HOUSING STATISTICS – SMALL CONTRIBUTION TO SOCIAL COHESION AND SUSTAINABILITY

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WHAT THE CZSO PROVIDES FOR TOPICS OF THE SESSION?

Housing statistics:
• No. of new houses/flats: rooms, floor areas, price
• type: house, block of flats, extensions, reconstruction, housing for seniors
• detail: 6250 municipalities (for 10.5 m people in total)
• source: report of local construction authorities
• period: quarterly
WHAT THE CZSO PROVIDES FOR TOPICS OF THE SESSION?

EU-SILC and household budgets:
• only on the NUTS-3 level, yearly

Price statistics:
supply/real prices of housing on real-estate market
• source: agencies
• detail: only Prague and rest of the country;
  new and second-hand houses
• detailed prices and rents – private agency
WHAT THE CZSO PROVIDES FOR TOPICS OF THE SESSION?

Population and housing census:
• 2011 – actual population
• detailed structure of households
• age, economic status, but no reliable data on income/social or ethnic (Roma) minorities
• full set of data on dwelling, incl. location, constr. material and age, ownership, all amenities, heating, reasons of non-usage, equipment – only PC and internet
WHAT THE CZSO PROVIDES FOR THE TOPIC OF COHESION?

Summary of details below the NUTS-3 level:
- population censuses
- demography
- new houses/flats

Other sources for the municipal level:
- registered unemployment
- housing subventions for households in need
- some social facilities (health, education)
- land use data
Completed flats 1989 - 2010

No. of completed flats


Flats in total

Houses

Apartments
Intensity of housing development 1997-2010

Intenzita bytové výstavby 1997-2010 podle obcí ve správních obvodech ORP

Počet dokončených bytů 1997-2010 na 1 000 obyvatel středního stavu průměrně ročně

0,00
0,01 - 0,69
1,00 - 1,69
2,00 - 2,69
3,00 - 3,99
4,00 - 4,99
5,00 - 7,49
7,50 - 9,69
10,00 - 108,29

vojenské újezdy

Hranice k 31.12.2010

Hranice kraje
Hranice správních obvodů CRP
Hranice obcí

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Mapový podklad: © ČÚZK, ČSÚ
Population change around Prague

Index vývoje počtu obyvatel

Středočeský kraj
Zdroj dat: ČSÚ
SUBURBANIZATION

• rapid development, esp. around Prague
• stagnation or decrease of large cities‘ population and their share on the country
• Prague has resumed its pop. growth since 2003
• territorial planning very liberal (Prague vs. region)
• sharp local problems due to lacking infrastructure (kindergartens, basic schools, traffic jams)
• all combinations of community coexistence – „old“ residents vs. „incomers“
• specific interest group – cottage owners
DENSITY OF SECOND HOUSING

Hustota objektů individuální rekreace (OIR) ve Středočeském kraji

Počet OIR na km²:
- 5 a méně
- 5 až 10
- 10 až 25
- 25 až 50
- 50 a více

Správní území ORP

Zpracováno ze statistických dat ČSÚ z let 1991 až 2001
SUBURBANIZATION WITHIN 10 YEARS
SUBURBANIZATION
SUB - URBANIZATION

• urban sprawl supplemented by commercial development on green fields (retail and other distribution, production)
• rather slow re-development of brownfields (industrial, agricultural, military)
• reputation of some „satellites“ is dropping
• redevelopment of valuable plots in cities (gentrification of centres)
• but general depopulation of city centres continues
• major investments into transport networks (tunnels)
HOUSING

• most of housing stock sold to dwellers
• strong sector of co-operative housing transformed
• growing share of dwelling costs in family budgets, but no major cost-driven redistribution of people yet
• municipal policies for housing very vague, focused mainly on housing for seniors
• Change of a real estate offer – trend to singles, smaller flats etc.
• social dwelling: no law, no clear definition, unclear responsibility (municipality vs. state)
HOUSING 2

• saturated and very competitive market (in Prague over 2300 new apartments unsold)
• the lowest mortgages ever
• full liberalization of housing rents since 2011
• abandoned and sub-standard houses – increasing risk of excluded pockets of poverty in industrial cities and peripheral regions („social business“)
• but still relatively equal (egalitarian) society
• territorial detail - out of the statistics scope → NGOs
REALITY AND FUTURE

since 2006 - new law on territorial planning:
• concept of sustainable development incorporated
• consistent system of plans (country, regions... locals)
• „analytical database on territory“ – municipal level, from GIS data to statistics – active role of the CZSO
• updated, confirmed and analysed every 2 years
• „conditions for 3 pillars‘ balance“ → tasks for urbanists
• key idea – to overcome an isolated approach
• but an efficient methodology still to be found (e.g. – diverse effects of particular facilities/investments on various territorial ranks)
Thank you for your attention