

Press release: 13 160-188/23

Almost every seventh dwelling without residence registration

Stock of buildings and dwellings grew over the last ten years

Vienna, 2023-09-19 – There were 2.4 million buildings and 4.9 million dwellings in Austria on the reference date of the Housing Census by Statistics Austria, 31 October 2021, including 4.0 million dwellings in which at least one person was registered as a main resident. As Statistics Austria further reports, no persons were registered as residents in 13.3% of all dwellings.

“In Austria, the number of dwellings and their space continues to increase. In the last 150 years, the number of dwellings has increased fivefold to 4.9 million in 2021. In the same period, the population has doubled. Currently, around 9 million people live in Austria. The increases in dwellings in the past ten years are mainly due to the construction boom before 2020. Currently, we are observing a decline in building permits. No one is registered in almost every seventh dwelling. The reasons for this are very different and range from owner-occupation or renting out holiday apartments to renovation activities and vacancies before new rentals or sales,” says Tobias Thomas, Director General of Statistics Austria.

1.53 million single-family houses

Since the last Housing Census in 2011, the building stock has grown by 8.4% and consists of around 2.4 million buildings. Most buildings in Austria are used for residential purposes. The Austrian housing landscape is primarily characterised by single-family houses. As of the reference date of the Housing Census, 64.5% of the building stock were single-family houses, followed by two-family houses (12.3%), other buildings (11.7%) and houses with more than two dwellings (11.5%). Other buildings include hotels, office buildings, schools, shopping centres and buildings for institutional households, such as retirement and student homes. However, there are strong regional differences here. While the federal provinces of Burgenland, Lower Austria and Styria are characterised by a high proportion of single-family houses, Tyrol, Salzburg and Vorarlberg have comparatively high shares of residential buildings with three or more apartments. Vienna had the highest share of residential buildings with three or more apartments (39.1%; see table 1). It is striking, that most of the buildings are owned by private individuals (88.5%).

Around 653 000 dwellings without residents

Since 2011, the housing stock has grown from 4.4 million to 4.9 million. Of the 4.9 million conventional dwellings, 81.8% had at least one person registered as a usual resident.

The share of dwellings with usual residences has steadily decreased over the past decades (1971: 91,2 %; 1991: 87,5 %; 2021: 81,8 %), while the share of dwellings without usual residence registrations has increased. As of 31 October 2021, 4.9% of the dwellings had only secondary residence registrations and 13.3% of all apartments had no registered residents. The reasons why an apartment had no registration as of the reference date are many. The dwelling may have just been up for sale or rent, it may be an allotment garden house, or the dwelling may be indeed occupied but no one is registered at the address. Figure 1 shows the percentage of dwellings without residence registration by municipality. On the one hand, the map shows that this share is particularly high in the tourist areas of Vorarlberg and Tyrol. On the other hand, there is also a high share of dwellings without residence registrations in municipalities where there have been strong population losses, such as in the northern Waldviertel and in the rural regions of Carinthia. By federal

province, Carinthia has the highest share of dwellings without a residence registration (16.3%), closely followed by Tyrol (16.1%). Vienna has the lowest share of dwellings without residence registrations with 9.7% (see table 2). It should be noted that the stock of dwellings in Vienna does not include dwellings without a residence registration that were built after 2011 as a result of additions, extensions or conversions.

Every second dwelling with at least one usual resident is owner-occupied

Slightly more than half of the dwellings with at least one usual resident are occupied by the owners themselves. Of these, 37.9% own the building and 13.1% are owners of the dwellings under the Austrian Condominium Act. The share of dwellings with usual residents in which people live for rent has increased from 40.0% to 45.1% over the past ten years. This is mainly due to the decrease from 8.2% to 3.9% in dwellings occupied on the basis of other legal relationships (service dwellings, right of residence for life, etc.). Dwellings with usual residents have grown somewhat in size over the past ten years. In 2021, those dwellings had an average of 4.5 rooms per dwelling (2011: 4.3) and 2.1 per resident (2011: 1.9). The average floor area was 96.2 square meters per dwelling (2011: 93.4) and 43.9 square meters per resident (2011: 41.2).

