

Standard-documentation Meta information

(Definitions, comments, methods, quality)

on

Buildings and Dwellings Register

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Executive Summary

The aim of the Buildings and Dwellings Register (BDR) managed by Statistics Austria is to maintain an authentic and actual database of buildings and their associated dwellings or other usage units throughout Austria. The BDR contains address details of properties, buildings and dwellings as well as the most important structural data of buildings, dwellings and other usage units. It also contains information about building permits and completions of buildings related to new building, rebuilding, reconstruction and demolition. Each unit of the register – address, building and usage unit – has its unique identifying code.

The initial database for the Register was derived from the Building and Dwelling Census 2001 (GWZ 2001), the subsequent construction activity statistics, the former register of addresses for buildings operated by Statistics Austria, the Central Register of Residents and the land register database.

The Register was launched on 26 November 2004.

As the common recording pathway for the BDR and the Address Register Statistics Austria offers a web application (AGWR online) which is integrated in the portal group¹ and is free of charge. The establishment of this recording pathway ensures that the municipalities do not have to enter address data twice once in the BDR and also in Address Register. The notation in the BDR is the legally valid form of addresses. Data processing can be done either via an internet application (Web client), provided to the municipalities by Statistics Austria or via an interface (XML client)². The data has to be recorded by the municipalities or in some cases by administrative districts (if they have the responsibility for building permissions in case of commercial buildings).

Only the municipalities are responsible for continuous data updates (record building activities of new buildings or conversion of buildings, register changes of addresses and building data) based on administrative data of the municipalities or the administrative districts. The municipalities have to register new addresses or changes of addresses and building projects as soon as the building permission is given. When the municipalities get the notification of the completion, they register the date of the completion in the BDR with the results that the building is integrated into the Building-stock and the address is available in the central register of residents. As a service to the municipalities there is monthly done an automatically update of the BDR-building data field “number of persons with main and further residence”, which is provided by the central register of residents. Corrections of initial data and additions of missing data recorded before December 31st 2009 are only necessary when a municipality edits a dataset, for example in case of reporting a building permission of an existing building (GWR-Gesetz § 11 Abs. 6).

As the BDR is also provided as a local register of the municipalities for administrative matters the municipalities have the exclusive right to record and update the database, or in some cases this is done by administrative districts.

To increase the quality of the data there are evaluations on a regular basis (for example proportion of gross and net area), run by Statistics Austria to check the plausibility of the recorded data. Their results are made available to the municipalities through a special function (“themes for data controlling”) to support them for updating or correction of the data. Beside this, in case of extensive improvements of data, there is the possibility for the municipalities to update defined attributes – that do not depend on any other attributes – per batch job.

The building and dwelling register provides a basis for planning and research as well as for statistical purposes and serves municipalities, Federal Provinces and Ministries as a database in order to perform their statutory responsibilities for administrative purposes. Basic data like construction period, use of the building (residential building, office building a.s.o.), gross floor area

¹ The portal group concept provides a framework for the access to governmental web applications and the management of their respective rights.

² A web application provides functions and dynamic content via an application server. The interaction of the user (human) and the application program stored on the application server is via a web browser. In contrast, web services do not use the results for a Web browser, but supports an interoperable machine-to-machine interaction over a network. Web services have a machine-readable and described interface and the communication takes place via standardized messages and protocols.

of the building and usage units (dwellings) provides through continuous updating an actual balance of the existing building and dwelling stock in Austria.

The addresses and buildings in the register are geo-referenced, so the database can be used for coordinate based analysis, for assignments to small spatial structures and also for the aggregation to other regional levels like statistical grids. Furthermore the addresses of properties, buildings and dwellings can be used as database for other registers (like the Central Register of Residents - to ensure that registrations are only possible at valid addresses - or the Business Register a.s.o) or other statistical usage (construction output price index, statistics of building activities. a.s.o.).

