

# Rebuilding a social ownership society

Assoc.Prof. Dr. Wolfgang Amann



Institute for Real Estate, Construction and Housing Ltd.  
PF 2, A 1020 Vienna/Austria  
+43 1 968 6008  
office@ibw.at  
[www.ibw.at](http://www.ibw.at)

## Preconditions

- 20 mill. housing units (2021)
- Capable housing industry with >150,000 housing completions (2021)
- Strong focus on housing ownership; >>90% ownership rate
- Deficient schemes of housing management, hardly any owners associations
- Difficult situation with energy
- Hardly any social housing, no third sector housing

# Affordable housing solutions – different approaches

## affordable land provision

- inclusionary Zoning, e.g. in USA, Montreal, France
- obligatory social housing shares in French municipalities

## public rental housing

- Sweden municipal housing companies
- Vienna municipal housing

## asset-based welfare regimes

- Singapore public housing for sale
- Finnish Housing Companies

## employment of the private sector

- LIHTC – low-income housing tax credits in USA
- obligatory social housing shares in commercial new construction in Malaysia

## third sector providers

- Limited Profit Housing Associations (LPHA) in Austria
- HLM in France
- Woningcorporatie in the Netherlands

3

# Finding a future Ukrainian path ...

## ■ Targets of rehousing Ukraine

- Quantity: total number / affordable housing
- No fossil fuels in new construction, decarbonisation of the stock
- Market driven vs. establishment of a social housing regime
- Market finance vs. affordable housing finance schemes
- Owner-occupied vs. additional rental schemes

## ■ Affordable housing schemes (if any)

- Eligibility of asset based welfare schemes with full ownership titles for the tenants
- PPP approaches to organize construction, housing management, refurbishment schemes, financing, social targeting
- Learning from successful models e.g. in Singapore, Finland, Austria etc.
- Joint endeavour to create framework conditions, realize some pilots, evaluate, re-shape, scale-up

## ■ Applicability on housing reconstruction?

4

The logo for IBW, consisting of the letters 'I', 'B', and 'W' in a bold, sans-serif font. A small orange dot is positioned between the 'I' and the 'B'.

Institute for Real Estate  
Construction and Housing Ltd.

Wolfgang Amann

Director, Associate Professor

1020 Vienna, PB 2

Austria

T: +43(0) 1 968 6008

M: + 43(0) 664 918 11 41

[amann@iibw.at](mailto:amann@iibw.at)

[www.iibw.at](http://www.iibw.at)