

## Housing Conditions – Dwellings and Their Occupants

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The study presents some features of the housing stock, occupied dwellings as well as their occupants.

In addition to 2011 census data, 2001 census statistics are also presented to provide an overview of the housing conditions changes. With respect to occupied dwellings, the author examines ownership, purpose of occupation, number of rooms, floor area, year of construction, walls, level of comfort, facilities, settlement type and character of residential area. She explores the demographic characteristics, educational attainment and economic activity of occupants, too.

#### KEYWORDS:

Housing stock.

Housing conditions.

Occupants.

During the 2011 census, more than 4 million 395 thousand housing units were enumerated. Within this, the number of dwellings was around 4 million 390 thousand, 326 thousand more than in 2001.

The number of occupied dwellings was 6% higher than ten years ago.

Since the last census, the number of unoccupied dwellings has increased by over a hundred thousand and their proportion has grown by nearly 30% (from 9.2% in 2001 to 10.9% in 2011) in the housing stock.

Table 1

*Residential units by purpose and type of settlement*

Type of settlement	Dwelling		Occupied holiday home	<i>Dwelling and occupied holiday home together</i>	Occupied other housing unit	Total
	occupied	unoccupied				
	2001					
Capital city	736 407	84 189	381	820 977	473	821 450
County seat, town with county rights	762 881	61 719	1 029	825 629	1 091	826 720
Other town	1 117 250	98 293	2 295	1 217 838	1 663	1 219 501
Village, large village	1 068 356	129 679	2 174	1 200 209	1 940	1 202 149
<i>Total</i>	<i>3 684 894</i>	<i>373 880</i>	<i>5 879</i>	<i>4 064 653</i>	<i>5 167</i>	<i>4 069 820</i>
	2011					
Capital city	787 057	118 071	277	905 405	327	905 732
County seat, town with county rights	828 237	82 701	1 176	912 114	1 071	913 185
Other town	1 191 679	122 977	3 641	1 318 297	1 981	1 320 278
Village, large village	1 097 130	154 124	3 232	1 254 486	1 792	1 256 278
<i>Total</i>	<i>3 904 103</i>	<i>477 873</i>	<i>8 326</i>	<i>4 390 302</i>	<i>5 171</i>	<i>4 395 473</i>

Though the number of holiday homes used for habitual housing and their share in the housing stock are not significant, the trend that emerged over the past decade, i.e. the use of holiday homes as an apartment can be read from census data.<sup>1</sup> While in

<sup>1</sup> Dwellings and occupied holiday homes together form the housing stock.

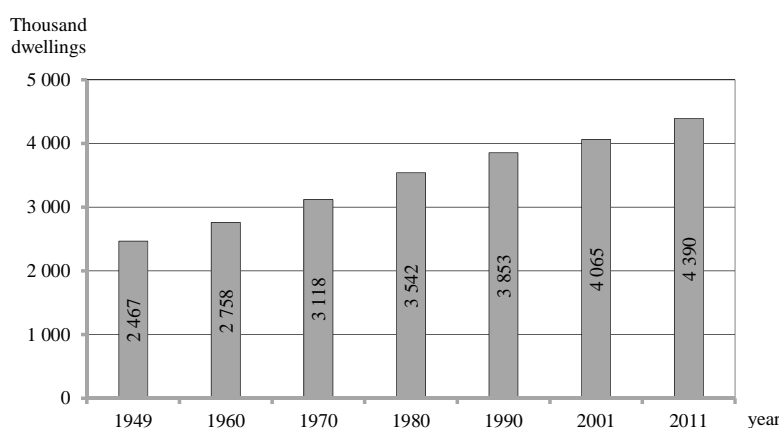
2001, fewer than six thousand occupied holiday homes were recorded, in 2011 more than eight thousand.

The number of occupied other housing units<sup>2</sup> has not changed since the 2001 census, that of people living in them, however, has fallen by a quarter.

