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**75th Euroconstruct Conference:  
European Construction Market  
Outlook until 2015 – New Housing  
Construction Performs Weak in 2013  
Country Report Austria**

**Andrea Kunnert, Michael Weingärtler**

**June 2013**

# 75th Euroconstruct Conference: European Construction Market Outlook until 2015 – New Housing Construction Performs Weak in 2013

## Country Report Austria

**Andrea Kunnert, Michael Weingärtler**

**June 2013**

Austrian Institute of Economic Research

### **Abstract**

Austria's construction outlook is more favourable compared to the Euroconstruct area, but nevertheless can only be described as moderate growth. The relatively sound economic surrounding is one main reason for the stable performance. Particularly the non-residential construction segment is therefore stabilised. Civil engineering is expected to decline mainly because of the transport infrastructure projects, particularly the railway sector shows cut-backs. Austria's housing market will slow down after two years of strong growth. This is already indicated by the development of housing permits. The Euroconstruct Country Report for Austria gives in-depth information on the Austrian construction market until 2015. It covers in detail the housing market, the non-residential sector and civil engineering (new and renovation, respectively). Additionally, essential background information and an overview of the macroeconomic situation are provided.

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# 75 th EUROCONSTRUCT Conference Country Report

Copenhagen - 13 & 14 June 2013







## COUNTRY REPORT

75<sup>th</sup> EUROCONSTRUCT Conference  
Copenhagen, June 2013

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## 1. Summary and Conclusions

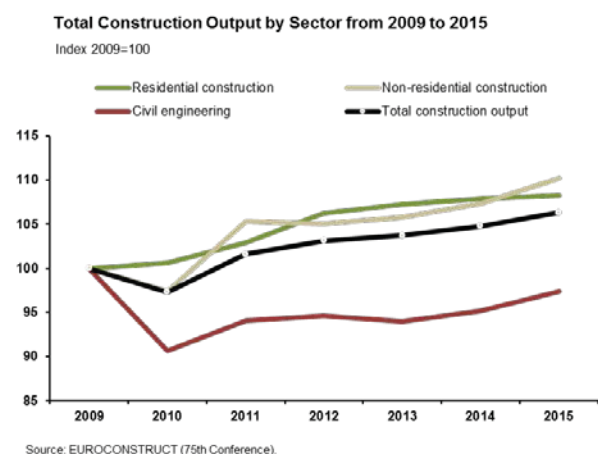
After two years of strong expansion, economic growth slowed down considerably in 2012 (+0.8%). Also in the medium term, the Austrian economy will only grow moderately. The main factors determining these sluggish growth expectations are weak external and domestic demand. With the expected improvement of the world economy and also the stabilization of the euro area, Austrian export performance is expected to improve compared to 2012. This could also spur industrial production and investment growth (mostly machinery and equipment, construction investment will benefit less). Consumption growth gets better, but it will remain quite moderate throughout 2015. Inflationary pressures are expected to remain low; the unemployment rate will remain at levels of 4.7% to 4.8%. Public spending will be heavily influenced by the current consolidation efforts of the Austrian government.

**Housing** construction performed extraordinarily well in the past two years, particularly in 2012 (+3.2%). However, over the years to come, growth will be decelerating for various reasons. In the renovation segment, heavy subsidization of measures to improve energy-efficiency is continuing, but there is evidence that those households most eager to renovate already did so – these were mostly households owning a single-family unit. Therefore, this year's program is particularly targeted at multi-family units including rental units. With respect to new construction, the development of building permits suggests a slow-down in new construction. It appears that despite demographic induced demand, the sluggish macroeconomic environment and rising unemployment deter households from investing in this segment. The future of housing subsidies is currently open – until recently, consolidation efforts took a toll on new subsidized units, but the upcoming elections point towards a possible change in direction.

**Non-residential** construction fluctuated strongly within the past years reflecting the unstable overall economic development. After a strong recovery in 2011 the sector declined by 0.2% in 2012. The outlook for 2013 is more favorable due to the positive outlook for industrial buildings based on increasing exports and a sound material goods production. Also the demand for storage

buildings is increasing because of the stronger trend towards e-business. On the downside, this influences the commercial sector negatively. Nevertheless, the outlook for commercial construction is also positive but only with minor growth rates. Stimulating factors are private consumption (which is expected to improve slightly), big international chains are moving-in to a larger extent and new high-level commercial projects in Vienna (“Golden Quartier” put Vienna into the Top-10 list of the most exclusive shopping cities worldwide).

**Civil engineering** is expected to decline by 0.6% in 2013 because of the delay of major transport infrastructure projects, especially in the railway sector. The European Fiscal Compact puts additional pressure on the public budgets. Hardly any impulses for civil engineering are expected from the telecommunications sector because of the market concentration, and the auction for the LTE frequencies in fall 2013 holds back new infrastructure activities. In the energy sector, major investments, all above in water power are hindered by a distorted CO2 certificate trade due to an overabundance of certificates (which makes energy from coal comparatively cheap). Thus, investments are more cautiously made. Nevertheless, the energy sector performs relatively strong with growth rates about 2% on average until 2015. Construction volume in water works will be high during the forecast period, but it loses momentum because of the declining demand for new drinking water pipes.



