

# **Standard-documentation Meta information**

(Definitions, comments, methods, quality)

on

## **Housing costs statistics**

This documentation is valid for the reference period:

**2001**

Status: **22.10.2013**



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## Executive Summary

This statistics reports the costs and financing of those residential buildings, which were reported as completed in the course of the former housing construction statistics. It has been carried out in this form since 1980 every year. The latest available data refer to the year of completion 2001.

The implementation was carried out on the basis of the Federal Statistics Act with the Ordinance on Building Statistics in the version of Federal Law Gazette II No. 490/2001.

The costs of the completion of residential buildings initially refer to the actual residential property, the basic and opening costs are not taken into account. Costs for private garages built at the same time as a one or two-family building should be included in the amounts to be stated.

The questionnaire is based on the builders who were identified in the course of general housing construction statistics. The results of these statistics therefore offer the advantage compared to other (administrative) sources that external aspects of the construction and necessary financing are indicated directly by the affected parties resp. builders themselves.

In order to reduce the burden on the respondents one and two-family houses of private builders are sampled. The remaining residential buildings of private builders (with 3 and more dwellings), but especially those of others legal entities are fully collected.

The questionnaire behind this survey contains only a few features. On the one hand this makes possible to terminate the survey process in a shorter time and thus to ensure a comparatively fast publication of the results. On the other hand building investments and their financing can be raised in only rudimentary or even partial forms. However this justifies the legal and economic complexity of the subject only conditionally or proportionally. Here are just a few examples:

- The shift in competence of the promotion of housing promotion to the federal states (triggered in 1989) meant that the individual provincial governments autonomously decide on their modalities of granting. Different conditions and / or needs and therefore different initial situations in the individual federal states are reflected in different priorities of housing policy. The laws and regulations concerned are constantly being changed in their own area of responsibility. Depending on the time of the building activity, different construction and promotion regulations and regulations apply to the building projects. This results in restrictions, particularly in the case of regional comparisons, and at the same time makes interpretation of the results more difficult due to the average of the total mass.
- In particular with regard to subject-related promotion aspects, additional post-clearance surveys would have to be carried out in the case of later apartment owners or owners. However, this is not only (time-consuming), burdensome and error-prone, but such a procedure is also difficult to implement. Ultimately, the provision of final results would certainly be drastically delayed.
- When interpreting the data, a separation is recommended between at least one- and two-family houses and residential buildings with three or more apartments. In the private one- and two-family house construction, high shares of non-assessable own services partially reduce the total costs of this target group. Within the non - private multi - storey residential complex, more complex cost components, which are partly regulated for non - profit builders, sometimes even differently than for commercial developers, have different influence on the figures reported (eg the deduction of input tax deductible in social rental housing construction; costs for planning, construction management, construction supervision etc.).

In addition to general information requirements, the results of these statistics are an indispensable source for the calculation of housing investment and self-employment in residential construction or for corresponding capital stock estimates for the national accounts.

As mentioned above, this annual survey was conducted last year for the 2001 reporting year. Since housing costs (and their financing) are not the subject of the building and housing register, a separate implementing regulation would have to be adopted to continue the survey.

<b>Housing costs statistics – Main Features</b>	
<b>Subject Matter</b>	Reporting on the costs and financing of the residential buildings and dwellings completed in one year according to the type of the client and according to the criteria of the building and / or other construction projects.
<b>Population</b>	<p><u>partial survey</u> The partial mass of single and double family houses built by physical (natural) private individuals is carried out in the form of a sample. For the reporting year 2001, a selection rate of 17%, equivalent to 2,639 single- and two-family houses of private builders, was surveyed from the total population of 15,630 properties of this reference group. (In the end 2,336 usable messages arrived, whereby the missing information concerning the actual number of completed residential buildings were additionally "spread out" in the sense of a complete distribution of information.)</p> <p><u>census</u> The remaining units, s. The residential buildings of physical (natural) individuals with 3 or more dwellings as well as the units completed by legal persons or other companies with legal personality are fully collected. For the 2001 reporting year, 3,692 completed residential buildings were consulted. (In the end, 3,222 usable reports were received, whereby the missing information regarding the actual number of completed residential buildings was additionally "displayed").</p>
<b>Type of statistics</b>	Primary statistical survey
<b>Data sources/Survey techniques</b>	All primary statistical parts of the data collection are related to the corresponding completion notifications made by municipalities within the framework of the previous housing construction registrations
<b>Reference period or due day</b>	2001 (date of completion)
<b>Periodicity</b>	Yearly
<b>Survey participation (in case of a survey)</b>	Mandatory
<b>Main legal acts</b>	Ordinance on Building Statistics in the version of Federal Law Gazette II No. 490/2001
<b>Most detailed regional breakdown</b>	Federal states
<b>Availability of results</b>	Final data: t + 12 months
<b>Other</b>	The results of this survey are the only source for the calculation of residential investment and self-employment in the (private one and two-family) residential house building for the national accounts