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ÖSTERREICHISCHES INSTITUT FÜR WIRTSCHAFTSFORSCHUNG

59. Euroconstruct-Konferenz

Perspektiven der Bauwirtschaft in Österreich

Prognose 2005 bis 2007

Margarete Czerny

Juni 2005

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Inhaltsverzeichnis **Seiten**

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Prognose 2005 bis 2007

1. Zusammenfassung

Die Bautätigkeit wuchs 2004 nur geringfügig. Nach einem starken Anstieg des Bauvolumens im Jahre 2003 um 7% real (vor dem Auslaufen der vorzeitigen Abschreibung) war im Jahr 2004 ein mäßiger Zuwachs von 1,1% zu verzeichnen. Die Investitionen in die Infrastruktur, insbesondere im Zusammenhang mit dem Ausbau der Transeuropäischen Netze sowie eine Steigerung der Wohnungsnachfrage aufgrund der regen Zuwanderung sollten die Bauinvestitionen in den kommenden Jahren beleben. Die Bautätigkeit konzentrierte sich vor allem auf den Tiefbau und die Sanierungen. Die Konjunkturumfrage des WIFO weist für 2005 auf ein anhaltendes Wachstum hin. Im Tiefbau nehmen die Ausweitung des Finanzierungsrahmens für den Straßenbau und die forcierte Investitionstätigkeit beim Bahnausbau wichtige Rollen ein. Aber auch im Wohnbau und sonstigen Hochbau zeichnet sich mit der allgemeinen Konjunkturbelebung eine leichte Aufwärtstendenz ab. Für heuer und für den Prognosezeitraum 2006 und 2007 wird mit einem Anstieg des gesamten realen Bauvolumens um real 2% pro Jahr zu rechnen sein.

2. Gesamtwirtschaftliche Rahmenbedingungen 2005 bis 2007

Die österreichische Gesamtwirtschaft entwickelt sich im Jahre 2005 sowie in den kommenden zwei Jahren etwas besser im Vergleich zur Eurozone. Das Wirtschaftswachstum von anfangs 2,2 % für 2005 wurde in der letzten Prognose vom Österreichischen Institut für Wirtschaftsforschung (WIFO) Anfang Juli auf 1,8% zurückgenommen. Es wird erwartet, dass sich das Wachstum für die beiden kommenden Jahre bei 2% stabilisieren könnte.

Die Expansion der österreichischen Wirtschaft stützt sich auf die Exporte, den privaten Konsum und die Bauwirtschaft. Allerdings ließen in der ersten Jahreshälfte 2005 die Impulse von Export nach, Konsum und Investitionen belebten sich kaum. So wird die Konjunkturprognose für 2006 und 2007 zum gegenwärtigen Zeitpunkt als besonders unsicher eingestuft. Ein Konjunkturrisiko besteht im hohen Erdölpreis. Die Abwertung des Euro gegenüber dem Dollar wird hingegen die europäische Exportindustrie begünstigen und Österreich profitiert von der Erholung der Wirtschaft in Mittel-Osteuropa.

Die Entwicklung auf dem Arbeitsmarkt wird seit mehreren Jahren von der starken Ausweitung des Arbeitskräfteangebots bestimmt. Es wird 2006 um 150.000 Erwerbstätige größer sein als im Jahr 2000. Neben dem Zustrom aus den neuen EU-Ländern und auch aus Deutschland kommen die umfangreichen Einbürgerungen zum tragen. Die Zahl der Beschäftigten wächst in Relation zum schwachen Wirtschaftswachstum kräftig. Der Beschäftigungsanstieg reicht aber nicht aus, um das erhöhte Arbeitskräfteangebot aufzunehmen. Die Arbeitslosenquote wird bei 4½% der Erwerbspersonen laut Eurostat liegen.

Im Prognosezeitraum bringen die Steuerreform 2005 und das "Wachstumspaket", das Anfang Mai von der Bundesregierung in Aussicht gestellt wurde, positive Impulse und können dazu beitragen, dass die österreichische Wirtschaft heuer und im kommenden Jahr geringfügig rascher wächst als im Durchschnitt des Euro-Raumes.

Etwas günstiger als die Gesamtwirtschaft entwickelt sich die Bauwirtschaft in Österreich. Sie profitiert von einer neuerlichen Ausweitung der Mittel für den Ausbau der Verkehrsinfrastruktur, vor allem für den Straßenbau und den Ausbau der

Schieneninfrastruktur. Zudem kündigt sich mittelfristig eine Erholung von Wohnungsneubau und Renovierungsbau an. Die Bauwirtschaft wird heuer und 2006 um real 2% zunehmen und 2007 um 1,9%.

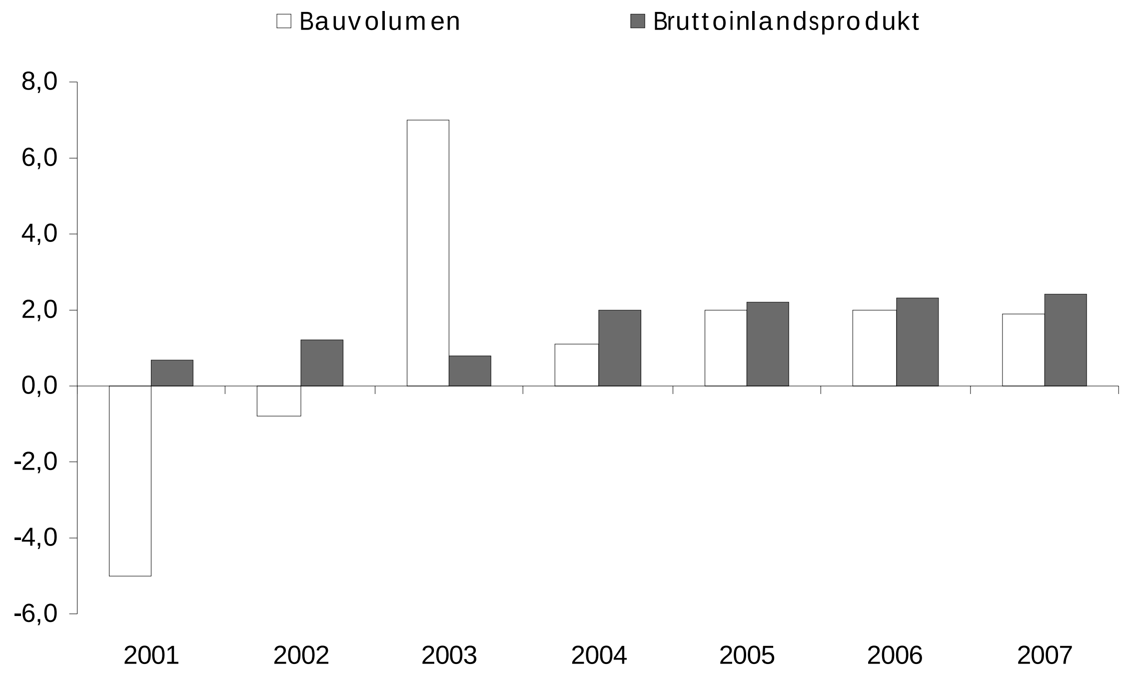
Übersicht 1: Entwicklung des realen Bauvolumens in Europa 2002 bis 2007

Veränderung gegen das Vorjahr in %

	2002	2003	2004	2005 [2)]	2006 [2)]	2007 [2)]
Österreich	**-0,8**	**7,0**	**1,1**	**2,0**	**2,0**	**1,9**
Westeuropa EC-15 [3)]	-0,2	0,3	1,9	2,0	1,3	1,8
Ost-Mitteleuropa	1,0	1,9	6,6	6,0	7,7	6,6
Europa [4)]	-0,2	0,5	2,1	2,2	1,5	1,7

Q: WIFO, EUROCONSTRUCT, 23./24.Juni 2005. – [1]) Vorläufig. – [2]) Prognose. – [3]) 15 Euroconstruct-Länder. – [4]) 19 Euroconstruct-Länder einschließlich Ost-Mitteleuropa.

