

# Data Reveal



# How do we live?

What do houses tell about us?

Why does it matter where you  
are born and in which  
neighborhood you live?



# How do we live?

How did settlement structures develop and how do past decisions influence today's society – social interaction, wellbeing, mobility, economy, urban climates and ecosystems?



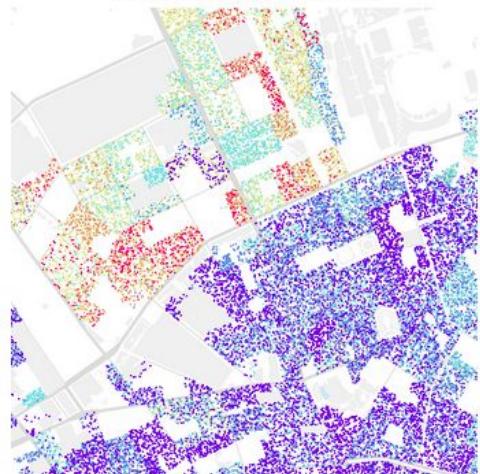
# How do we live?

Do built structures form our identity? Do individuals have to adapt to buildings or should buildings adapt to the live stages and needs of individuals?

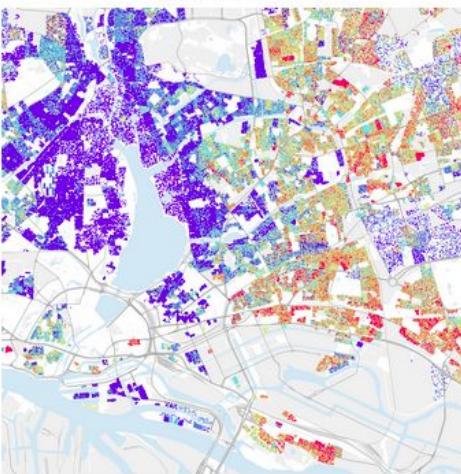