## 1. Characteristics of the housing stock

The housing stock – the total number of dwellings and occupied holiday homes – rose by 8% between the 2001 and 2011 censuses. Though the growth exceeded the extremely low, 5.5% pace of increase during the previous decade, it remained below the more than 10% housing stock gains typical from the 1960s until the end of the 1980s. In the 1990s, during the years of transition to market economy, the rate of housing construction declined. From 2001, due to government-sponsored loan programs, housing construction moved from the low point and started to grow. The number of newly built dwellings increased year by year and reached a peak in 2004. Then, foreign currency lending that greatly facilitated access to housing could partially offset the scaling back of home construction subsidies, but the “homebuilder mood” soured. The number of newly built dwellings slowly began to decline, this drop was intensified by the economic crisis that started in 2008 and by the end of the decade it fell back to a rate not seen since World War II.

*Number of housing stock, 1949–2011*



<sup>2</sup> This category includes occupied business facilities, occupied premises of temporary, mobile or other establishments as well as facilities that do not comply with the definition of “dwelling”.

Over the past ten years, the growth rate has differed in the housing stock in the various parts of the country. It was most dynamic (more than 10%) in the capital city, the county seats and the towns with county rights. In other towns, in accordance with the national average, the number of dwellings has become greater by 8%; however, in villages, the growth has not reached 5%.

Table 2

*Changes in the housing stock by type of settlement, 2011*

Type of settlement	Dwelling			Occupied holiday home	Dwelling and occupied holiday home together
	occupied	unoccupied	together		
	2001 = 100				
Capital city	106.9	140.2	110.3	72.7	110.3
County seat, town with county rights	108.6	134.0	110.5	114.3	110.5
Other town	106.7	125.1	108.2	158.6	108.2
Village, large village	102.7	118.9	104.4	148.7	104.5
Total	105.9	127.8	108.0	141.6	108.0

The rise in the number of unoccupied dwellings and their proportion in the housing stock is an exceptional characteristic of each settlement type.

This phenomenon is influenced by several factors, showing regional characteristics. Population decline, population ageing in small communities, moving away from disadvantaged, unemployment-stricken regions, operation of offices and business enterprises in metropolitan apartments and the growth in the number of homes used only seasonally, for example, for holiday purposes, result in an increase in the number of unoccupied homes.

### **1.1. Ownership, characteristics of the use of housing**

The composition of occupied homes by ownership has not changed substantially in the last ten years. Natural persons own 96% of dwellings. The small number of dwellings owned by local governments, their proportion is lower than 3%, is the consequence of the option of en masse preferential home buying ensured for the tenants in the early nineties. Essentially, there are no government-owned homes in small settlements; their proportion is less than 1% in villages.

The ownership structure of dwellings also determines their tenure status. Due to the scarcity of rental housing as well as the undeveloped practice of letting private dwellings, only 7% of homes are used by tenants, while the proportion of owner-occupied dwellings is 92%. The remainder has other tenure status.

The percentage of owner-occupied homes is the lowest and that of tenancy is the highest in Budapest, the county seats and towns with county rights. In other towns and villages, the percentage of owner-occupied homes is higher, while that of tenancy is lower than the national average.

## 1.2. Size of dwellings: number of rooms, floor space

Over the last ten years – because of the construction of new dwellings with more number of rooms – the composition of homes has shifted towards residential premises with multiple rooms. The proportion of one- and two-room dwellings has decreased by 6 percentage points, the share of three-room apartments has remained essentially unchanged, and that of four- and more room dwellings has increased by around 5 percentage points.

Table 3

*Occupied dwellings by number of rooms and type of settlement  
(percentage)*

Type of settlement	Number of rooms						Total
	1	2	3	4	5	6–	
	2001						
Capital city	20.2	39.7	27.6	8.5	2.4	1.5	100.0
County seat, town with county rights	10.6	47.0	28.2	9.6	3.1	1.5	100.0
Other town	9.2	41.0	32.9	11.5	3.7	1.7	100.0
Village, large village	8.2	37.6	36.5	12.4	3.7	1.5	100.0
Total	11.4	41.0	31.9	10.8	3.3	1.6	100.0
	2011						
Capital city	17.1	38.9	28.1	10.5	3.3	2.1	100.0
County seat, town with county rights	9.3	43.5	28.7	11.8	4.4	2.3	100.0
Other town	7.0	36.7	33.7	14.5	5.3	2.8	100.0
Village, large village	5.7	32.2	37.6	15.8	5.9	2.9	100.0
Total	9.1	37.3	32.6	13.5	4.9	2.6	100.0

*Note.* Here and in the tables hereafter, the deviations from 100.0 result from rounding.