Abbildung1: Entwicklung des realen Bauvolumens und Bruttoinlandproduktes in Österreich
Reale Veränderung gegen das Vorjahr in %

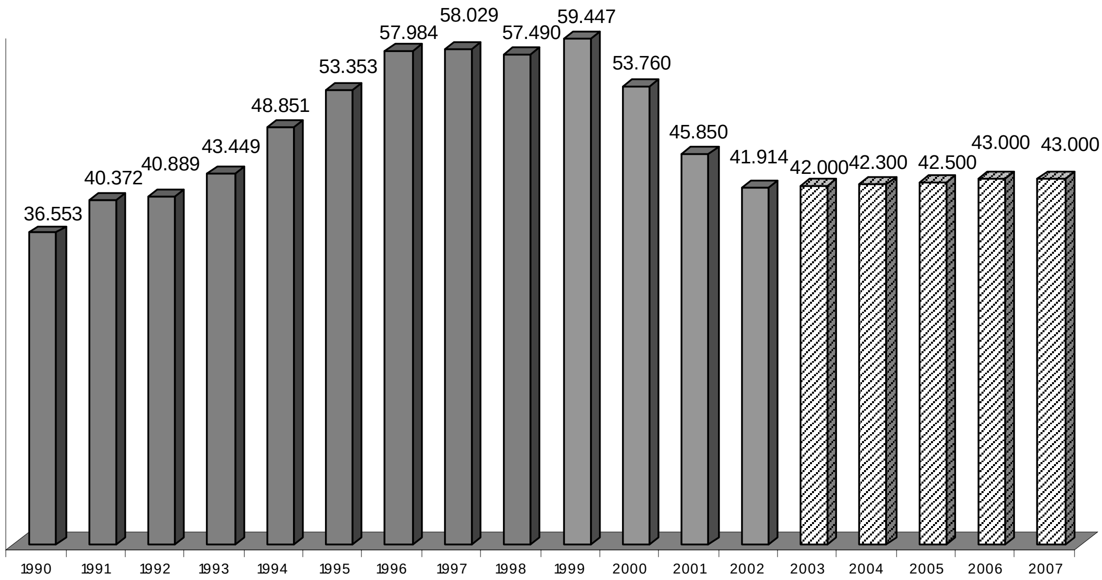


Q: WIFO, 1) Vorläufig, 2) Prognose, Euroconstruct, 23/24.Juni, Cardiff 2005

3. Wohnungsmarkt profitiert mittelfristig von der Konjunkturbelebung

Nach dem Wohnbauboom der neunziger Jahre ist die jährliche Wohnbauleistung um knapp die Hälfte gesunken. Seit 2001 bis 2004 haben sich die Baubewilligungen auf rund 40.000 Einheiten pro Jahr verringert, nach 66.000 Bewilligungen Mitte der neunziger Jahre. 2005 ist mit einem leichten Anstieg auf 41.800 Baubewilligungen zu rechnen. In den Jahren 2006 und 2007 werden rund 42.000 Wohneinheiten pro Jahr erwartet.

Abbildung 2: Anzahl der fertiggestellten Wohnungen in Österreich
Prognose 2005-2007



Q: Statistik Austria, WIFO,2003-2004 vorläufig, 2005-2007 Prognose, Euroconstruct, 23./24.Juni 2005, Cardiff.

Durch die geringe Bautätigkeit der vergangenen Jahre gibt es wieder eine verstärkte Nachfrage im geförderten Mietwohnbau. Dabei muss bei den geförderten Wohnungen mit einer längeren Wartezeit gerechnet werden. Nach der gedämpften Preisentwicklung hat das Preisniveau im Neubau wieder angezogen. Die Qualitätsansprüche sind deutlich gestiegen. Auch hat der Einsatz neuer, energiesparender Bautechnologien die Neubaukosten erhöht. Die Wohnbauförderung unterstützt die ökologische Bauweise, unter den Vorgaben der Erreichung des Kyoto-Zieles, die eine deutliche Reduktion der Treibhausgase vorsieht.

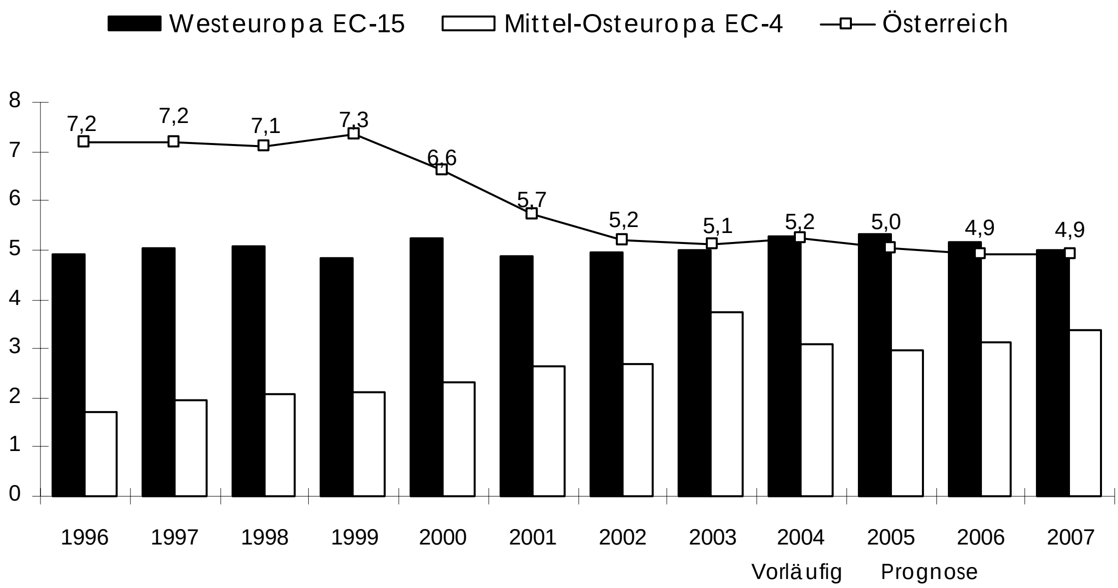
In Österreich spielt der geförderte Wohnbau eine wesentliche Rolle. Neben der direkten Wohnbauförderung gibt es auch eine indirekte Wohnbauförderung über

Steuerbegünstigungen- insbesondere über die sog. Wohnbauanleihen und über Bausparprämien. Die Wohnbauförderung soll die Errichtung von leistbaren Wohnungen in Österreich ermöglichen.

Die Wohnbauanleihen haben in den letzten Jahren als Finanzierungsinstrument eine bedeutende Rolle im geförderten Geschossbau der gemeinnützigen Wohnungswirtschaft eingenommen. Die zinsgünstigen Wohnbau-Anleihen haben sich zu einer beliebten Anlageform in Österreich für nicht besonders risikofreudige Anleger entwickelt. Seit 1994 bis 2004 haben die Wohnbaubanken rund 8 Mrd. Euro an Wohnbau-Anleihen emittiert. Im Mai 2005 wurde eine Novelle ausgearbeitet, welche die Streichung der Steuerbegünstigung vorsieht. Derzeit sind die Kapitalerträge aus den Wohnbauanleihen mit einer Verzinsung bis zu vier Prozent von der Kapitalertragssteuer (KESt) befreit. Dies machte die Wohnbauanleihen zu einem sehr attraktiven Anlageinstrument. In den letzten zehn Jahren wurden rund 100.000 Wohnungen mit den Wohnbau-Anleihen finanziert.

Die Zahl der fertig gestellten Wohnungen wird 2005 mit rund 42.500 etwas über dem Niveau des Jahres 2003 liegen (42.000). Im Jahre 2004 verzeichneten die Wohnbaubewilligungen mit 40.000 Wohnungen eine leichte Belebung nach dem besonders tiefen Niveau im Jahre 2003. Der Rückgang war vor allem im Geschossbau zu verzeichnen, während der Ein- und Zweifamilienhausbau sich stabiler entwickelte. Mit 4,9 Wohnungen pro 1.000 Einwohner wird die Fertigstellungsrate in Österreich 2006/2007 etwas unter dem Europa-Durchschnitt liegen.

Abbildung 3: Fertigstellungsrate in Europa, Prognose 2005-2007
Anzahl der fertiggestellten Wohnungen pro 1.000 Einwohner

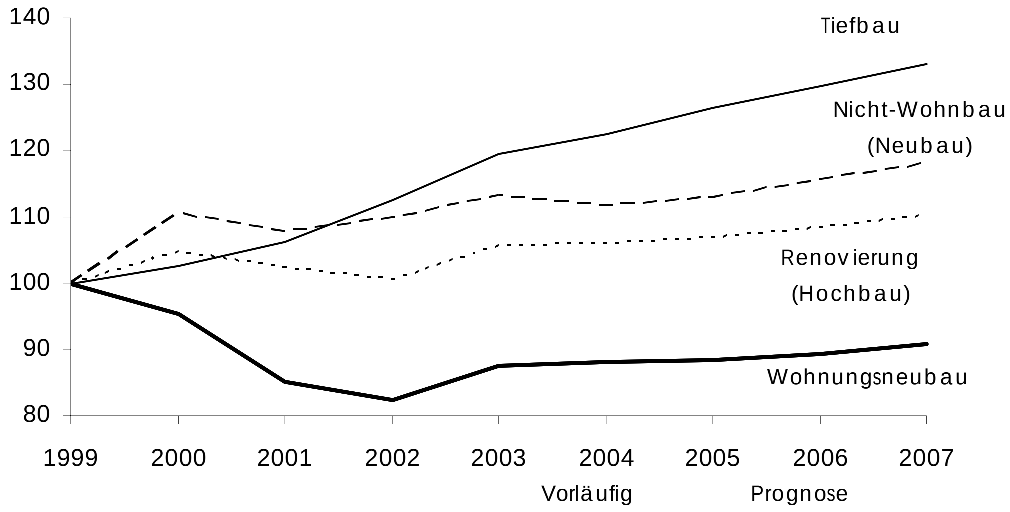


Q: Statistik Austria, WIFO, Euroconstruct, 23./24.Juni 2005, Cardiff, 1) Anzahl der fertiggestellten Wohnungen pro 1.000 Einwohner