# Who lives where? I

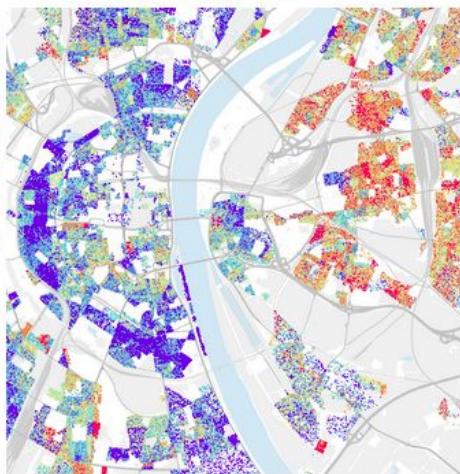
BERLIN, BERNAUER STRASSE



HAMBURG, ALSTER



KÖLN, RHEIN



ESSEN, AUTOBAHN



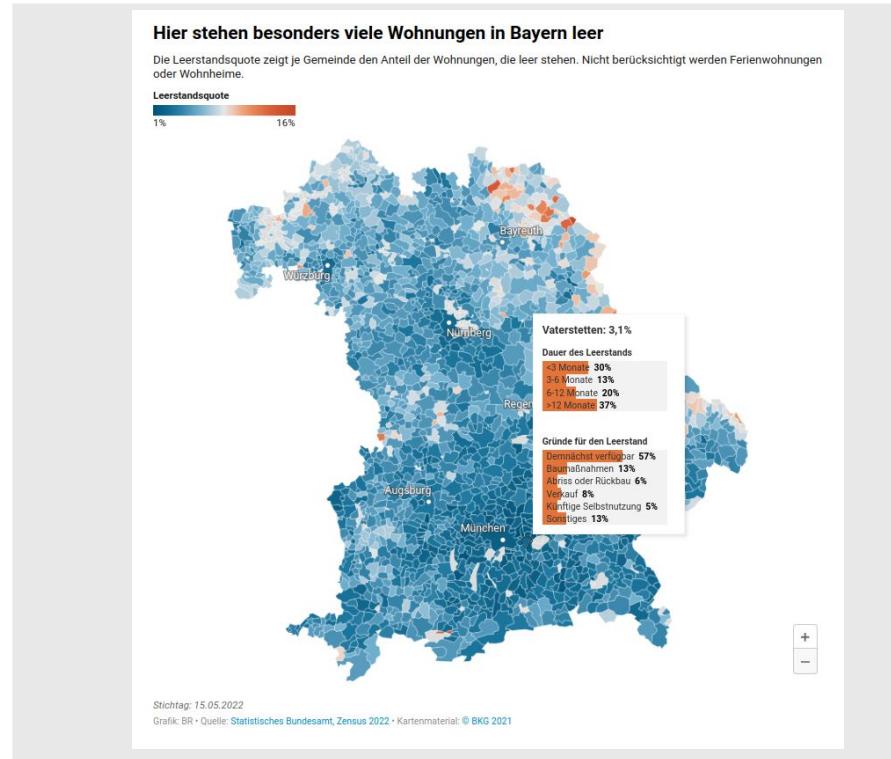
Geringes Einkommen ●●●● Hohes Einkommen

Ein Punkt entspricht einem Haushalt. Jeder Punkt ist zufällig im jeweiligen Wohnblock verteilt. Je mehr Haushalte, desto stärker ist der Farbton.

Quelle: [infas 360](#), [GeoBasis-DE](#) / [BKG 2022](#)

# Who lives where? II

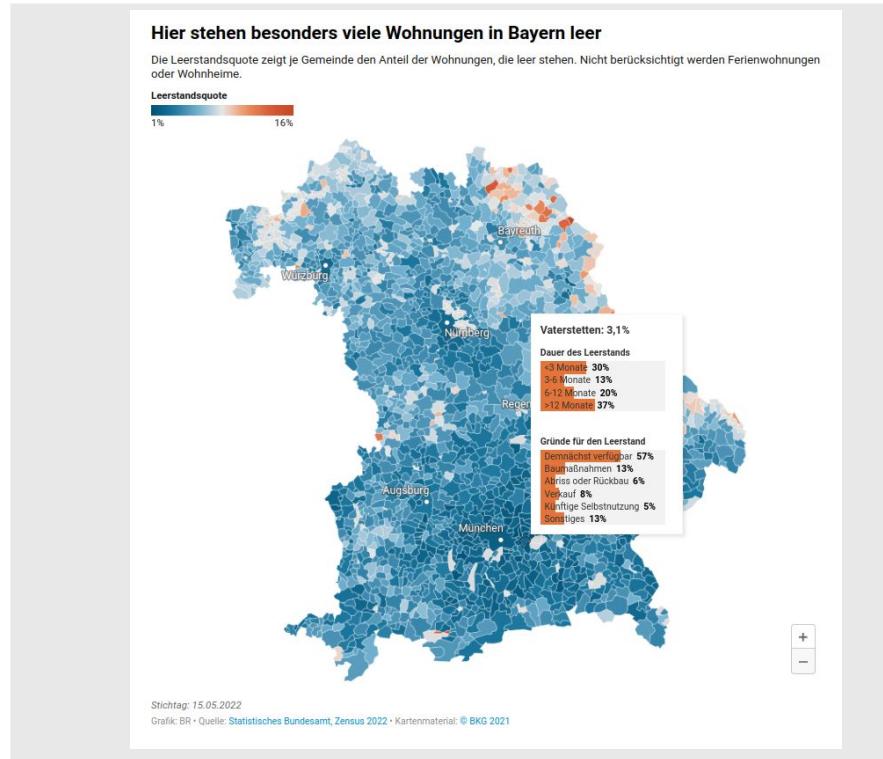
Building stock is used differently depending on **age structure** of the population, house **ownership rate, household size, income**



