



Housing and population in Bulgaria

Ministry of Regional Development
and Public Works
Bulgaria



I. Population

1. Number and basic structures of the population

- decrease of population of the country
- The permanent population in Bulgaria at the end of 2006 is 7679290 inhabitants
- In 2006 the number of people living in the cities is 5.470.000 persons, or 71,5 % of the population of the country, and in villages – 2.200.000 persons (28,5 %).
- 1990 – 2006 significant changes in the age structure
- Increasing is the ongoing process of aging of population



2. Marriage and divorce

- The number of marriages is decreasing (in 2006 - 29 218);
- More and more young couples prefer living together as a family without a civic marriage;
- No any significant differences in the number of the dissolved marriages (in 2006 is 12 000).

3. Mechanical movement of the population

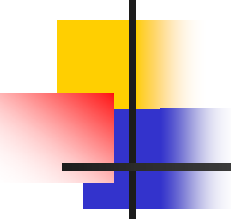
- The number of mechanical movements within the country is 147 000 in 2006 and the number of migrated people is 128000;
- internal migration - in 2002 – 2.7%;
- migration “city – city” – 46 %;
- “village – city” – 23%;
- “city – village” – 20%;
- “village – village” - 11%.



II. Housing needs and demand

1. Housing needs and demand

- Traditional indicators for affordability ;
- The housing market is developed only in the capital city, in the Black sea cities of Varna and Burgas and partially in Plovdiv;
- The short-term trends in housing market are:
 - the number of transactions;
 - future high increase of prices;
 - change of the household strategy;
 - panel blocks of flats;
 - small dwellings;
 - luxury dwellings;

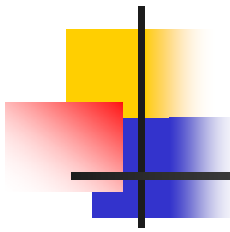
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- dwellings for the students that go to University;
 - increasing is the demand of real states;
 - increasing of the demand of parcels near big infrastructure projects;
 - real estates located in some key areas;
 - commercial or office premises.



Segments of housing stock according to the type of tenure

December 2006:

- Dwellings – total – 3728554 (100.0%);
- State and municipal – 110457 (3.0%);
- Tenure of legal entities -18123 (0.5%);
- Tenure of physical entities -35999749 (6.5%).



Rates of vacant/unoccupied dwellings and their concentration in particular parts in the country

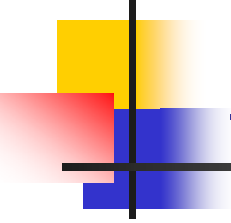
- total number of vacant/unoccupied dwellings in the country is 533;
- 118 and this constitutes 14.4% of the total housing stock, i.e. each seventh dwelling is vacant/unoccupied;
- located in small villages, which are depopulated.



2. Housing supply

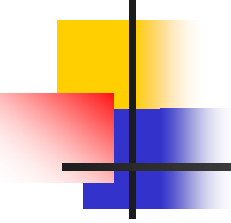
- housing affordability;
- demand in the market;

The main problem is the achievement of overlapping between the difference of the levels of demand from solvent people and cost of the new construction at a specific time.



3. Trends in the construction of new housing

- total number of dwellings constructed in 2006 is 13 000;
- in private sector, including individual new housing construction, the number of inhabited new dwellings is 2.1% more comparing to the former year;
- increase of the usable and residential space of dwellings;



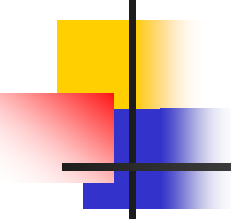
Housing construction by the type of investors 2001 – 2005;

- Public
 - Municipalities
 - State bodies
 - Others
- Private
 - Population
 - Private companies
 - Others

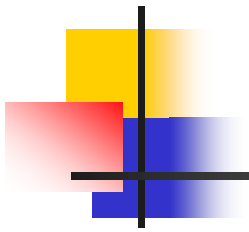


4. Quality of housing stock

- By the end of 2006 the total number of dwellings is much higher than the number of the households (in 1000 persons – 471 dwellings);
- indicators - “tenure of one-household” and “number of persons per room”;
- equipment of the dwellings(82.5% of the dwellings are equipped with internal water supply and sewerage system);
- only 61 Waste Water Treatment Plants are build in the settlements;
- Gas supply system
- 88 610 dwellings /2.6% out of the total number of dwellings/ are lacking any basic equipment.



It is expected that the biggest problems now would be faced with the large-panel buildings which number is 18 900 and they are located in 120 residential areas along the country. There are 707 441 dwellings in those buildings inhabited by over 1.77 million people. 83% of the panel dwellings are in the towns, which are administrative centers of the country's regions, while in a number of big cities, the panel dwellings constitute approximately 50% of the whole housing stock.



**THANK YOU FOR YOUR
ATTENTION!**