Die Nachfrage nach Ein- und Zweifamilienhäuser dürfte steigen, da vor allem die Anträge auf Wohnbaukredite bzw. Bausparkredite deutlich gestiegen ist. Sowohl im Neubau aber auch im Sanierungsbereich zeichnet sich eine steigende Investitionsbereitschaft der privaten Haushalte wegen der anhaltend günstigen Zinsen ab. Die Anzahl der Sanierungsdarlehen verzeichnen eine deutliche Steigerung - dies vor allem vor dem Hintergrund der sehr günstigen Sofortdarlehen der Bausparkassen für private Sanierungsvorhaben.

Abbildung 4: Reale Entwicklung der Bausparten in Österreich

Index 1999 = 100



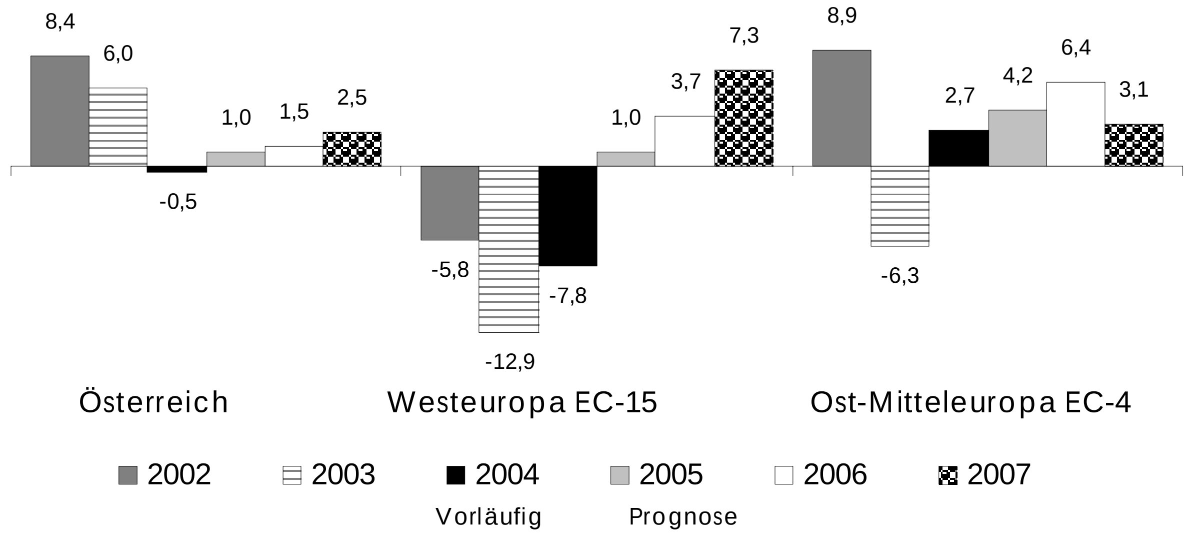
Q: WIFO, Euroconstruct, 23./24.Juni 2005, Cardiff.

4. Nicht-Wohnbau belebt sich wieder

Der sonstige Hochbau wird sich nach einer eher schwachen Bautätigkeit in den vergangenen Jahren in der Prognoseperiode wieder etwas beleben. Vor allem ab 2006 wird mit der Belebung der Gesamtwirtschaft im Industrie- und Bürobau wieder mit stabileren Zuwachsraten zu rechnen sein. Nach einem Rückgang des realen Bauvolumens im Nicht-Wohnbau von 0,7% im Jahre 2004 wird ein leichter Anstieg der Bautätigkeit 2005 bis 2007 von rund 1 1/2 % pro Jahr erwartet.

Der Büroimmobilienmarkt entwickelt sich in Österreich derzeit stabil. 2004 wurden relativ viele Bürobauten bewilligt, die aber dann nicht realisiert wurden. Eine Stabilisierung ist für 2005 und eine leichte Belebung für 2006 und 2007 zu erwarten.

Abbildung 5: Entwicklung des Bürobaus in Österreich und in den EUROCONSTRUC-T Ländern
Reale Veränderung gegen das Vorjahr in %



Q: WIFO, Euroconstruct, 23./24.Juni 2005, Cardiff.

Die Zurückhaltung der Bautätigkeit spiegelt sich auch in der Entwicklung der Mietpreise. Sowohl die Mieten als auch die Renditen zeigen keine großen Schwankungen. Nach Einschätzung der Immobilienbranche konnte im Jahr 2004 eine durchschnittliche Rendite von 5% bei Büroimmobilien erzielt werden. Es wird mit einer Stabilisierung der Mietpreise im Jahre 2005 gerechnet. In den Jahren 2006 und 2007 wird mit einer Erholung und einer steigenden Tendenz sowohl bei den Mieten als auch bei den Renditen gerechnet.

Der wichtigste Markt der Büroimmobilien ist auf die Bundeshauptstadt Wien (Ost-Österreich) konzentriert. Insgesamt beträgt derzeit das Büroflächenangebot in Wien (Ende 2004) 9,4 Millionen m², jährlich wird rund 2 1/2 % bis 3 1/2 % des Gesamtangebots neu gebaut.

Obwohl Wien in den vergangenen Jahren als Drehscheibe zu den Ostländern eine wichtige Rolle einnahm, haben sich mit der EU-Erweiterung vermehrt internationale Konzerne für die Standorte in Prag oder Budapest entschieden. Der Konkurrenzkampf um die Standorte unter den Metropolen der neuen EU-Länder und Wien hat sich verschärft. Allerdings bleibt Wien durch seine hohe Wohn- und Lebensqualität ein attraktiver Standort – insbesondere wegen der neuen steuerlichen Erleichterungen (Senkung der Körperschaftssteuer (Köst) auf 25% ab 2005) könnte die Bundeshauptstadt wieder vermehrt Investoren anziehen.

Neben der Metropole Wien zeichnete sich auch in Westösterreich, vor allem in der Landeshauptstadt Salzburg, eine rege Bürobautätigkeit ab, die sich voraussichtlich in den nächsten Jahren wieder abflachen dürfte. Eine verstärkte Bautätigkeit im Nichtwohnbau ist künftig mehr im östlichen Österreich zu erwarten. Der Großraum Wien und vor allem die Entwicklung des Wirtschaftsraumes in Richtung Bratislava gewinnen immer mehr an Bedeutung.

Die Bautätigkeit des gesamten Nichtwohnbaus wird mit der zu erwartenden Belebung der Gesamtwirtschaft in den Jahren 2006 und 2007 etwas steigen. Dies sowohl im Büro- als auch im Industrie- und Gewerbebau. Im Bereich des Gesundheitswesens und im Wellnessbereich sind durch neue Initiativen von PPP-Modellen eine Belebung der Bautätigkeit in den nächsten Jahren zu erwarten. Im Schul- und Universitätsbau sind vor allem Großsanierungen geplant.

5. Tiefbau - kräftiger Anstieg durch neue Infrastrukturprojekte

Der Tiefbau ist in Österreich jene Bausparte mit den besten Investitionsperspektiven. Durch die Zurückhaltung der Infrastrukturinvestitionen in den neunziger Jahren kam es zu einem Nachholbedarf. Der Tiefbau wird in den nächsten Jahren mit 3% bis 4% pro Jahr kräftiger wachsen als die anderen Bausparten.

Mit der laufenden Erweiterung der EU besteht die Notwendigkeit eines raschen Ausbaus der Verkehrs- und Kommunikationsinfrastruktur. Vom beschleunigten Ausbau der Transeuropäischen Netze, wie ihn die Europäische Kommission vorschlägt, könnte die Wirtschaft in Österreich mehr als in anderen Mitgliedsländern profitieren: Fünf von 30 prioritären Projekten haben direkten Bezug zu Österreich. Zunehmend könnte auch der Einsatz von Modellen der Public Private Partnership, die ein Vorziehen der Bauprojekte ermöglichen.