# Who lives where? II

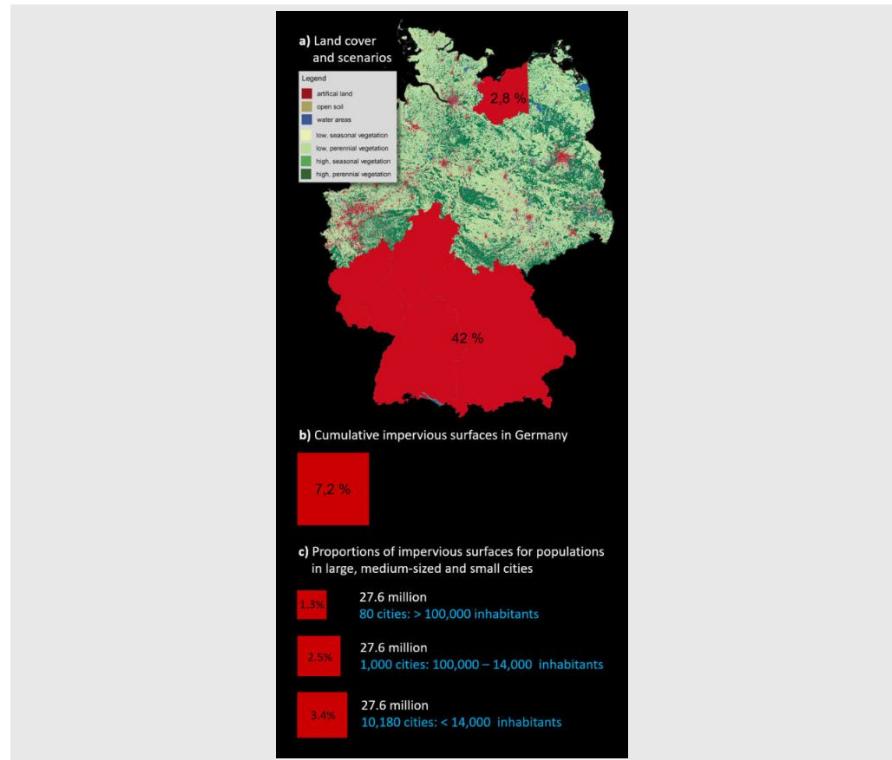
Building stock is used differently depending on **age structure** of the population, house **ownership rate, household size, income**.

**How do these aspects** interact with available **types of buildings, (rent) prices**, as well as **social, economic and other contexts?**



# Who lives where? III

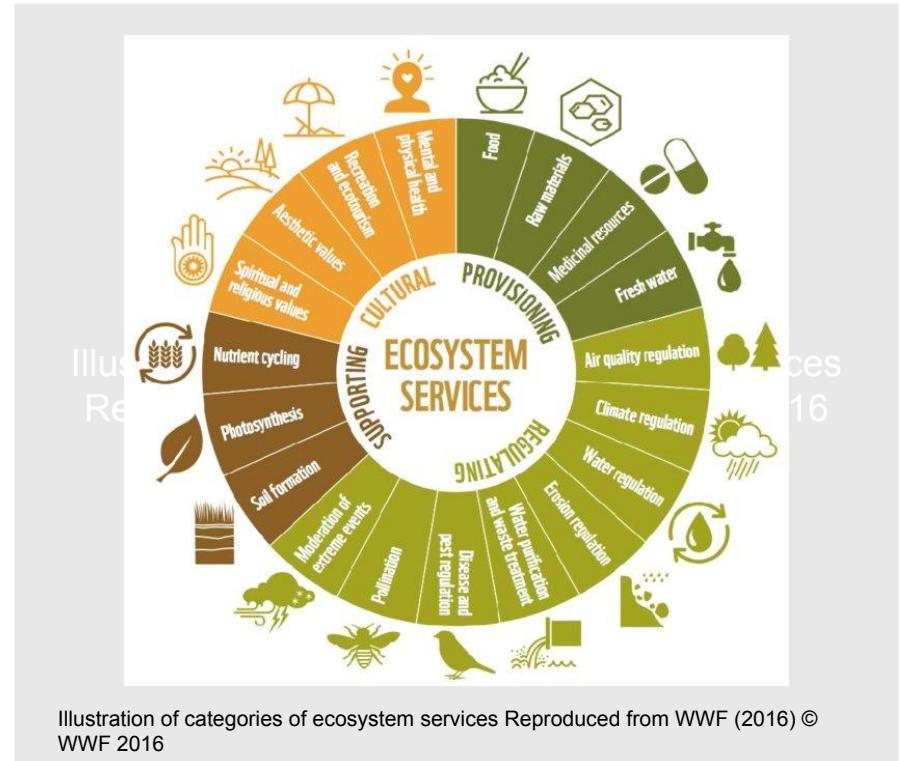
1/3 of the population lives on  
**1,3%** of the surface – another  
1/3 on **3,4%** of the surface. If we  
would all live in single family  
homes and barns in small  
villages – we would have to seal  
**42%** of Germany



