

Housing Co-operatives in Austria



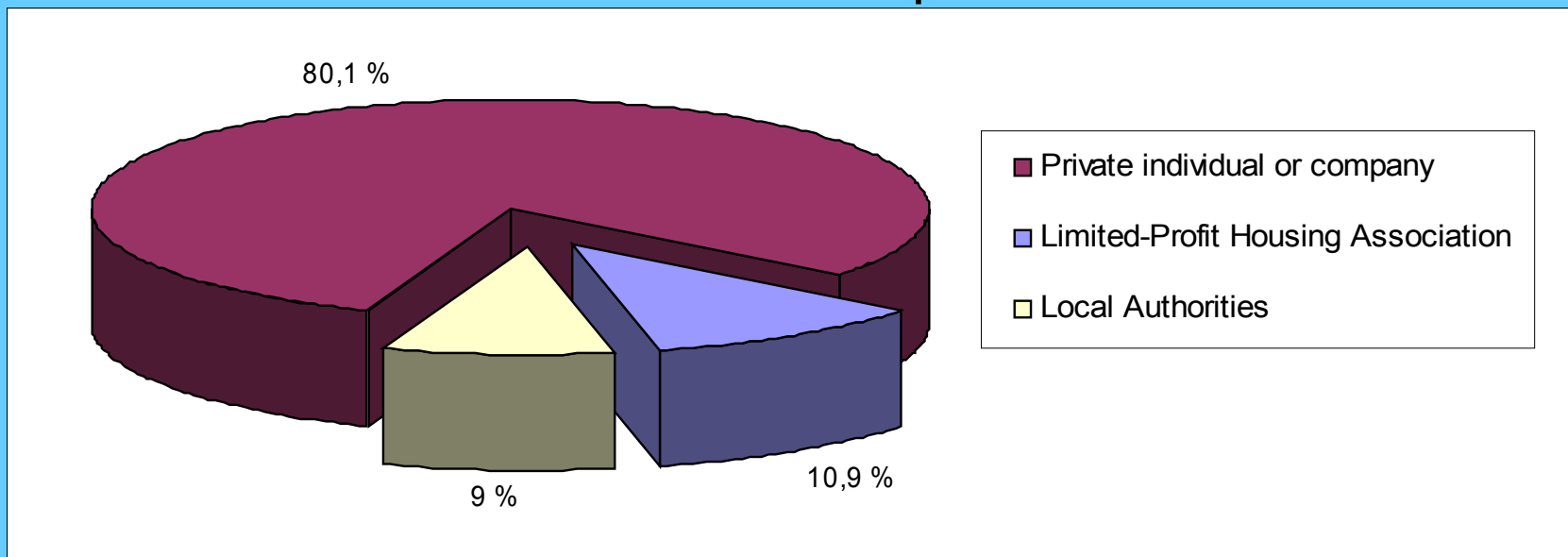
Herbert Ludl

Inhabitants and dwellings

Inhabitants	1998	2007	increasing by
Austria	7.976.789	8.315.379	+ 4,2 %
Vienna	1.541.552	1.670.749	+ 8,4 %

