

Building permits

Permitted dwellings

Building permits in the 4th quarter as well as in the whole of 2022 fell sharply

Around **12 900 dwellings** were **approved for construction** in the **fourth quarter of 2022**. Not included are the units created in Vienna as a result of extensions, construction or conversion work on existing buildings.

This was the second-worst result since 2010. Only the 2010 reference period, with almost 12 900 units, was slightly below this by not even 1% or 100 in absolute terms. Compared to the fourth quarter of the previous year, the current number shows a minus of around 28% or 5 100 apartments. The current declines are significantly higher compared to 2019 (46% or 7 000), followed by 2017 (around 38% or 8 000) and 2020 (35% or 7 000 apartments with planning permission). Compared to the reference quarters of 2021 and 2018 there were declines of roughly 28% or 5 000 in each case, a decrease of around a quarter or 4 300 in absolute terms was it compared to the last quarter of the years 2014 to 2016.

The entire development, including over time, is dependent on large-volume residential construction (residential buildings with three or more apartments).

A look at the **annual results** shows a similar picture: in **2022** a total of around **58 900 dwellings** (not including extensions, construction and conversion work in Vienna) were **approved for construction**. This was the third lowest result since 2010, only the figures for 2012 followed by 2010 were below the current value (by 9% or 4 900 in absolute terms and by 13% or 6 800 in absolute terms). With around minus 14% or 9 700 units, the (arithmetic) mean of this time series (around 68 600 apartments) was also significantly undercut in 2022. Compared to the previous year building permits were almost 23% or 17 100 fewer, compared to the peak values of 2017 followed by 2019 declines of 32% (or 27 400) and 31% (or 25 900) were verified.

This result and its development over time is characterized by large-volume residential construction (residential buildings with three or more apartments). While the corresponding share of the respective total residential construction output in the years 2010 to 2015 was still around 49% on average, it rose by almost 10 percentage points to just over 59% in the years 2016 to 2019, only to gradually fall back again: in 2020 to not quite 57%, in 2021 to around 51%, and now in the current year 2022 again to half.

Discontinued construction projects (dwellings)

Building permits from 2010 to 2022, construction projects suspended by March 15, 2023, shares of affected apartments

2.9% of all apartments approved between 2010 and 2022 (excluding additions, construction and conversion work in Vienna) were reported as discontinued by the most recent data extract from March 15, 2023. An increased share of 3.4% was found in the area of multi-storey residential buildings, that of single and two-family houses amounted to 1.7%. 2.1% of all apartments with building permits, mostly non-residential buildings, were reported as discontinued by March 15, 2023. Apart from the federal capital, this affected 2.8% of all units approved for construction between 2010 and 2022 in the area of extensions, construction and conversion work.

Building permits for new buildings

The new buildings approved for construction in 2022 were often well below the respective level of previous years

In **Q4 2022 5 000 new buildings** were **approved for construction**. This was a result that was around 22% or 1 400 buildings lower than in the previous year.

Compared to the other historical reference values discussed here the current number also consistently shows declines which range between around 1% or not even 100 in absolute terms (compared to the fourth quarter of 2013) and around 28% or 2 000 in absolute terms (reference value for 2020).

Around 71% of all new properties approved for construction in the fourth quarter of 2022 were residential buildings, 86% of which were single and two-family homes.

With the exception of 2013, 2012 and 2010, the around **25 200 new buildings approved for the whole of 2022** were below all other values (back to 2010).

Compared to these periods, increases of 7% or 1 600 in absolute terms (2012), 6% or around 1 300 (2013) and 3% or 700 (2010) could be quantified. Compared to the other reporting years there were declines of between around 1% or not even 100 in absolute terms (2014) and a fifth or around 6 200 (compared to the previous year).

Similar to the 4th quarter, for the whole of 2022 it was found that around 73% of all new properties approved so far in 2022 were residential buildings, including 88% of single and two-family homes.

Since the multi-storey residential building with many units per property (mainly in the federal capital) dominates, the development (and distribution) of new buildings over time differs fundamentally from that of the apartments with building approval.

Please consult our [German website](#) for further information. Detailed results dating back to the 1st quarter of 2005 are available there.

Some of these figures are estimated and preliminary.