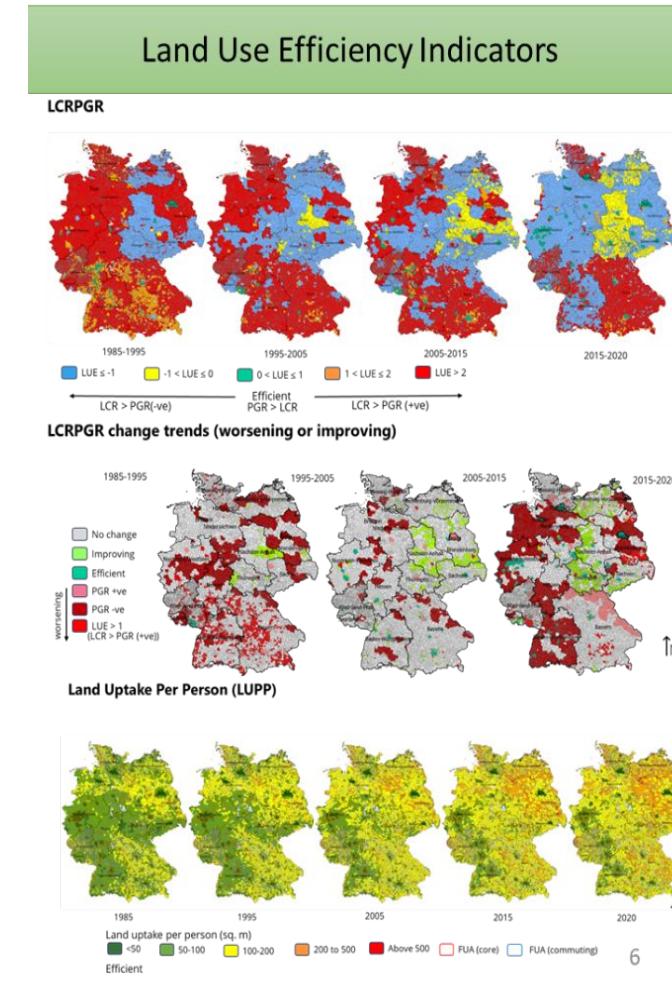
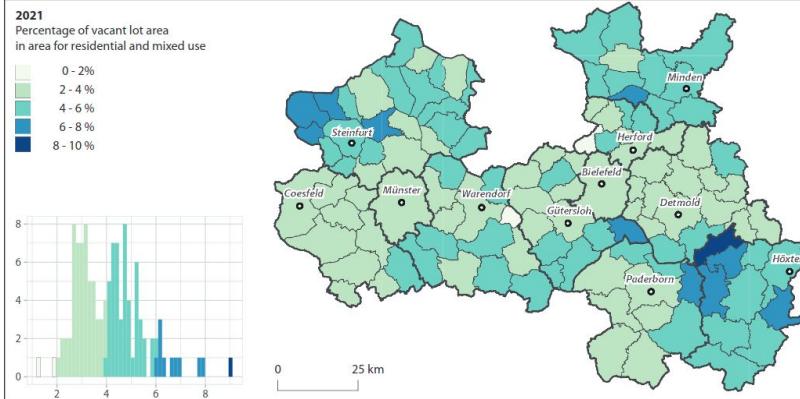
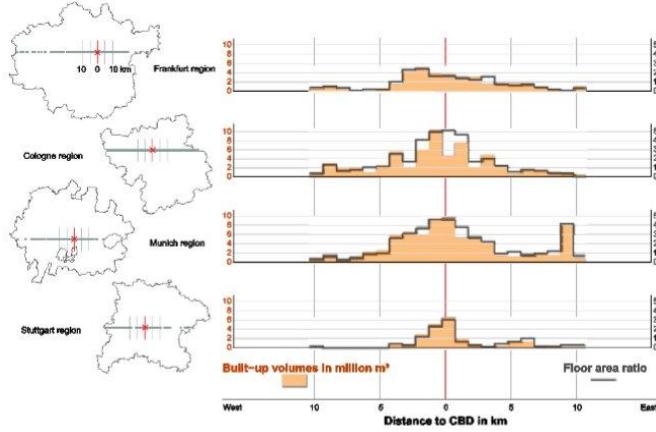
# Who lives where? III