Ein Regierungsbeschluss hat in Österreich im Mai 2005 zu einem Sofortprogramm für den Infrastrukturausbau geführt: 300 Mill. Euro sollen unmittelbar für den Ausbau der Straße und Schiene 2005 und 2006 Impulse bringen (150 Mill. Euro zusätzlich für den Straßenbau und 150 Mill. Euro für den Schienenausbau). Zudem sollen die Genehmigungsverfahren und der Abbau der Bürokratie sowie die stärkere Nutzung der EU-Förderungen die Investitionen beschleunigen. Weiters soll mit der Sanierung von 30 bis 40 Bauvorhaben, verteilt auf ganz Österreich, noch heuer bzw. im nächsten Jahr begonnen werden.

Die Finanzierung der **Straßeninfrastrukturprojekte** erfolgt in Österreich äußerbudgetär – durch die so genannte Sonderfinanzierungsgesellschaft ASFINAG. Das beschleunigte Infrastrukturprogramm wird durch zusätzliche Kreditaufnahmen finanziert. Auf der Prioritätenliste im Bereich des Straßenbaus stehen: der Umfahrungsring Wien, die Nordautobahn A5 und die Mühlviertler Schnellstraße S10 sowie die Spange Kittsee (A6).

Im Bereich der **Schiene** hat die Realisierung des Bahnausbaus Wien- Bratislava, sowie die Vorhaben der Phyrn-, Tauern-, Süd-, Brenner- und Donau-Korridore in den kommenden Jahren Priorität. Zu dem kommt die Realisierung des Zentralbahnhofes "Europa Mitte" in Wien mit Baubeginn 2007.

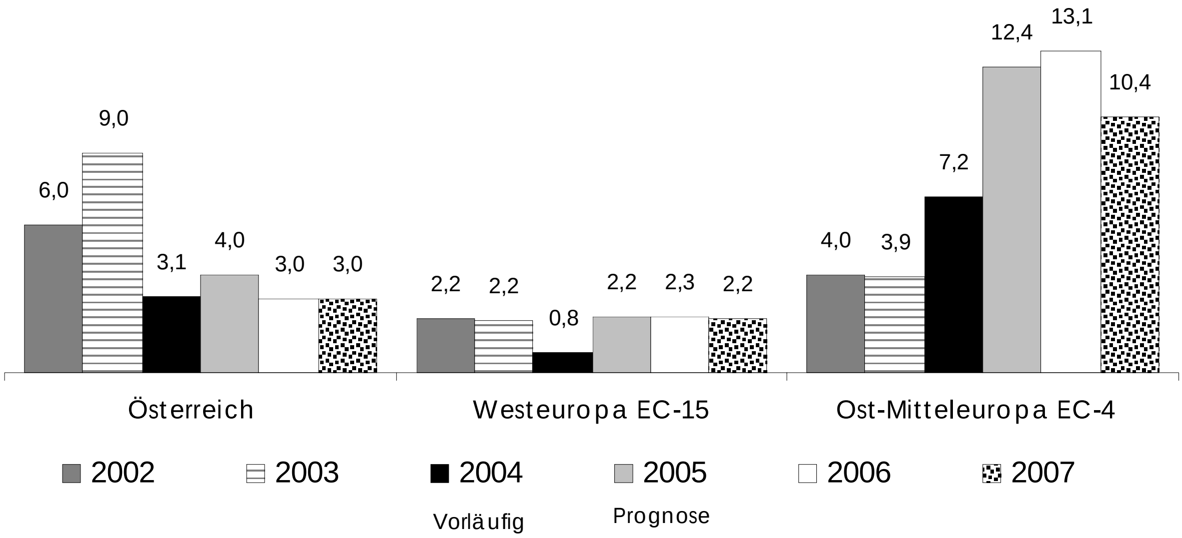
Es soll geprüft werden, ob sich durch die Einbeziehung von Public Private Partnerschaft der Schienenausbau beschleunigen lässt. Bisher gibt es in Österreich nur ein Schienenprojekt, bei dem sich Private beteiligen können – und zwar die Summerauerbahn zwischen Linz und der tschechischen Grenze. Auch beim Brennerbasistunnel wird an die Finanzierung durch ein PPP-Modell gedacht (60 km unterirdische Verbindung zwischen Innsbruck und Franzensfeste in Südtirol).

Zu den großen Bauvorhaben im Bereich der Schiene zählen vor allem der Ausbau der Phyrn- Bahnstrecke mit einem gesamten Investitionsvolumen von rund 950 Mill. Euro. Der Ausbau dieser Strecke könnte auch durch die Vorfinanzierung der Kosten durch private Geldgeber beschleunigt werden und die Fertigstellung der Strecke könne auf 2012 statt auf 2019 vorverlegt werden. Die Ausschreibung der Arbeiten soll in der nächsten Zeit erfolgen.

Eine weitere Initiative ist im **Sonstigen Tiefbau** durch die zusätzliche Breitband-Internetförderung zu erwarten. Dafür werden zusätzliche Bundesmittel bereitgestellt. Mit diesen Mitteln sollen in jener Region das Breitbandinternet subventioniert werden, wo sich der Ausbau für die Telekom-Unternehmen nicht rechnen würde. Weiters ist mit einer verstärkten Bautätigkeit im Bereich von Kraftwerken in den nächsten Jahren zu rechnen, da sich der Stromverbrauch der privaten Haushalte in den letzten Jahren deutlich erhöht hat.

Die Nachfrage nach einem beschleunigten Ausbau der Infrastruktur ist wegen des Nachholbedarfs an Verkehrsverbindungen in Richtung neuer EU-Länder deutlich gestiegen. Die Wohnbaunachfrage steigt mittelfristig nach der geringen Bautätigkeit im Jahre 2004. Der Hochbau, davon insbesondere der Bürobau profitiert durch die im internationalen Vergleich verhältnismäßig niedrigen Mieten – was den Wirtschaftsstandort Österreich für ausländische Investoren attraktiv macht. Die Nachfrage nach Sanierungs- und Adaptierungsleistungen ist infolge der Kyoto-Vorgaben mittelfristig relativ hoch. Insgesamt wird für die gesamte Bauwirtschaft für 2005 und 2006 ein Wachstum von 2,0% und für 2007 von 1,9% prognostiziert.

Abbildung 6: Entwicklung des Tiefbaus in Österreich und den EUROCONSTRUCT--Ländern
Reale Veränderung gegen das Vorjahr in %



Q: WIFO, Euroconstruct, 23./24.Juni 2005, Cardiff.

EUROCONSTRUCT

Statistischer Anhang

EUROCONSTRUCT Conference
Cardiff, June 2005

Country/Pays/Land: Austria — Table 1

EUROCONSTRUCT

Main demographic and economic indicators
Principaux indicateurs démographiques et économiques
Wichtige demographische und ökonomische Indikatoren

					Forecast		Outlook
	2001	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Population ('000s) Population Bevölkerung	8 032	8 052	8 079	8 105	8 131	8 158	8 184
Households ('000s) Ménages Haushalte	3 258	3 282	3 278	3 426	3 444	3 462	3 480
Unemployed ('000s)[1] Chômeurs Arbeitslose	203,9	232,4	240,1	243,9	246,9	246,9	248,4
Unemployment rate (%) [2] Taux de chômage Arbeitslosenquote	3,6	4,2	4,3	4,5	4,5	4,5	4,5
Change of GDP Variation du PIB Veränderung des BIP (% change, constant prices)	0,7	1,2	0,8	2,0	2,2	2,3	2,4
Consumer prices (% change) Prix à la consommation Verbraucherpreise	2,7	1,8	1,3	2,1	2,5	1,8	1,6
Construction prices (% change) Prix de la construction Baupreise	1,4	0,3	-0,5	2,3	2,2	2,0	1,6
Short term interest rate [3] Taux d' intérêt à court terme Kurzfristiger Zinssatz	4,3	3,3	2,3	2,1	2,2	2,2	1,6
Long term interest rate [4] Taux d' intérêt à long terme Langfristiger Zinssatz	4,6	4,4	3,4	3,4	3,2	3,5	3,7

1) According to National definition
2) According to the Statistics Austria, the unemployment rate is 7.0 (2007)
3) 3-month interbank rate (Euribor)
4) 10-year goverment bonds for Austria