## 2. Macro-economic Outlook

### Subdued Economic Growth for Years to Come

The Austrian economy rebounded quickly from the financial and economic crisis. In 2010 (+2.1%) and 2011 (+2.7%) economic growth was strong. Economic growth slowed down considerably in 2012 (+0.8%). For the upcoming years only a moderate outlook is expected as external and domestic demand remain weak. Current economic sentiment surveys conducted by WIFO suggest no significant change of pace – growth for 2013 is expected to reach 1.0%. Given that the sovereign debt crisis in the euro area does not worsen, that consumers and investors regain certainty about the economic prospects and that the world economy strengthens, growth rates are expected to reach 1.8% in 2014 and 2.0% in 2015. Uncertainties to these forecasts prevail given the strong dependence of Austria on foreign markets and the euro area developments.

Since more than 50% of Austrian exports go to the euro area, export activity was subdued in 2012. Nevertheless, exports will have a positive contribution to overall growth and export activity will regain momentum with the improvement of the world economy in the forecast period. The political uncertainties in several southern and eastern neighbor countries pose significant risks to the forecast scenario, though. Because imports will grow less strongly, the Austrian balance of trade will improve. The increase in exports will also lead to a stronger industrial production and is also expected to improve investment activity significantly over the course of the next years. Particularly investment into equipment, machinery and vehicles is expected to improve. The outlook for construction related investment remains moderate, but is expected to improve with the strengthening of the overall economy.

The Austrian government remains on the course of consolidating its budgets within the framework of the stability pact (*Konsolidierungspaket* 2012-2016) in light of its increasing debt levels (approximately 74% of GDP in 2012). The consolidation efforts in combination with the improvement of the macroeconomic environment will improve the government budget. The deficit for 2013 is expected to be below 3% (2.6%) and will further decline by 2014 (2%). The consolidation efforts set a target of a 0% Maastricht deficit by 2016.

In 2012, consumption growth was modest (+0.4%) even though employment was rising steadily. However, real wages and household incomes barely increased. With a further increase in employment and higher expected wage increases, consumption is expected to gain momentum from 2013 onwards. Additionally, inflationary pressure is expected to remain relatively weak. Nevertheless, private households (and firms) currently remain hesitant when it comes to larger expenditures taking a toll particularly on consumer durables. It is also noteworthy that despite the continuous rise in employment, unemployment keeps rising throughout 2015 and the unemployment rate will be rather high (in the Austrian perspective) at 4.7% to 4.8%. This development is due to the fast expansion of the labor supply.

GDP and Total Construction Output from 2009 to 2015  
Year to year change in %



### Macroeconomic Key Indicators in Austria 2009 to 2015 (Annual percentage change)

	2009	2010	2011	2012	2013	2014	2015
GDP	-3.8	2.1	2.7	0.8	1.0	1.8	2.0
Private consumption	1.1	1.7	0.7	0.4	0.6	0.9	1.1
Gross fixed capital formation	-7.8	0.8	7.3	1.3	1.5	2.0	3.3
Unemployment Rate	4.8	4.4	4.2	4.4	4.8	4.8	4.7
Inflation	0.5	1.9	3.3	2.4	2.2	2.0	2.3

Source: EUROCONSTRUCT (75th Conference). – Statistics Austria, EUROSTAT Labor Force Survey, WIFO-forecasts.

### 3. Housing Market

Housing construction growth has been lively over the last two years, the growth rate in 2012 reached 3.2%. Already in 2011 it was quite high (+2.3%). The overall economic performance during 2010 and 2011 strongly stimulated housing production. Low interest rates also contributed somewhat, but risk premiums were comparatively high and data suggest that lending for housing construction or purchase did not grow substantially in the recent past. Another contributing factor was that real-estate is currently perceived as alternative and more stable form of investment than financial assets, with one aspect being a presumable safeguard towards inflationary pressures. This led to price surges in Austrian cities so far, but an increase in the construction of single family housing units was also observed.

The significant downturn in building permits in 2012 suggests that housing production (particularly new construction) will slow down noticeably from 2013 onwards. Growth rates between 0.8% and 0.2% between 2013 and 2015 are expected.

#### New Housing Construction

After a major decline in 2009, new housing production is expanding again at accelerating growth rates since 2010. Initially, growth was quite reluctant (+0.4% in 2010), but by 2012 it reached 3.5%. This development goes hand in hand with major increases in the number of building permits in 2010 (+2.9%) and 2011 (+10.6%) (and consequentially starts and completions). However, the development in building permits also suggests a considerable slowdown in new housing production for the years ahead. Despite the revisions in the level of building permits by Statistics Austria, the general trends and developments remain valid.

The decline in building permits also suggests that the reduction in subsidized housing units observed since 2010 is no longer offset by the production of non-subsidized housing units stimulated by a low interest rate environment and rapid house price increases. This could potentially lead to a housing shortage in some areas and further drive up prices and rents.

The dynamic increase in real-estate prices and also in rents (40% of Austrian households are renters) recently sparked the interest of political parties

and became a major topic for the upcoming elections in fall 2013. Housing affordability becomes a major issue with two main points of discussion: 1) new construction and 2) rent regulation.

