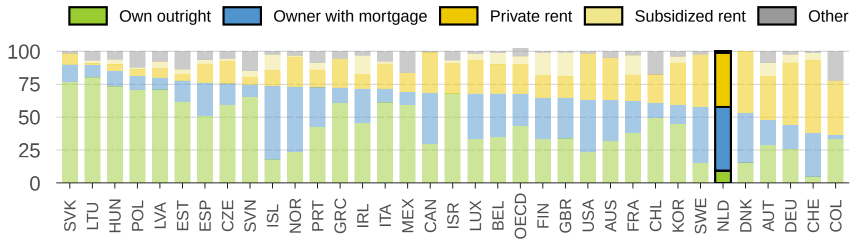
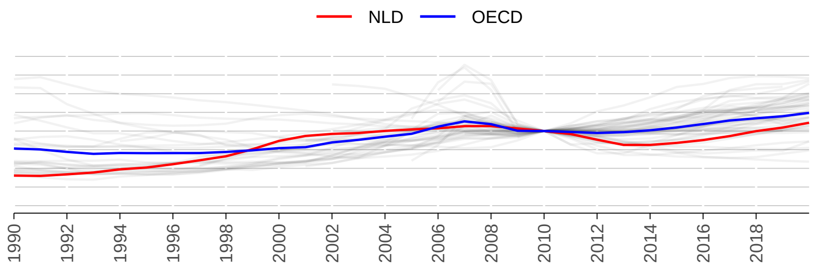
NETHERLANDS

Housing policies affect well-being through a wide range of channels including access to decent shelter, environmental quality, efficient use of scarce resources, type and extent of commuting, as well as its contribution to strong and resilient economic growth. This snapshot provides a cross-country perspective on Netherlands's housing-related indicators and policy settings. Households' tenure choices depend on demographics and/or socio-economic factors, as well as policies related to public promotion of housing, housing taxation and rental regulations. There are large differences in tenure structure across OECD and key partner countries: homeownership in Netherlands is lower than the OECD average (Figure a) - noticed that for the Netherlands, social/subsidised rental housing and private market-rental housing are displayed together (in yellow in Figure a). Real house prices have risen strongly across the OECD since the 1990s, with increases reaching up to 100% in some countries (Figure b). In the Netherlands, after growing significantly from 1990s to 2000s, real house prices have slowed down after the Global Financial Crisis, increasing again in recent years. Housing investment rate in the Netherlands has been relatively stable and close to OECD average until 2008, it has then decreased during the Global Financial crisis and started to rise again in recent years (Figure c). Finally, mortgage markets play a crucial role in household finances since housing generally constitutes household's single largest financial asset. The ratio of outstanding household mortgage claims to GDP in the Netherlands is among the highest in OECD countries (Figure d).

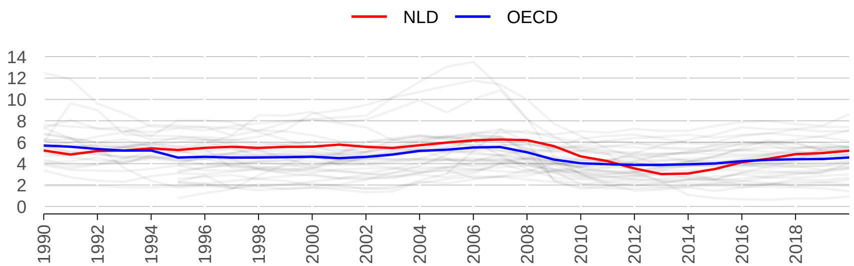
(a) Housing tenure distribution (percentage)



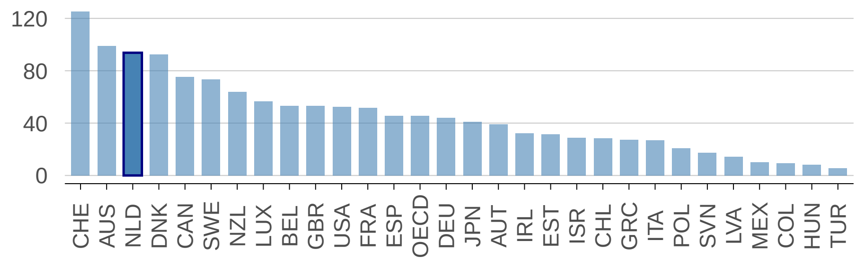
(b) Real house price index (2010=100)