Country/Pays/Land: Austria — Table 2

EUROCONSTRUCT

Construction by type
Production par type d'ouvrage
Bauproduktion nach Sparten

		Volume mill. euro	% change at constant prices						
						Estimate	Forecasts		Outlook
		2004	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Residential construction	New	6 923	-11,7	-4,8	7,6	0,6	1,0	1,5	1,5
Logement	Renovation	4 429	-5,7	-2,7	8,1	3,1	2,0	2,5	2,0
Wohnungsbau	Total	11 352	-9,5	-4,0	7,8	1,5	1,4	1,9	1,7
Non-residential construction	New	6 391	-4,7	-0,7	5,6	-1,4	1,0	1,5	1,5
Bâtiments non résidentiels	Renovation	3 420	-1,7	-2,2	3,6	0,6	1,5	1,0	1,0
übriger Hochbau	Total	9 811	-3,6	-1,3	4,9	-0,7	1,2	1,2	1,3
Building	New	13 314	-8,5	-2,8	6,6	-0,4	1,0	1,5	1,5
Bâtiment	Renovation	7 849	-3,9	-2,5	6,0	2,0	1,8	1,9	1,6
Hochbau	Total	21 163	-6,8	-2,7	6,4	0,5	1,3	1,7	1,5
Civil engineering	New	5 494	2,4	6,3	10,1	3,6	4,5	3,5	3,5
Génie civil	Renovation	1 373	1,4	4,8	5,1	1,1	2,0	1,0	1,0
Tiefbau	Total	6 867	2,1	6,0	9,0	3,1	4,0	3,0	3,0
TOTAL CONSTRUCTION OUTPUT [1)]		**28 030**	**-5,0**	**-0,8**	**7,0**	**1,1**	**2,0**	**2,0**	**1,9**

Million euro at 2004 prices, excluding taxes. 1 euro = 13,7603
1) Construction gross fixed capital formation

	2004 mill. tons	2001	2002	2003	2004	Forecasts 2005	Forecasts 2006	Outlook 2007
Domestic cement consumption Consommation intérieure de ciment Inländischer Zementverbrauch	4,572	-2,0	5,0	-5,2	2,5	1,5	1,0	1,0

Country/Pays/Land: Austria — Table 3

EUROCONSTRUCT

Residential construction
Construction de logements
Wohnungsbau

Thousands dwellings

					Estimates	Forecasts		Outlook
		2001	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Building permits Logements autorisés Baugenehmigungen	1+2 family dwellings Individuel Familienhäuser	15,5	16,0	15,6	19,0	19,8	20,0	20,5
	Flats Collectif Mehrfamilienhäuser	24,7	26,3	22,5	21,0	22,0	22,0	22,0
	TOTAL	**40,2**	**42,3**	**38,1**	**40,0**	**41,8**	**42,0**	**42,5**
Housing starts 1) Logements commencés Baubeginne	1+2 family dwellings Individuel Familienhäuser	15,6	15,5	16,0	15,6	19,0	19,8	20,0
	Flats Collectif Mehrfamilienhäuser	25,9	24,7	26,3	22,5	21,0	22,0	22,0
	TOTAL	**41,5**	**40,2**	**42,3**	**38,1**	**40,0**	**41,8**	**42,0**
Housing completions Logements terminés Baufertigstellungen	1+2 family dwellings Individuel Familienhäuser	19,1	17,0	17,0	18,0	19,0	19,5	19,5
	Flats Collectif Mehrfamilienhäuser	26,8	24,9	25,0	24,3	23,5	23,5	23,5
	TOTAL	**45,9**	**41,9**	**42,0**	**42,3**	**42,5**	**43,0**	**43,0**
Housing stock Logements existants Wohnungsbestand		3 773	3 819	3 822	3 846	3 872	3 897	3 902
	thereof second-homes dont résid. secondaires davon Zweitwohnungen	260	263	266	268	270	271	272
	thereof vacancies dont inoccupé davon leerstehend	288	291	294	295	294	294	294
Home ownership rate 2) Taux de propriétaires occupants Wohnungseigentumsquote		56,7	56,6	56,7	56,8	56,9	56,9	56,9

1) assumption: housing starts = building permits
2) Cf. Appendix to the individual country report

Country/Pays/Land: Austria								Table 4a

EUROCONSTRUCT

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

	Volume mill. euro	% change at constant prices						
					Estimate	Forecasts		Outlook
	2004	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Buildings for education Bâtiments de l'éducation et de la recherche Gebäude des Bildungswesens	276	5,6	2,4	-6,0	-1,0	0,2	0,0	-0,5
Buildings for health Bâtiments de santé Gebäude des Gesundheitswesens								
Industrial buildings Bâtiments industriels Industriegebäude	1 379	-3,0	-10,0	-1,0	-5,0	0,5	1,0	1,5
Storage Buildings Bâtiments de stockage								
Office buildings Bureaux Bürogebäude	2 194	7,5	8,4	6,0	-0,5	1,0	1,5	2,5
Commercial buildings Commerces Geschäftsgebäude								
Agricultural Buildings Bâtiments agricoles								
Miscellaneous Autres Sonstiges	2 542	-14,7	-2,1	11,0	-0,2	1,4	1,9	0,6
Total Insgesamt	6 391	-4,7	-0,7	5,6	-1,4	1,0	1,5	1,5

Million euro at 2004 prices, excluding taxes. 1 euro = 13,7603

Country/Pays/Land: Austria								Table 4b
EUROCONSTRUCT								
Total civil engineering **Ensemble du génie civil** **Tiefbau, insgesamt**								
	Volume mill. euro	% change at constant prices						
					Estimate	Forecasts		Outlook
	2004	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Transport infrastructure Infrastructures de transport Verkehrsinfrastruktur								
Total	3 595	4,9	11,6	10,0	4,0	5,0	6,0	3,0
Thereof roads and bridges								
Telecommunications Télécomunications Telekommunikation	423	1,9	8,6	4,0	3,0	3,5	5,0	4,0
Energy and water works Réseaux d'énergie et d'eau Energie-und Wasserversorgung	2 115	-1,7	-3,6	20,0	-10,0	-8,0	0,5	1,0
Other Autres Sonstiges	734	2,9	11,0	-27,9	65,6	34,0	-4,5	5,9
Total	6 867	2,1	6,0	9,0	3,1	4,0	3,0	3,0

Million euro at 2004 prices, excluding taxes. 1 euro = 13,7603

Country/Pays/Land: Austria Table 5

Gross domestic product
Produit intérieur brut
Bruttoinlandprodukt

	Volume bill. euro	% change at constant prices						
					Estimate	Forecasts		Outlook
	2004	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Privat consumption Consommation privée Privater Verbrauch	131,4	1,0	-0,1	0,6	1,5	2,0	2,2	2,1
Public consumption Consommation publique Staatsverbrauch	41,9	-0,5	0,1	0,4	1,2	0,5	0,8	0,2
Gross domestic fixed capital formation Formation brute de capital fixe Anlageinvestitionen Total	51,3	-2,1	-3,4	6,2	3,8	1,8	2,7	3,3
of wich construction								
Stocks (contribution as % of GDP) Variations de stocks Vorratsveränderung								
Exports [1)] Exportations Exporte	120,2	6,8	3,8	1,4	9,0	5,4	6,1	2,7
Imports Importations Importe	108,8	5,0	-0,2	4,8	6,6	5,6	6,4	7,0
GDP PIB BIP	235,1	0,7	1,2	0,8	2,0	2,2	2,3	2,4

Billion Euro at 2004 prices, excluding taxes. 1 euro = 13,7603
1) Of goods and services

MEMBER INSTITUTES

EUROCONSTRUCT Conference
Cardiff, June 2005

EUROPEAN CONSTRUCTION BUSINESS RESEARCH AND FORECASTING GROUP

EUROCONSTRUCT

EUROCONSTRUCT was set up in 1975 by a number of specialised research institutes and consulting organisations as a study group for construction analysis and forecasting. It has since expanded from the core group to include almost all Western European countries (the European Union and EFTA), as well as a number of Eastern European countries. At present, EUROCONSTRUCT has member institutes in 19 European countries.

EUROCONSTRUCT'S network also extends to the Baltic States (through our Finnish partner), Japan (Research Institute for Construction and Economy, RICE, Tokyo) and Korea (Construction & Economy Research Institute of Korea, CERIK, Seoul).

The aim of EUROCONSTRUCT is to provide decision-makers in the construction sector and related markets and in ministries, agencies and national and international associations with information, analyses and forecasts to enable them to plan their business more effectively.

Construction markets are regional or even local. It is, therefore, a great advantage that the analyses and forecasts for these markets are prepared within the EUROCONSTRUCT network by competent national institutes for their respective home markets.

EUROCONSTRUCT'S research and advice focuses on:

- Short and medium-term forecasts for macro-economic and detailed construction trends in Europe
- Analyses of structural changes, business strategies and competition in the European and world-wide construction industry
- Market studies for industrial goods and services used by the building and infrastructure sectors.

EUROCONSTRUCT'S research and forecasts are designed to meet the needs of many types of business including:

- Construction contractors and developers; housing associations;
- Manufacturers and traders supplying construction materials, products, equipment and machines; architects;
- Banks, financial and credit institutions;
- Government departments and national agencies; industry associations;
- The Commission of the European Community and other European organisations.

