



GOVERNMENT OF ROMANIA



MINISTRY OF DEVELOPMENT,  
PUBLIC WORKS AND HOUSING

# HOUSING AND DEMOGRAPHIC CHANGES IN ROMANIA

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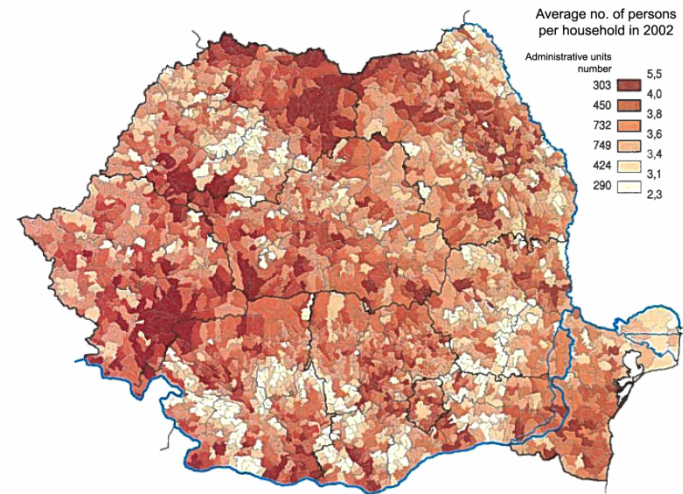
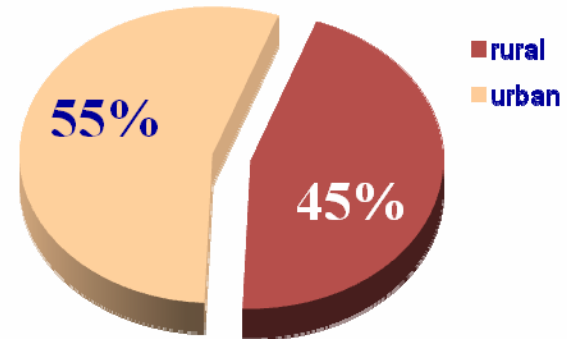
# Summary

- Population structure
- Population trend
- Migration phenomenon
- Housing profile and challenges
- Housing programmes
- Immediate priorities



# Population structure

- Total population 21,528,627  
(Jan. 1<sup>st</sup>, 2008)
- Predominantly urban population
- Total number of households: 7,302,202
- Average size of household: 2.96 persons



Source: Population Census, 2002

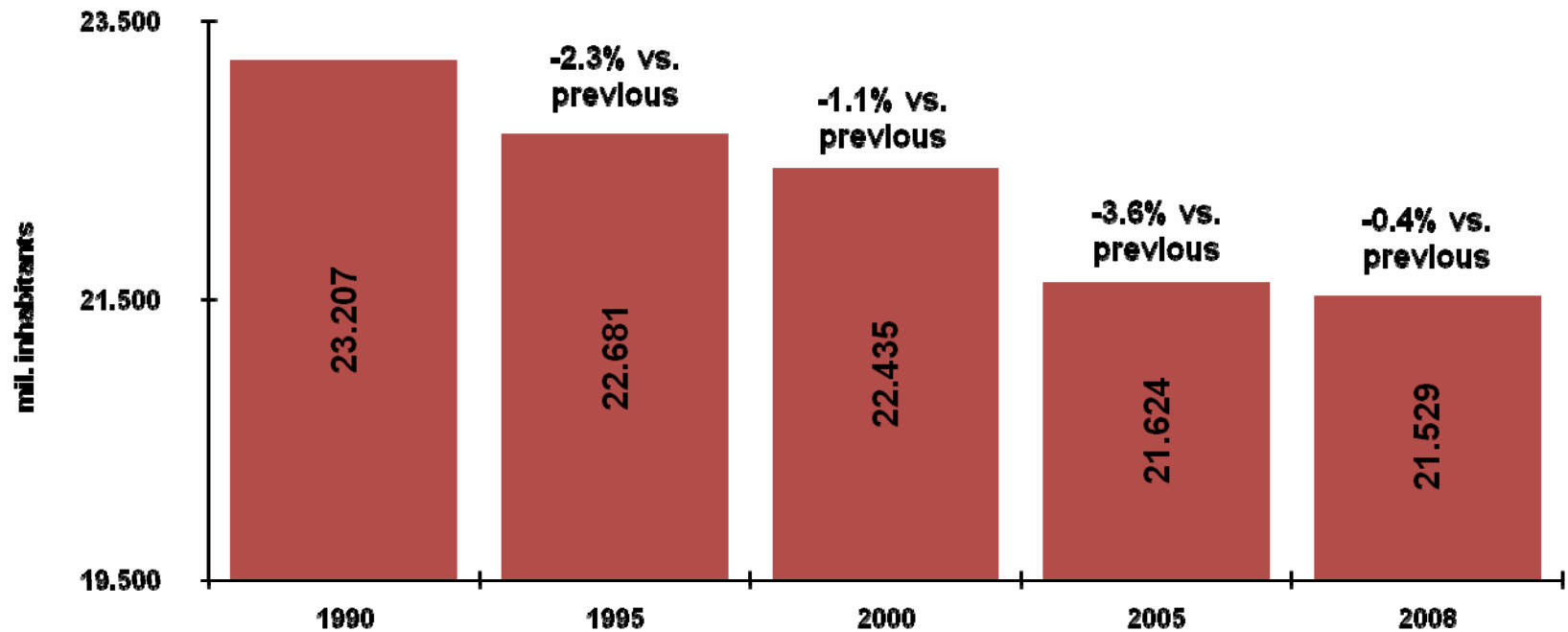
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# Population trend