Buildings consume land that has been used for agriculture and provided "ecosystem services"

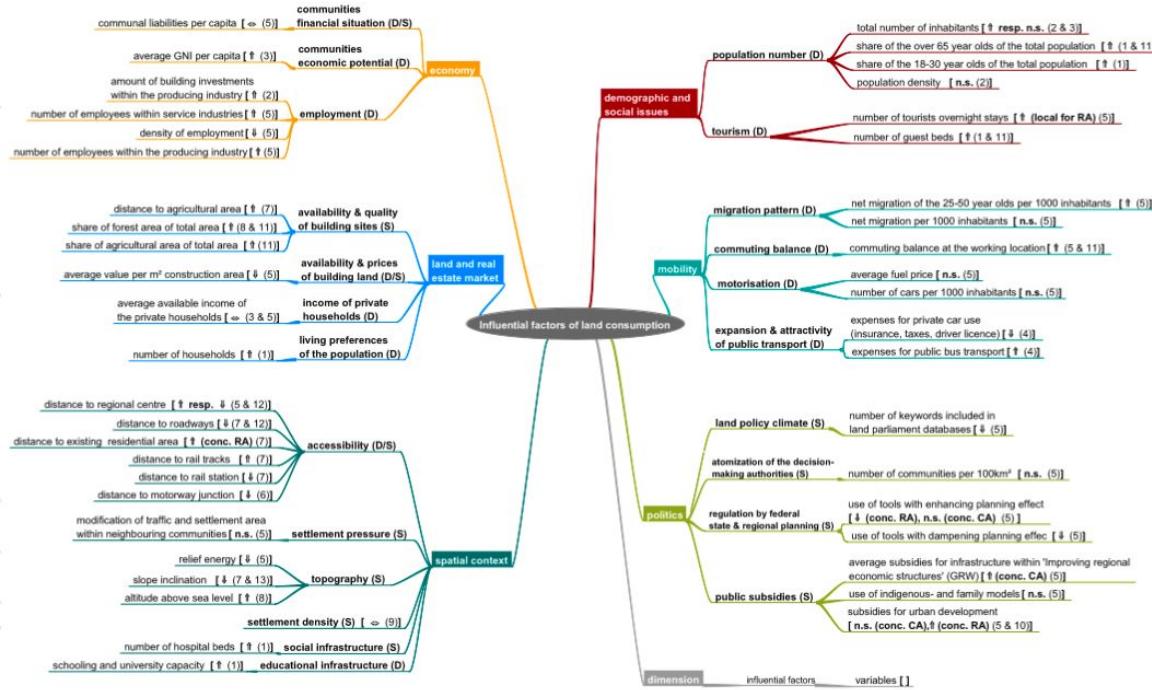
- Cooling and air quality
- water storage and filtering
- flood water management
- Recreation
- Food production