The figure for multi-room apartments is higher in small towns and villages than in county seats and towns with county rights.

The proportion of one-room dwellings (17.1%) is still the highest in Budapest, 8 percentage points higher than the national average; in county seats and towns with county rights it is close to the national average, in other towns and villages it is only 7.0% and 5.7%, respectively. The percentage of two-room residential premises was above the national average in Budapest, the county seats and towns with county rights, while that of three- or more room homes was above average in smaller settlements. Over the last ten years, the proportion of four-room dwellings has increased the most in all types of settlements.

In 2011, an occupied dwelling had an average floor area of 78 sq m, 3 sq m more than a decade earlier. The effects of newly built, larger homes can be seen both in the change of the floor area of dwellings and in the rise in the number of rooms. Nearly half of the smallest, less than 30 sq m homes were built before the war and only 6% in the past decade. A quarter of the dwellings with a floor area of more than 100 sq m are new buildings, they were built in the last 20 years. The increase in the proportion of the largest dwellings with a floor area of more than 100 sq m is particularly noticeable, nowadays every fourth home is in this category.

Table 4

*Occupied dwellings by floor area and type of settlement  
(percentage)*

Type of settlement	Floor area							Total
	<29 sq m	30–39 sq m	40–49 sq m	50–59 sq m	60–79 sq m	80–99 sq m	100– sq m	
	2001							
Capital city	6.0	13.5	14.4	23.1	22.2	10.0	10.8	100.0
County seat, town with county rights	2.3	7.6	12.5	29.5	21.7	11.8	14.6	100.0
Other town	1.2	3.9	7.0	17.7	23.5	22.7	24.0	100.0
Village, large village	0.8	2.2	5.0	8.7	23.6	28.8	30.8	100.0
Total	2.3	6.1	9.0	18.6	22.9	19.7	21.4	100.0
	2011							
Capital city	4.9	12.7	15.2	22.5	22.5	10.6	11.6	100.0
County seat, town with county rights	2.0	7.4	12.2	27.9	21.8	12.7	16.1	100.0
Other town	0.9	3.4	6.3	16.3	22.6	23.6	27.1	100.0
Village, large village	0.5	1.5	3.4	6.9	21.6	29.8	36.4	100.0
Total	1.8	5.6	8.5	17.4	22.1	20.4	24.2	100.0

Concerning the composition of dwellings by floor area, the difference between settlement types has increased.

The proportion of small floor-space dwellings continues to be the biggest in Budapest. The percentage of homes with less than 40 sq m is 2.4 times more than the national average, while that of dwellings with a floor area exceeding 80 sq m is less than half of it. Within all occupied dwellings, the share of those with small and large floor area in county seats and towns with county rights is similar to that in the capital city with a smaller deviation from the average.

In other towns and villages, however, the proportion of larger dwellings is typically higher.

It is noteworthy that more than 60% of dwellings in villages are of more than 80 sq m and more than half of these belong to the category of over 100 sq m.

### 1.3. Year of construction and walls of dwellings

Half of occupied dwellings were built between 1961 and 1990, as a result of intensive housing construction. In county seats and towns with county rights, 65% of homes were built in this period. Since the 1990s, the rate of housing construction has increasingly declined; only 15.9% of the homes were built in the last twenty years.