Each country member of EUROCONSTRUCT has the project management resources to offer their customers turnkey studies of pan-European scope. They can guarantee:

- Specific know-how and experience in database research and consulting;
- A consistent multinational approach;
- Expertise in project co-ordination and quality control;
- Reports in the languages of the customer's choice.

Twice a year, EUROCONSTRUCT organises an international conference on:

Short-term forecasts by the EUROCONSTRUCT member institutes for the main market segments (housing, non-residential buildings, infrastructure and civil engineering, all sub-sectors with a breakdown in new work and renovation/modernisation activities) in nineteen European countries.

A special issue selected for its medium-term impact on the construction industry (e.g. demographics, privatisation, lifestyles, technological change, internationalisation of strategies, changes in the demand and supply structure).

Past and forthcoming conference venues:

December 2001	Rome (Italy)
June 2002	Dublin (Ireland)
December 2002	Munich (Germany)
June 2003	Budapest (Hungary)
December 2003	Funchal (Portugal)
June 2004	Stockholm (Sweden)
December 2004	Paris (France)
June 2005	Cardiff (UK)

In addition, EUROCONSTRUCT offers special studies for selected national and international clients based on well-founded knowledge of databases, methods, correlations and measures.

For details, please contact the EUROCONSTRUCT partner institute in your own country.

Austria	WIFO	Austrian Institute of Economic Research
Belgium	Aquiec-Vkebi	Association pour la Qualité des Indicateurs Économiques de la Construction
Czech Republic	ÚRS Praha	Institute of Rationalisation of the Construction Industry
Denmark	CIFS	Copenhagen Institute for Futures Studies
Finland	VTT	Building and Transport, Business Intelligence
France	BIPE	BIPE
Germany	IFO	IFO Institute for Economic Research
Hungary	Build&Econ	Building Economy, Art and Architecture Consulting Office
Ireland	DKM	DKM Economic Consultants
Italy	CRESME	Centro Ricerche Economiche e Soziologiche di Mercato nell'Edilizia
Netherlands	EIB	Economisch Instituut voor de Bouwnijverheid
Norway	Prognosesenteret AS	PS – Building and ConstructionResearch
Poland	PAB	Polish Construction Research & Forecasting
Portugal	ITIC	Technical Institute for the Construction Industry
Slovak Republic	ÚEOS	ÚEOS - Komercia, a.s
Spain	ITeC	Institut de Tecnologia de la Construcció de Catalunya
Sweden	Prognoscentret AB	Prognosesenteret AB (Part of the Analysgruppen AS)
Switzerland	KOF ETH	Swiss Institute for Business Cycle Research, Swiss Federal Institute of Technology, Zurich
United Kingdom	Experian Business Strategies	

WIFO

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AUSTRIAN INSTITUTE OF ECONOMIC RESEARCH

The Leading Provider of Economic Analysis and Economic Policy Consulting in Austria

WIFO analyses national and international economic trends and supplies short- to medium-term economic forecasts. Together with our studies on European integration, competitiveness and location of industries and services, these trends and forecasts provide the basis for economic policies and corporate strategies.

Our activities increasingly include commissioned research and consulting for domestic and international decision-making bodies, the European Commission, OECD, major business and financial institutions.

Modern empirical methods incorporating the most current data available and knowledge of the institutional and political structures - these are the factors that guarantee the quality of our work. The use of international networks as well as our independent and non-partisan approach gives particular weight to our findings.

WIFO is organised as an association, with membership open to organisations and individuals. Contributions by economic policy institutions provide the foundation for basic research and access to the combined research resources of a pool of about 100 highly qualified staff. Our cooperation with sponsors and members is based on the principles of partnership, project orientation and interactive collaboration.

As a member of ERECO (European Economic Research and Advisory Consortium), WIFO has partner institutes in Birmingham, Bologna, Cambridge, Madrid, Munich, Paris and Rotterdam.

Main Research Fields
Macroeconomics
Perspectives of the Welfare State
Reforms of the Public Sector
Globalisation
Sustainable Development
Knowledge-Based Economy

Regional and Sector Analyses
Agriculture
Industry, innovation and telecommunications
Construction
Transport, Energy
Banking
Tourism, Trade and commerce
Private and public services

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AQUIEC-VKEBI

ASSOCIATION POUR LA QUALITÉ DES INDICATEURS ÉCONOMIQUES DE LA CONSTRUCTION

VERENIGING VOOR KWALITEITSVOLLE ECONOMISCHE BOUWINDICATOREN

(ASSOCIATION FOR THE QUALITY OF THE ECONOMIC INDICATORS OF THE CONSTRUCTION INDUSTRY)

Activities

The AQUIEC is active in each of the fields that make it possible to improve the economic information relating to the construction sector.

As a general rule, it operates as a Forum, in which the experts coordinate the initiatives relating to the construction statistics: drawing up of statistics, quality control and analysis (of the current and forecast economic situation) and in which they exchange information that can prove useful for the objective achievement of these analyses.

As far as the prospects are concerned, it also operates as a Scientific Council responsible for:

- defining the hypotheses selected for the drawing up of the « construction prospects »: macro-economic hypotheses and others (national insurance contributions, tax, policies likely to influence the construction industry, etc.)
- defining the working method, for checking the pertinence of the macro-econometric model that translates the selected hypotheses into « construction prospects » and for advising its managers on the improvements to be made to them;
- evaluating, in terms of coherence and probability, the prospects drawn up by the Construction Confederation (currently the only one able to carry out this work in Belgium) on the basis of the framework that it has defined (hypotheses and method);
- validating (after a possible correction) the prospects drawn up in this manner.

Status

The AQUIEC, Association for the Quality of the Economic Indicators of the Construction Industry, is an association of experts whose areas of expertise cover the economic and legislative environment that determines the development of the construction industry, as well as the specific characteristics of its various sub-sectors.

Organisation

The AQUIEC operates according to the same principle as the « Institut des Comptes Nationaux » (an official organisation that draws up the national accounts in Belgium), which means that it is a structure made up of a group of specialists who define a working framework, delegate the practical work, control and validate this work.

The experts of the AQUIEC form a pluridisciplinary team that includes economists, jurists and specialists in tax and social matters. Most of them are members of the highest authorities that oversee their areas of expertise: Central Economic Council, Supreme Statistical Council, Economic Club, Supreme Financial Council, Supreme Employment Council, etc.

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ÚRS Praha, a.s.

Status

ÚRS PRAHA, a.s. is an engineering and consulting company, incorporated in 1992. It is the successor of ÚRS PRAHA s.p. (Institute of Rationalisation in the Construction Industry, Prague), which was founded in 1961. ÚRS PRAHA is certified in accordance with CSN ISO 9001/2 Standard in the field of consulting activities and of development and implementation of software and databases, both for the construction industry.

Activities

The focus of our activities comprises complex services in the evaluation of construction executed for construction, planning and investment organisations, regional state bodies and construction authorities, court appraisers etc. This activity includes the publication and sale of expert texts, especially of construction price-lists, construction material price-lists, as well as databases in connection with a broad range of software for the assessment of construction projects and for company management. ÚRS PRAHA, a.s. provides expert appraisals for the assessment of construction projects, land and companies.

Other significant business activities carried out by ÚRS include the preparation of extensive databases of economic data on companies and industrial branches, allowing it to process financial data of company groups in various industrial branches by region, size or specialisation. We use this information for the preparation of company financial analyses.

We prepare for our customers expert and consulting services for the identification and classification of products, services and works (including repairs and maintenance), of tangible assets (especially in relation to the VAT and other tax laws, depreciation groups) and for the application of the Standard Production Classification in the construction industry. All these areas are significant for the evaluation of construction projects.

One part of our consulting services involves instruction courses and training (including courses on the professional use of computer technology) and regular construction briefings in Prague, Brno, Hradec Králové and Ostrava.

Since 2001, ÚRS PRAHA has incorporated a department of Regional Development and Housing which carries out studies about population, settlement structure and housing at state, regional and local levels, creates a Territorial Identification Register of administrative units and functions as the National Secretariat of the Interreg III B EU program.

ÚRS PRAHA is a member of ICIS, which embraces 16 member organisations from four continents. ICIS's members are organisations which provide national master specification systems and cost information systems. ICIS members are neutral in status (i.e., not political), technically authoritative, and solidly rooted in the construction industry. URS PRAHA is also a member of EUROCONSTRUCT. We are registered as a consulting firm in the PHARE Program in Brussels.

Significant customers of ÚRS PRAHA include ministries and local authorities, principally the Ministry of Industry and Trade. ÚRS PRAHA produces surveys dealing with the development of the construction sector and studies dealing with industrial policy. ÚRS PRAHA has extended its consulting services for foreign business entities entering the Czech market and for co-operation with international groups of experts.