# Land use variations

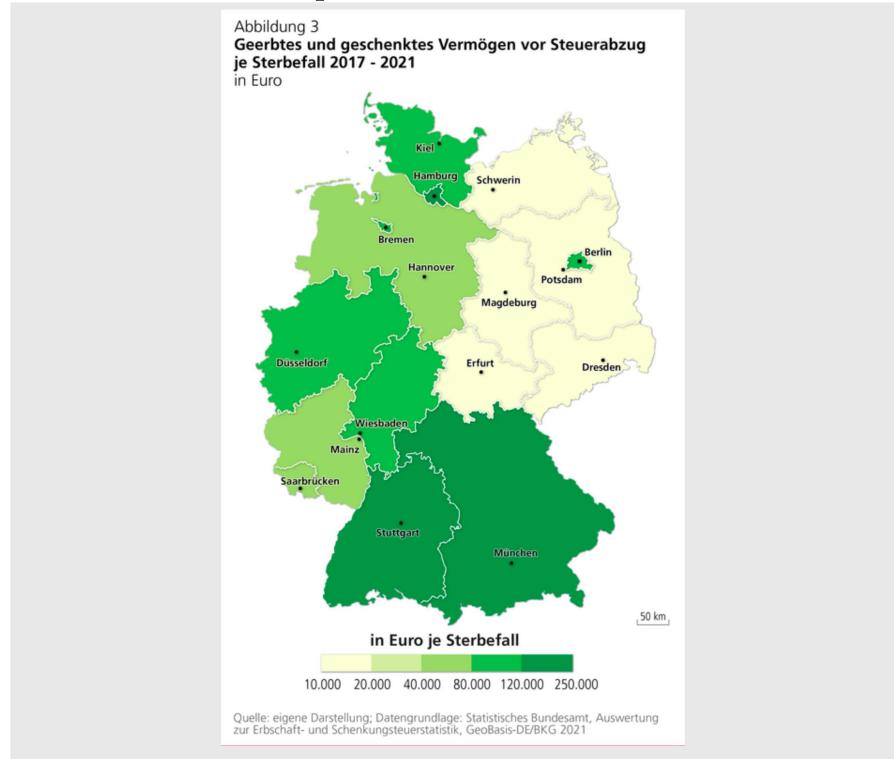


# Influencing factors of land use



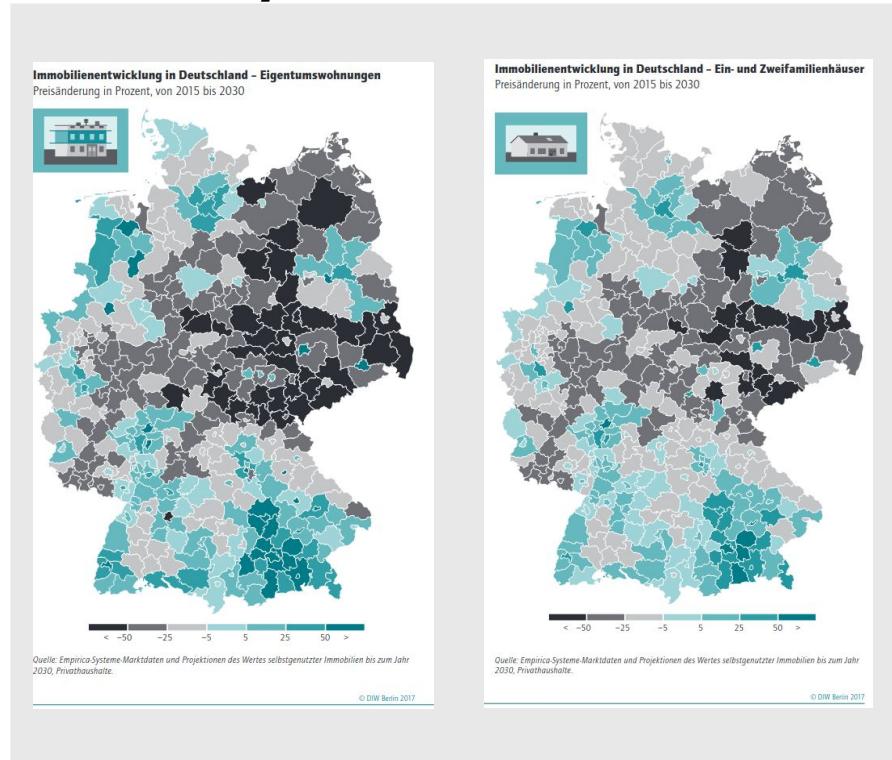
# Where is the money?

