

HOUSING AND CONSTRUCTION

Housing

There are 1.8 million homes in the Øresund Region. This breaks down into 1.2 million on the Danish side and 0.6

million on the Swedish side. Around 70 per cent of the region's housing is concentrated around Øresund: the densely populated Capital Region and the Scania Øresund municipalities including Greater Malmö.

The proportion of residential blocks, small homes and rental units is slightly greater in the Swedish part, while homes in the Danish part are clearly the oldest.

The housing structure in the Capital Region and in southwestern Scania is

Housing structure (1.1.2011)

	Total number of homes Number	Apartment blocks Per cent	Small homes (1–2 rooms)	Rented and cooperative housing	Old homes –1920	New homes 1981–
Øresund Region	1,786,556	52	28	54	18	8
Øresund Region DK	1,205,143	52	25	50	21	7
Øresund Region SE	581,413	54	34	61	12	9
Capital Region	820,413	64	28	57	21	6
Copenhagen city	365,406	90	38	74	35	3
Copenhagen environs	242,016	55	23	53	5	6
North Zealand	191,529	30	16	35	11	11
Bornholm	21,462	11	14	28	40	9
Region Zealand	384,730	26	17	36	23	10
East Zealand	101,584	30	18	37	10	14
West and south Zealand	283,146	25	17	35	28	9
Region Scania	581,413	54	34	61	12	9
Southern Scania	350,377	59	37	65	10	9
Northeastern Scania	78,270	38	28	47	15	9
Northwestern Scania	152,766	51	32	60	13	10
Greater Malmö	305,523	63	38	68	9	8

Source: Ørestat.

similar with a large proportion of small apartment blocks. This is particularly apparent in the centre municipalities, Copenhagen and Greater Malmö. Both cities are dominated by apartment blocks, where 38 per cent of the homes have 1–2 rooms, and the vast majority are rental units. More than half of the Øresund Region's small dwellings are located in Copenhagen and Greater Malmö.

The houses in the centres of the region are also old, especially in Copenhagen, where more than 126,000, or one in three was built before 1921. The vast majority of these homes have been refurbished of course but, despite extensive urban renovation and improvements, there are many older homes in Copenhagen that are still in a poor condition. 35,000 – or 12 per cent – are missing at least one of the modern amenities such as shower, toilet, district or central heating.

The other parts of Zealand and Scania outside of Copenhagen and Greater Malmö are characterised by the opposite of the inner cities: not multi-storey buildings, but a large proportion of homes with gardens (individual family houses, terraced houses, etc.). This is especially true of Region Zealand, north Zealand, Bornholm and north-east Scania. These have larger homes in the main, with three bedrooms or more, and owner-occupied housing is far more prevalent. Outside the densely populated areas, there are relatively few apartment buildings, small homes and rental units, but they do occur slightly more often in Scania than in Zealand and the islands. The old houses are mostly found in the centre of the region and the periphery.

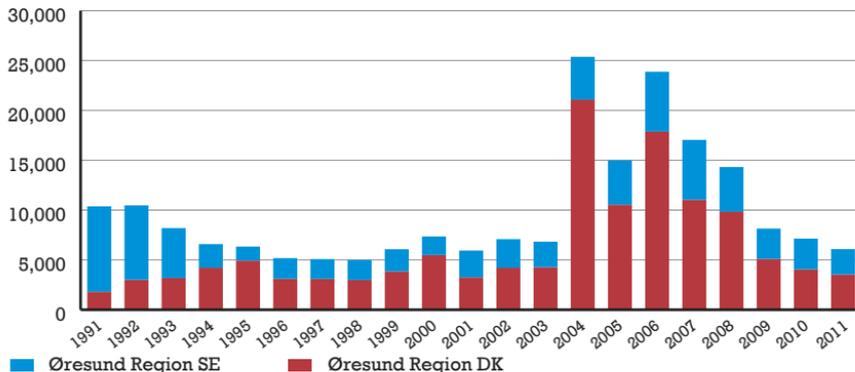
Residential construction

In the early 1990s, there was a large increase in the number of homes in Scania, while it was extremely low on the

Danish side of the Øresund. For a long period from the mid-1990s until 2003, there was an increase of only around 5,000–8,000 homes (including demolitions) becoming available annually across the Øresund Region. The Danish situation was partly the result of many groupings of very small homes in and around Copenhagen, the demolition of outdated housing and a very low level of activity for new housing. The same trend characterised the 1980s.

