>	<b>326 452</b>	<b>977 933</b>	<b>34 385</b>	<b>21 164</b>	<b>2 522 725</b>	<b>207 727</b>
<b>By number of rooms:</b>							
1 room	3 165	11 318	102 195	30 176	6 867	153 722	23 473
2 rooms	28 028	68 914	365 501	3 388	2 576	468 407	80 692
3 rooms	154 147	93 243	322 700	635	2 227	572 952	61 794
4 rooms	365 484	110 656	144 685	57	2 094	622 976	30 878
5 rooms	305 647	31 356	29 497	22	1 541	368 064	7 320
6 rooms	168 766	7 893	8 689	14	1 332	186 694	2 253
7 or more rooms	137 457	3 069	4 662	93	4 521	149 802	1 317
<b>By floor space:</b>							
0- 39 m <sup>2</sup>	1 593	7 706	56 560	28 903	3 606	98 368	9 731
40- 59 m <sup>2</sup>	8 451	20 923	213 798	4 112	2 364	249 649	45 689
60- 79 m <sup>2</sup>	46 839	79 039	338 526	809	1 992	467 205	69 672
80- 99 m <sup>2</sup>	124 402	112 248	235 810	117	1 568	474 145	45 645
100-119 m <sup>2</sup>	198 261	63 396	78 415	27	1 371	341 470	20 049
120-159 m <sup>2</sup>	454 323	36 699	39 342	100	1 999	532 463	11 827
160-199 m <sup>2</sup>	208 971	4 746	9 980	62	1 295	225 054	3 222
200-299 m <sup>2</sup>	105 105	1 498	4 766	75	2 350	113 795	1 622
300- m <sup>2</sup>	14 844	197	736	180	4 619	20 576	270
<b>By construction period:</b>							
Before 1900	132 407	16 335	102 457	1 130	4 359	256 688	19 269
1900-1919	126 296	11 967	132 249	1 058	4 506	276 076	23 716
1920-1939	159 959	9 460	188 614	1 003	3 475	362 512	38 009
1940-1949	53 092	13 489	78 828	819	949	147 177	10 517
1950-1959	103 294	22 908	107 587	2 131	1 687	237 607	11 434
1960-1969	214 828	29 566	137 559	9 482	1 943	393 378	30 217
1970-1974	139 845	29 351	81 552	10 105	984	261 837	23 827
1975-1979	106 332	32 591	34 016	973	724	174 636	10 691
1980-1984	39 296	46 825	28 916	1 213	460	116 710	10 639
1985-1989	38 647	55 898	27 870	1 666	970	125 051	12 428
1990-1994	10 904	33 350	30 412	2 644	412	77 722	8 126
1995-1999	26 517	16 165	20 107	1 617	457	64 863	6 347
2000-	11 222	8 536	7 680	544	211	28 194	2 497
<b>By ownership:</b>							
Individuals; limited liability company, etc.	1 142 273	162 954	471 391	26 453	18 229	1 821 302	201 671
Non-profit-making building society	9 145	121 487	353 651	5 574	804	490 661	2 755
Housing society	6 280	32 264	127 869	6	208	166 627	252
Public authority	5 091	9 747	25 022	2 352	1 923	44 135	3 049
<b>By tenure:</b>							
Rented	88 342	197 070	809 205	29 650	8 300	1 132 567	78 685
Owner-occupied	1 034 371	120 186	123 648	6	5 658	1 283 869	117 956
<b>By installations:</b>							
With no kitchen	1 969	2 777	28 088	22 660	5 480	60 974	4 336
With toilet, central heating, and bath	1 111 537	319 547	869 123	28 140	15 630	2 343 979	199 700
With toilet and central heating but no bath	22 321	3 826	67 285	378	1 540	95 350	3 234
With toilet but no central heating	21 806	2 318	8 250	4	901	33 279	2 108
With no toilet or not stated	7 125	761	33 275	5 863	3 093	50 117	2 685

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.

<sup>1</sup> Including type of dwelling not known.