Detailed results on the Housing Census can be found on our [website](#). Interactive maps and charts on buildings and dwellings are available in [STATatlas](#).

Table 1: Type of building by federal province, 2021

Federal province	Number of buildings	Buildings in %			
		Residential buildings with one conventional dwelling	Residential buildings with two conventional dwellings	Residential buildings with three or more conventional dwellings	Other buildings
Burgenland	134 458	80.6	6.5	3.3	9.6
Carinthia	184 036	63.1	14.9	9.7	12.3
Lower Austria	637 094	74.0	9.9	6.0	10.2
Upper Austria	422 956	60.9	17.5	10.0	11.6
Salzburg	139 907	52.1	17.0	15.6	15.3
Styria	379 873	68.0	10.2	10.1	11.7
Tyrol	193 876	48.2	18.7	17.7	15.4
Vorarlberg	106 817	59.5	14.4	14.1	12.1
Vienna	175 760	51.2	3.2	34.9	10.7
Austria	2 374 777	64.5	12.3	11.5	11.7

S: STATISTICS AUSTRIA, Housing Census 2021.

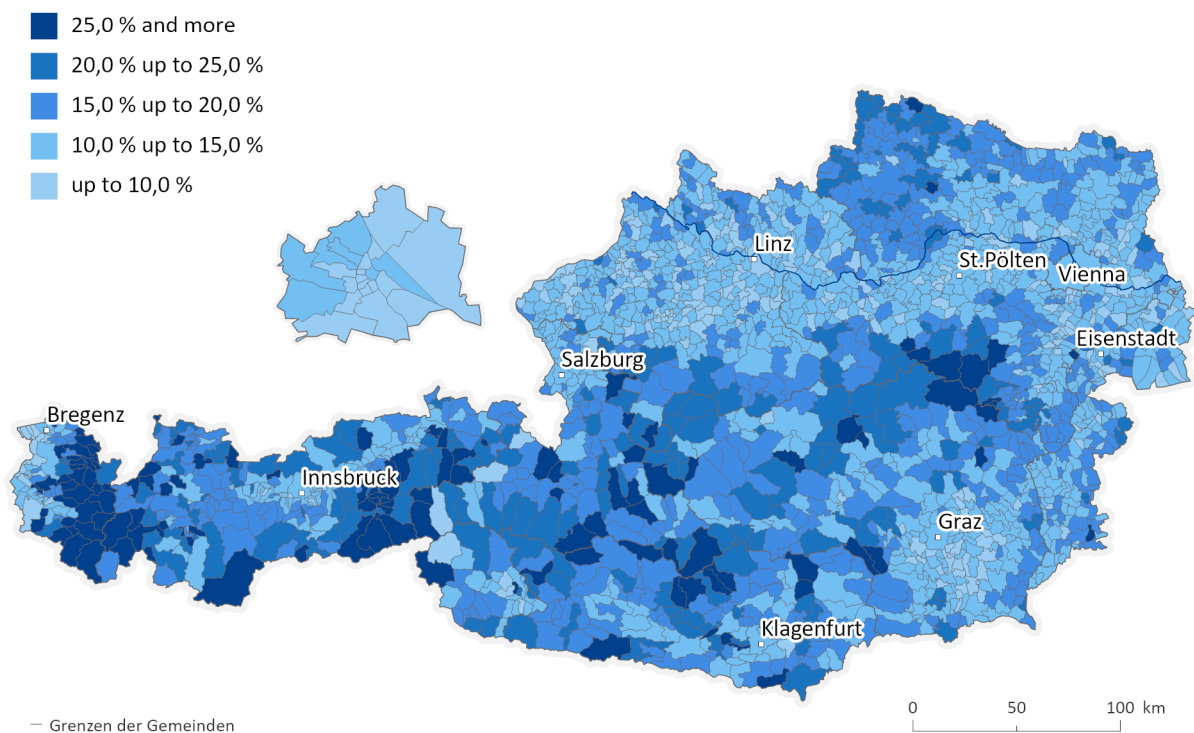
Table 2: Conventional dwellings by occupancy status, 2021

