

Summary

Introduction

This Yearbook of Housing and Buildings Statistics is the twenty-fourth to be published by Statistics Sweden within the series Official Statistics of Sweden (SOS). The objective of the Yearbook is to bring together available statistics relating to housing and building and to present the data in a systematic way. The main part of the information given in this Yearbook has been obtained from statistics compiled by Statistics Sweden. The book also contains data from the National Housing Board, the Riksbank and the National Social Insurance Board. Most of the data in this volume refer to the year 2002. Comparable data for previous years are also given.

The book is arranged in 10 chapters.

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Explanation of symbols used in tables

- Magnitude nil
- 0 Magnitude less than half of unit employed
- 0,0
- .. Data not applicable
- . Category not applicable

Chapter 1: Dwelling stock

1.1 Composition of the dwelling stock

The data given in this section have been obtained from the general Censuses of Population and Housing carried out by Statistics Sweden. These Censuses give statistics on e.g. the distribution of dwellings by year of completion, quality group, size of dwelling, number of rooms (including kitchens), type of ownership, central or electric heating, W.C. and bath- or shower-room. The first Housing Census, which covered the whole country was taken in 1945. The last Housing Census was taken in 1990.

In order to obtain more current data the figures for the last Census are updated with data from new construction, restorations and demolition. These updated figures are not complete because there are changes in the stock that are unknown, but they will give an estimate on the total number of dwellings in the stock.

1.2 Exploitation of the dwelling stock

Information is given on vacant dwellings in the stock of multi-dwelling buildings. The data have been collected in surveys performed by Statistics Sweden every year since 1976. The surveys are based on a total survey of real estates owned by semi-public bodies and a sample of real estate owned by other categories of owners. The data are collected by mail. During the years 1976-1985 the survey covered real estate owned by all categories of owners. From 1986 the survey only covers real estate owned by semi-public bodies, private bodies and private persons.

Statistics concerning unlet dwellings in new construction are also presented in this section. The data have been obtained in total surveys of new multi-dwelling buildings financed by government housing loan. The surveys show the extent to which it has been possible to let dwellings immediately after completion. The data are collected from the investors by mail.

Chapter 2: Changes in the dwelling stock

2.1 New construction of dwellings

The information presented in this section has mainly been obtained from the statistics of housing construction and the statistics of government aid projects, both compiled by Statistics Sweden.

Since January 1st, 1949, statistics of housing construction contain data on new dwellings distributed by type of investor, size of building (in number of dwellings), type of building, size of dwelling, existence of government aid etc. The statistics cover all new build-

ings with at least one dwelling. All the municipalities in the country continuously provide data on housing construction.

Data on useful floor spaces of dwellings etc. are obtained from the statistics of government aid projects. Figures concerning multi-dwelling buildings and collectively built one- or two-dwelling buildings with granted government aid are based on a total survey. Data are collected from the applications for government aid and from the investors by mail.

2.2 Conversion (renovation) of dwellings in multi-dwelling buildings

This section presents data on the conversion of multi-dwelling buildings compiled by Statistics Sweden. The primary data are collected by the municipalities.

Conversion (renovation) refers to changes in the useful floor space for housing in the building, e.g. by conversion from offices or attics to dwellings. Improvements in the standard of dwellings and buildings and repairs of damage due to lack of maintenance are also regarded as conversion if new fittings have been installed or worn and obsolete fittings have been replaced.

Dwellings added are reported separately in the conversion tables.

2.3 Decreases in the dwelling stock

In this section information is given on net decreases of dwellings due to demolition of dwellings in multi-dwelling buildings.

Chapter 3: Heating – energy

3.1 Type of heating and energy consumption in the stock

The data in this section have been gathered from the energy statistics of one- or two-dwelling buildings, multi-dwelling buildings and non-residential premises and the statistics of energy supply, all compiled by Statistics Sweden. The energy statistics of one- or two-dwelling buildings and the energy statistics of non-residential premises are based on national-wide sample surveys, while the energy statistics of multi-dwelling buildings are based on a total survey of real estate owned by semi-public bodies and a sample survey of real estate owned by other categories of owners. Data are collected from the real estate owners by mail. The objective of the statistics of energy supply is to give a total picture of Swedish energy supply and its development.