Table 5

*Occupied dwellings by year of construction and type of settlement, 2011*  
(percentage)

Type of settlement	Year of construction								Total
	before 1946	1946–1960	1961–1970	1971–1980	1981–1990	1991–2000	2001–2005	2006–2011	
Capital city	31.8	7.7	11.8	19.8	13.8	4.4	5.7	4.9	100.0
County seat, town with county rights	9.8	8.7	17.2	28.8	18.9	6.6	6.2	3.8	100.0
Other town	14.6	11.1	15.5	24.4	17.9	7.1	5.3	4.1	100.0
Village, large village	20.4	17.5	15.4	17.2	14.4	7.5	4.5	3.1	100.0
Total	18.7	11.7	15.1	22.4	16.3	6.6	5.4	3.9	100.0

Nearly two-thirds of occupied dwellings were built of brick, the majority before 1960. More than 13% of residential premises were made of prefabricated panels between 1960 and 1990. In the capital city, county seats and towns with county

rights a quarter of flats are prefabricated. In other towns, this figure is 8%; essentially, there are no prefabricated houses in villages. In addition to brick dwellings, the proportion of adobe masonry dwellings is outstanding in villages, 28% of which (90 thousand homes) are in adobe buildings without foundation, which represent the lowest quality.

Table 6

*Occupied dwellings by walls of dwelling and type of settlement, 2011*  
(percentage)

Type of settlement	Walls of dwelling						Total
	Brick, stone, manual masonry unit	Medium or large block, poured concrete	Panel	Wood	Adobe, mud, etc.	Other	
Capital city	68.1	7.0	24.0	0.1	0.4	0.4	100.0
County seat, town with county rights	56.0	10.8	28.0	0.4	4.0	0.8	100.0
Other town	64.7	6.6	7.9	0.5	18.6	1.6	100.0
Village, large village	64.5	3.1	0.4	0.8	29.5	1.7	100.0
Total	63.5	6.6	13.3	0.5	14.9	1.2	100.0

#### 1.4. The comfort level and equipment of dwellings

The classification of dwellings by comfort level is determined by their equipment as well as the mode of heating.<sup>3</sup>

Due to the modern equipment of newly constructed dwellings as well as the home refurbishments implemented in the last ten years, the comfort level of the housing stock has improved significantly compared to that measured during the 2001 census.

<sup>3</sup> A dwelling has all modern conveniences if it has at least a greater than 12 sq m living room, a kitchen and a bathroom, a toilet, central (remote, central, circulation) heating, furthermore, its electricity, water and hot water supply as well as sewerage are ensured. Dwellings with modern conveniences are different from those with all modern conveniences in the mode of heating: they have no central heating, but each room is separately heated. In dwellings with some modern conveniences either the bathroom or the toilet is missing, of the utilities only the electricity and water supply are ensured. A dwelling with no modern conveniences has at least one living room and a cooking room of the formerly mentioned convenience items, and it can be only heated in a separate way. Those dwellings that cannot be classified in the previous comfort levels are either emergency or other dwellings.

Currently, 61.4% of dwellings have all modern conveniences, 31% have modern conveniences, 2.7% have some modern conveniences and only 4.9% belongs to the categories of homes without modern conveniences as well as other or emergency homes.

The proportion of dwellings listed in the two highest comfort categories has increased by 10 percentage points over the last ten years, while 8% fewer homes are in the two lowest categories.

Table 7

*Occupied dwellings by level of comfort and type of settlement  
(percentage)*

Type of settlement	Level of comfort					Total
	All modern conveniences	Modern conveniences	Some modern conveniences	Without modern conveniences	Other and emergency home	
	2001					
Capital city	61.9	29.1	3.5	2.5	3.0	100.0
County seat, town with county rights	65.1	26.3	2.5	3.4	2.7	100.0
Other town	49.5	31.6	5.4	9.5	4.0	100.0
Village, large village	37.4	32.3	7.3	18.4	4.5	100.0
Total	51.7	30.2	5.0	9.4	3.7	100.0
	2011					
Capital city	71.8	24.9	1.6	1.1	0.7	100.0
County seat, town with county rights	72.4	24.1	1.4	1.7	0.4	100.0
Other town	59.2	33.2	2.8	4.3	0.4	100.0
Village, large village	48.2	38.2	4.1	9.0	0.4	100.0
Total	61.4	31.0	2.7	4.4	0.5	100.0

The coverage of public utilities has remarkably increased over recent decades. The proportion of homes having running water amounted to 97.7% in 2011, 94.6% of homes had warm running water, too.