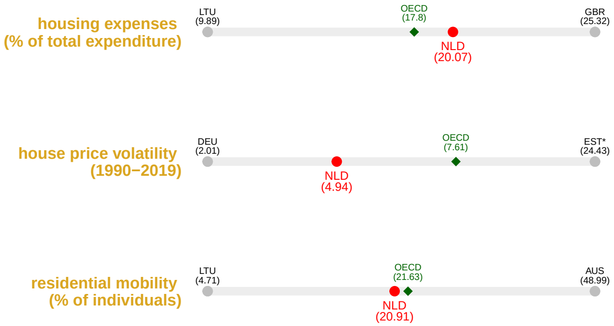
(c) Housing investment as share of GDP (percentage)



(d) Housing finance: mortgage claims as a share of GDP (percentage)

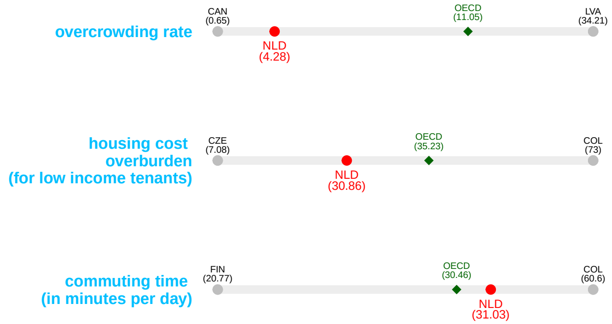


Efficiency

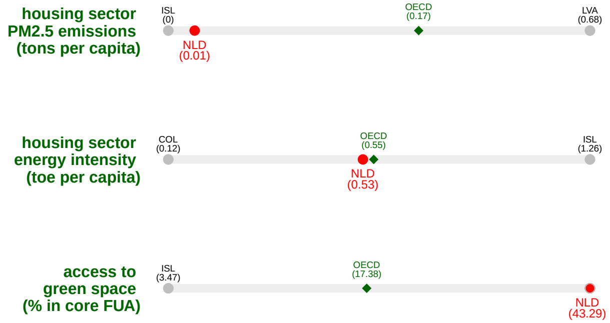


**House price volatility in Estonia refers to the 2005-2019 time period.*

Inclusiveness



Sustainability



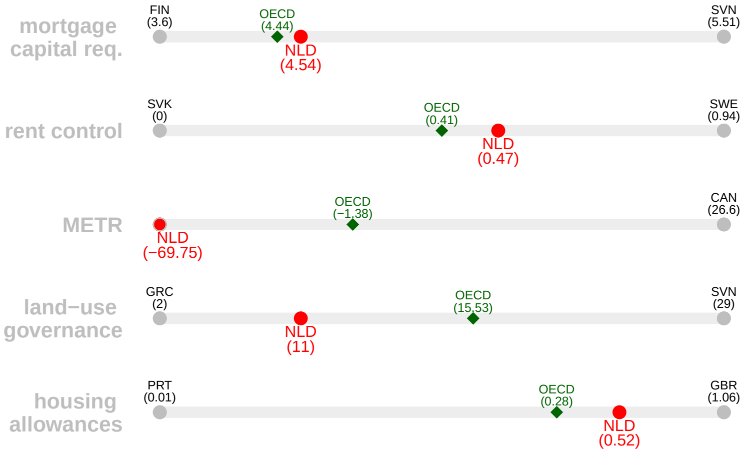
Efficiency measures the economy's capacity to align housing supply with demand, thereby limiting excessive price and rent increases, contributing to macroeconomic stability and facilitating residential mobility. In Netherlands, housing costs, comprising actual and imputed rents as well as maintenance and repair of dwellings, make up a high share of overall household expenditure compared with the average OECD country. Conversely, house price volatility, which can be an indicator of vulnerability in the housing sector when elevated, has been relatively low in Netherlands. Residential mobility, as measured by the percentage of individuals who changed residence in the years 2008-2012, is close to the average of OECD countries. The country's relatively small size combined with its polycentric urban structure provide a high accessibility to jobs even without the need to move residency. Furthermore, it is worth noticing that over the last years, house prices have diverged somewhat across regions, with pressures mounting in some cities, such as Amsterdam, Utrecht and Rotterdam.