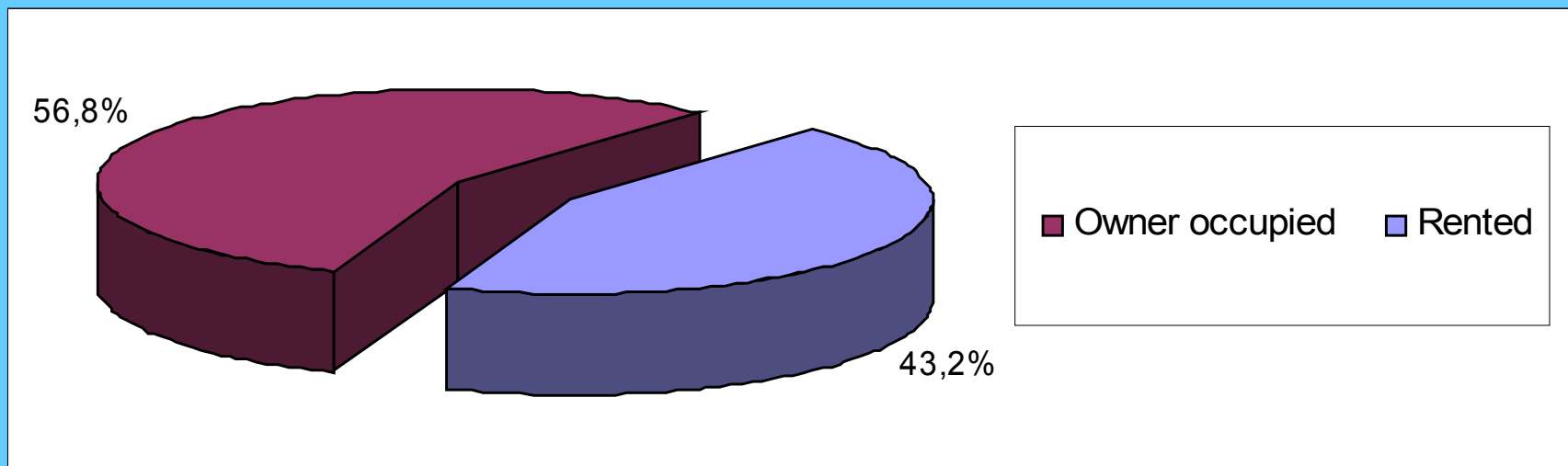
Dwellings	1991	2001	increasing by
Austria	3.393.271	3.863.262	+ 13,9 %
Vienna	853.091	910.746	+ 6,6 %

Ownership



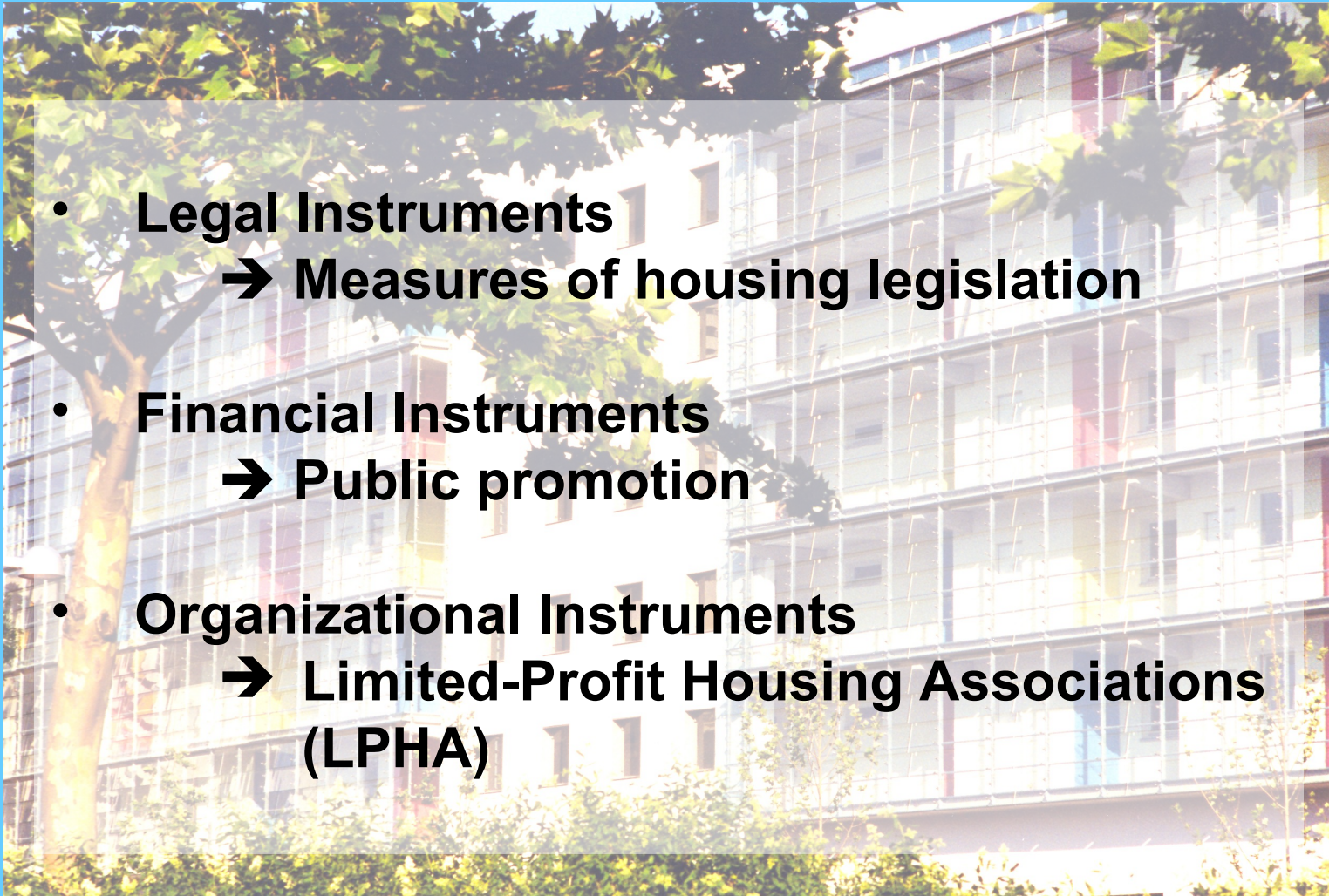
Private individual or company	3.095.744	80,1 %
Limited-Profit Housing Associations	420.626	10,9 %
Local Authorities	346.892	9,0 %
Total	3.863.262	100,0 %