Of the equipment indicators, the connection of homes to the public sewerage system has improved the most in the past ten years. From an environmental point of view, the fact that the proportion of occupied dwellings connected to the public sewerage system increased to 77.2% is of a very great importance. This represents a 21 percentage point improvement compared to the 56.2% coverage level recorded in 2001. Simultaneously, the proportion of homes equipped with domestic sewerage has fallen, though it is still

quite high. According to the 2011 census data, one in every five homes still uses less advanced ways for sewage disposal because of the lack of public sewerage network.

Due to the already existing relatively high level of coverage, the improvement was less impressive in the capital city, county seats and towns with county rights. However, the growth in the proportion of fully plumbed homes is significant in smaller towns and especially in villages. The number of homes connected to the sewage system has tripled in villages; their proportion grew from 16.7% in 2001 to 49.3% in 2011. The expansion of public sewerage has increased the percentage of homes having flush toilet by 8 percentage points over the past decade.

The modernization of the mode of heating was manifested in a continuous rise in the proportion of dwellings with central heating (remote-central, circulating heating) instead of the individual heating systems of housing premises. In the capital city as well as in county seats and towns with county rights, the percentage of dwellings with central heating exceeded 70% in 2011.

Table 8

*Occupied dwellings by facility and type of settlement*  
(percentage)

Type of settlement	Occupied dwelling having						
	access to a/an		hot water supply	flush toilet	access to a/an		central heating
	public	individual			public	individual	
	pipeline		sewer				
	2001						
Capital city	99.4	0.1	97.6	96.3	91.2	8.5	64.6
County seat, town with county rights	96.3	1.1	95.9	95.1	83.3	14.3	67.5
Other town	89.5	2.2	89.6	86.1	52.5	39.7	53.1
Village, large village	80.2	3.7	80.4	74.7	16.7	67.7	40.7
Total	90.2	2.0	89.8	86.7	56.2	36.3	54.8
	2011						
Capital city	99.8	0.1	99.1	98.6	95.9	4.1	72.8
County seat, town with county rights	98.0	1.4	97.8	97.9	91.7	7.6	73.1
Other town	95.2	2.6	94.4	94.3	80.5	17.3	60.1
Village, large village	90.9	3.8	89.0	88.8	49.3	45.4	49.0
Total	95.5	2.2	94.6	94.4	77.2	20.5	62.3

## 2. The character of residential areas around dwellings

According to the 2011 census data, more than half of dwellings are located in a detached housing, village-like environment. The proportion of homes in urban (traditional) environments as well as in housing estates was about one-fifth each. Over 2% of housing premises were in villa neighbourhoods and residential parks, which ensure the greatest comfort, but the percentage of dwellings located in outlying areas with a low level of infrastructure was similar.

Due to the growth of the housing stock in cities much higher than in villages, the proportion of dwellings in detached housing and village-like environments has decreased while it has risen in urban (traditional) residential areas.

Table 9

*Occupied dwellings by residential area character and type of settlement  
(percentage)*

Type of settlement	Occupied dwelling in a(n)								Total
	urban (traditional)	housing estate	residential park	villa neighbourhood	detached housing, village-like	holiday, enclosed garden	outlying	other	
	residential area								
	2001								
Capital city	35.2	35.0	..	6.7	22.4	0.1	0.1	0.4	100.0
County seat, town with county rights	20.1	42.4	..	2.2	32.5	0.3	1.7	0.7	100.0
Other town	11.6	15.3	..	0.7	68.5	0.7	2.7	0.4	100.0
Village, large village	0.1	1.1	..	0.1	94.7	0.6	3.1	0.3	100.0
Total	14.8	20.8	..	2.0	59.4	0.5	2.1	0.4	100.0
	2011								
Capital city	42.3	31.2	3.8	2.3	19.8	0.2	0.1	0.2	100.0
County seat, town with county rights	23.3	39.4	2.2	0.6	30.8	0.9	2.1	0.7	100.0
Other town	15.4	15.5	1.4	0.2	63.0	1.4	2.5	0.6	100.0
Village, large village	0.1	0.9	0.4	0.0	93.3	1.1	3.6	0.5	100.0
Total	18.2	19.6	1.8	0.7	56.0	1.0	2.3	0.5	100.0