In 2004, there was an almost explosive growth in residential construction not only in and around Copenhagen, but also in the Capital Region and Region Zealand. This development should be seen in conjunction with the improved economic conditions in Denmark, as the capital in particular was boosted by the expansion of port areas and the construction of a new district, Ørestad. The new-build escalation should also be

Housing increase in the Øresund Region (1991–2011)



Source: Statistics Denmark and Statistics Sweden.

seen in the context of the period's inflated price expectations because the price of owner-occupied homes increased by about 40 per cent from 2004 to 2006 in the Capital Region.

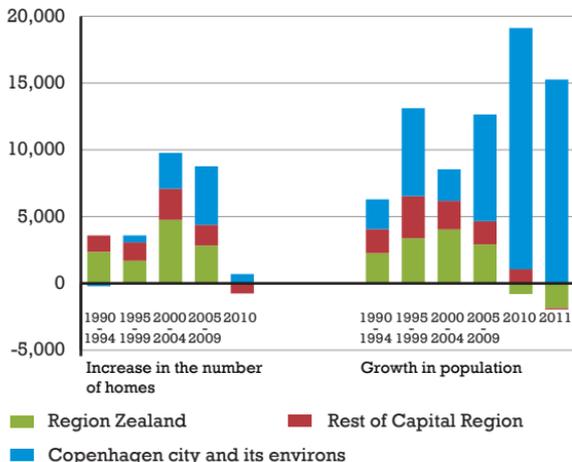
On the Danish side of the Øresund, most houses have generally been built outside

Copenhagen apart from the years 2004–2008, when the construction boom gave Copenhagen and its environs several thousand new homes. The situation currently is that new construction is at a standstill everywhere. At the same time, the population of the metropolitan area is increasing rapidly with over 15,000

more people a year, while any growth outside the metropolitan area has stalled. In relative terms, 7 per cent more people are living in and around Copenhagen since 2000, but there are only 4 per cent more homes. Conversely, in the rest of the Capital Region and Region Zealand, there are 10 per cent more homes over the period, but only 4 per cent more people. This development means a greater demand for housing in Copenhagen. The cost of ownership and cooperative housing is marked by uncertainty and continued low demand, while rent levels on the other hand are increasing. The lack of affordable housing means that young Copenhageners are, to a greater and greater extent, choosing to share housing, and that they remain living with their children in relatively small dwellings. At the same time, rent laws are hampering mobility in the Danish housing market. Many elderly people are living at very low rents in large houses in the old housing

Average growth in the number of homes and inhabitants (1994–2001). The Øresund Region DK

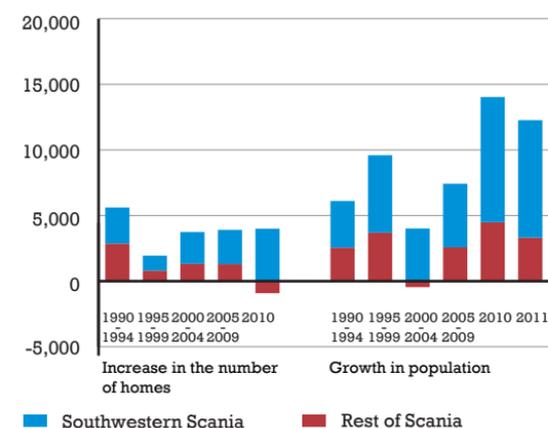
Number



Source: Statistics Denmark and Statistics Sweden.

Average growth in the number of homes and inhabitants (1994–2011). The Øresund Region SE

Number



Source: Statistics Denmark and Statistics Sweden.

stock, but want to move to smaller, more modern and elderly friendly accommodation with lifts and modern facilities.

