



XXVII FIG CONGRESS

11-15 SEPTEMBER 2022
Warsaw, Poland

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Are the Dutch people migrating from the urban to rural areas: some evidence

Vries, P.;
Reydon, B.
Lianne, H.;



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Main aim of the article

- Look at a more general tendency of the urban-rural migration
- Answering the question: is the flow from urban municipalities to owner-occupied homes in rural municipalities increasing lately?
- Used the Duch reality to investigate it

Introduction

- the Dutch real estate market can be divided in three large periods, based on Rijksoverheid (2019):
 - ✓ until 2008 – supply growth with increasing prices;
 - ✓ from 2008 to 2014 – crises, decrease in prices and supply
 - ✓ from 2014 onwards – sharp increases in prices, low increase in supply – lack of houses crises
- 2019 – COVID – people working from home
- Increasing rumours of people moving to rural areas
- Main question: is the flow from urban municipalities to owner-occupied homes in rural municipalities increasing?

Literature Review – Netherlands

- Studies are focused on the personal determinates and motivation of the migration (with questionnaires) from urban areas to rural areas and based on a few municipalities. Most were made in Japan and in the Nederland's.

- NL
- Bijker et al (2012) showed statically that all newcomers to rural regions search for a better quality of life.
 - Dijk, D. van en M. van Rooij (2022) examines the demand for homes showed that housing preferences have changed due to the outbreak of the coronavirus - the distance to work becomes less important.

JAPAN

- Obikwelo (2017) evidenced the migration to the rural areas are due to: a preference for quiet and relaxed rural life (51.1%), to be engaged in agriculture (31.9%), and a strong desire to raise kids in the rural environment (29.8%).
- Takashi et al (2022) saw that the teleworking acceptance growth after the COVID-19 offered people a wider range of options of places to work and live, and thus influenced the urban-rural population flow.

AUSTRALIA - Costelo, (2009) showed that the migration to the municipality of Castlemaine is due to its unspecified rural idyll, places that provide amenity, ambiance, and alternative lifestyle. It made house prices to rise, and so affordable housing is unavailable.

- **Methodology -**
- Study of homes purchase flow between 2009/2011 and 2018/2020 and its location in the Netherlands
- Basic information homes purchases by location (municipality)- source - the Dutch Kadaster
- Municipalities classification – source - The Statistics Netherlands (CBS) :
 - ✓ Urban – class 1 and 2 – average population density above 1500/km².
 - ✓ Moderate urban – class 3 – average population density between 1000 to 1500/km²
 - ✓ Rural – class 4 and 5 – average population density of less than 1000/km²