Inclusiveness refers to the housing sector's capacity to deliver adequate and affordable homes across the income distribution while limiting residential segregation. The Netherlands display relatively low overcrowding rate. On the other hand, 30 percent of low income tenants spend more than 40 percent of income in rent (housing cost overburden). This number is high but lower than the average OECD country, given the large stock of social housing available to the population - the highest among OECD countries. Finally, average commuting time is in line with OECD average, which suggests that relatively many people can afford living close enough to their workplace.

Sustainability assesses the housing sector's readiness for the transition to a low-carbon economy and its capacity to attenuate pressures on the ecosystem by preserving biodiversity and residents' health. Residential activities are responsible of 44 percent fine particulate matter (PM2.5) emissions on average across OECD countries, which is the air pollutant that poses the greatest risk to health globally. The Netherlands display low housing-related PM2.5 emissions; still, a large share of the population is exposed to harmful levels of PM 2.5 pollution due to high population density. The Netherlands shows housing-related energy intensity in line with OECD average. A high share of land in the country is in fact developed, contributing, in combination with a high population density, to the high energy intensity. In the Netherlands, the average access to green space in urban areas, which is linked to a variety of health and well-being benefits, is among the highest by international comparison. The country is indeed highly urbanized with many small and medium-sized towns allowing good access to green space.

Policy Profile

Housing policies shape the efficiency, inclusiveness and sustainability of the housing sector. The chart below shows the principal indicators capturing the policy profile for Netherlands.



Requiring lenders to use more capital when funding risky mortgage loans has been found to result in lower crisis risk and stronger recoveries. More stringent rent control, which reduces the profitability of housing investment, is empirically associated with a weaker response of housing supply to change in demand. Higher marginal effective tax rates (METR) on housing property help containing house price dynamics, thereby contributing to housing affordability over the long run. Higher values of the land-use governance indicators reflect more decentralisation to the municipalities and/or more overlap across government levels; they have been empirically linked to housing supply that is less responsive to changes in demand. More spending on housing allowances typically facilitates residential mobility in some countries, which is often a condition for labour mobility. Higher rent subsidies can however inflate rents and prices where supply fails to respond flexibly to demand. Potential mobility gains from housing