Table 325

## Dwelling stock by type of building. Regional analysis 2002

Per 1 january	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					
<b>All Denmark</b>	<b>1 162 789</b>	<b>326 452</b>	<b>977 933</b>	<b>34 385</b>	<b>21 164</b>	<b>2 522 725</b>
Copenhagen Municipality	14 560	6 608	251 432	6 219	585	279 404
Frederiksberg Municipality	1 025	563	49 988	120	83	51 779
Copenhagen County	82 957	51 921	145 751	5 456	1 388	287 473
Frederiksborg County	77 829	30 314	43 363	377	1 427	153 310
Roskilde County	52 680	17 220	27 615	1 234	819	99 568
West Zealand County	78 769	18 191	35 167	1 340	1 613	135 080
Storstrøm County	78 295	16 254	27 712	445	1 058	123 764
Bornholm County	13 568	5 334	2 144	198	294	21 538
Funen County	120 457	40 604	57 892	3 529	2 487	224 970
South Jutland County	71 560	15 682	27 549	1 966	1 382	118 139
Ribe County	60 853	13 989	25 688	1 156	976	102 662
Vejle County	90 120	17 747	52 053	1 102	1 160	162 182
Ringkøbing County	77 499	14 771	28 341	1 227	1 326	123 164
Aarhus County	134 272	39 127	114 876	6 396	2 894	297 565
Viborg County	73 813	10 806	21 183	949	1 102	107 853
North Jutland County	134 532	27 321	67 179	2 671	2 570	234 274

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

Table 326

## Dwellings, households and persons, by type of building 2002

	Dwellings	Households	Persons	Average number of persons per household
Per 1 January				
	number			
<b>Total</b>	<b>2 759 098</b>	<b>2 456 106</b>	<b>5 368 354</b>	<b>2.19</b>
Total with known housing condition <sup>1</sup>	2 759 098	2 436 553	5 324 925	2.19
<b>Type of building</b>				
Dwelling stock total	2 522 725	2 409 235	5 261 061	2.18
Farmhouses	128 922	120 290	336 965	2.80
One-family houses (detached)	1 033 867	1 000 562	2 619 754	2.62
Terraced houses	326 452	316 834	640 158	2.02
Multi-family buildings	977 933	928 922	1 597 352	1.72
Student hostels	34 385	29 078	36 353	1.25
Other dwellings	21 164	13 548	30 477	2.25
Type of building not stated	2	1	2	2.00
Institutional households	17 708	13 227	37 960	2.87
Holiday dwellings	218 453	13 879	25 092	1.81
Housing conditions not known <sup>1</sup>		19 553	43 429	2.22

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.