With the abandoning of the *Zweckzuschussgesetz*<sup>1</sup> housing subsidies for new units have been cut from 2009 onwards, to increase the production of subsidized housing again is now an issue on the political agenda. Also the availability of building land and zoning for subsidized housing is discussed. Additionally, changes in rental regulations are currently debated, as rents are particularly high and have been increasing above average in units without rent-control and in units where *Richtwertmieten* (a system of categorized rent control with surcharges and deductions depending on the characteristics of a unit) are applied – challenging the current rent control regulation.

Important determinants for new housing construction are:

demographics: population and household growth remain a strong positive factor, particularly in urban areas; additionally, the cohort of now 20-30 year-olds is relatively large and in the age of household formation.

labor markets: despite the sluggish economic situation, employment keeps rising and wage and income prospects are at least moderate. However, the unemployment rate will also increase towards 2015 (yet, will remain comparatively low on the European level with 4.7%).

macroeconomic environment: growth prospects for Austria remain sluggish, but better than in many other European countries; interest rates are still low, but overshadowed by higher risk premiums.

housing policy: in line with the consolidation path of the Austrian government, housing subsidies were gradually cut over recent years. With housing affordability becoming more of an issue in the current pre-election political debate, a tendency towards expanding housing subsidies can be currently observed – without any fixed outcome, yet.

#### Renovation

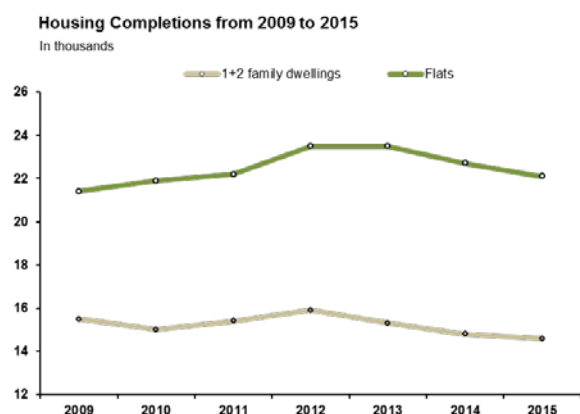
Government programs enhancing energy efficiency in the housing segment are still running and spur

<sup>1</sup> The *Zweckzuschussgesetz* was a law that regulated that a certain amount of the budget of the federal states had to be mostly used for housing subsidies (new construction, renovation, rent allowances).



renovation activities. However, growth is decelerating as those households willing to undergo major refurbishments already did so. This is supported by the fact that in 2012 not all of the 70 million Euro set aside for energy-efficient renovation activities provided by the federal government for private households was actually utilized.

The activities of the current year are particularly targeted at multi-family and rental housing units, up to 20% of the allowable costs can be refunded. An additional subsidy is available for the utilization of eco-friendly products or if the renovation is completed until 31<sup>st</sup> of March 2014 (and applied for by 30<sup>th</sup> of June 2013) to boost economic activity.



Source: EUROCONSTRUCT (75th Conference).

## 4. Non-residential Market

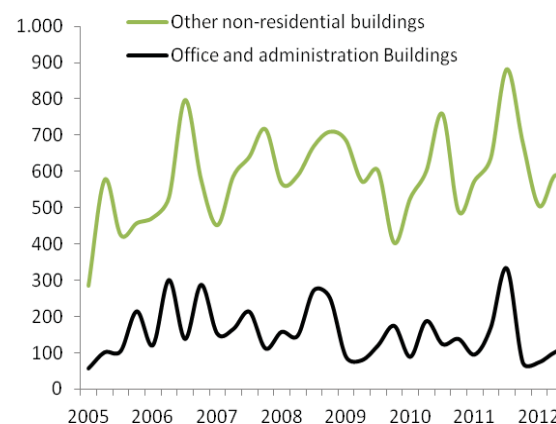
Non-residential construction is comparatively volatile in Austria. Its output correlates strongly with the economic development – much more than housing construction and civil engineering. This explains the up- and downward movements in recent years. While non-residential construction benefited from the overall good performance in 2011 it got under pressure again in 2012 resulting in a decline of 0.2%. A sharper downturn could be mitigated by a relatively robust renovation sector.

Preliminary statistics on selected non-residential construction floor space (offices, other non-residential buildings) also indicates the difficult environment for the non-residential construction sector: Permitted floor space declined significantly to about 2.3 million square meter in 2012<sup>2</sup>, this

<sup>2</sup> Statistics Austria publishes figures on permitted floor space for the non-residential sector.

was well below the five year average of about 2.9 million square meters.

### Building permits in selected non-residential construction. In 1.000 m<sup>2</sup>



Source: Statistics Austria.

In 2013 the business climate will still be very uncertain even though the macroeconomic framework conditions are better compared to 2012. Especially production output and exports are expected to rise significantly. But also investment, employment and consumption growth will exceed the previous year slightly influencing non-residential construction positively. Construction prices increase at a stable annual rate of 2.6%.

### Buildings for education

Educational buildings are mainly driven by the activities of BIG, the Federal Real Estate company. In 2013 new construction is expected to increase for the last time since several big projects are being finished like the new Vienna University of Business Administration (2013Q3) as well as Chemical Department of University in Graz (2013Q4). New construction output of BIG will be reduced from 169 million Euro in 2013 to 133 million Euro in 2015.