Data help us to 'see' borders that have been removed long ago



# Where's the money? III

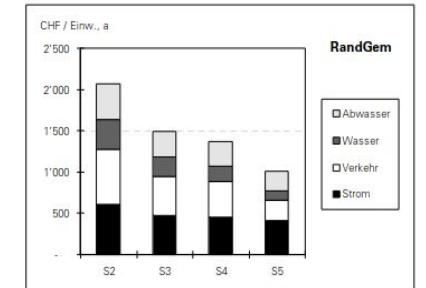
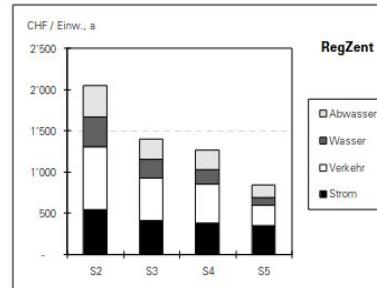
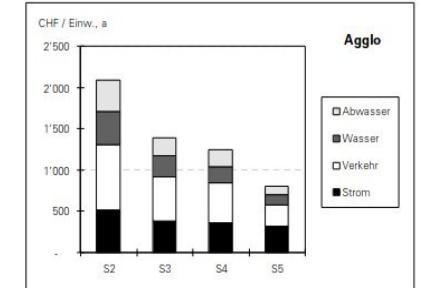
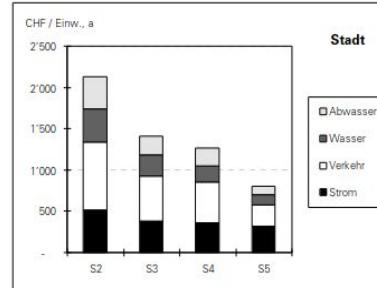
- Real estate is not necessarily a secure financial asset – depending on the location
- Real estate prices indicate where people want to live, where they find jobs, have access to basic services and to cultural, social, health infrastructures
- Density of built infrastructures leads to density of economic and social interactions
- density -> economic efficiency -> rising prices -> more density



# Where's the money? IV

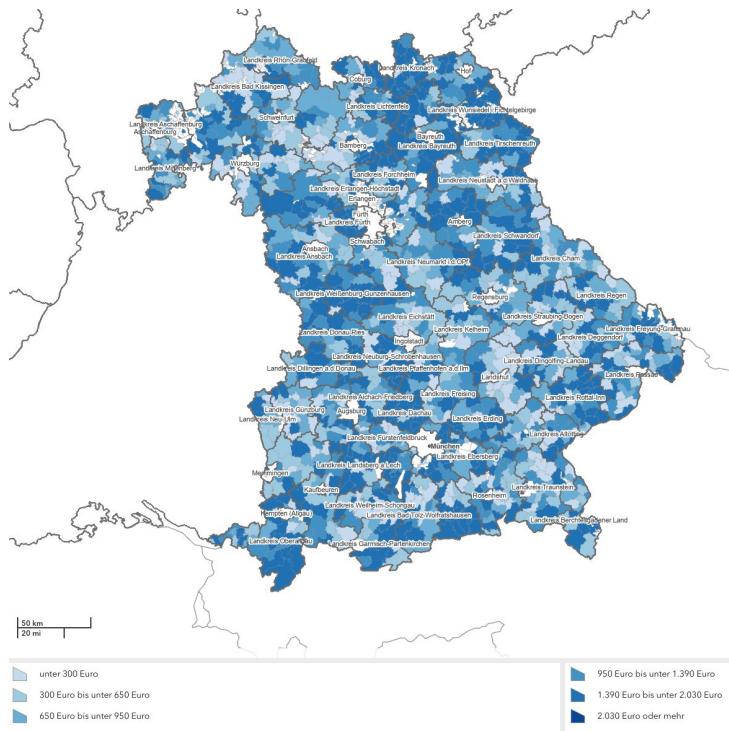
- Likewise, low density -> less efficiency -> less density
- low density infrastructures are more costly for municipalities. Sanitation, energy grids and roads have to be financed with less taxpayers
- Vicious circle: small municipalities sell land for single family homes to attract taxpayers to pay infrastructures – and have to sell new land for single family homes as soon as infrastructures have to be refurbished

