

„AUSTRIA – a Model Representing the Development of Social Housing Construction?“



Wir gestalten Lebensraum

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- ~ 737.000 homes built, managed,
owned by non-profit-companies in Austria
- ~ 1,3 mill private homes
- ~ 3,5 mill homes in total

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~ 24.000 units owned by „Wien-Sued“

~ 700 - 1.000 new flats/year

up to 1.000 flats redeveloped/year

~ 850 mill € annual balance (2006)

~ 350 employees

Innovations

– Low-energy-houses

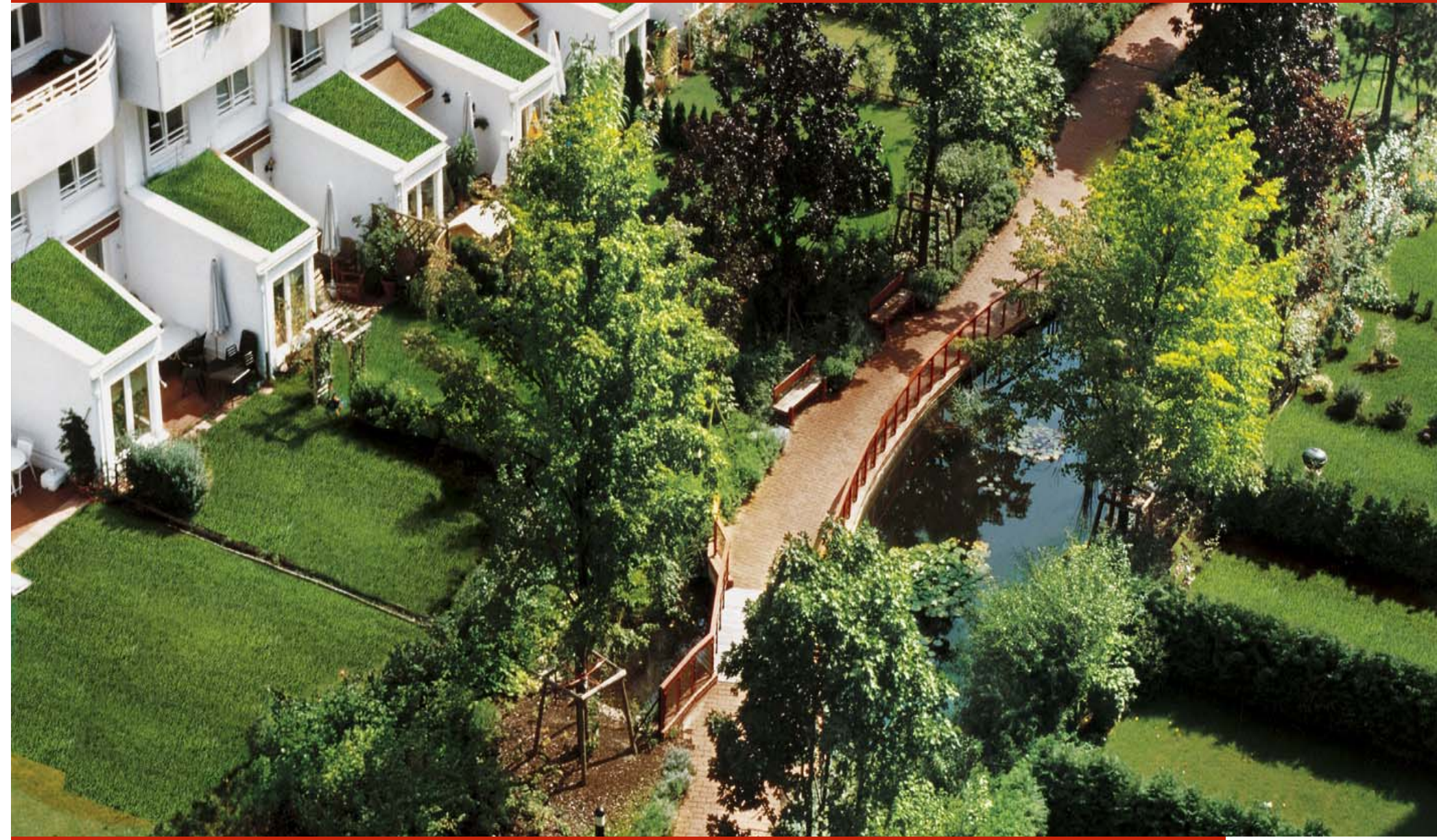
- **reduction of energy consumption**
from about
 $120 \text{ kWh/m}^2/\text{y} \rightarrow 14\text{-}18 \text{ kWh/m}^2/\text{y}$
- **commonly usable facilities:**
 - swimming pools
 - green areas
 - saunas
 - social interaction areas etc.