Structure of housing

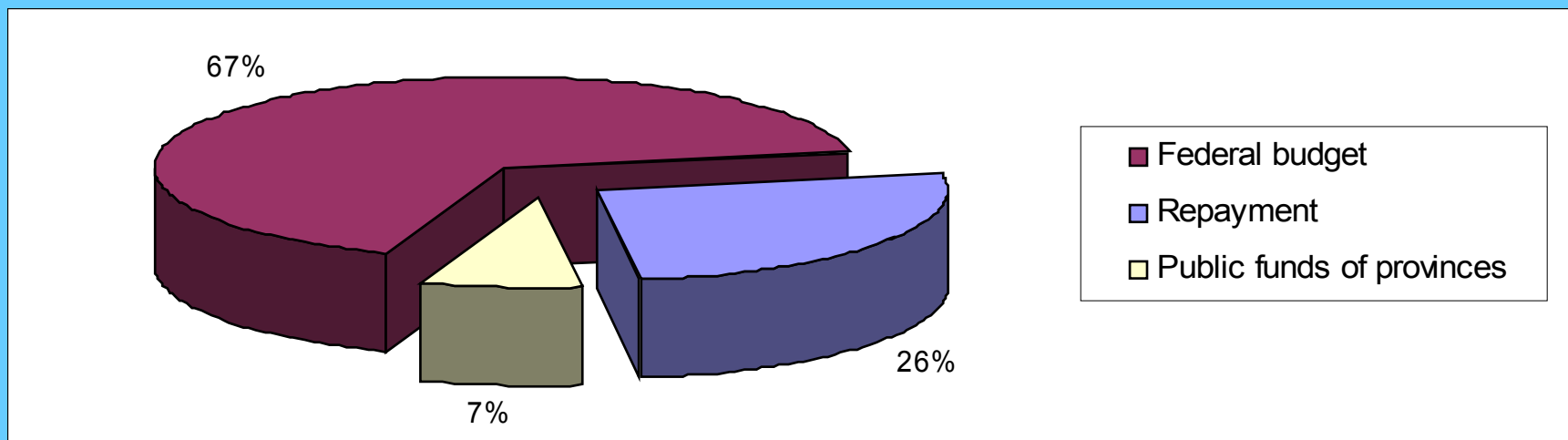


System of housing policy

- **Legal Instruments**
→ **Measures of housing legislation**
- **Financial Instruments**
→ **Public promotion**
- **Organizational Instruments**
→ **Limited-Profit Housing Associations (LPHA)**



Raising of housing promotion



	Billion EUR
Federal budget	1,8
Repayment of previous loans	0,7
Public funds of the federal provinces	0,2
Total	2,7