More important is the renovation sector with a volume that is three times higher than new construction. The declining number of persons under 25 reduces the need for educational buildings putting also pressure on the renovation market which will decline from 524 million Euro to 486 million Euro in 2015. However, in the kindergarten and school segments, new urban development areas always urge the provision of new educational buildings stabilizing this segment.

However, data compilation is still incomplete and can only be taken as an indication.

**Industrial and Storage Buildings**

The demand for new warehouse space in is still low resulting in minor growth rate of 0.9% in 2013. The average size demanded is around 3,500 square meter according to CBRE. Favored locations for logistics warehouses are around the capital Vienna, mainly in the southern part. Nevertheless storage buildings are expected to increase by 2.4% in 2014 and by 5.0% driven by the new demand from e-commerce business, for which turnover tripled from 2006 to 2011.

Industrial construction should grow slightly in 2013 at a rate of 1.4%, driven by the positive export outlook (+3.4%) and the expected relatively good industrial production output (+2.5%). There is also a downward risk since stock of orders in non-residential construction dropped significantly in 2012 from 1.5 billion to 1.3 billion Euro (-14%) which could put some pressure on industrial construction.

**Office Buildings**

In 2013 office construction will slightly decline by 0.8% in 2013, after a sharper drop in 2012 (-3.4%). Average rent prices are expected to be stable, except for rents in top locations (about 25 Euro per square meter and month at the beginning of 2013 (+4.3%)).

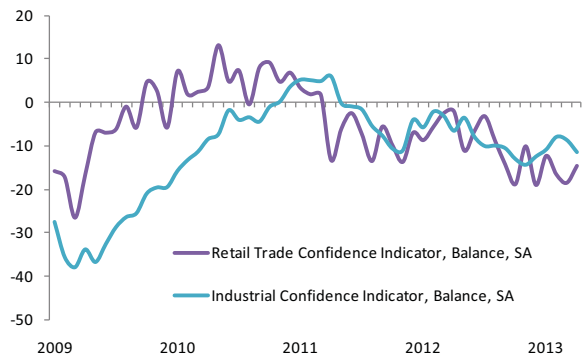
Currently, several large office projects are under construction (all at the new development area around the new central station in Vienna). They will have a strong positive impact in 2014 and 2015; new office construction is expected to grow by 1.2% and 3.5%, respectively.

Renovation works could nearly outweigh the decline in new construction. The renovation volume for offices increased by 1.8% in 2012. Because of the high number of general refurbishments the vacancy rates are expected to increase to 6.7%. Compared to other capital cities it remains still on a low level, mainly because of the weak new construction output in the previous years.

**Commercial Buildings**

The commercial building sector will recover in 2013 with minor growth rates of about 0.4%, but this is well below the industrial construction growth. This goes in line with the development of the business confidence indicators: Confidence in the retail sector remains below confidence in industrial production. Additionally, the outlook for investment and industrial production is better than for consumption.

**Business Confidence Indicators for Retail and Industrial Production in Austria**



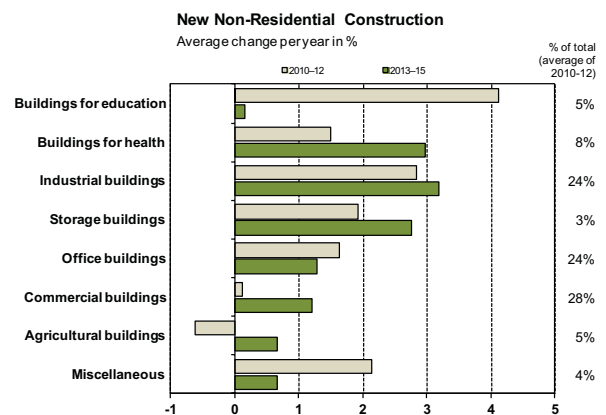
Source: European Commission (DG ECFIN).

In 2012 the construction output in retail declined marginally. Sales channels are increasing and especially online sales put pressure on the retail market. Currently, around 1,800 Euro per inhabitant are spent online – mainly for textiles and books. This amounts only to 3.6% of total sales, but the segment is performing dynamically.

On the other hand there are several positive factors influencing the market:

- Private consumption is expected to increase stronger in 2013 (+0.6%).
- Demand for prime locations still exceeds supply
- Increasing rents in top locations
- Numerous international chains will open their stores

In 2013 the average rent will be around 390 Euro per square meter in the so-called “Golden Quartier” in Vienna’s first district and so Vienna expects to be one of the most expensive (exclusive) shopping cities worldwide for the first time.



Source: EUROCONSTRUCT (75th Conference).

All in all non-residential construction is facing a tough period with minor growth rates in 2013 and

2014 which are expected to be around 1 percent on average. Once, the economy picks up momentum again, growth is expected to improve in the 2014-2015 period.

## 5. Civil Engineering Market

Please note that this publication splits energy and waterworks for the first time. In the course of the preparation for the separation, the entire civil engineering sector was reevaluated and therefore the volumes of other subsectors also changed. Particularly other traffic infrastructure (and as a consequence particularly road infrastructure) were affected. Thus a significant share of other transport infrastructure (i.e. levees and flood protection of water ways) moved to water works leading to a significant larger volume than stated in the previous reports. The volumes in this report are therefore no longer comparable to past reports.