<sup>1</sup> 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 327

## Households by type of building 2002

	Type of building					Dwellings proper, total <sup>1</sup>	Of which	
	Farm-houses	Detached onefamily houses	Terraced houses, etc.	Multi-family buildings	Student hostels and other dwellings		Rented dwellings	Owner-occupied dwellings
Per 1 january								
<b>Households, total</b>	<b>120 290</b>	<b>1 000 562</b>	<b>316 834</b>	<b>928 922</b>	<b>42 626</b>	<b>2 409 235</b>	<b>1 122 743</b>	<b>1 278 609</b>
Of which with:								
0 children	75 688	638 808	233 919	772 595	38 932	1 759 943	908 796	845 326
1 child	14 478	135 642	38 254	83 754	1 872	274 000	106 822	166 277
2 children	18 303	168 852	34 817	51 419	1 279	274 670	74 932	198 907
3 or more children	11 821	57 260	9 844	21 154	543	100 622	32 193	68 099
<b>Households with One single man, total</b>	<b>15 324</b>	<b>90 307</b>	<b>48 162</b>	<b>237 643</b>	<b>17 584</b>	<b>409 020</b>	<b>267 841</b>	<b>139 145</b>
of which with:								
0 children	14 702	85 272	46 105	232 645	17 483	396 207	261 082	133 144
1 child	417	3 560	1 565	3 985	81	9 608	5 236	4 330
2 children	157	1 264	432	837	19	2 709	1 261	1 439
3 or more children	48	211	60	176	1	496	262	232
<b>Households with One single woman, total</b>	<b>7 245</b>	<b>106 508</b>	<b>108 992</b>	<b>337 819</b>	<b>13 361</b>	<b>573 925</b>	<b>420 848</b>	<b>151 009</b>
of which with:								
0 children	6 244	91 076	87 854	288 521	12 728	486 423	350 021	134 747
1 child	381	6 789	10 851	29 333	387	47 741	39 021	8 507
2 children	387	6 356	8 178	15 465	188	30 574	24 213	6 202
3 or more children	233	2 287	2 109	4 500	58	9 187	7 593	1 553
<b>Households with One married couple, total</b>	<b>59 273</b>	<b>537 123</b>	<b>97 648</b>	<b>148 369</b>	<b>3 791</b>	<b>846 204</b>	<b>194 631</b>	<b>649 616</b>
of which with:								
0 children	32 587	310 757	61 912	94 439	2 285	501 980	124 371	376 668
1 child	5 981	63 119	12 113	21 379	579	103 171	25 204	77 647
2 children	11 960	120 671	18 240	21 222	630	172 723	28 919	143 317
3 or more children	8 745	42 576	5 383	11 329	297	68 330	16 137	51 984
<b>Households with two single adults of opposite sex, total</b>	<b>13 408</b>	<b>112 299</b>	<b>31 329</b>	<b>116 962</b>	<b>4 003</b>	<b>278 002</b>	<b>131 878</b>	<b>145 070</b>
of which with:								
0 children	6 808	54 031	17 324	88 319	3 274	169 757	92 594	76 470
1 child	2 722	26 134	7 080	17 928	453	54 317	22 103	32 004
2 children	2 742	25 348	5 539	8 592	209	42 430	13 241	29 067
3 or more children	1 136	6 786	1 386	2 123	67	11 498	3 940	7 529
<b>Households with more than one family or with children 18 and over</b>	<b>16 051</b>	<b>112 337</b>	<b>22 629</b>	<b>37 493</b>	<b>903</b>	<b>189 413</b>	<b>50 044</b>	<b>139 102</b>
of which with:								
0 children	10 622	73 810	15 626	28 234	613	128 905	35 840	92 892
1 child	3 417	28 474	5 256	6 256	191	43 594	9 497	34 034
2 children	1 530	8 233	1 378	1 963	82	13 186	3 147	10 014
3 or more children	482	1 820	369	1 040	17	3 728	1 560	2 162
<b>Households, other types, total</b>	<b>8 989</b>	<b>41 988</b>	<b>8 074</b>	<b>50 636</b>	<b>2 984</b>	<b>112 671</b>	<b>57 501</b>	<b>54 667</b>
of which with:								
0 children	4 725	23 862	5 098	40 437	2 549	76 671	44 888	31 405
1 child	1 560	7 566	1 389	4 873	181	15 569	5 761	9 755
2 children	1 527	6 980	1 050	3 340	151	13 048	4 151	8 868
3 or more children	1 177	3 580	537	1 986	103	7 383	2 701	4 639

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.