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The Copenhagen Institute for Futures Studies

Future-based innovation

www.cifs.dk

The Copenhagen Institute for Futures Studies is an independent research organisation, founded 1970. It functions as consultant and source of inspiration to corporations, government bodies, and other elements of society, globally. The CIFS creates visions of the future, tailor-made to the need of clients in relation to corporate development, product development, etc., supported by a staff of 25, and it runs training programmes related to corporate work within trends, uncertainties and innovation for the future.

The range of products and services is large, ranging from presentations to tailor-made studies in fields like strategic development, product development, scenario building, and futures awareness in general. Tailor-made studies are based on a dialogue with the client, combining the specific knowledge of the client with the methods as well as the broad perspective of the CIFS.

Specific to the construction sector, the institute runs programmes on *The Home and Family of the Future*, *The Office of the Future*, and *Creating Long-term Value in Construction*, besides the EUROCONSTRUCT activities and programmes covering a wide range of *Transportation* issues.

Other fields of study include the future of work, of organisations and the value chain, of the information economy and the transformations it brings to western culture ("the dream society"), of growing emphasis on expression ("creative man"), of trends in financial services, retail, marketing, consumption, leisure and lifestyles, of values, politics, and media, of e-business and of physical products - *Designing for the Future*. The CIFS does tailor-made innovation support for corporations within product development, overall strategy and organisation development.

The CIFS offers a comprehensive membership programme. The membership base of about 160 organisations include leading corporations, government ministries, and a diverse grouping of public and private organisations from Western Europe. International memberships are highly tailor-made to the needs of the client. Working languages include English, German, French, Danish, Norwegian, and Swedish.

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VTT Technical Research Centre of Finland (VTT) is the largest R&D institute in the Nordic countries. The Institute VTT Building and Transport is one of VTT's 6 research institutes.

VTT's activities of the Business and Process Management Research are:
- analyses and prognoses of business environment: business cycles, market outlooks, scenarios
- business and technology strategy consulting
- development of new business and service concepts
- customer needs, productivity, prices, costs and quality, value chains and networking
- real estate and facility management, technology and economy, condition monitoring technology

VTT's Group for Business Intelligence in Construction and Property works intensively in the building market and demand forecast sector in close contact with the contractors, material producers, trade, authorities, organizations and building magazines in Finland. Demand forecasts are done for almost all important sectors, materials and employment in construction. On base of the geo-economic situation and co-operation, the construction sector development in Russia and in the whole Baltic RIM area has became more important. We are improving our forecasting methods, databases, tools and reporting concerning Moscow, St. Petersburg and Baltic Countries. We have also close co-operation with several members of the ASIACONSTRUCT network.

STATUS

VTT is a government, non profit, independent and impartial organization.

STAFF

VTT Building and Transport has a total staff of 400 persons, of those 60 persons in Business and Process Management Research. Most of the research scientists have a degree in construction economics and business management.

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BIPE

Access to unlimited information leads to a muddled vision of today's world and a confused picture of what the future holds.

However, in order to make the right decisions and manage economic risks, decision-makers need key information regarding future economic developments.

For forty years, BIPE, a leading European provider of forward-looking economic analyses and consulting services, has provided executives with relevant advice to guide their actions.

BIPE's actions include :

- Business strategic advice: market product positionning, pricing strategy, new products and services development, marketing strategy
- Forecasting and foresight activities
- Competitive analysis
- Assistance in elaborating, defining and assessing public policies; regulatory economics; regional economic development.

By providing them with forward-looking guidance on their environment, BIPE helps businesses to:

- anticipate and respond to market disturbances;
- reinforce their competitive position;
- base the company's budget on realistic assumptions;
- prepare their marketing strategy with a better understanding of their customers and their growth potential;
- elaborate and/or support the definition and the implementation of strategic projects, including investment, employment and training aspects;
- understand relationships between companies within a given sector and/or cluster and the way these relationships must evolve;
- gauge the consequences of regulatory or fiscal changes on the company and/or sectors.

In addition, BIPE helps public authorities to:

- understand the roles of the different actors and the trends thereof (for example, what is the future dominant organisational model in a sector, or the likely response of businesses to regulatory or other proposed changes);
- anticipate short, medium and long-term market trends and identify the factors underlying these changes;
- interact with the private sector, understand the needs of businesses and develop jointly suitable strategies;
- define what regulatory or fiscal changes are necessary and measure their consequences;
- develop economic regulatory instruments, pilot and evaluate public actions in the economy.

BIPE's analytical capacity is based on **the specialisation of its teams in key sectors of the economy and the permanent monitoring of major social changes**. BIPE combines an in-depth expertise in a large number of sectors with the analysis of key themes which influence their future.

Six recurring themes in BIPE's analyses are:

- the evolution of sociological and demographic characteristics on consumer behaviour and the labour market;
- cross-sector links and the knock-on effects between sectors;
- the information society and the impact of new technologies and e-commerce on the economy, the organisation of companies and consumers' behaviour;
- the impact of public policies on the economy and on society and the changing role of policy makers;
- the new forms of economic regulation: organisation of regulation, tools and impacts on market players;
- the local dimension of economic development: attracting business to a specific region; location strategy; new methods of governance, co-operation and exchanges; sustainable development.

BIPE's unique capability is **to optimise the interaction between different approaches, to coordinate the skills of people from varied backgrounds and marry the views of economists with those of other specialists**

BIPE's international presence

BIPE participates to a number of professional international networks including:

- **AIECE** (Association of European Conjectures Institutes);
- **ERECO** (European Economic Research and Advisory Consortium);
- **Euroconstruct**;
- **Stratorg,** a top-management consulting company present in Europe, China and Russia.
- **The Competitiveness Institute** (TCI), a European research institute for cluster practitioners based in Barcelona.
- **Eurostrategies**, for telecom and media;
- **Euro-Asia Convergence,** a network of partners provding assistance to European companies investing in Asia

BIPE has a quality certification from the OPQCM in the fields of strategy and corporate policy, marketing and commercial and internationalisation of businesses**BIPE**

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ifo Institut **für Wirtschaftsforschung** **an der Universität München**	**Ifo Institute for** **Economic Research** **at the University of Munich**

Field of Activities

The Ifo Institute for Economic Research is one of the six major German economic research institutes. It examines short-term developments in the overall economy and in individual sectors as well as longer term tendencies and structural changes of the German and European economy. The institute regularly conducts short-term forecasts, medium-term business cycle perspectives and long-term growth scenarios, both for the economy as the whole and for individual sectors and industries (e.g. construction industry with sub-sectors, types of work and categories of buildings).

In its various business surveys the institute gathers and analyses data from more than 7,000 German firms monthly. The Ifo Institute publishes since more than 50 years the main survey findings, e.g. the well known Ifo Business Climate. Since 1981, the Ifo Institute has conducted its World Economic Survey (WES) amongst more than 1,000 business leaders and economists in about 90 countries. Every quarter, these experts assess the present and the prospective economic situation in their countries. Special attention is given to the early detection of emerging economic problems. The institute also analyses current and projected economic policy measures and puts forward its own economic policy recommendations.

Setting-up and Status

The Ifo Institute was founded in 1949 in Munich as a non-profit, independent research organisation and has the legal status of a registered society. Since 2002 there is an institutionally link to the ***University of Munich*** as basis for a strong co-operation. The Ifo Institute has almost 600 personnel and institutional members, mainly enterprises, associations, foundations, interest groups and political parties.

Organisation

Since 1999, the Ifo Institute is structured in the following eight research and service divisions: Business Cycle Analyses and Financial Markets; Public Finance; Social Policy and Labour Markets; Human Capital and Structural Change (with Research Unit Construction and Real Estate); Industry Branch Research; Environment, Regions, Transportation; International Institutional Comparisons; Business Surveys.

Resources

With more than 150 staff members, the Ifo Institute covers the whole spectrum of economic activity. Almost 60 percent of the Institute's funds are provided by the government, according to the general agreement on joint financial support of research in Germany. The remaining 40 percent of the funds are mainly raised through contract research, multi client studies, conference fees and foundation grants. The research contracts are primarily awarded by federal and state ministries, international organisations and the EU Commission, business associations and private companies. Membership fees and the sale of the institute's various publications contribute also to the funding of the organisation.

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EUROCONSTRUCT
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build & ECON

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The Building Economy, Art and Architecture Consulting Office was established in 2000 to provide market services for various sectors of the construction industry. Members of Build & Econ are professionals with a wide range of experience in the fields of construction, architecture, economy and building information, construction market analysis, engineering and art, and provide their services in close co-operation with a number of major firms in Hungary.