Grafik K-2: Durchschnittliche Infrastrukturkosten unterschiedlicher Siedlungs- und Ortstypen, in CHF / Einw. und Jahr



# Where is the money? II

Why are some municipalities more indebted than others?



# Problem: land does not grow



Online event "400,000 flats is there enough building land?"

On 29 March, the Federal Ministry of Housing, Urban Development and Building (BMWSB) and the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR) invite interested parties to an event on the subject of building land and infill development potential in Germany. The Leibniz Institute of Ecological Urban and Regional Development (IOER) will present the results of a survey of cities and municipalities that it conducted in cooperation with the German Economic Institute (IWI).



Photo: R. Vigh/iOER-Media

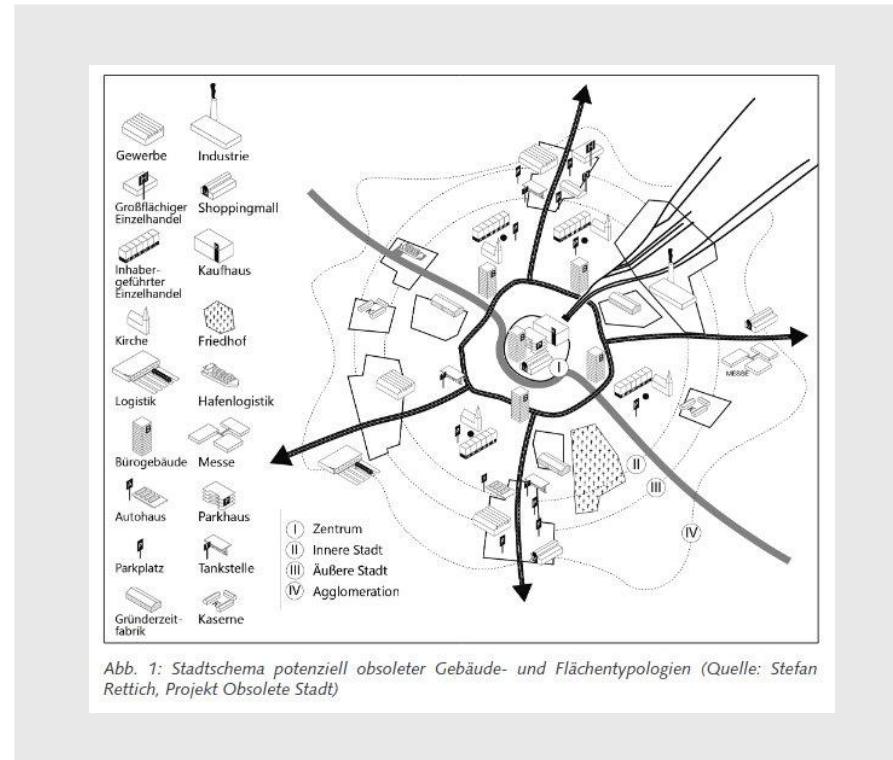


# How will we live?

Settlements create lock-in effects but they can also be modified, adapted, torn down, and restructured

What are the infrastructures we need in the future?

What are the future obsolete infrastructures of the present?





Now: Go, Go, Go 💪 💪 ...and here's the last cat video before sunday 3PM!

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