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Governmental expenses for social housing / GNP

1,60 % USA

1,10 % Ger

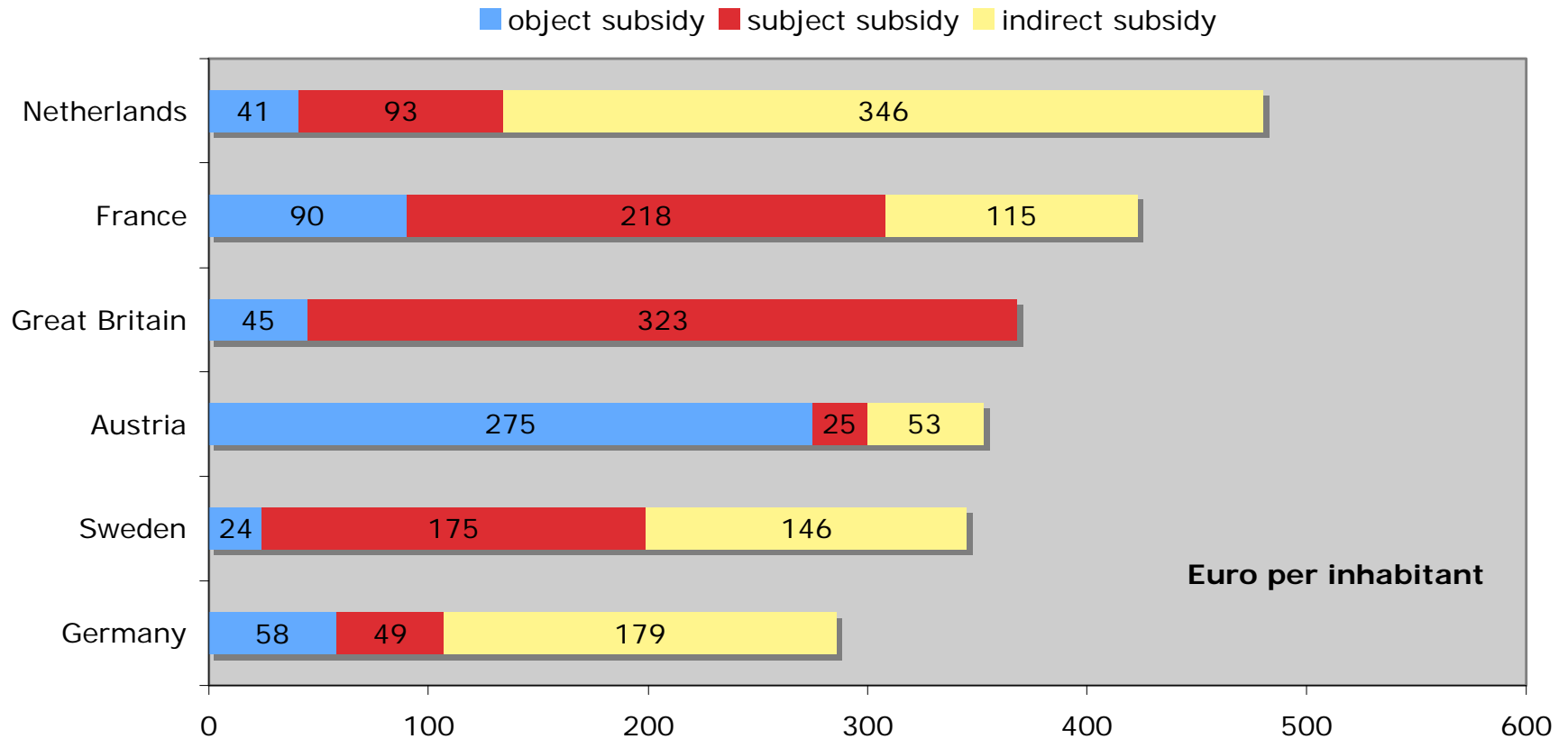
1,70 % F

1,80 % NL