In 2011, the location of unoccupied dwellings by residential area differed from that of occupied dwellings. The proportion of unoccupied dwellings in urban (tradi-

tional) residential and outlying areas is higher, while in housing estates as well as in detached housing, village-like zones it is lower than that of occupied dwellings.

The residential area character of occupied dwellings is significantly influenced by which settlement type they belong to. Since 2001, the proportion of homes in housing estate and detached residential areas has decreased, and there has been a rise in the percentage of those in urban (traditional) residential areas. In 2011, the vast majority of occupied dwellings in Budapest were in urban (traditional) environment and housing estates, but the proportion of homes in villa neighbourhoods and residential parks was also the highest in the capital city. The 2011 census includes the “residential park” as a new residential area type, which category was not yet included in the 2001 census.

In the 1970s and 1980s, large housing construction projects were mainly typical of the capital city and towns with county rights. The construction projects of housing estates were supposed to remedy the housing shortage, which resulted from the rural to urban migration. Consequently, nearly two-fifths of occupied dwellings in towns with county rights can be found in housing estates.

Nearly all dwellings built in villages, according to the nature of this settlement type, are in a detached housing, rural environment, and here, the proportion of dwellings in outlying areas is the highest, too.

### 3. Occupants of dwellings

In 2011, 9 687 682 persons lived in dwellings and holiday homes, 2.5% fewer than in 2001.

The number of occupants per one hundred occupied dwellings was 248. Owing to the population decline and the growth in the housing stock, the housing density has continued to decrease in the last ten years. In 2001, the number of occupants per hundred occupied dwellings was 269, i.e. 21 people more than in 2011.

The indicator of housing density was the lowest in Budapest where 213 persons lived in one hundred dwellings. The number of occupants per one hundred dwellings was 235 in county seats and towns with county rights, 257 in other towns and 272 in villages.

A decrease in the number of apartment dwellers and a rise in the floor area of dwellings have resulted in more floor space and an increase in the floor-area-per-occupant figure. According to the 2011 census data, on average, the per-occupant-figure was 32 sq m, 4 sq m more than in 2001. With this number, we are in the middle range among the countries of the European Union.

The floor-area-per-occupant figure was 20–30 sq m or 40–60 sq m in almost half (47.3%) of the homes.

Table 10

*Occupied dwellings by floor area per occupant in the EU countries, 2011*  
(percentage)

Country	Floor area per occupant					Not stated	Total
	less than 20 sq m	20–30 sq m	30–40 sq m	40–60 sq m	over 60 sq m		
Belgium	..	..	..	..	..	..	..
Bulgaria	..	..	..	..	..	..	..
Czech Republic	..	..	..	..	..	..	..
Denmark	1.6	8.9	14.1	27.1	47.4	0.8	100.0
Germany	4.8	14.9	19.6	30.0	30.7	–	100.0
Estonia	22.0	24.5	19.3	20.4	13.7	0.1	100.0
Ireland	..	..	..	..	..	..	..
Greece	11.9	24.0	19.4	23.3	21.3	–	100.0
Spain	9.9	22.4	19.3	21.9	26.4	–	100.0
France	..	..	..	..	..	..	..
Croatia	..	..	..	..	..	..	..
Italy	8.5	19.2	17.8	24.2	30.2	–	100.0
Cyprus	..	..	..	..	..	..	..
Latvia	34.1	23.4	14.1	16.1	11.0	1.4	100.0
Lithuania	..	..	..	..	..	..	..
Luxembourg	3.7	9.1	11.8	20.6	35.8	19.1	100.0
Hungary	17.2	24.0	17.7	23.3	17.8	–	100.0
Malta	..	..	..	..	..	..	..
Netherlands	2.9	11.9	15.6	27.2	41.1	1.2	100.0
Austria	8.0	16.0	18.5	26.3	31.2	–	100.0
Poland	34.9	24.3	15.6	15.7	9.4	0.0	100.0
Portugal	11.9	15.2	19.8	27.4	25.7	–	100.0
Romania	54.1	19.7	11.3	9.9	5.0	–	100.0
Slovenia	27.1	26.6	17.1	16.6	12.6	–	100.0
Slovakia	..	..	..	..	..	..	..
Finland	..	..	..	..	..	..	..
Sweden	5.9	15.7	18.7	27.6	32.2	–	100.0
United Kingdom	..	..	..	..	..	..	..
EU average	13.0	18.4	17.9	24.2	26.3	0.1	100.0