Definitions*

Structural indicators	
Housing tenure	Arrangement under which the household occupies all or part of a housing unit. 2018 or latest year available. Source: OECD Affordable Housing database and Adva Center (2017); Gran Encuesta Integrada de Hogares (DANE, 2020) for Colombia; "Public Housing Option: Adva Center's Response to the Housing Crisis in Israel" for Israel. Notice that tenants renting at subsidized rent are lumped together with tenants renting at private rent in Australia, Canada, Chile, Denmark, Mexico, the Netherlands and the United States, and are not capturing the full extent of coverage in Sweden due to data limitations. For Colombia, data on subsidized rents are missing, and the category "Other" includes usufruct, de facto occupancy and collective property. In the case of Israel ower outright and owner with mortgage are displayed together.
Real house price index	Real house (hedonic) prices evolution (100=2010). Source: OECD House Price Analytical Database
Housing finance	Loans for house purchasing, in percent of GDP (in %). 2020 or latest year available. Source: OECD Resilience database, National Bank of Belgium, Central Bank of Chile, DANE for Colombia, Central Bank of Ireland
Housing investment	Housing investment as share of GDP (%) (1990-2019). Source: OECD National accounts data, and Cuenta Nationales Anuales (DANE) for Colombia
Efficiency	
Housing expenses (% of total expenditure)	Housing consumption as a share of total household expenditure (in %). The indicator includes expenditure for actual and imputed rents, maintenance and repair of the dwelling. 2019 or latest year available. Source: OECD National accounts data
House price volatility (1990-2019)	Standard deviation of (de-trended) real house prices (1990-2019). Source: OECD calculations based on OECD Analytical House Price Database
Residential mobility (% of individuals)	Share of individuals that changed residence in 5 years (in %), 2012. Source: OECD Calculations based on 2012 EU SILC Data for EU countries, AHS 2013 for the United States, HILDA 2012 for Australia, Encuesta de Calidad de Vida Urbana (ECVU) 2018 for Chile, Censo National de Población y Vivienda 2018 for Colombia
Inclusiveness	
Overcrowding rate	Share of household that does not have at its disposal a minimum number of rooms relative to their household size and composition (in %). 2018 or latest year available. The minimum number of rooms is equal to: one room for the household; one room per adult couple in the household; one room for each single person aged 18 and over; one room per pair of single persons of the same sex between 12 and 17 years of age; one room for each single person between 12 and 17 years of age and not included in the previous category; one room per pair of children under 12 years of age. Source: OECD Affordable Housing database. Data for Colombia comes from Censo National de Población y Vivienda 2018 - Metodologia Deficit Habitacional 2020
Housing cost overburden (for low income tenants)	Share of tenants in the bottom quintile of the income distribution spending more than 40 percent of disposable income on private rent (in %). 2018 or latest year available. Source: OECD Affordable Housing Database and Gran Encuesta Intregada de Hogares, DANE (2019) for Colombia
Commuting time (in minutes per day)	Average time spent travelling to and from work or study for all 15-to-64-year-olds (in minutes per day). Latest available year, ranging from 1999 (Portugal) to 2019 (USA). Source: OECD Family Database; Casen 2017 for Chile and DANE (Encuesta National de Calidad de Vida) 2019 for Colombia
Sustainability	
Housing sector pm2.5 emissions (tons per capita)	Estimates of the annual volume of emissions of PM2.5 with respect to man-made emissions from non-industrial combustion sources, in tons per capita. 2018 or latest available year. Source: OECD Environment database, 2019
Housing sector energy intensity (toe per capita)	Residential energy consumption (in tonnes of oil equivalent per capita). 2019. Source: CO_2 emissions from fuel combustion database, IEA (2020) and World energy balance, IEA (2020)
Access to green space (% in core fua)	Share of green space area in core functional urban areas (in %). 2020. (The indicator is computed at FUA level and aggregated using the weighted average by FUA population in 2015). Source: OpenStreetMap and OECD calculations
Policy indicators	
Mortgage capital req.	Minimum regulatory Tier 1 ratio multiplied by unweighted average of risk weights for mortgage loans with an LTV ranging from 50 to 130. 2018 or latest year available. Source: ECB's Macroprudential Policies Evaluation Database (MaPPED) complemented by OECD own research
Rent control	Indicator reflecting on the number of regulations that restrict rent levels and rent increases. The indicator ranges between 0 and 1, with a higher number indicating greater stringency. 2019. Source: OECD calculations based on OECD Questionnaire on Affordable and Social Housing (QuASH)
METR	The indicator combines information on property taxes and housing-related provisions of income taxes. It is computed as the difference between the pre and post-tax rates of return of a marginal investment divided by the pre-tax rate of return of that investment where post-tax real rate is the minimum rate of return necessary to make the investment worthwhile (in %). 2016. Source: Preliminary illustrative estimates pending the publication of the final estimates of the forthcoming OECD Tax Policy Studies
Land-use governance	Indicator of restrictiveness of the land use regulation. It comprises two components: decentralisation and overlap of government levels in land planning decisions. The indicator ranges between 2 and 30 with a higher number indicating greater stringency. 2019. Source: OECD calculations based on OECD Questionnaire on Affordable and Social Housing (QuASH, 2019)
Housing allowances	Public spending on means- and/or income-tested housing allowances and transfers to households (in % of GDP). 2018 or latest year available. Source: OECD Affordable Housing database

**The choice of indicators may vary by country depending on data availability.*

allowances are countered by price regulations and associated queuing for rentals. Tax subsidies on mortgages more than outweigh taxes on imputed rents, and in combination with strong rental regulations, skew the housing market towards home-ownership. Thus, housing options of households that do not qualify for social housing and at the same time have limited ability to buy are limited, as the unregulated part of the rental housing market is small.