Federal province	Number of dwellings	Dwellings with at least one usual residence	Dwellings with only secondary residences	Dwellings without residences
		in %		
Burgenland	165 613	78.2	7.7	14.1
Carinthia	325 800	78.8	4.9	16.3
Lower Austria	939 784	79.0	6.7	14.3
Upper Austria	771 028	84.5	3.5	12.0
Salzburg	309 810	78.9	6.1	15.0
Styria	690 896	80.9	4.4	14.7
Tyrol	423 796	78.4	5.4	16.1

Federal province	Number of dwellings	Dwellings with at least one usual residence	Dwellings with only secondary residences	Dwellings without residences
		in %		
Vorarlberg	207 716	83.2	2.9	13.9
Vienna	1 074 967	86.2	4.0	9.7
Austria	4 909 410	81.8	4.9	13.3

S: STATISTICS AUSTRIA, Housing Census 2021. – The stock of dwellings in Vienna does not include dwellings without residences built after 2011 as a result of additions, extensions or conversions.

Figure 1: Share of conventional dwellings without residents by federal province, 2021



S: STATISTICS AUSTRIA, Housing Census 2021. – The stock of dwellings in Vienna does not include dwellings without residences built after 2011 as a result of additions, extensions or conversions.

Information on methodology, definitions: The 2021 Housing Census (reference date: 31 October 2021) covers the Austrian building and dwelling stock. It was conducted for the second time as a register-based census. The aim is to achieve the best possible reflection of the stock of buildings and dwellings, despite the fact that a primary statistical survey (i.e. a direct questionnaire survey) has been largely dispensed with. To this end, existing registers and administrative data are used in the best possible way and linked with each other according to legal requirements.

The **type of building (predominant use)** is assigned on the basis of the predominant use and the floor space of the units in the building. A distinction is made between the following types of buildings: residential buildings with one dwelling, residential buildings with two dwellings, residential buildings with three or more dwellings, buildings for institutional households and non-residential buildings. Buildings for institutional households and non-residential buildings are grouped under the term other buildings.

Occupancy status distinguishes whether persons with usual or secondary residences live in the buildings and dwellings, or whether no persons are registered. The usual residences are based on the 2021 census.

The **type of ownership/tenure (dwelling)** indicates the legal foundation for the use of the dwelling. A distinction is made between: owner-occupied by the owner of the building, owner-occupied by the owner of the dwelling according to the Austrian Condominium Act, rent, or other legal relationships: e.g. service dwellings or use of the dwelling without payment by relatives of the owner, leasing contracts, etc. The type of ownership/tenure is based on data from the land register and the ownership of the apartment is based on the entry in the land register.

Rooms (dwellings) include all rooms with a size of 4 square meters or more, in which it is basically possible to stay. Kitchens of 4 square meters or more are counted as rooms, but not anterooms and adjoining rooms such as storage rooms, pantries, closets, bathrooms, toilets.

Data protection: Statistics Austria receives and processes fully pseudonymised datasets, according to section 6 (2) Register Census Act, from different register-keeping authorities. Thanks to the eGovernment Act, registers can be linked in absolute compliance with data protection. This is done using the branch-specific personal identification number for official statistics (bPIN OS), which is generated by the Data protection commission and does not allow any conclusions to be drawn about individual persons. Data linkage is therefore performed without names using the pseudonym bPIN OS.

If you have any questions on this topic, please contact:

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