3.2 Type of heating in new construction

Data are obtained from the statistics of government aid projects mentioned in the description of section 2.1.

Chapter 4: Capital formation in construction

In this chapter information is given on the capital formation in building and construction as reflected in the Statistics Sweden annual national accounts.

Chapter 5: Building costs

5.1 Construction indices

This section gives information on calculations made by Statistics Sweden concerning changes in the factor-price index, building price index and consumer price index.

5.2 Purchasing form and costing

Data are obtained from the statistics of government aid projects mentioned in the description of section 2.1.

5.3 Building- and production costs

This section contains figures from the statistics of government aid projects concerning building- and production costs of multi-dwelling buildings and collectively built one- or two-dwelling buildings.

Chapter 6: Housing financing

6.1 Credit market

Information is given on building credits, new advances and bonds. The data are obtained from the Statistics Sweden credit market statistics and from statistics compiled by the Riksbank.

6.2 Public financial assistance

The data on government loans and advances are mostly collected from statistics compiled by the National Board of Housing, Building and Planning. Data in this section have also been obtained from the National Social Insurance Board and from the income statistics and the statistics of social costs, both compiled by Statistics Sweden. Information is given on such public assistance as housing loans for new construction and reconstruction, improvement loans, housing accommodation allowances, loans and allowances for energy-saving measures, loans and remissions of loans regarding cost of vacant dwellings, loans and allowances for improvements of the environment, housing allowances and interest allowances.

Chapter 7: Prices and assessment of real estate

7.1 Prices of real estate

Information is given on average purchasing prices and assessed values for sold one- or two-dwelling buildings, multi-dwelling buildings, buildings for seasonal and secondary use, plots and agricultural real estate. The data are collected from the Statistics Sweden real estate price statistics, whose object is to give general information on prices and to provide a basis for determining changes in assessed values.

Data are also given on changes in real estate price index for owner-occupied buildings and buildings for seasonal and secondary use.

Information on total and average assessed values of real estate obtained from the general and the special assessments of real estate can also be found in this chapter.

7.2 Assessment of real estate

Information on total assessed values of real estate and number of assessed units from the general and the special assessments of real estate can be found in this chapter. The General and the Special Assessments of Real Estate forms the Register of Real Estate Assessments. The primary data are obtained from the National Tax Board.

The last general joint real estate assessment for all types of real estate was made in 1981. Since 1988 a real estate assessment is made every two years in accordance with a six year interval system for each type of real estate.

Chapter 8: Receipts and costs of real estate

Information is given on capital costs, running costs, receipts etc. concerning multi-dwelling buildings. The data have been compiled from the annual surveys of real estate with multi-dwelling buildings. The surveys are based on a total survey of real estate owned by semi-public bodies and a sample survey of real estate owned by other categories of owners. The surveys are carried out as mail surveys.

Chapter 9: Housing costs

9.1 Housing costs in the dwelling stock

In this section information can be found on rents and fees in the stock of multi-dwelling buildings. Data on capital costs, fuel costs, tax effects etc. in the stock of owner-occupied one-dwelling buildings are also given as well as information on the housing costs of the households.

The data have been drawn from the surveys of housing and rents performed annually by Statistics Sweden. For rented dwellings in multi-dwelling buildings surveys have been made each year since 1969. The surveys of 1969, 1973, 1978, 1982, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2000 and 2002 include co-operative building society dwellings and information about the households living in the dwellings. The surveys of 1978, 1982, 1985, 1987, 1989, 1991, 1993, 1995, 1997, 1999, 2000 and 2002 also contain information about owner-occupied one-dwelling buildings. The surveys are based on national samples.

9.2 Rents/fees in new construction

Results from periodic surveys carried out by Statistics Sweden concerning average rents/fees and deposits in new multi-dwelling buildings are found in this section. Since 1989 new one-dwelling buildings with rented or co-operative building society dwellings are also included in the survey.

Chapter 10: Housing conditions

This chapter contains information on housing conditions for households and residents. Data are given on the type of building the resident are living in, tenures, standard of space, standard of equipment and disposal of dwelling for seasonal and secondary use.

The main part of the data have been drawn from the Survey of Living Conditions. The Survey of Living Conditions is a continuous survey, which is carried out by Statistics Sweden annually since 1974. The survey is nation-wide and covers the Swedish population aged 16–84.