1,35 % Austria

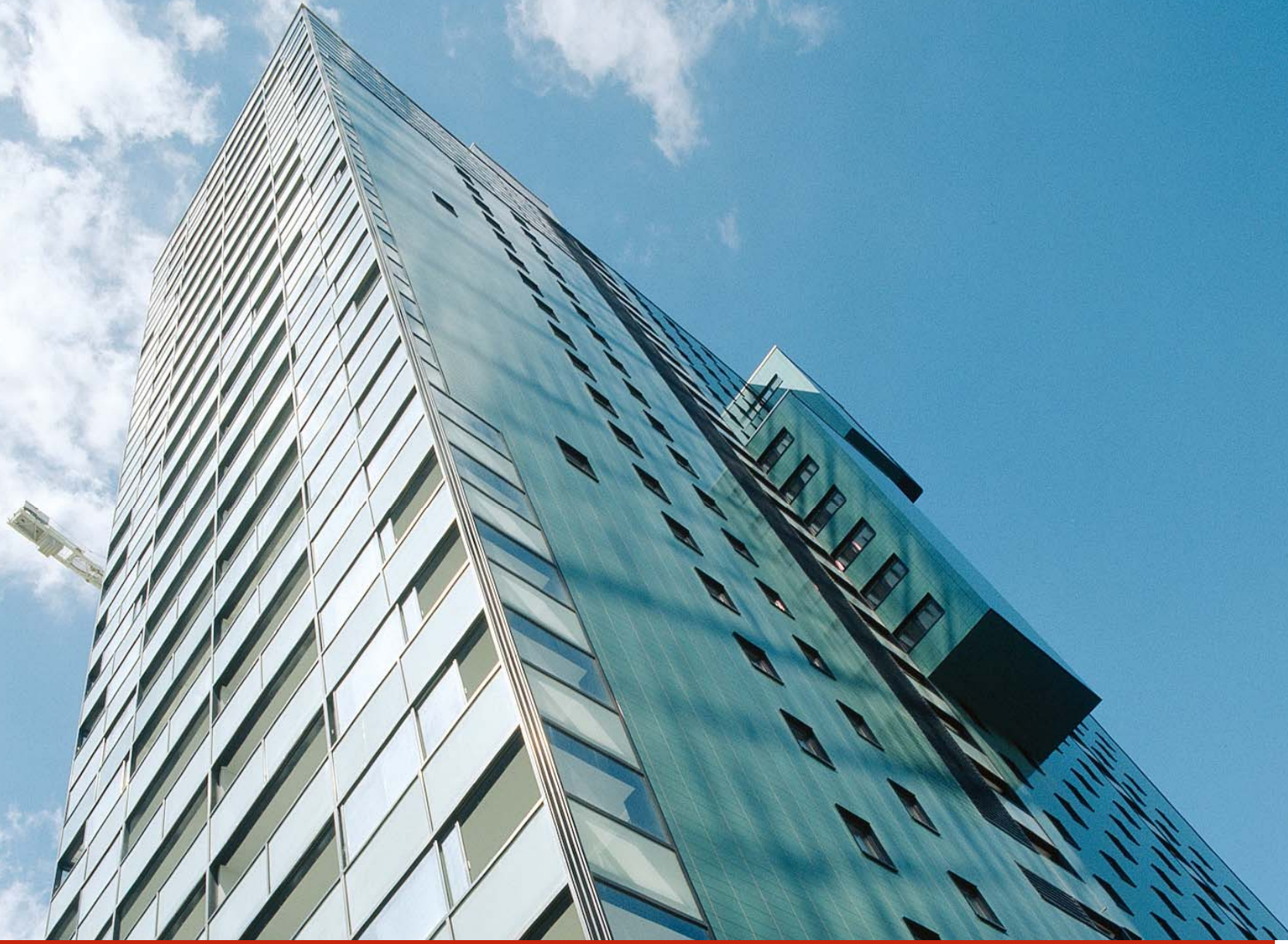
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Expenditure per capita for the housing subsidy in comparison to the year 2001