But Danish rent laws are preventing this because new and smaller housing is likely to be significantly more expensive to rent

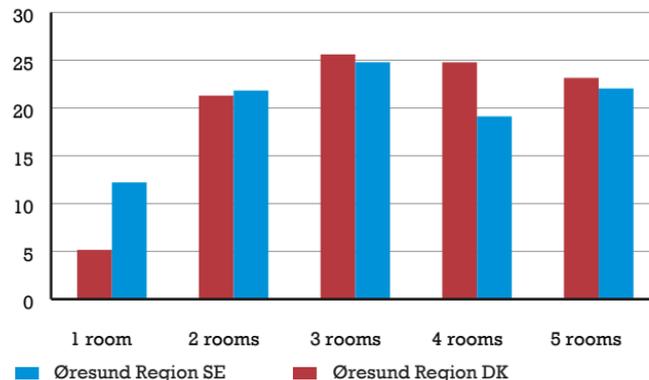
than their current homes. There should be a relaxation of the Danish rent adjustments in the coming years.

On the Swedish side of Øresund, there is even more development; during 2010–2011, some 2,500–3,000 new homes became available and there was a growth in population of 10,000–12,000. The growth in housing and population occurred predominantly in southwestern Scania. There was also a relative imbalance between the growth in population and housing supply. Since 2000, there have been 4 per cent more homes in both southwest Scania and in the rest of Scania, but population growth in southwestern Scania is 11 per cent compared to only 3 per cent in the rest of Scania.

There are slightly more apartment blocks, small houses and rental apartments in the Swedish part of the Øresund Region, while the housing stock in the Danish part is the oldest.

The size of the houses varies greatly. While the total space has been fairly

Homes in the Øresund Region: percentage according to size (1.1.2009)



Source: Ørestat.

constant since 2000, the major growth has been in the number of small and large homes. The homes in the Swedish part of the region include slightly more one-room dwellings than the Danish part. On average, a home in the Øresund Region has 100 square metres and 3.5 rooms. Measured by number of

rooms, houses on the Danish side are a little larger but, measured in square metres, they are slightly smaller than on the Swedish side. Furthermore, in Sweden, the net area, i.e. the living space, is measured while in Denmark it is the gross area, i.e. walls, fittings, common areas, etc. are included.

In relation to the population size, the number of homes available is roughly equal on both sides of the sound

Future housing needs

A number of questions can arise for future developments in the housing market. However, the major challenge is the prevailing shortage of accommodation at a reasonable price, whether it is owned or rented. The public servants for large conurbations, such as teachers, police officers, medical secretaries and

nurses, must be able to stay close to town and at a reasonable price. At the same time, urban densification and new housing close to workplaces contribute to a lower environmental and CO2 impact¹. Also, flexibility in purpose and design of dwellings contributes to flexible supply relative to demand from various population groups, such as young people and

retirees, and their mobility. The social cohesion of neighbourhoods can be strengthened through joint ownership and housing design. Finally, future climate initiatives are that new buildings must be energy neutral and that the existing housing stock must be insulated and increasingly supplied with energy from renewable sources.

¹See both Assessment and Recommendations, OECD Copenhagen Review, 2009, and Bostadsläget i Öresundsregionen, Slutrapport, Skåne Län, 2009.

Property calculations

Housing figures include only homes that are purpose-built as all-year-round dwellings. Dormitories, residential institutions, as well as holiday homes and second homes used for year-round habitation, are not included in the calculation. Housing figures include all dwellings, whether occupied or not. The Danish housing data is based on regular reports to the Building and Housing Register, while the Swedish data is based on a more uncertain annual update from the Population and Housing Census 1990 (FoB90).

Different forms of ownership in the two countries impede a direct comparison of the ownership structure across Øresund.

In Denmark, cooperative housing in private cooperative housing associations is considered as rented accommodation, while owner-occupied apartments are counted as owned housing (although they may be sublet). The breakdown by housing structure and number of rooms is based on inhabited dwellings for the Danish data.

In Sweden, homes with 'hyresrätt' (a form of cooperative housing) are included as rented accommodation, while apartments with 'bostadsrätt' are considered as owner-occupied housing.

Property availability includes housing calculated as net growth in housing stock, i.e. the reported completed constructions less demolitions and housing mergers.