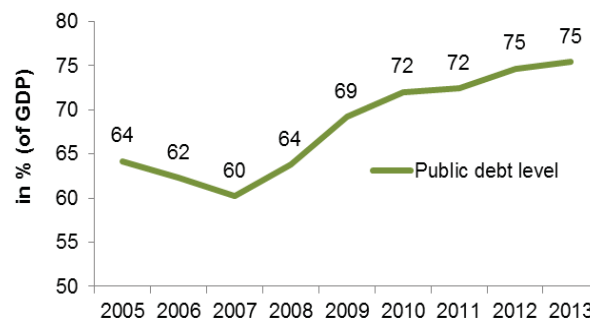
In 2013 civil engineering will decline slightly by 0.6%, mainly because of a delay in investments budgeted in the General Investment Plan for Transport Infrastructure. This delay resulted due to postponed railway projects in light of budget constraints.

Public civil engineering is additionally restricted by the European Fiscal Compact (Treaty on Stability, Coordination and Governance in the Economic and Monetary Union) which entered into force by 1 January 2013. The treaty defines a maximum permitted structural deficit of 0.5% of GDP in 25 member countries, including Austria. When a country fails to meet this target, it will be required to achieve structural consolidation measures of 0.5% of GDP per annum on average. Additionally, a so called debt brake was introduced. A mandatory requirement is to reduce the debt levels under the reference level of 60% of GDP wherever the 1/20<sup>th</sup> rule is exceeded.

While Austria nearly reached the 60% public debt target in 2007 according to the Maastricht criteria, the debt level has been increasing since the beginning of the economic crisis. Additionally, new Eurostat calculation methods – which lately also includes the liabilities of the Austrian Railway Infrastructure plc. – were responsible for this upward trend. It increased the debt contribution of the Austrian Railways from 1 billion Euro in 2007 to over 6 billion Euro in 2011. Altogether, this will lead to an estimated public debt of 316.2 billion

Euro by the end of 2013 – amounting to 75.4% of GDP.

Public Debt Levels in Austria 2000-2013



Source: Statistics Austria and Ministry of Finance (2013). Debt levels according to Maastricht criteria.

In contrast to stricter regulations on public spending, measures from the European Union will influence civil engineering positively. Austria's expected returns from the EU traffic infrastructure budget will increase by 57% to a volume of 1.1 billion Euro within the financing period 2014-2020 compared to the previous period 2007-2013.

### Road infrastructure

ASFINAG is Austria's provider for the high-capacity road infrastructure and responsible for planning, construction, operating, maintenance, tolling and financing the Austrian motorway network. In 2012, ASFINAG could generate revenues of 471 million Euro (+7.1% against the previous year). The recent construction program up to 2018 has a guaranteed volume of 6.9 billion Euro.

### ASFINAG – Highway construction program

	2013	2014	2015
	In million Euro		
New construction	524	713	982
Renovation and modernization	369	376	380
Total	893	1089	1362

Source: ASFINAG (Austrian Highway Financing).

Financial means for motorway renovation will amount to 370 million Euro in 2013 and only increases slightly until 2015. The focus of renovation works is road safety, especially the measures in tunnel security will be intensified, as well as control systems and rest stops and new anti-skidding pavements.

### Railway and other transport

The EU budget for railway infrastructure has increased significantly. In the financial period 2014 to 2020 financial means with a volume of about 13.2 billion Euro will be available (+54% compared to the 2007-2013 period). Additionally, investments in short-distance travel are planned to be intensified to make railway commuting more attractive.

More than 50% of the budget is used for renovation of the railway network. Until 2014 most of the slow-velocity segments should be removed to improve time schedules. Additional investment targets noise protection walls and safety measures at railway crossings.

Until 2025, number of trains and mileages are planned to increase by 30%. This should be achieved in a first part by expanding the network between Vienna and Wels (4 track expansion), the creation of a “new southern route” by expanding the Pottendorfer route and the new Semmering tunnel as well as by the new Koralm railway route. These investments are planned within the framework-plan 2013 to 2018 and are co-financed by the European Union.

Concerning other transport, the expansion of the underground railway network in Vienna – particularly along the U2 tracks – is one of the most noticeable projects.

### Telecommunication

The telecommunication sector is still highly competitive, even so a concentration process can be observed on the mobile market. Hutchison 3 took over “Orange Austria” in 2012 – so only three network providers are sharing the market. This led to a decline in investments last year since the highest synergy effects can be gained by overtaking the existing technical infrastructure.

New investments are mainly related to the expansion of the broadband internet and LTE network. The new mobile high-speed network LTE has a nation-wide penetration rate of 30% – in urban areas up to 80%. The auction of the LTE frequencies, planned for the second half of 2013, will also be the initiation of the expansion to rural areas.

