ARE THE NETHERLANDS SHRINKING OR JUST CHANGING?

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INTRODUCTION

WAT HET KABINET OOK DOEFT, DE HUIZENBUBBEL LOOPT LEEG

Bubbel in vastgoed moet leeg

Er zijn te veel kantoorten. Niemand weet hoeveel.

VASTGOED

De泡泡在房地产中膨胀，这意味着有太多的办公楼。这使得人们不确定具体的数量。毫无疑问，房地产市场正在膨胀，这意味着在决定投资之前需要谨慎。现实公司将考虑采取的行动，以确保房地产市场的稳定。
INTRODUCTION
DEMOGRAPHIC CHANGE – POPULATION GROWTH

Bevolkingsgroei 1950-2050

Bron: CBS

Groei  Natuurlijke aanwas  Migratiesaldo
DEMOGRAPHIC CHANGE – AGEING POPULATION
DEMOGRAPHIC CHANGE – AGEING POPULATION

*aantal (x 1.000)*

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<th>Year</th>
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<tr>
<td>2000</td>
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*REALCORP*
DEMOGRAPHIC CHANGE – SINGLE HOUSEHOLDS

Gemiddeld aantal personen

DEMOGRAPHIC CHANGE – SHRINKING LOCALLY
Demographic trends at work in the Netherlands

• an ageing population with >20% being over 65 years of age;
• a shrinking workforce;
• a growing population on national scale;
• a shrinking population on a local scale;
• birthrate 1.8 only made possible by immigration;
• strong increase in demand for single household homes.

Result:

• changing demand on national scale with strong local differences;
• changing demand in typology of homes;
• strong financial consequences;
• all trends being strengthened by the economic crisis.
DUTCH REAL ESTATE - PRESENT MARKET

VALUE REAL ESTATE
JAN 2001

Legend:
- 12% of higher
- 6 to 12
- 3 to 6
- 0 to 3
- -3 to 0
- -6 to -3
- Lower than -6
- Unknown
DUTCH REAL ESTATE - PRESENT MARKET

VALUE REAL ESTATE
JAN 2009
DUTCH REAL ESTATE - PRESENT MARKET

VALUE REAL ESTATE
JAN 2011

Legend:
- Ontwikkeling (%)
  - 12% of hoger
  - 6 tot 12
  - 3 tot 6
  - 0 tot 3
  - -3 tot 0
  - -6 tot -3
  - Lager dan -6
  - Onbekend
DUTCH REALESTATE - PRESENT MARKET

VALUE REALESTATE PRESENT
DUTCH REAL ESTATE – SUPPLY SINCE 1990

Evolution of present day market
• after WWII strong focus on rebuilding and solving shortage in available houses;
• economic crises during the 1970’s and 1980’s being fueled by a realestate bubble;
• Dutch spatial planning becomes an instrument for economic growth;
• Fourth National Policy Document on Spatial Planning (VINAC) and its supplement VINEX implemented to build ourselves out of the economic crisis;
• tax-system redesigned to promote homeownership;
• stronger role of the private market & local governments.

Result:
• build as much as possible in and on the edges of existing cities;
• 50.000 to >100.000 houses being built a year;
• strong focus on redevelopment of old harbour areas and traditional single family homes;
• strong influence private sector.
DUTCH REAL ESTATE – SUPPLY SINCE 1990
DUTCH REALESTATE – SUPPLY SINCE 1990
DUTCH REALESTATE – SUPPLY SINCE 1990

Bron: DNB
DUTCH REALESTATE – CONSEQUENCES

Consequences

• governments responsible for infrastructural development while developers have no responsibility for development.
• over 60 municipalities face bankruptcy;
• average mortgage is 107% of the value;
• homeowners are facing risk of debt;
• present day housing supply does not fit present and future demand;
• demographic changes and economic situation + realestate strengthen each other;
• at the moment the market is under total lockdown.
CHANGING REAL ESTATE MARKET

Shrinking or changing?

• reasonable safe to assume the economic crisis is temporarily;
• on a national scale the population is still growing;
• on a local level population is shrinking in the periphery and growing in the Randstad (estimate 1.700.000 new inhabitants);
• changing demand in typology of houses instigated by the ageing population and social changes;
• the city was rediscovered, urbanisation 2.0.
CONCLUSION

ARE THE NETHERLANDS SHRINKING OR JUST CHANGING?

Well, both!
THANK YOU FOR YOUR ATTENTION

Rome, 22 May 2013