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Main Results

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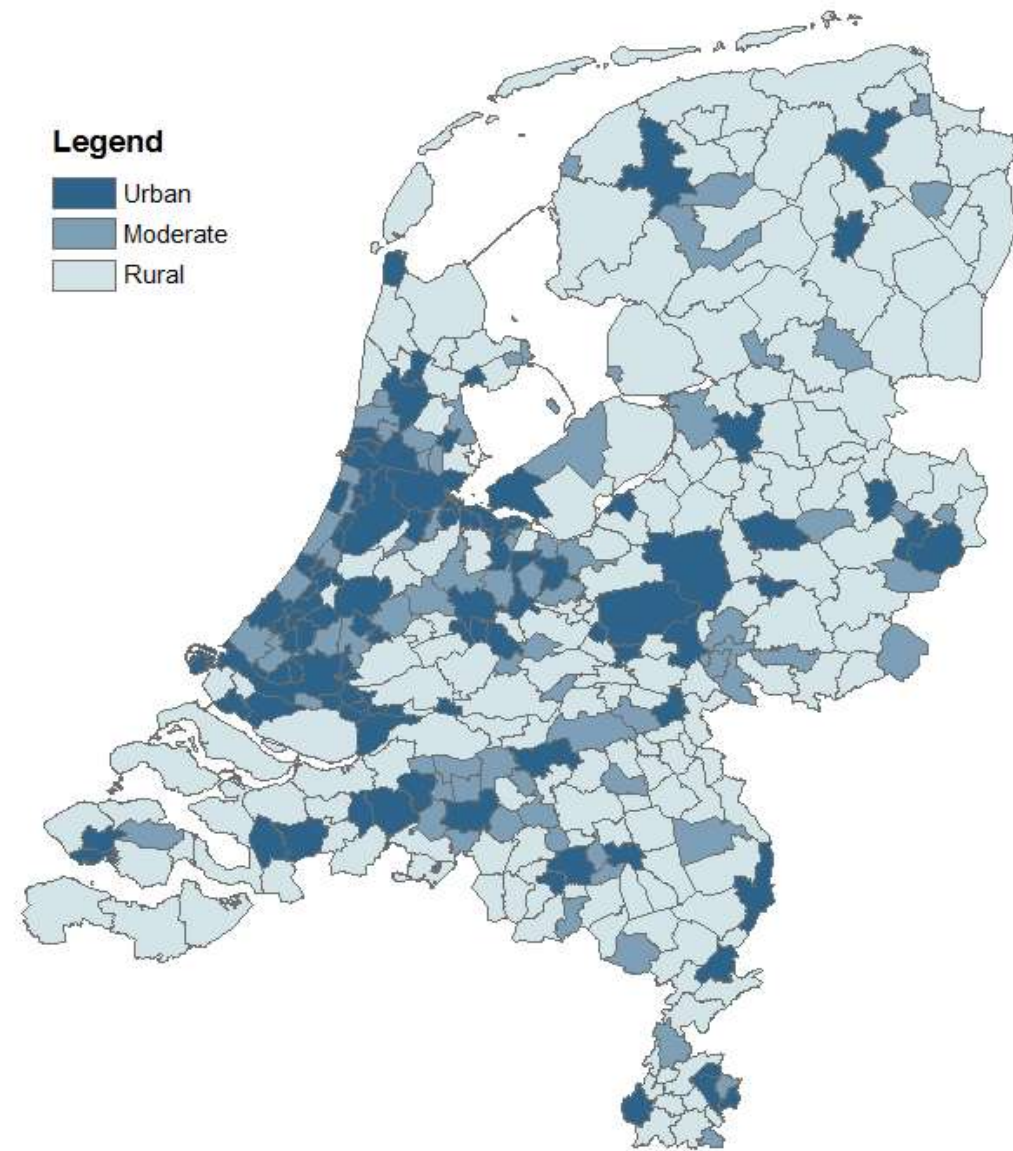


Figure 1. Municipalities by the urbanization level in the Nederland's

Table 1. Share of buyers from urban area municipality (left) per urban area house purchased (top) per period*). And a total number of buyers from urban, moderate or rural area per period (total from).

		Urbanization class municipality bought house (to)			
		Urban	Moderate	Rural	Total from
2009-2011	Urban	84%	7%	8%	181.867
	Moderate	17%	71%	11%	64.003
	Rural	15%	9%	75%	96.517
	Total	52%	19%	28%	382.884**
2012 - 2014	Urban	84%	7%	8%	175.114
	Moderate	15%	74%	10%	65.494
	Rural	13%	8%	78%	101.490
	Total	49%	20%	30%	393.082**
2015 - 2017	Urban	83%	7%	9%	330.567
	Moderate	18%	70%	11%	96.739
	Rural	15%	7%	78%	157.883
	Total	53%	17%	28%	667.398**
2018 - 2020	Urban	81%	8%	11%	330.578
	Moderate	17%	69%	14%	85.667
	Rural	14%	7%	79%	162.731
	Total	53%	16%	31%	631.363**

Source: Land Registry

*) period: time of transfer of ownership

**) Total is the total number of transactions in this period, including those for which the urbanity of the origin/destination is unknown. See Appendix 2 for the absolute numbers per year, including the category unknown.