### Energy

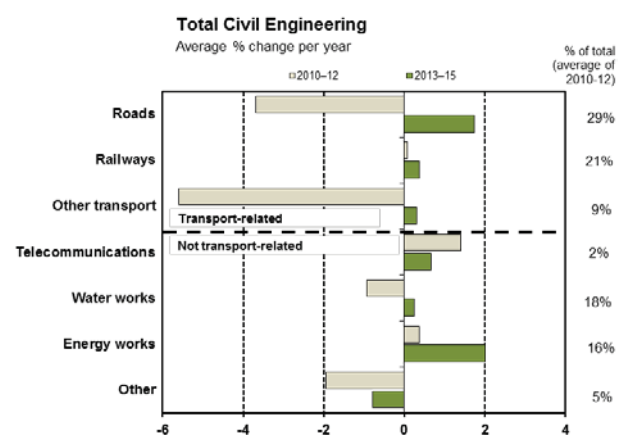
The Austrian energy sector is influenced by two different trends. On the one hand, the planned expansion of renewable energy according to the

EU 20-20-20 target is driving investments in this category. This stimulates mainly water and wind power projects. On the other hand, distortions on the EU energy markets due to an excess amount of CO2 certificates hinder larger investments in water power. In 2013, construction in the energy sector will only grow by 1.5% and it is expected to increase by 2.5% and 2.0% in 2014 and 2015.

### Water Works

Investments in waterworks amount to over 1.2 billion Euro. The investments are mostly related drinking water supply and sewage water removal. In the period 1950 to 2010, the volume invested historically ranged between 600 million and 1.7 billion Euro. The investment needs in the area of drinking water supply and sewage water amount to about 900 billion Euro in 2013. This sector is stimulated by public subsidies which have an annual volume of over 300 million Euro. A representative survey within the Austrian municipalities was carried out in 2012. It showed that the investment needs will decline next year. New construction works still dominate the sector with a share of 56%, but this share is expected to decline until 2015 by 10 percentage points.

All in all, the outlook for civil engineering for 2014 and 2015 is quite positive with expected growth rates of about 1.2% and 2.3%, respectively. This is mostly due to major cut-backs in infrastructure investments over the previous years. Particularly investments in traffic infrastructure (road and railways) as well as investments in the energy sector will grow until 2015.



Source: EUROCONSTRUCT (75th Conference).

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## APPENDIX – DEFINITIONS

Table 1

- Population: Statistics Austria, revision 2012, main scenario, yearly average.
- Households: Statistics Austria, revision 2012, yearly average.
- Unemployed: Austrian Public Employment Service.
- Unemployment rate: Labor Force Survey, EUROSTAT definition.
- All forecasts (except demography) are based on the WIFO forecast from April 2013.

Table 2

- Construction output includes do it yourself, black economy and exports. New calculations are based on the revision of the national accounts (1980-2011), the quarterly national accounts of 2012 and the latest ÖPRODCOM production figures and the short term statistics in industries and construction by Statistics Austria.

Table 3

- Permits, starts and completions refer to new dwellings in new residential buildings.
- Permitted dwellings are based on the new official figures of Statistics Austria (April 2013).
- 1+2 family houses: Buildings with one dwelling only.
- Definition for flats: Buildings with two and more dwellings.
- Building starts: No official statistics are available. A delay and drop out between permits and housing starts were assumed.
- Building completions: Based on housing permits and completion rates.
- Housing stock: Annual average.
- Second homes, Vacancies: Statistics Austria.
- Home ownership rate: Statistics Austria; share of dwellings owned by the occupier/relatives of the occupier.

Table 4a

- Education buildings: One main aspect is the volume of BIG investment scheme.
- Offices: They include also other buildings for administration.
- Miscellaneous: e.g. buildings for sports and leisure time.

Table 4b


- Other transport includes mostly airport infrastructure as well as public transport (mainly underground transportation).
- Energy works includes construction of distribution lines for electricity as well as integral parts of these systems (e.g. related buildings such as power plants).
- Water works includes the construction of distribution lines for transportation of fluids (e.g. water utility lines, sewage) and related buildings (pumping stations), water well drilling and also the construction of river works, dams, etc.

Table 5

- All forecasts are based on the WIFO economic forecast from April 2013.
- Volumes of each GDP component are at market prices, VAT included.

Other remarks

- In course of the separation of waterworks and energy, volumes in the entire civil engineering sector were adapted to best fit this new categorization. Therefore, no comparison to previous editions of Table 4b is possible. Particularly other transport was also affected by this separation.

Austria								Table 1
								
<b>Main demographic and economic indicators</b> <b>Principaux indicateurs démographiques et économiques</b> <b>Wichtige demographische und ökonomische Indikatoren</b>								
				2012	Forecast		Outlook	
	2009	2010	2011		2013	2014	2015	
Population ('000s) Population Bevölkerung	8 363	8 388	8 421	8 458	8 489	8 523	8 558	
Households ('000s) Ménages Haushalte	3 598	3 621	3 648	3 675	3 698	3 722	3 745	
Unemployed ('000s) Chômeurs Arbeitslose	260	251	247	261	278	281	282	
Unemployment rate (%) Taux de chômage Arbeitslosenquote	4,8	4,4	4,2	4,4	4,8	4,8	4,7	
Change of GDP Variation du PIB Veränderung des BIP (% change in real terms)	-3,8	2,1	2,7	0,8	1,0	1,8	2,0	
Consumer prices (% change) Prix à la consommation Verbraucherpreise	0,5	1,9	3,3	2,4	2,2	2,0	2,3	
Construction prices (% change) <sup>1)</sup> Prix de la construction Baupreise	3,3	3,9	3,2	2,6	2,4	2,4	2,5	
Short term interest rate <sup>2)</sup> Taux d'intérêt à court terme Kurzfristiger Zinssatz	1,2	0,8	1,4	0,6	0,5	0,7	1,0	
Long term interest rate <sup>3)</sup> Taux d'intérêt à long terme Langfristiger Zinssatz	3,9	3,2	3,3	2,4	1,8	1,8	2,1	

1) Refers to new construction only.