*Note.* EU data are preliminary; data are not available in some countries. The EU average was calculated without the data of these countries.

The floor-area-per-occupant figure is smaller in most countries of Central and Eastern Europe: it was smaller than 20 sq m in more than 50% of dwellings in Romania and in more than 30% of homes in Latvia and Poland. In Denmark and the Netherlands the floor-area-per-occupant was over 60 sq m in more than 40 % of residential premises.

Most of the occupants live in three-room dwellings, fewer of them in two-room ones. In 2001, more people lived in two-room homes than in three-room residential premises. Today, nearly two percent fewer people live in one-room abodes, and nearly two percent more persons in five-room dwellings than ten years ago. The proportion of those living in six- or more room residential premises grew from 2.4% in 2001 to 4% in 2011.

In the capital city, the proportion of those living in one-room dwellings is double the national average at more than 12 percent, while a below-average share of occupants live in bigger, three- or more room homes. However, in villages, typically two-thirds of occupants reside in large dwellings with three or more rooms, and the number of those living in one-room housing premises continued to decline in the last decade; in 2011, their share was only four percent.

Table 11

*Occupants by age group and dwelling characteristic, 2011*  
(percentage)

Dwelling characteristic	Occupant					total
	-14	15-29	30-59	60-69	70-	
	years old					
<b>Level of comfort</b>						
all modern conveniences	64.9	65.5	67.1	63.8	51.3	64.3
modern conveniences	26.4	27.1	26.5	30.2	39.7	28.6
some modern conveniences	3.1	2.7	2.3	2.3	3.4	2.6
without modern conveniences	5.1	4.3	3.7	3.4	5.1	4.2
emergency and other dwelling	0.4	0.4	0.4	0.4	0.4	0.4
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>
<b>Number of rooms</b>						
1	4.7	6.3	6.3	6.2	8.0	6.2
2	27.6	29.2	30.5	34.1	43.1	31.7
3	34.5	34.0	34.5	36.9	33.0	34.5
4-	33.2	30.5	28.7	22.8	15.9	27.5
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>

The percentage of those residing in large, three- or more room dwellings is the highest among people aged 14 or under and the smallest among those aged 70 or over.

As regards the level of comfort, a similar relationship can be observed. Older people occupy lower quality dwellings, a smaller part of them live in homes with all modern conveniences than that of younger people, and a relatively high percentage of them live in dwellings with fewer modern conveniences, which provide less comfort.

The proportion of those completed only eight or less grades in primary school is the highest among persons living in one-room dwellings and also exceeds the national average among people residing in two-room dwellings. More than 47 percent of them occupy homes with all modern conveniences but a greater part live in abodes with a lower level of comfort than those with higher educational attainment.

The housing conditions of occupants with completed secondary education but without secondary school-leaving exam are the closest to the national average if we examine both the number of rooms and the degree of comfort in their dwellings.

Those in possession of a secondary school-leaving exam certificate or a university/ college diploma live in better housing conditions than the average. More than 70 percent of them occupy dwellings with all modern conveniences, and only an insignificant part live in homes with some or no modern conveniences.