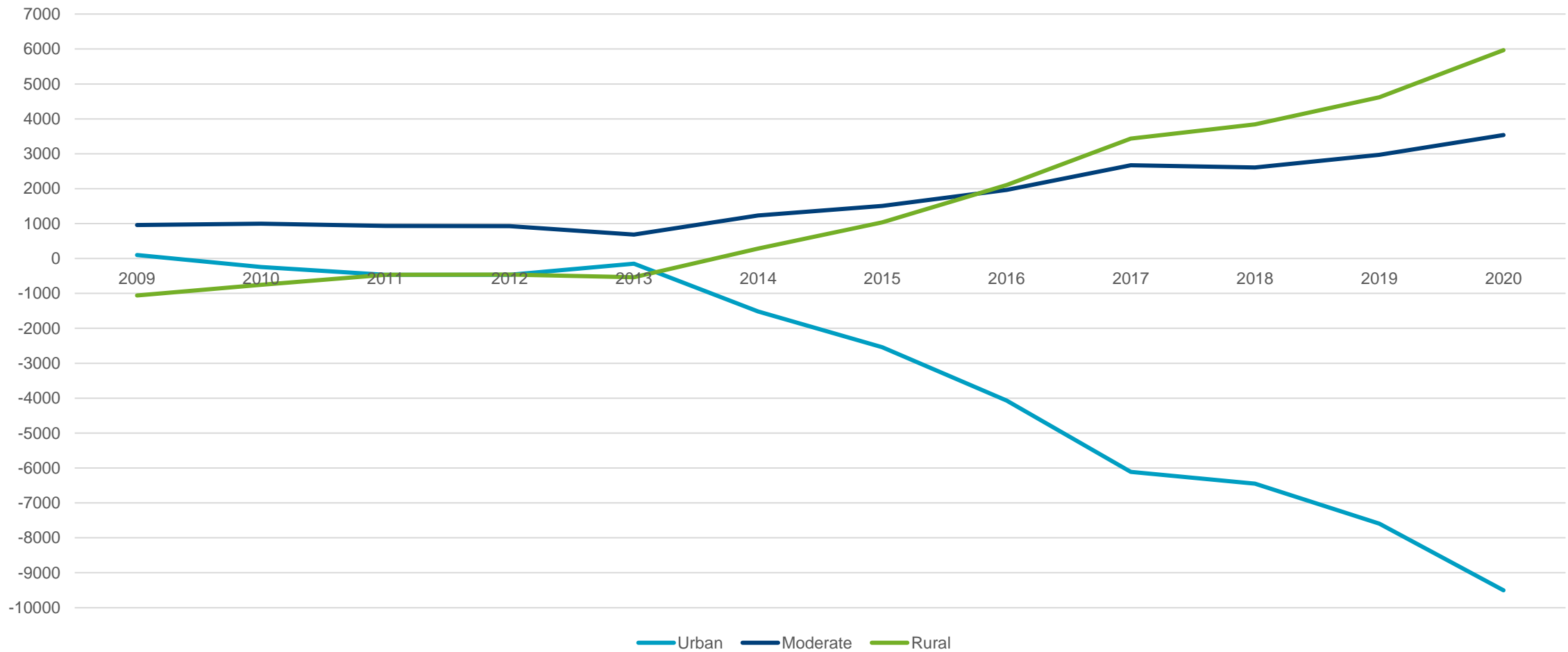


Figure 2. Balance of buyers per urbanization class per year

Figure 3. Yearly balance of buyers per macro region

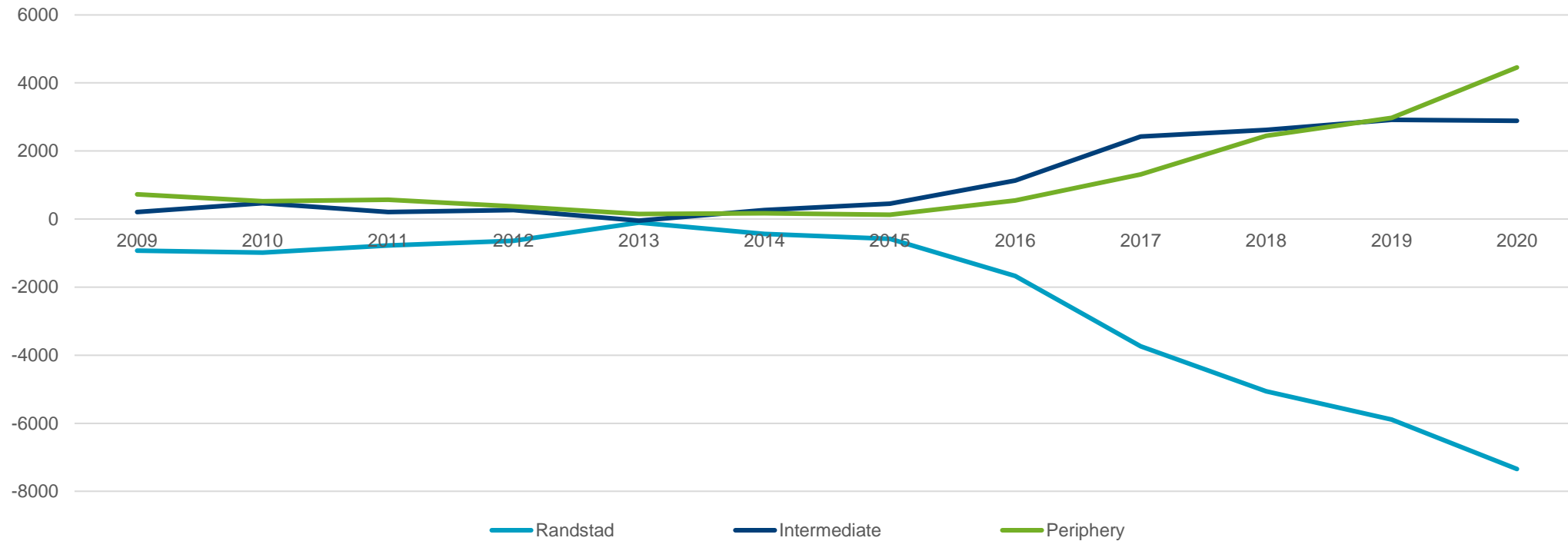


Table 2. Share of buyers in 2020 who stay in their own region or not, total and by current urbanization class. The row percentages add up to 100 % per cent.

	Within municipality	Outside municipality in corop	Out of corop, inside province	Outside province, inside region	Outside region
Total Buyers	62%	18%	7%	5%	7%
Same very urban	79%	9%	5%	3%	4%
From urban to rural	0%	54%	15%	13%	18%
From rural to moderate urban	0%	48%	14%	14%	25%
From urban to moderate urban	0%	53%	20%	10%	17%
From moderate urban to urban	0%	58%	15%	10%	17%
From rural to moderate urban	0%	48%	18%	11%	22%
Moderate urban to rural	0%	54%	19%	11%	16%

Figure 6. Number of buyers from urban areas by urbanization class of home purchased (left axis) and share of city dwellers who bought a home in rural areas (right axis)