Significant decrease of the Romanian population.

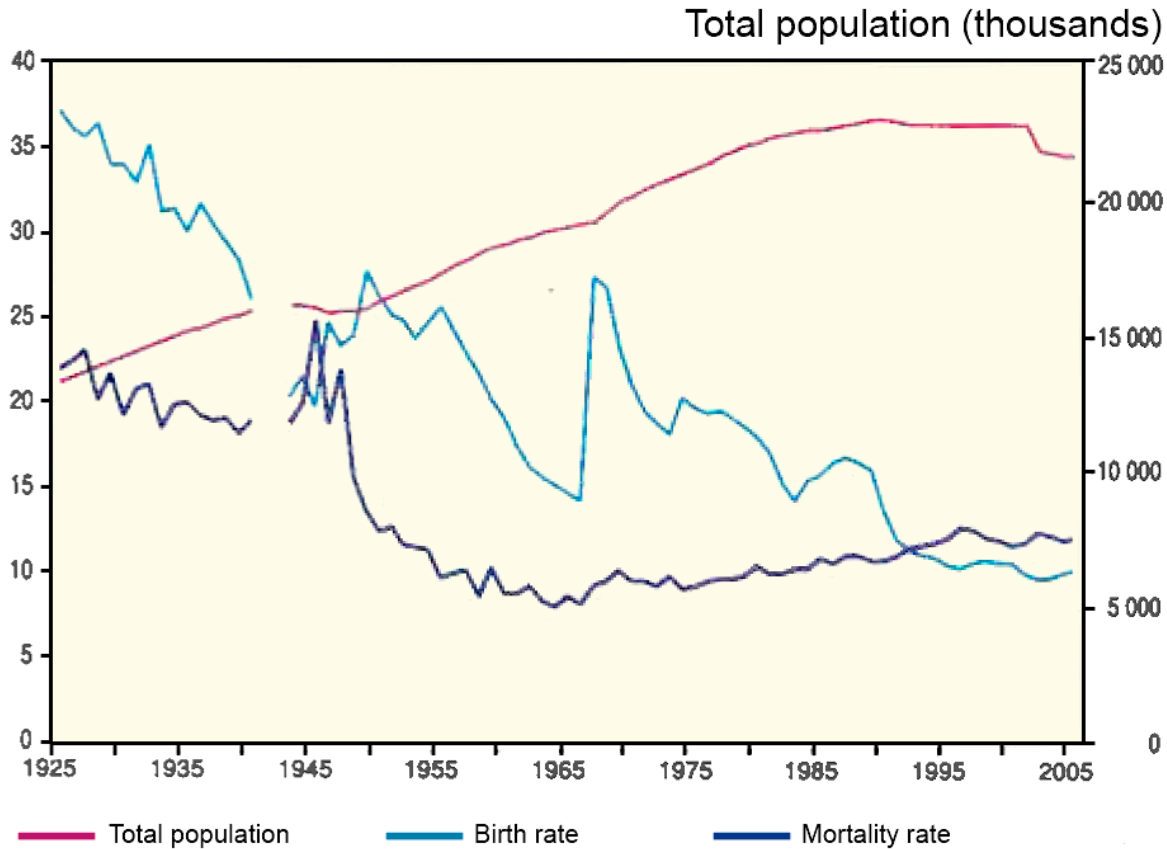
Forecast for 2050: minimum 15 mil. – maximum 18 mil. inhabitants





