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## Facts and figures on Hammarby Sjöstad

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### Facts on the Master plan

**Scale of the area:** 200 ha of which 40 ha is water – 1.6 sq km land

**New building area:** 10,800 apartments, 290,000 sqm of office, light industry and retail use.

**Residential density:** 115 apartments/ha, 270 persons/ha,  
e=1.43, within the development  
e=2.2 – 3,0 (public space excluded)

**Heights of buildings** – average 24 m (seven floors) down to 12 m (4 floors). One residential building 40 m (13 floors)

**Area for commercial use:** 290,000 sqm of new offices, light industry and retail  
Proportion of area for offices and industry (existing and new) = 30 %  
Almost 100 retail units and restaurants included within the residential sites.

**Number of detail development plans:** 20

### Green space/public space

The development goal is 25 sqm green space/apartment (Total 30 ha) and 15 sqm private court yard/apartment. Currently 28 ha completed (private court yards not included).

### Parking area

4,000 parking lots within garages (private/public, 0.55/dwelling)  
3,000 street parking lots (public 0.15/ dwelling)

## Property Facts



**Total number of development sites:** 84 blocks to the South and 11 to the North of the harbour.

**Total number of developers and architects:** 33 developers to the South of harbour and 8 to the North - 29 architectural firms in total.

**Form of administration - rented / owned (body corporate):** 46/54%.

**Average size of apartments:** 40 – 120 sqm: 7% - studio flats; 26% - 1 bedroom flats;  
24% - 2 bedroom flats; 16% - 3 bedrooms flats; 1% - 4 bedroom flats; 10 flats with 5 bedrooms;  
3 flats with 6 bedrooms; 400 student flats (size 20 sqm); 59 homes for the elderly with 24 hour care; 6 group dwellings for assisted residential care.

**Financial Investment – public/private:** € 05 billion public investment – € 3 billion private sector.

**Dwelling costs:** Medium size apartment (80 sqm) rent € 900 – 1,200/month and if you buy the flat cost approximately € 3,500 – 6000/sqm additionally € 400 body corporate monthly fee.

## Population facts

### **Inhabitants – ages – income - unemployment**

Projected 24,000 inhabitants in 2017. Today 17,000 inhabitants

Average persons per household: 2.27 (owned 2.19 and rented 2.37).

Average number of bedrooms: owned 2; rented 1.7

20% plus families with children and 21% single households

Age distribution: 0-5 year 13%; 6-15 y 6%; 16-19 y 3%; 20-64 y 73%; 65- y 5%

Average income (from age 16): 356,600 SEK/year (in the City average 293,000 SEK/year) (2006)

Unemployment: 1,2%, (in the City average 2,4% (2007))

**Employed in the area:** 5,193 persons (2007)

**Education and culture:** 3 schools (age 6-16) 1,600 places totally. Currently 1,000 school children (50% private), 600 additionally are planned.

10 pre-schools (age 1-5) with currently 900 places, (40% privately owned) and additionally

425 are planned with a total of 1,300 places.



Two high schools are currently operating.  
Library, Cultural house/theatre, Chapel (belonging to the Swedish Church),  
Environmental centre

### **Social service and special dwellings**

Homes for the elderly with 24 hour care: 59 apartments  
Homes for assisted residential care: 6 group dwellings (5 apartments per group)  
Student flats: 400  
Both child- and healthcare centres.

### **Private Cars**

Proportion of households with a car: 62% - 2007 (in comparison 2005 66%).  
Amount of cars per household: 0.7 – 2007 (in comparison 2005 0.75).  
Members subscribing to car sharing pool (currently 37 low emission cars): 500  
members (6% of the total households) and 100 companies.

### **Transport**

52 % public transport  
21 % private commuters  
27 % pedestrian/bicycle

## **Environmental facts**

### **Site energy balance**

50 % of electricity- and heat consumption derives from recycled organic and  
combustible waste which is transformed into district heating/electricity.

### **Heat recycling within the buildings**

External energy demand reduced to 60 kWh/sqm/year for new building (current  
rate 100 kWh/sqm/year). In some experiment installations solar cells add 5% to  
the household electricity demand. And solar collectors can yield up to 50 % of the  
annual hot tap water requirement.