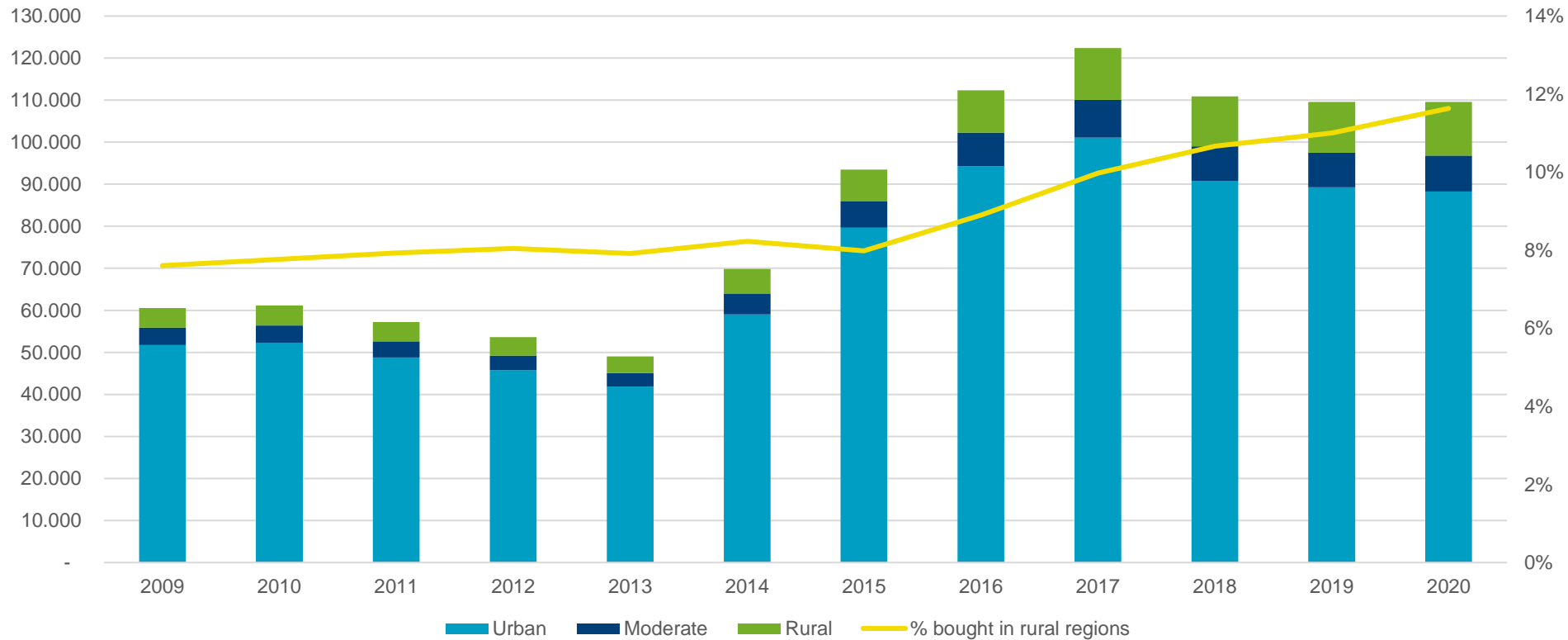
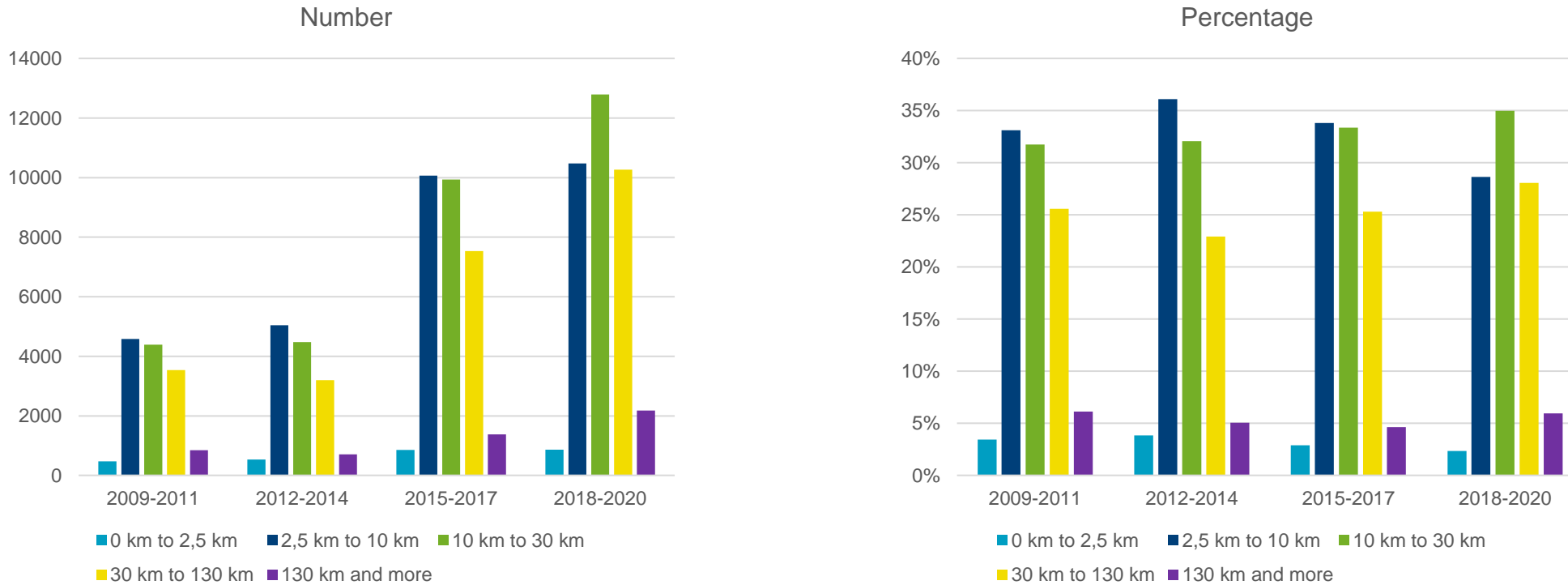


Figure 7. Number and share of urban buyers who buy in rural municipalities by moving distance per period



Main Conclusions

- This article showed that not many quantitative studies exist on migration from urban areas to rural areas.
- Most studies are trying to understand the motivations for that type of migration. They encountered that COVID and the possibility of home-working played an important role in the increase of the migration.
- This article using the Dutch Kadaster National data from house purchasing, was able to evidence the growth in the direction migration to more rural areas.

Main Conclusions II

- From 2014 onwards more buyers move to rural municipalities. However, they do not move over large distances.
- The conclusion is that people have moved from the urban city to the periphery and to the intermediated zones.
- In recent years, most buyers moved over bigger distances. Maybe Covid-19 is the main driver of this phenomime.
- Research shows that living preferences changed and a green surrounding is a favorite



Thank you for your attention
Paul.deVries@kadaster.nl
Bastiaan.reydon@kadaster.nl