The latest on international public housing reform –

Austria Case Study

Wolfgang Amann
Dr., Associate Professor
Housing in Austria – status quo

- Lower GDP pc than Australia in nominal terms, but slightly higher in PPS
- One reason is relatively low housing expenditure
Housing cost ratio in European countries
% of private consumption, National Accounts

Source: Eurostat, IIBW
Housing in Austria – status quo

- Quite substantial social and affordable housing stock
  23% of the total stock is social rental housing
  approx. 2/3 of multi-apartment new construction is socially targeted
- Public housing predominant from the 1920s to the 1970s
- Vienna Municipality owns 216,000 social dwellings
  (25% of total)
- Since the 1960s success story of a cost-rent Limited-Profit-Housing-Sector
- Comprehensive housing subsidy system, around € 3 bln/y
- Public expenditure on housing promotion is 0.8% of GDP which is lower than UK, FR, NL, USA
Cornerstones of the Austrian LPHA sector

- 850,000 affordable dwellings (rental/owner-occupied)
- Stable production of yearly 15-20,000 units
- Legal regulations: Limited Profit Housing Act
- 4-5% yield, low profit distribution to owners, substantial undisclosed reserves
- Comprehensive set of risk mitigation measures
- Competition with commercial developers
- Key players in urban development
- High quality standards
- High investments in refurbishment
- Good practice of audit and control
More about housing in Austria?

www.iibw.at

amann@iibw.at