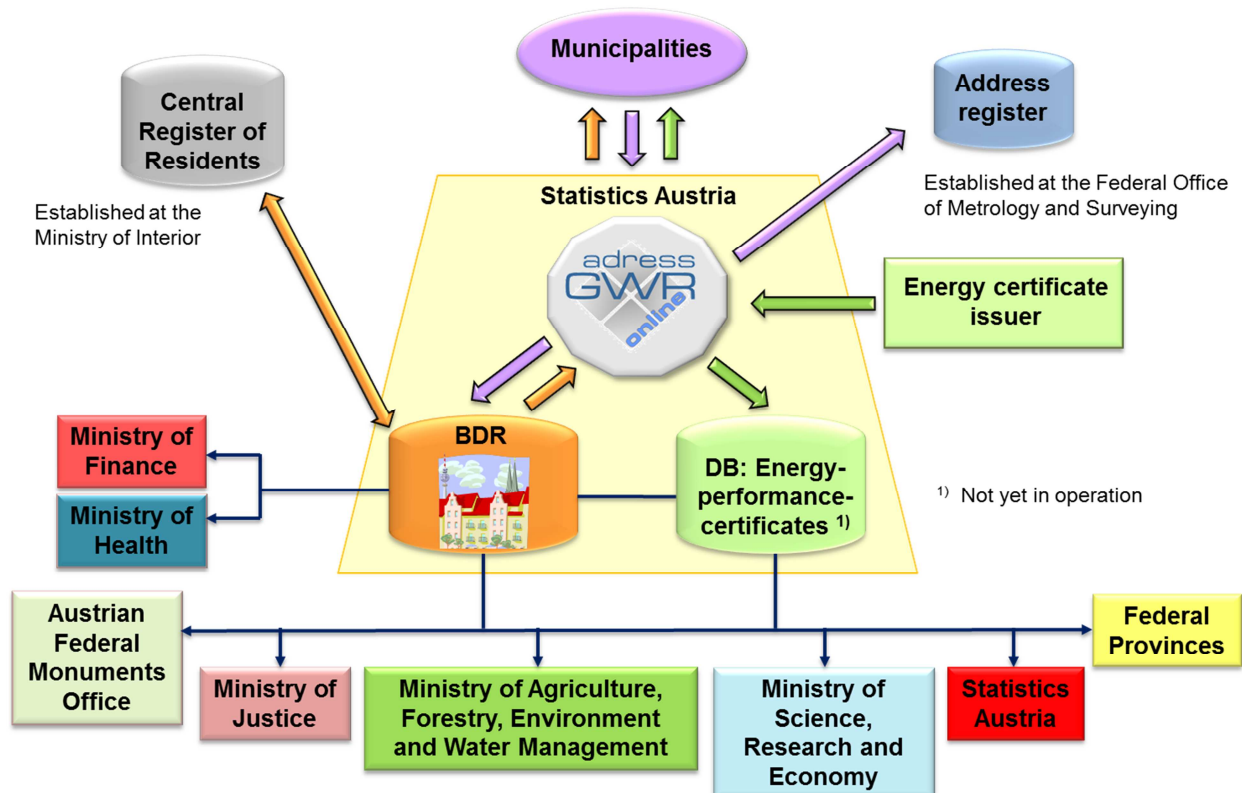
The data collected in the building and dwelling register provides also the database for the first time register-based building and housing census 2011 and for further statistics, for instance the House Price Index or the statistics about building activities. Statistics Austria also currently offers a range of data packages yearly updated with date as of January 1st, starting at the spatial level of statistical grids. Statistics concerning building permits, completion of new buildings and dwellings are published quarterly.

Other than the traditional building and housing census, which took place every ten years and could only give the view of a snap-shot, the building and dwelling register can always provide an actual state of its entities.

The legal basis for setting up the Buildings and Dwellings Register (BDR) is the Buildings and Dwellings Register Act (Federal Law Gazette I No. 9/2004). The amendments to the BDR Act 2009 and 2013 provide a wider range of usage for administration and selected usage rights for further administrative authorities.

The building and dwelling register takes a central role within statistics as well as within the public administration. Beside the still mentioned linkage the building and dwelling register will be linked to a database containing energy performance certificates for Buildings.

Illustration 1: Linkage with other Registers / Users



In an international comparison, only a few European countries have an almost comparable and comprehensive building and dwelling register.

| Buildings an Dwellings Register – Main Topics | |
|--|---|
| Subject Matter | Addresses of properties, buildings and dwellings and other usage units; structural data for buildings, dwellings and other usage units as well as building projects; addresses of the place of work without a building. |
| Population | Stock of Austrian addresses, buildings and usage(dwelling)units, as well as permitted building projects Ca. 2,3 Mio. addresses, 2,5 Mio. addresses of buildings, 2,3 Mio. buildings, 4,4 Mio. dwellings, 0,6 Mio. other usage units and actual ca. 70.000 active building projects |
| Type of statistics | Register; Managed as a central statistical register and local registers for the purposes of administration |
| Data sources/Survey techniques | Initial data based on statistical data (Building and Dwelling Census 2001, the subsequent construction activity statistics) and administrative data (land register database, Central Register of Residents). Current maintenance of in the database existing register-units and update and recording of new and existing addresses, also recording construction measures are provided by administrative data of the municipalities |
| Reference period or due day | current maintenance |
| Periodicity | current |
| Survey participation (in case of a survey) | The data have to be record by the municipalities or by administrative districts |
| Main legal acts | Buildings and Dwellings Register Act (GWR-Gesetz), BGBl. I Nr. 9/2004 ; Amendment: BGBl. I Nr. 125/2009 and BGBl. I Nr. 1/2013 |
| Most detailed regional breakdown | Level of buildings (geocoded); statistical grids |
| Availability of results | current |
| Other | - |