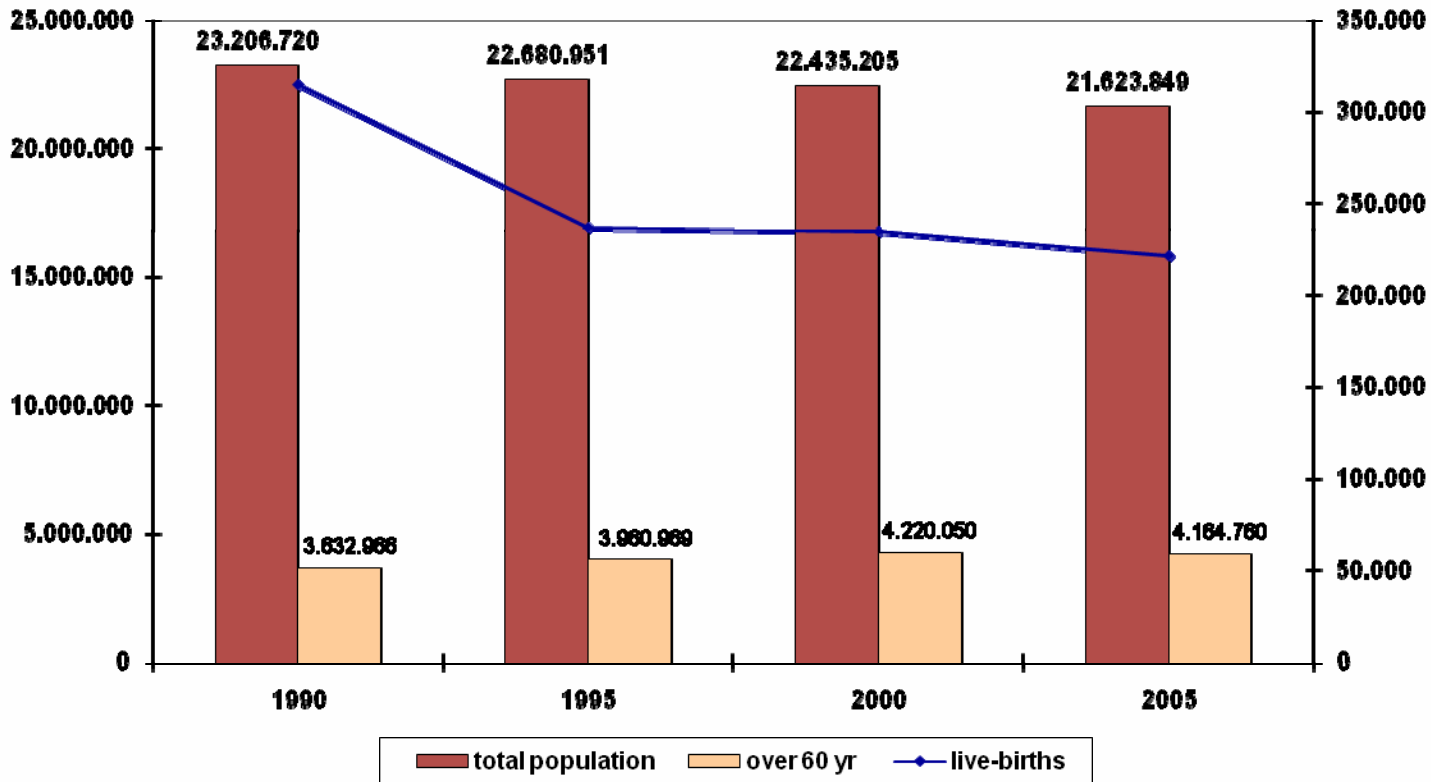
# Population trend

## DEMOGRAPHIC TRANSITION





# Population trend



**Growth**  
**2005 vs. 1990**

-7% (total population)

-30% (live-births)

+15% (population over 60 yr)

Slow, constant process of ageing



# Emigration phenomenon

- Temporary emigrant population: 2.000.000 people
- Destination of Romanian emigrants changed considerably over the years:

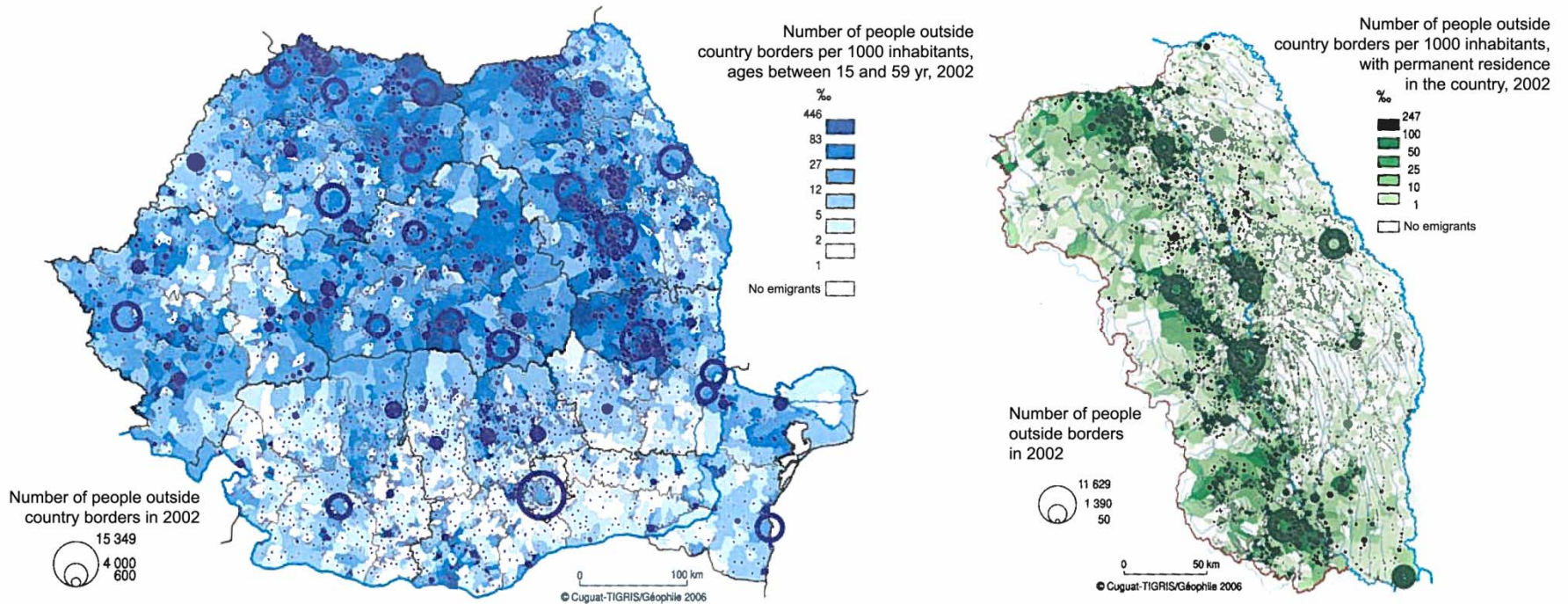
	YEAR	DESTINATION
1st wave	1990-1995	Turkey, Israel, Hungary, Germany
2nd wave	1996-2001	Italy, Spain
3rd wave	2002-present	2nd wave + Portugal, UK

- Example: In 2006 only, in Italy there were registered 342.200 Romanian emigrants and in Spain 407.159 Romanian emigrants.

**The emigration phenomenon in its whole complexity hasn't been yet quantified.**



# International mobility

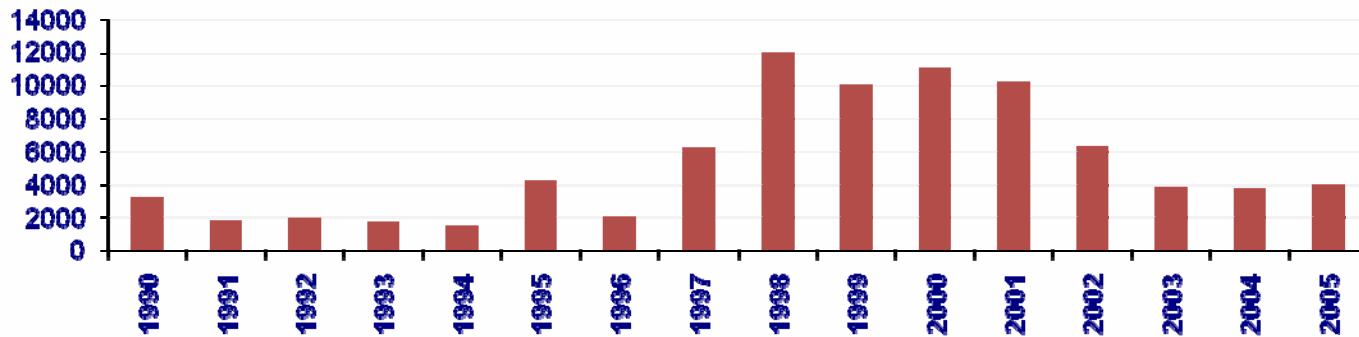


Sources: Statistics Yearbook of Romania, 2005; Population Census 2002



# Immigration phenomenon

- 1990-2006: approximately 80.000 immigrants
- Fluctuating evolution



- Country of origin for the immigration in Romania:

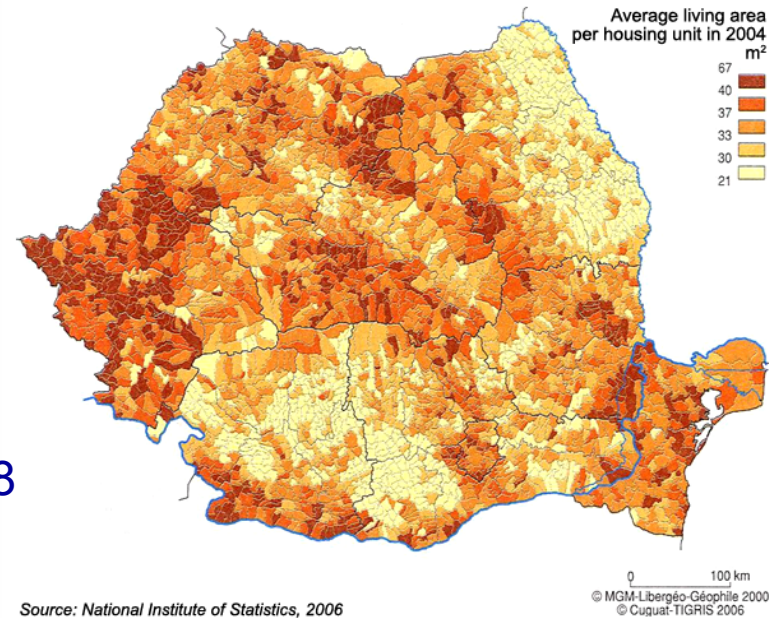
EU countries	Non-EU countries	Asia	Latin America	Africa
BULGARIA	MACEDONIA	CHINA	MEXICO	EGYPT
GERMANY	MOLDAVIA	INDIA		
ITALY	SERBIA	PHILIPPINES		
SPAIN	TURKEY	PAKISTAN		
HUNGARY	UKRAINE	THAILAND		

**For the moment, the immigration doesn't have important social implications**



# Housing profile

- Total dwellings: 8,270,549  
(52,5% urban)
- Total housing buildings: 4,848,100
- Homeownership rate: 97.5%
- Social housing rate: 2.2%
- Number of dwellings/1000 inhabitants: 348
- Average living area/person: 14.76 m<sup>2</sup>
- Average number of rooms/dwelling: 2.6





# Housing challenges for Romania

- Insufficient social houses and difficult access to housing for disadvantaged categories (young, disabled, retired, low income people)
- Rehabilitation of the existent housing stock
- Attracting private investment and encouraging the establishment of public-private partnerships in housing development
- Missing infrastructure and utilities in small and medium sized cities and rural areas



# Housing programmes in Romania

- Construction of **social houses** according to the Housing Law no. 114/1996

Building social houses for certain categories lacking resources to buy or rent a house from the free market.

Funds for 2008: 16.7 mil RON (4.6 mil €) – state budget

1,271 apartments financed in 2008



# Housing programmes in Romania

- Construction of **rental houses for young people**, according to G.O. no. 35/2007, through the National Housing Agency.

Building of rental houses for young people lacking resources to buy or rent a house from the free market

Funds for 2008:

95 mil RON (2.6 mil €) – state budget

47.13 mil. RON (13 mil €) – foreign loans

13,267 apartments financed in 2008

1,887 apartments foreseen to be finished in 2008





# Housing programmes in Romania

- Construction of **social houses for the tenants evacuated** from the houses retroceded to the former owners according to the E.G.O. no. 74/2007

Creating a social housing stock for the tenants evacuated from the houses retroceded to the former owners in certain territorial units where more than 10 requests were registered.

Funds for 2008: 68.5 mil. RON (19 mil €) – state budget

3,592 apartments financed in 2008

1,157 apartments foreseen to be finished in 2008



# Immediate priorities

- Development and implementation of a long-term housing strategy;
- Elaboration and passing of a new package of housing laws including: Housing Law, Condominium Law, Rental Law, PPP Housing Law and Housing Subsidy Law;
- Better coordination between the public and private actors and a deeper involvement of the private actors in the rental housing construction field.



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Thank you!

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