1030 WIEN, VIEHMARKTGASSE 1



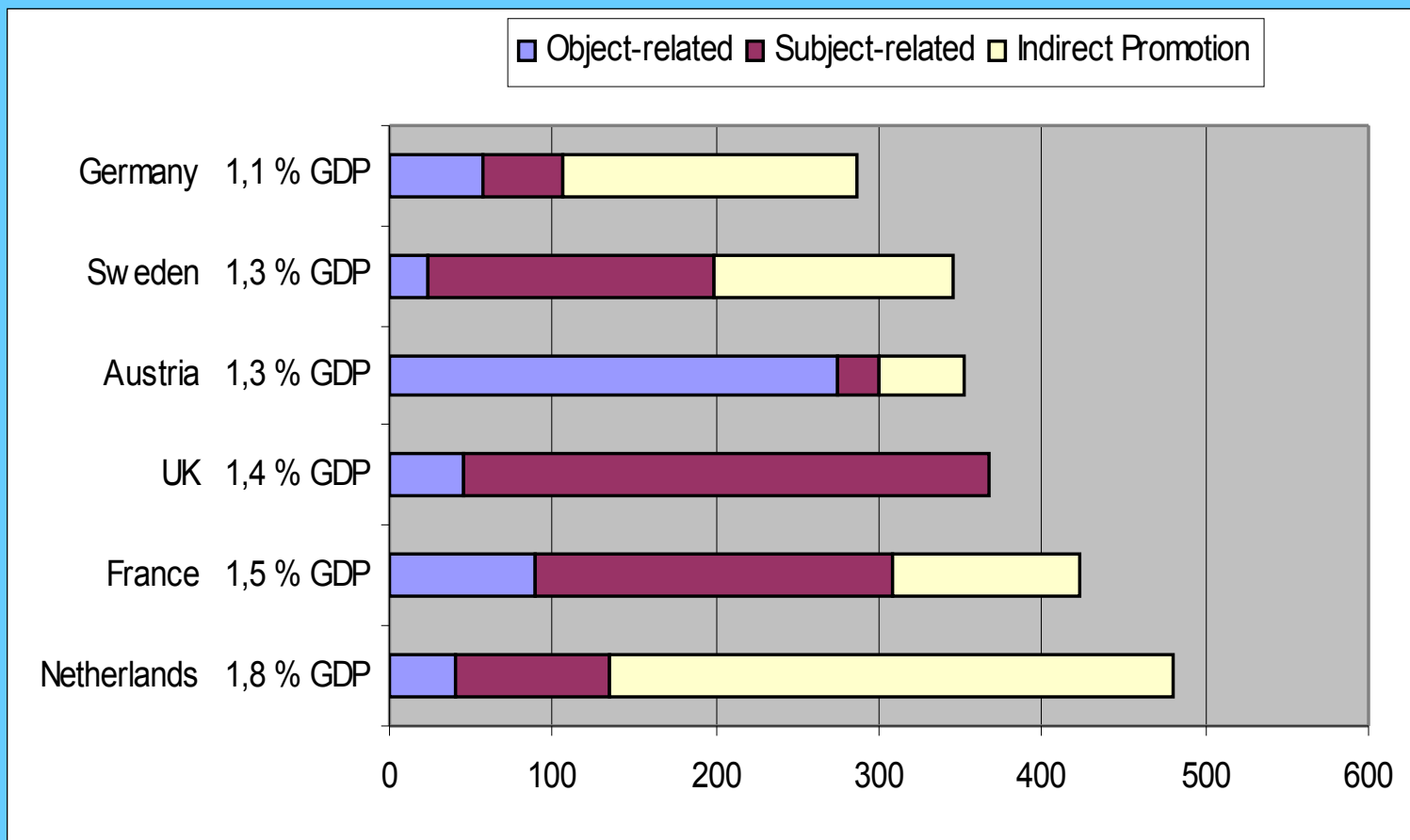
Public promotion expenditures in 2007

	EUR	Share
Housing production	1.950.000.000,00	68,0 %
Renovation	551.000.000,00	19,2 %
Others	365.000.000,00	12,7 %
Total expenditures	2.866.000.000,00	100,0 %

	EUR	Share
Object-related subsidization	2.245.000.000,00	78,3 %
Subject-related subsidization	256.000.000,00	8,9 %
Others	365.000.000,00	12,7 %
Total expenditures	2.866.000.000,00	100,0 %



Public expenditures for housing in 2001 (Euro per inhabitant)



