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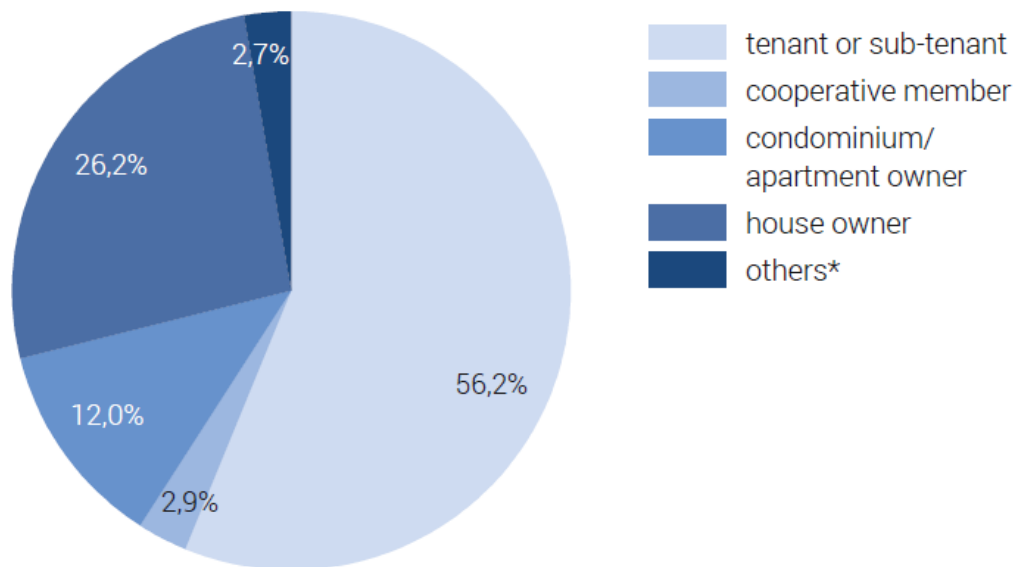
Federal Department of Economic Affairs,
Education and Research EAER
Federal Office for Housing FOH