2) 3-month interbank rate (or equivalent).

3) 10-year government bonds (or equivalent).




**Construction by type**  
**Production par type d'ouvrage**  
**Bauproduktion nach Bauarten**

	Volume Mill. Euro <sup>1)</sup>	% change in real terms (volume)							
						Forecast		Outlook	
		2012	2009	2010	2011	2012	2013	2014	2015
Residential construction	New	10 768	-4,3	0,4	1,9	3,5	0,8	0,3	0,2
Logement	Renovation	4 939	1,2	1,1	3,1	2,5	1,5	1,3	0,5
Wohnungsbau	Total	15 707	-2,7	0,6	2,3	3,2	1,0	0,6	0,3
Non-residential construction	New	7 681	-9,9	-3,7	9,8	-1,0	0,5	1,6	3,3
Bâtiments non résidentiels	Renovation	2 885	-5,2	0,3	3,8	1,8	1,4	1,0	1,1
übriger Hochbau	Total	10 566	-8,7	-2,6	8,1	-0,2	0,8	1,4	2,7
Building	New	18 449	-6,8	-1,3	5,1	1,6	0,7	0,8	1,5
Bâtiment	Renovation	7 824	-1,3	0,8	3,4	2,2	1,5	1,2	0,7
Hochbau	Total	26 273	-5,2	-0,7	4,6	1,8	0,9	0,9	1,3
Civil engineering	New	5 736	-12,6	-9,5	3,6	0,4	-0,8	1,4	2,6
Génie civil	Renovation	1 441	-14,0	-8,5	4,4	0,9	0,2	0,5	1,1
Tiefbau	Total	7 177	-12,9	-9,3	3,8	0,5	-0,6	1,2	2,3
<b>TOTAL CONSTRUCTION OUTPUT</b>		<b>33 450</b>	<b>-7,1</b>	<b>-2,7</b>	<b>4,4</b>	<b>1,5</b>	<b>0,6</b>	<b>1,0</b>	<b>1,5</b>
	2012 mill. tons					Forecasts		Outlook	
		2009	2010	2011	2012	2013	2014	2015	
Domestic cement consumption Consommation intérieure de ciment Inländischer Zementverbrauch	4,30	-14,6	-7,6	-2,0	-4,4	0,0	2,3	2,3	

Renovation covers repair and maintenance, refurbishment and reconstruction.

1) At 2012 prices, excluding taxes.



Austria		Table 3						
								
<b>Residential construction</b> <b>Construction de logements</b> <b>Wohnungsbau</b>								
		Thousands dwellings						
						Forecast		Outlook
		2009	2010	2011	2012	2013	2014	2015
Building permits Logements autorisés Baugenehmigungen	1+2 family dwellings Individuels 1+2-Familienhäuser	14,3	15,8	16,6	14,6	14,2	14,2	14,1
	Flats Collectifs Mehrfamilienhäuser	22,7	22,3	25,6	23,1	21,6	21,7	21,7
	<b>TOTAL</b>	<b>37,0</b>	<b>38,1</b>	<b>42,2</b>	<b>37,7</b>	<b>35,8</b>	<b>35,9</b>	<b>35,8</b>
Housing starts Logements commencés Baubeginne	1+2 family dwellings Individuels 1+2-Familienhäuser	14,1	14,3	15,4	14,8	13,6	13,5	13,5
	Flats Collectifs Mehrfamilienhäuser	21,3	21,4	22,8	23,1	21,2	20,6	20,6
	<b>TOTAL</b>	<b>35,4</b>	<b>35,7</b>	<b>38,2</b>	<b>37,9</b>	<b>34,8</b>	<b>34,1</b>	<b>34,1</b>
Housing completions Logements terminés Baufertigstellungen	1+2 family dwellings Individuels 1+2-Familienhäuser	15,5	15,0	15,4	15,9	15,3	14,8	14,6
	Flats Collectifs Mehrfamilienhäuser	21,4	21,9	22,2	23,5	23,5	22,7	22,1
	<b>TOTAL</b>	<b>36,9</b>	<b>36,9</b>	<b>37,6</b>	<b>39,4</b>	<b>38,8</b>	<b>37,5</b>	<b>36,7</b>
Housing stock Logements existants Wohnungsbestand		4 044	4 065	4 086	4 110	4 133	4 154	4 175
	thereof second homes dont résid. secondaires davon Zweitwohnungen	232	233	234	236	237	238	239
	thereof vacancies dont inoccupés davon leerstehend	202	203	204	206	207	208	209
	share of family dwellings (%) part des maisons individuelles Anteil 1+2-Familienhäuser	48,5	48,1	48,5	48,5	48,5	48,5	48,6
Home ownership rate <sup>1)</sup> Taux de propriétaires occupants Wohneigentumsquote		56,2	55,7	55,4	56,4	56,5	56,5	56,5