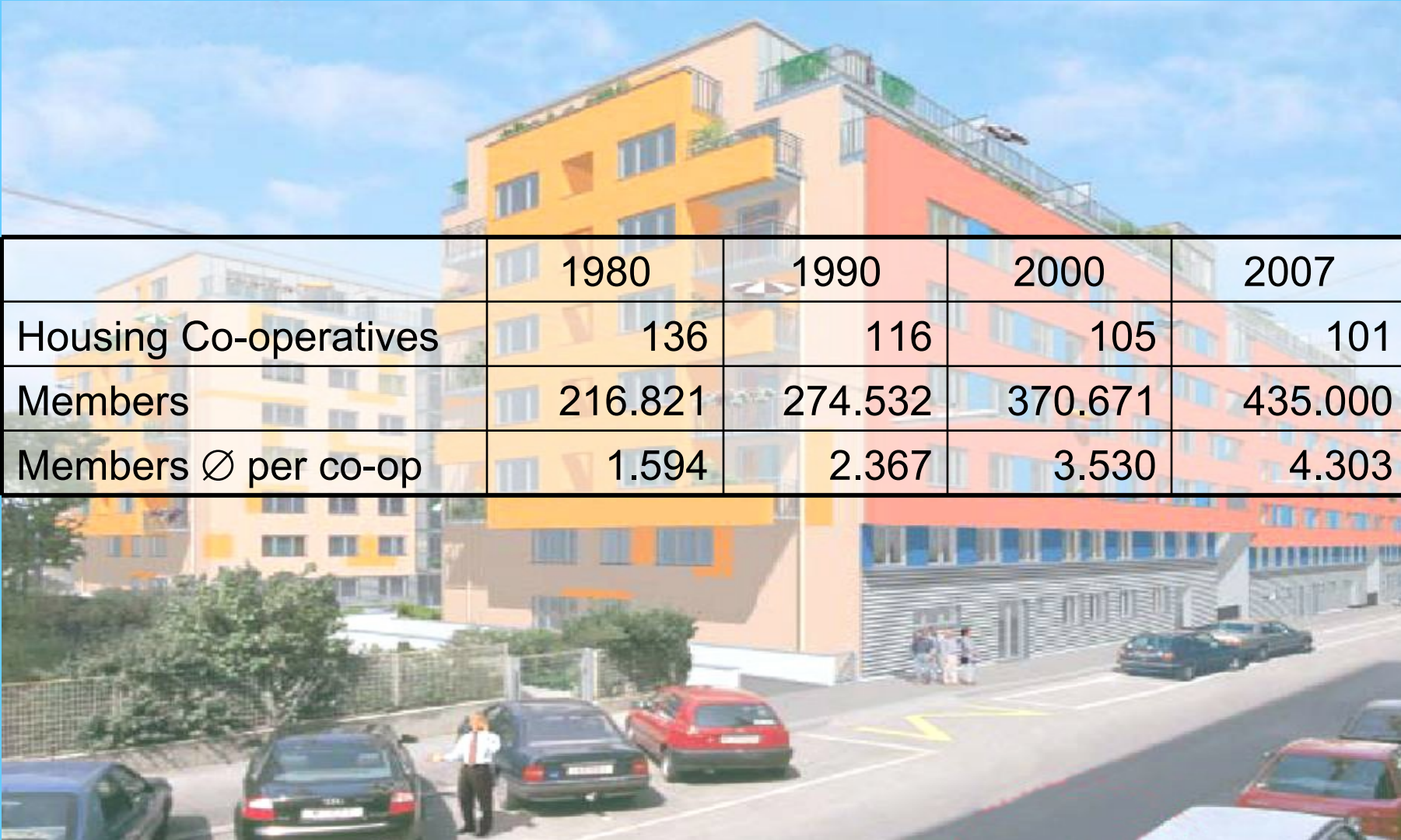


Principles

- **Tie-up of assets**
- **Cost-effectiveness**
- **Conduct restrictions**



Housing Co-operatives and members



	1980	1990	2000	2007
Housing Co-operatives	136	116	105	101
Members	216.821	274.532	370.671	435.000
Members Ø per co-op	1.594	2.367	3.530	4.303