Sustainable Housing in Switzerland

Ernst Hauri, Director, Federal Office for Housing



Occupancy status of dwellings

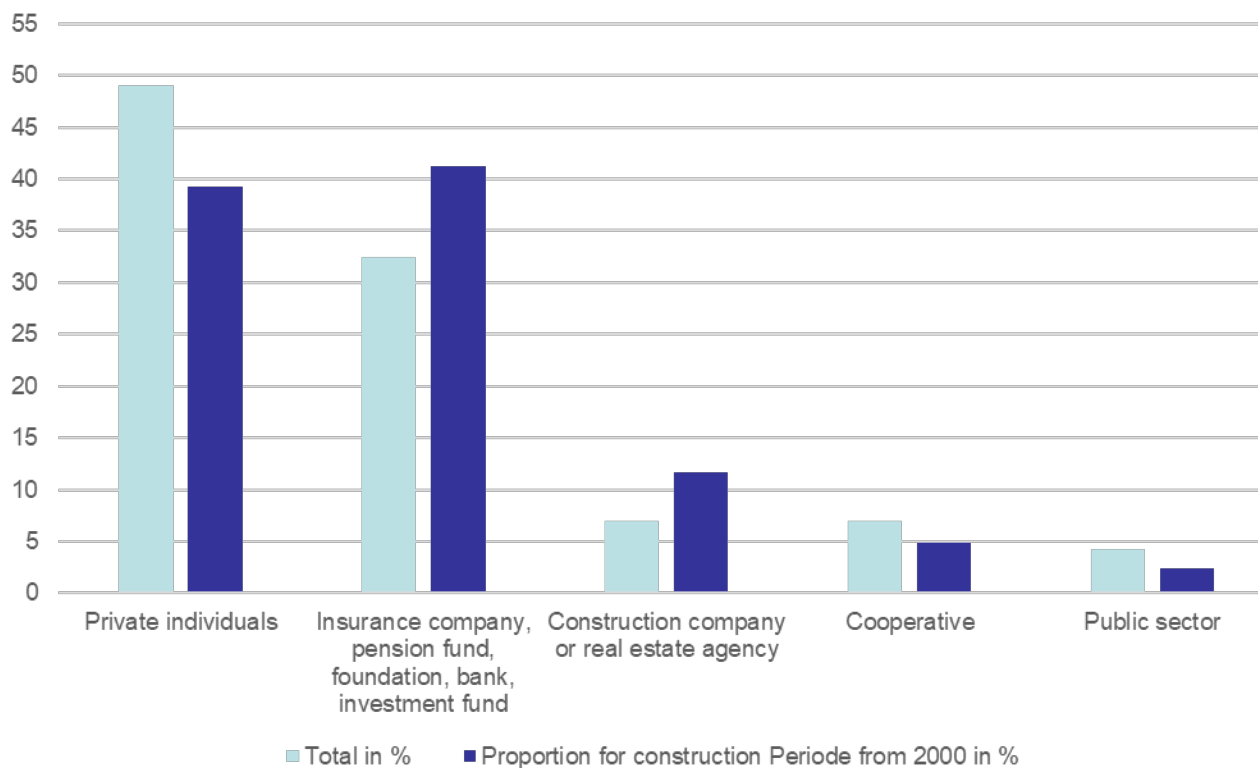


* Dwelling provided free of charge by relative or employer, employee accommodation (e. g. caretaker dwelling), lease.



Swiss Confederation

Owners of rented dwellings





Housing: Key Figures

- Vacancy rate 1,45 %
- Surface area per dwelling 99 m²
- Living space per occupant 45m²
- Occupants per dwelling 2,2
- Occupants per room 0,6
- Average monthly rent 1,322 CHF
- Average rental charge 20 %



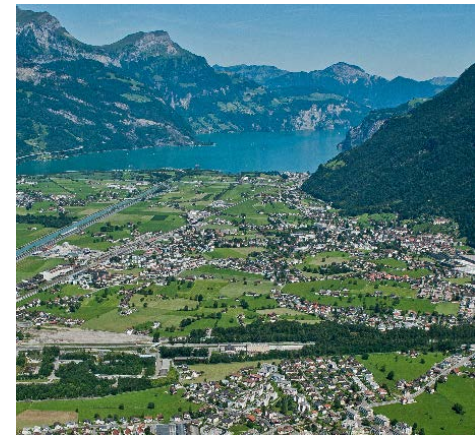
Sustainable housing: Main challenges

- Urban sprawl and high energy consumption in older buildings
- Imbalances on the mortgage and real estate markets
- Affordability: 15% of the rental households pay more than 30% of their income for housing
- Access to housing for poor, disadvantaged and vulnerable populations



Measures to prevent urban sprawl

- 2012
New law limiting the share of second homes to 20% in all communes
- 2014
New amendment to the Spatial Planning Act: Restricting greenfield construction, priority to the exploitation of the existing building zones through higher-density construction, closing building gaps and brownfield developments





Measures to improve energy performance

- High energy standards for new buildings
- Special program funded via CO₂ tax to promote energy efficiency in existing buildings
- Tax incentives for renewal and reconstruction

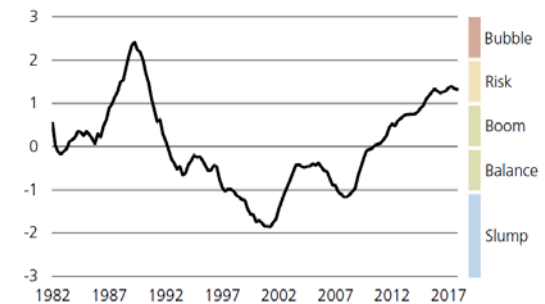




Measures to stabilize the real estate market

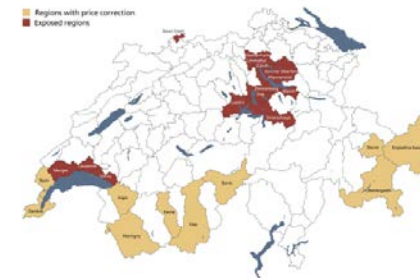
- Repeated tightening of the procurement directive for mortgage lending (self-regulation of swiss banks)
- Tax reform debate on the abolition of mortgage interest related tax deductions

UBS Swiss Real Estate Bubble Index



Source: UBS

Regional risk map - 4Q 2017
Risk regions for the Swiss residential property market and regions with a price correction of more than 5 percent since 2014





Measures to make housing affordable for all

- Promotion of affordable rental housing
- Federal level: cooperation with the non-profit housing developers (revolving fund for loans, guarantee in favor of the bond issuing cooperative)
- Some cantons and communes with own promotion programs
- Cooperative «mehr als wohnen» (World Habitat Award 2016/17)





Measures to facilitate the access to the housing market

- Information about rental housing in 16 languages in order to promote «housing skills»
- Communal or private assistance in apartment hunting
- Coaching in everyday living
- Private or public rent guarantee





Contribution of the private sector to sustainable housing

- NNBS as platform encouraging the dialogue between business, the public sector, education, politics and academia
- Introduction of standards, instruments and labels to create a common understanding of sustainable construction
- Focus on construction technology and processes