1) Cf. Appendix to the individual country report



**New non-residential construction (public and private)**  
**Construction neuve non résidentielle (publique et privée)**  
**Neuer Nichtwohnhochbau (öffentlich und privat)**

	Volume mill. Euro <sup>1)</sup>	Surface 1000 sqm	% change in real terms (volume)						
							Forecast		Outlook
			2009	2010	2011	2012	2013	2014	2015
Buildings for education Bâtiments de l'éducation et de la recherche Gebäude des Bildungswesens	374		9,0	8,0	4,0	0,5	1,0	-0,5	0,0
Buildings for health Bâtiments de santé Gebäude des Gesundheitswesens	627		-4,5	-0,5	2,8	2,2	2,4	3,0	3,5
Industrial buildings Bâtiments industriels Industriegebäude	1 883		-14,9	-3,9	12,6	0,5	1,4	2,9	5,3
Storage buildings Bâtiments de stockage Lagergebäude	201		-8,5	-5,4	11,5	0,4	0,9	2,4	5,0
Office buildings Bureaux Bürogebäude	1 831		-10,8	-6,3	16,0	-3,4	-0,8	1,2	3,5
Commercial buildings Commerces Geschäftsgebäude	2 119		-10,2	-4,2	5,3	-0,5	0,4	0,7	2,5
Agricultural buildings Bâtiments agricoles Landwirtschaftsgebäude	343		-4,0	-5,0	10,5	-6,5	0,0	1,0	1,0
Miscellaneous Autres Sonstiges	305		-6,8	-0,6	8,6	-1,3	0,1	1,9	0,0
<b>Total</b>	<b>7 681</b>		<b>-9,9</b>	<b>-3,7</b>	<b>9,8</b>	<b>-1,0</b>	<b>0,5</b>	<b>1,6</b>	<b>3,3</b>

1) At 2012 prices, excluding taxes.

Austria		Table 4b							
									
<b>Total civil engineering</b>									
<b>Ensemble du génie civil</b>									
<b>Tiefbau insgesamt</b>									
	Volume mill. euro <sup>1)</sup>	% change in real terms (volume)							
					Forecast			Outlook	
		2012	2009	2010	2011	2012	2013	2014	2015
Transport infrastructure Infrastructures de transport Verkehrsinfrastruktur									
Roads Réseau routier Straßen	2 117	-10,6	-15,4	2,9	2,6	1,0	1,1	3,1	
Railways Voies ferrées Bahnanlagen	1 503	-15,0	-1,7	4,6	-2,5	-4,3	2,1	3,5	
Other transport Autres réseaux Übrige Verkehrsinfrastruktur	627	-20,1	-14,5	4,1	-5,5	-2,6	0,8	2,8	
<b>TOTAL</b>	<b>4 247</b>	<b>-13,7</b>	<b>-10,8</b>	<b>3,7</b>	<b>-0,5</b>	<b>-1,4</b>	<b>1,4</b>	<b>3,2</b>	
Telecommunications Télécommunications Telekommunikation	126	-14,2	2,2	4,2	-2,1	0,5	0,5	1,0	
Energy works Réseaux d'énergie Energieversorgung	1 168	-9,7	-5,8	4,8	2,4	1,5	2,5	2,0	
Water works Réseaux d'eau Wasserversorgung	1 280	-13,3	-8,2	3,8	2,0	0,5	0,2	0,0	
Other Autres Sonstiges	355	-9,6	-9,2	1,7	2,1	-2,1	-1,5	1,3	
<b>Total</b>	<b>7 177</b>	<b>-12,9</b>	<b>-9,3</b>	<b>3,8</b>	<b>0,5</b>	<b>-0,6</b>	<b>1,2</b>	<b>2,3</b>	

1) At 2012 prices, excluding taxes.



**Gross domestic product**  
**Produit intérieur brut**  
**Bruttoinlandsprodukt**

	Volume bill. euro <sup>1)</sup>	% change in real terms (volume)						
						Forecast		Outlook
		2012	2009	2010	2011	2012	2013	2014
Private consumption <sup>2)</sup> Consommation privée Privater Verbrauch	169,0	1,1	1,7	0,7	0,4	0,6	0,9	1,1
Public consumption Consommation publique Staatsverbrauch	58,0	0,6	0,2	0,1	-0,2	0,7	1,0	0,4
Gross domestic fixed capital formation Formation brute de capital fixe Bruttoanlageinvestitionen								
Total	66,5	-7,8	0,8	7,3	1,3	1,5	2,0	3,3
of which construction	35,6	-7,1	-2,7	4,4	1,5	0,6	1,0	1,5
Stocks (contribution as % of GDP) <sup>3)</sup> Variations de stocks Vorratsveränderungen	4,2							
Exports Exportations Exporte	177,7	-15,6	8,7	7,2	1,7	3,3	5,8	5,9
Imports Importations Importe	165,8	-13,3	8,8	7,2	0,8	3,6	5,4	5,4
GDP PIB BIP	309,9	-3,8	2,1	2,7	0,8	1,0	1,8	2,0

Standard National Accounts, gross figures.

1) At 2012 prices.

2) Including final consumption expenditure of NPISH's, ISBLM inclus, einschließlich POoE.

3) Including net acquisitions of valuables, net acquisitions d'objets de valeur inclus, inklusive Nettozugang an Wertsachen.