Source: ISW/Stagel 2004

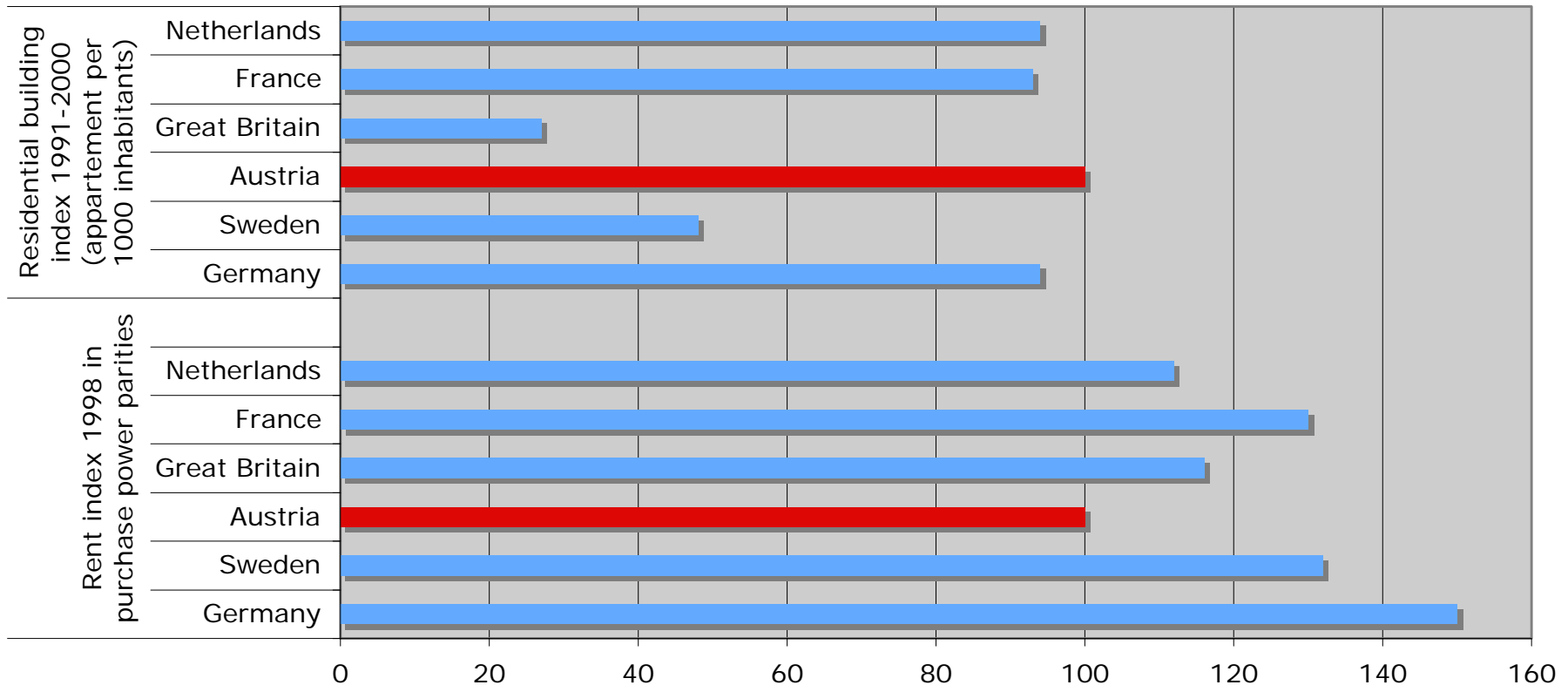
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**A comparison of residential rent and residential building;
Index Austria = 100**



Source: SRZ/Czasny; UNECE

Quote of the rent measured by the private consumption (2003)

19,0 % Austria

24,1 % France

25,1 % Germany

28,9 % Sweden

Innovations in social housing

- Low-energy-concepts
- Innovative form of living:
Living in Generations
- Assisted housing
- Ecological ways in construction

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Wohnen in Generationen

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WIEN SÜD
Wir gestalten Lebensraum

Summary:

- social housing plays a key role in providing a vast majority of our people in Austria with homes of a very attractive standard
- the Austrian system of governmental support of social housing leads to very reasonable prices for rents
- non-profit housing companies, like "Wien-Sued" are of great importance in implementing social housing and ensuring affordable prices

Summary:

- non-profit housing companies in combination with governmental support of social housing permit various innovations
- providing people with appropriate homes is - to our understanding - a basic human right.

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Thank you for your
attention!

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