Table 12

*Occupants aged 15 or over by educational attainment and dwelling characteristic, 2011*  
(percentage)

Dwelling characteristic	Educational attainment				Total
	8th grade of primary school at most	Vocational school with secondary vocational certificate	General secondary school with secondary school-leaving exam	University, college degree	
<b>Level of comfort</b>					
all modern conveniences	47.6	62.8	73.2	79.8	64.2
modern conveniences	37.8	30.8	24.2	18.9	28.9
some modern conveniences	5.0	2.5	1.1	0.6	2.5
without modern conveniences	9.1	3.5	1.1	0.4	4.0
emergency and other dwelling	0.5	0.4	0.3	0.3	0.4
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>
<b>Number of rooms</b>					
1	8.9	6.3	5.3	4.7	6.5
2	39.0	33.8	29.5	24.1	32.4
3	34.0	36.9	35.0	31.9	34.5
4–	18.2	23.0	30.3	39.3	26.5
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>

There are significant differences in the housing conditions and the size of dwellings of the economically active and non-active – mostly retired – population. The housing conditions of the economically active population are the best, more than two-thirds of them live in flats with all modern conveniences, and the proportion of those residing in four- or more room flats is close to 30 percent. Compared with them, the inactive population lives in more modest circumstances, a smaller part occupies flats with all modern conveniences, and a higher percentage live in one- and two-room flats. However, housing conditions of pensioners are slightly better than the category average: a higher share of them reside in flats with all modern conveniences and in two- or three-room dwellings, and a lower percentage live in one-room homes.

Table 13

*Occupants by economic activity and dwelling characteristic, 2011*  
(percentage)

Dwelling characteristic	Economically active occupant	Economically inactive occupant			Total
		Inactive earner		Dependant	
		Total	Of which pensioner, annuity recipient		
<b>Level of comfort</b>					
all modern conveniences	69.0	56.1	57.3	65.1	64.3
modern conveniences	25.8	34.7	35.3	26.4	28.6
some modern conveniences	1.9	3.3	2.8	3.1	2.6
without modern conveniences	2.9	5.5	4.2	5.0	4.2
emergency and other dwelling	0.4	0.4	0.3	0.4	0.4
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>
<b>Number of rooms</b>					
1	6.3	7.4	7.0	4.8	6.2
2	30.1	38.0	39.0	27.2	31.7
3	34.3	35.1	35.2	34.4	34.5
4–	29.4	19.5	18.8	33.6	27.5
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>

Table 14

*Occupants by household composition and dwelling characteristic, 2011*  
(percentage)

Dwelling characteristic	Household composition						Total
	One-family household		Two-family household	Three- or more family household	One-person household	Other	
	Married couple and cohabitation	Lone parent with child(ren)					
<b>Level of comfort</b>							
all modern conveniences	68.4	59.3	65.7	48.4	51.7	52.3	64.3
modern conveniences	25.9	31.8	25.6	30.6	37.3	37.1	28.6
some modern conveniences	2.2	3.2	3.5	7.3	3.6	3.6	2.6
without modern conveniences	3.3	5.3	4.9	13.0	6.7	6.5	4.2
emergency and other dwelling	0.3	0.4	0.3	0.7	0.7	0.6	0.4
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>
<b>Number of rooms</b>							
1	4.0	6.9	1.7	2.1	16.6	10.3	6.2
2	27.6	36.7	16.5	12.7	47.2	43.8	31.7
3	36.1	35.3	37.2	36.1	26.0	31.4	34.5
4–	32.2	21.2	44.5	49.1	10.3	14.5	27.5
<i>Total</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>	<i>100.0</i>

Housing conditions differ by types of households. Married-couple type one-family households and two-family households have the best housing conditions. Two-thirds of them live in dwellings with all modern conveniences as well as in homes with three or more rooms. Smaller shares of one-person households and families consisting of a lone parent with child(ren) live in dwellings with all modern conveniences, while the proportions of those occupying homes with modern conveniences are above the national average. The highest percentages of these households live in two-room dwellings. In the capital city, the proportion of one-person households that live in one-room dwellings is highly above the national average.