<sup>1</sup> Incl. type of building not known

Table 328

## Number of rented dwellings by quality, size, etc. 2002

	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											
<b>Dwelling stock, total</b>	<b>1 028.9</b>	<b>386.1</b>	<b>210.8</b>	<b>624.8</b>	<b>103.7</b>	<b>55.7</b>	<b>50.6</b>	<b>47.9</b>	<b>1 132.6</b>	<b>441.8</b>	<b>261.4</b>	<b>690.8</b>
<b>By type of dwelling:</b>												
Detached one-family houses	67.6	5.3	0.8	62.3	5.8	0.5	0.2	5.3	73.5	5.8	1	67.7
Terraced houses	193.9	36.1	3.0	157.9	3.2	0.7	0.2	2.5	197.0	36.7	3.1	160.3
Multi-family houses	721.4	333.5	201.9	387.9	87.8	53.2	49.2	34.6	809.2	386.8	251.1	422.5
<b>By gross square meters:</b>												
Under 40 m <sup>2</sup>	59.6	207.1	9.4	38.8	16.9	4.5	3.5	12.4	76.4	25.2	12.9	51.3
40- 59 m <sup>2</sup>	166.7	78.2	52.3	88.5	36.4	22.5	20.6	13.8	203.0	100.7	72.9	102.3
60- 79 m <sup>2</sup>	335.2	129.0	72.1	206.2	28.7	17.1	16.1	11.6	363.9	146.1	88.2	217.8
80- 99 m <sup>2</sup>	288.7	100.6	45.9	188.1	13.3	7.5	6.7	5.8	302.0	108.1	52.6	193.9
100-119 m <sup>2</sup>	981.9	32.7	16.0	65.5	4.4	2.3	2.1	2.1	102.6	35.0	18.1	67.6
120-159 m <sup>2</sup>	498.4	17.0	9.8	32.8	2.8	1.4	1.3	1.4	52.7	18.4	11.0	34.3
160 m <sup>2</sup> +	307.7	7.9	5.4	22.9	1.1	0.4	0.3	0.7	31.9	8.3	5.7	23.6
<b>By ownership:</b>												
Individuals, etc.	154.8	23.1	13.9	131.7	33.7	7.0	6.0	26.7	188.6	30.1	19.9	158.4
Non-profit building society	471.3	169.2	55.2	302.0	8.8	4.8	3.9	4.0	480.1	174.1	59.1	306.0
Limited liability companies, cooperative societies, etc.	166.5	68.0	45.8	98.6	22.4	11.4	10.6	11.0	188.9	79.3	56.4	109.6
Public authorities	27.8	6.1	2.7	21.6	5.5	2.5	1.4	3.0	33.3	8.7	4.0	24.6
Rented freehold flats	75.7	32.5	20.1	43.2	3.0	1.5	1.3	1.5	78.7	34.0	21.4	44.7
<b>By construction period:</b>												
Before 1900	74.8	30.1	28.4	44.7	27.8	17.8	17.3	10.0	102.6	48.0	45.8	54.7
1900-1919	88.8	34.6	31.8	54.2	31.6	18.1	17.4	13.5	120.4	52.7	49.3	67.7
1920-1939	140.9	80.9	69.7	60.0	24.9	13.4	12.0	11.6	165.9	94.3	81.7	71.6
1940-1949	73.4	34.0	21.5	39.3	9.1	4.7	3.1	4.4	82.5	38.7	24.6	43.8
1950-1959	118.7	51.7	13.7	67.0	4.5	1.1	0.6	3.3	123.2	52.9	14.3	70.3
1960-1969	63.7	25.4	6.3	38.2	1.4	0.1	0.0	1.2	65.1	25.6	6.4	39.5
1970-1974	82.6	28.9	8.3	53.7	1.4	0.1	0.0	1.3	84.0	29.0	8.3	55.0
1975-1979	93.5	36.0	9.0	57.5	0.6	0.1	0.1	0.4	94.0	36.1	9.1	57.9
1980-1984	46.6	15.3	3.9	31.3	0.3	0.1	0.0	0.2	46.9	15.5	3.9	31.5
1985-1989	61.1	13.2	6.1	47.9	0.5	0.0	0.0	0.5	61.6	13.2	6.1	48.4
1990-1994	72.4	13.0	3.6	59.4	0.9	0.1	0.1	0.8	73.3	13.1	3.7	60.2
1995-1999	64.3	13.7	4.5	50.6	0.4	0.0	0.0	0.4	64.8	13.8	4.5	51.0
2000-	12.3	1.7	0.8	10.6	0.1	0.0	0.0	0.1	12.5	1.7	0.8	10.8

Table 329

Annual rent per m<sup>2</sup> by quality, size, etc. 1999

	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
	DKK per m <sup>2</sup>											
<b>Dwelling stock, total</b>	<b>485</b>	<b>498</b>	<b>487</b>	<b>478</b>	<b>431</b>	<b>411</b>	<b>407</b>	<b>450</b>	<b>482</b>	<b>490</b>	<b>475</b>	<b>477</b>
<b>By type of dwelling:</b>												
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
<b>By gross square meters:</b>												
Under 40 m <sup>2</sup>	574	573	581	575	550	481	472	583	571	559	551	575
40- 59 m <sup>2</sup>	519	504	487	530	449	430	429	467	508	491	473	521
60- 79 m <sup>2</sup>	496	501	493	493	415	407	404	423	492	494	481	490
80- 99 m <sup>2</sup>	469	507	514	449	381	378	372	385	467	501	501	447
100-119 m <sup>2</sup>	432	466	438	414	345	339	340	355	429	459	426	413
120-159 m <sup>2</sup>	395	419	372	375	335	338	334	328	392	414	368	374
160 m <sup>2</sup> +	326	348	344	299	317	324	327	292	325	346	343	299
<b>By ownership:</b>												
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
<b>By construction period:</b>												
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. m<sup>2</sup> are not calculated if the number of dwellings is less than 50. Calculations of average rent pr. m<sup>2</sup> have changed since 1991.