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Demographic Change as Driving Force for the Housing Sector

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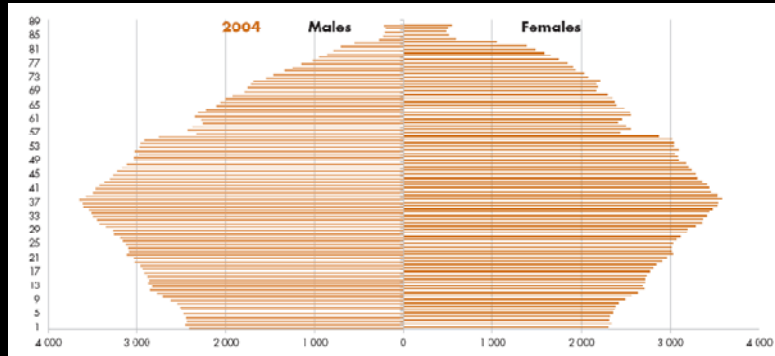
The Ageing Europe



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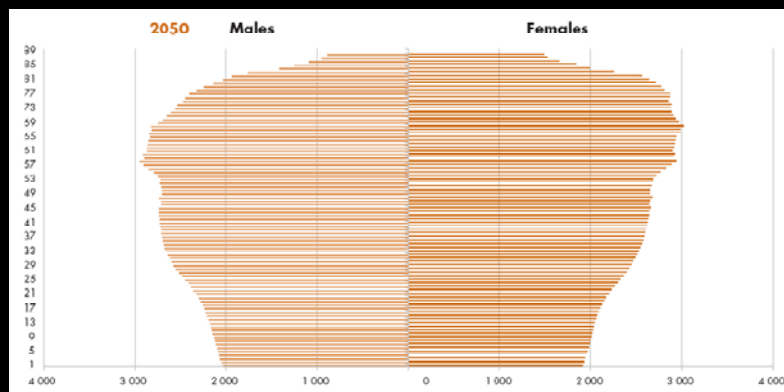
Europe today



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Europe 2050





Population 1975 - 2050

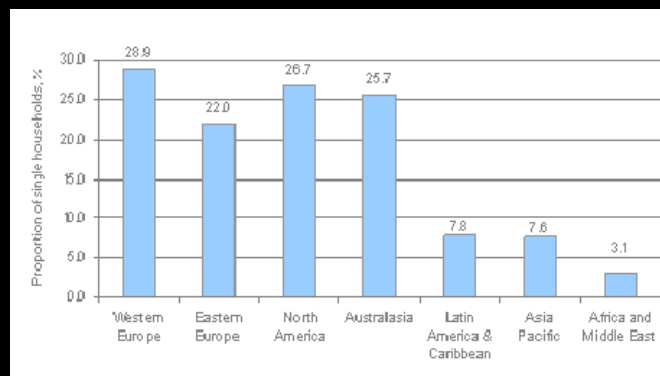
Table 2.8 Population in three age groups, absolute numbers (millions)

	1975	2005	2050	2050/1975
0-14 years				
EU-15	82.8	61.5	58.2	0.70
EU-25	98.9	73.4	66.5	0.67
NMS-10	16.1	11.9	8.3	0.52
15-64 years				
EU-15	220.2	256.5	218.3	0.99
EU-25	265.8	308.9	253.4	0.95
NMS-10	45.6	52.4	35.1	0.77
65+ years				
EU-15	45.5	66.8	110.7	2.43
EU-25	52.9	77.0	129.1	2.44
NMS-10	7.4	10.2	18.4	2.49

Source: 2005 Demographic monitor of the SSO.



Single households increase

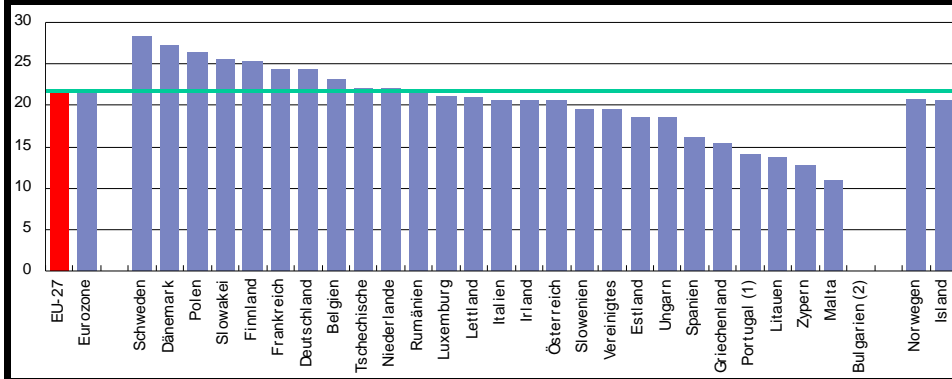




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Nearby 25 % of the expenditures of the private households are spent for housing and energy: This amount increases in the last ten years enormously (1990: 17 %).



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Main trends in the housing sector (in Austria!):

- The pluralisation of lifestyles and connected housing styles leads to heterogenous demands on the housing industry.
- Single households with high demands on quality and space are far beyond efficiency.
- Answers for the ageing population are not defined yet!
- Participation during the design phase of the buildings is not established.