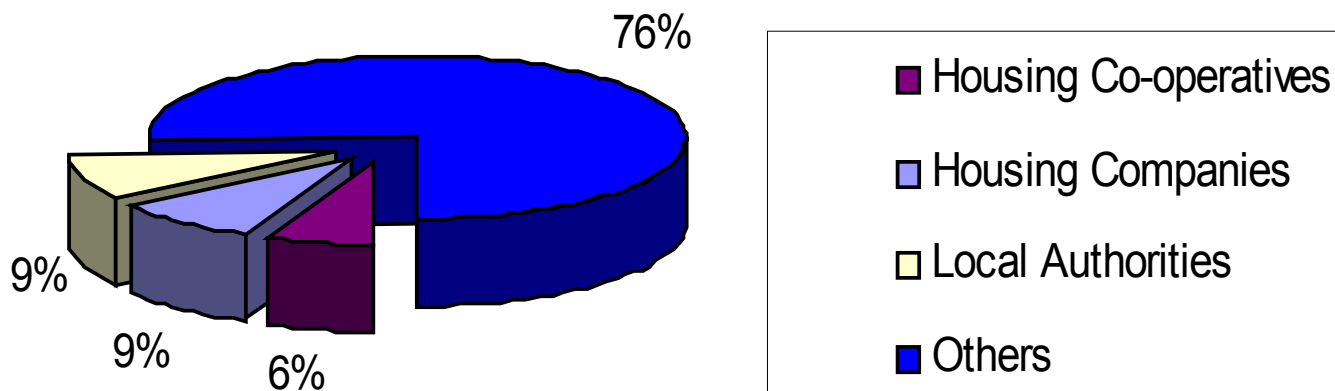


Housing production of Limited-Profit Housing Associations



	2007
Housing Co-operatives	6.840
Constructed by Housing Co-operatives	140
Limited-Profit Housing Companies	8.880
Constructed by Limited-Profit Housing Companies	470
Total constructed by Limited-Profit Housing Associations	16.330

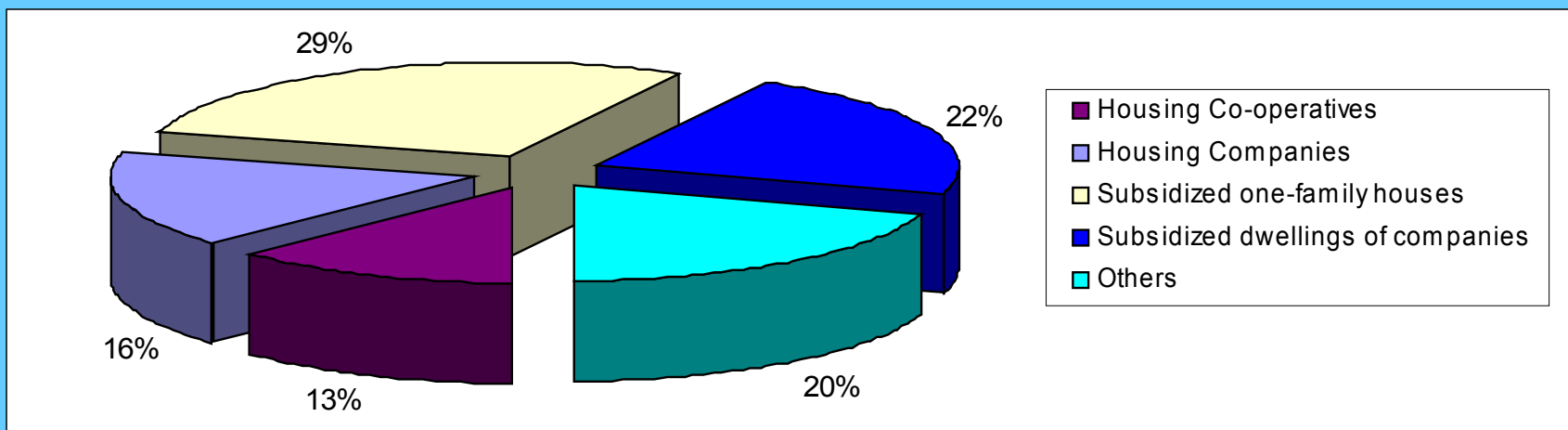
Housing stock market-share 2001



Housing Co-operatives	246.219	6,4 %
Limited-Profit Housing Companies	347.359	9,0 %
Local Authorities	346.892	9,0 %
Social Housing	940.470	24,4 %
Others	2.922.792	75,7 %
Dwellings total	3.863.262	100,0 %



Housing production market-share 2006



Housing Co-operatives	5.482	12,7 %
Limited-Profit Housing Companies	7.027	16,3 %
Subsidized one-family houses	12.296	28,6 %
Subsidized dwellings of companies	9.497	22,1 %
Subsidized housing production	34.302	79,8 %
Others	8.698	20,2 %
Housing production total	43.000	100,0 %



Strengths

- **Cheaper**
- **Better Quality**
- **Better Service**
- **More Tenant Security**
- **Better Partnership for the Community**





Housing Co-operatives in Austria



Thank you for your attention!