The management personnel of Build & Econ have participated as Hungarian partners in **EUROCONSTRUCT**'s operations since 1990, targeting **Hungary and Central-Eastern Europe**. EUROCONSTRUCT is a network of construction research institutions in 19 European countries which compiles and analyses information on the future of the economy and issues forecasts. These analyses of the construction and real estate markets and short- and long-term prognoses are presented at EUROCONSTRUCT conferences held every six months. This information has proved invaluable for major banks, developers, manufacturers and construction companies.

Services of Build & Econ:

- EUROCONSTRUCT Construction market analyses and prognoses, edited twice a year (short- and medium-term studies)
- East-European construction market country reports: **Hungary, Bulgaria, Russia, Romania, Ukraine, Serbia, Croatia, etc.**
- Individually tailored market research
- Conference organizing
- Architectural planning
- Art consulting

References:

- **In Hungary**
  Economic consultancy: Hungarian Statistical Office, Alukönigstahl, Bati International, Doka, E-Build, ÉMI, Fundamenta, Graboplast, Groupe Schneider, Henkel, HVB, Közti, Lakáskassza, Lindab-Butler, Mofém, OTP, Skanska, Szonett
  Art consultany: MEO Contemporary Art Assembly, Műcsarnok Hungarian Art Gallery, Mü-Terem Art Gallery, Nagyházi Art Gallery
  Architectural Planning: Sports Hall ARENA, Palace SANDOR, Gandhi secondary School
- **Abroad:** EUROCONSTRUCT (Europe), CIB (International Council for Building Research), Domoferm, Wienerberger, DOKA, WIFO (Austria), EU Commission, Volvo (Belgium), ABF, (Czech Republic) VTT, KONE, Rautarukki(Finland); BIPE, Cembureau, Lafarge, Saint-Gobain, Umicore (France); Bertelsmann, Grohe, IFO, Hochtief, Knauf, Kömmerling, Ytong (Germany)

E C O N O M I C C O N S U L T A N T S

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Status

DKM Economic Consultants is a specialist economic consultancy firm based in Dublin which was established in 1981. It is a subsidiary of Davy, which is, in turn, a subsidiary of the Bank of Ireland Group.

Field of activities

DKM Economic Consultants undertakes commissioned research projects over a range of areas in applied economics. The firm's work covers construction, housing, transport, energy, and finance as well as regulatory, socio-economic and regional studies. The firm's client base covers most of the large State and private companies in Ireland, Government Departments and State Agencies. Its clients also include international organisations, including the EU Commission and the World Bank.

DKM has extensive experience of the Irish housing and construction sector and a track record in economic forecasting for that sector. The firm has been engaged by the Department of the Environment and Local Government (DoELG) in recent years to (i) prepare the official estimates of national and regional construction output, (ii) assess the medium term outlook for construction and employment and (iii) examine the challenges facing the industry over the medium term. DKM recently completed a project which developed a mix-adjusted house price index for the DoELG.

Research Projects

The firm has completed projects for a number of private companies and financial institutions operating in the housing and construction sector including studies which examined:

the prospects for some of the key concerns surrounding mortgage finance and housing affordability;

the outlook for Domestic Mortgage Indemnity in the Republic of Ireland;

developments in the economy of Dublin including demographic, settlement and housing trends in the Greater Dublin Area; and the prospects for construction materials in the period to 2015.

During the 1990s DKM acted as External Evaluator to the Operational Programme for Transport 1994-1999 (OPT), and its predecessor, the Operational Programme for Peripherality 1989-1993 (OPP). These are multi-mode programmes of investment in Ireland's transport infrastructure, co-funded by the EU and the Irish Government. DKM's evaluation team included its own economists plus economists and engineers from Irish and UK universities, research institutes and consulting firms.

Nature of work

More generally, projects undertaken for clients have included:

market and data analysis;	project appraisals;
economic impact studies;	infrastructure investment appraisals and evaluations;
reviews of pricing and subsidy issues;	corporate strategy studies;
appraisals of transport policy issues;	implications of EU policies and directives;
energy policy appraisals;	tariff studies;
housing policy appraisals;	demographic and household trends and projections;
housing affordability and prospects;	budget submissions;
employment patterns and land use markets;	measurement of housing and construction output.

As External Evaluator, DKM's role involved reviewing all aspects of the programmes, reporting on progress in their implementation, evaluating the financial, physical, economic and qualitative aspects of investments, recommending changes where necessary to investment measures and project selection criteria (including evaluation of cost-benefit studies) and liaising with Government Departments, the EU Commission and other parties as and when necessary.

DKM' expertise in evaluation also extends to energy where the firm has carried out studies including an economic evaluation of the optimal infrastructural options for meeting gas demand up to the year 2025, and an evaluation of future gas transmission in the Republic of Ireland.

Resources

The DKM Team consists of four professional economists supplemented by the economic research capability of Davy. The firm also utilises a panel of experts from Irish and United Kingdom universities and research institutes in the engineering, transport and energy fields.

CRESME RICERCHE SPA

CRESME is a non-profit association created in 1962 in favour of promotion and information on construction industry and territory transformations. Its purpose is to carry out researches and studies and to favour meetings between public and private operators. Due to numerous and complex requests, the CRESME Research Centre (joint-stock company controlled by the Cresme Association) was created in 1982.

CRESME carries out surveys and analyses regarding:

- aspects of production and market in the constructions field;
- territorial structures and transformations, with relative economic, urban and social implications;
- administration in public bodies, also by means of feasibility studies of definite solutions and an active participation to their management;
- training of professional profiles within the framework of territorial-transformation and facility-management processes.

CRESME is internally specialised in: statistical, economic, urban, juridical and sociological aspects. These allow interaction between different subject-matters of major interest to the Centre. All this is facilitated by the extent and variety of the association (over 150 share holders representing the whole constructions field) and of interlocutors that normally refer to the CRESME Ricerche S.p.a.

During its 40 years of activities, CRESME has acquired and developed both a scientific and cultural experience. This guarantees an accurate and correct supply of information, evolution of methods and instruments of research.

A constant updating of this resource is made possible by means of two strategic bearings, which regulate the Centre's activity:

- a permanent observation of complexities and changes in both the construction industry and the territorial transformations;
- the development of scientific and cultural activities where CRESME acts as a connection link between different operators, experiences and subject-matters which are implied in processes of territorial transformations.

Research studies by thematic area and information systems represent the methods and tools across the whole CRESME research activity.

The CRESME activities are mostly addressed to the following fields of action:

- Environment and sustainability
- Structural analysis
- Territorial analysis
- Assistance to Public Administrations
- Current trend and forecast
- Facility management
- Training
- Strategic marketing
- Feasibility studies

CRESME has traditionally provided assistance and support especially to local administrations and autonomous associations acting as a coordinator.

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Economisch Instituut voor de Bouwnijverheid

AIMS

The EIB foundation aims at fostering the knowledge of economic and social questions related to and of importance for the Dutch construction industry in an independent and scientific way.

EIB work comprises:

- scientific research, especially in the area of the construction process and the building markets;
- preparation of reports on scientific research, both on own initiative and in response to outside demand.

STATUS

Independent, non-profit making foundation.

ORGANISATION

A number of interests is represented on the governing body, such as employers organisations, trade unions, architects, materials producers, consumers and government. A five member committee is drawn from this body to watch over the interests of the Institute and the achievement of its objectives, but without interfering in the scientific research itself.

STAFF

The EIB has three research departments, one of which is focussed on the construction market and housing, another studies the construction firms and the labour market. The third department both has a supporting statistical and a research function. The staff mainly consists of economists, statisticians and sociologists and comprises around 20 people.

FINANCIAL RESOURCES

The institute is financed by general subscriptions from the Education and Development fund for the construction industry. Besides a part of the resources comes from funds for special projects and contract research. Many of these commissions originate from the Dutch government.

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Prognosesenteret AS is an independent consultancy, focusing on market research within the Nordic building and construction markets. With 25 years of experience, a consulting team consisting of economists, business analysts, engineers and an anthropologist, and with offices in both Sweden and Norway, we are the leading company in our field. We are offering both regular research services and individual clients projects, as well as a unique "BuildingMaterialsBarometer".

We are offering a wide spectre of services for companies within, or related to, the Nordic building and construction market. Based on a customised web-solution, we are able to offer a month to month analysis of the economic outlook for the Nordic area (per country), as well as markets trends with respect to the monthly building and construction activity in each country. By using our frequently updated database (which contains data from 1981 and forwards), and regular market analysis, we update our forecasts twice a year. These forecasts are including:

- The market for new residential building activity
- The market for new non-residential building activity
- The market for maintenance of residential building activity
- The market for maintenance of non-residential building activity

All of the mentioned analysis and forecasts are available for Sweden, Norway, Denmark and Finland. Furthermore, they are divided into several building types, such as industrial buildings, commercial buildings, hotel buildings, detached houses, semi-detached houses and row houses etc.

As a part of our full-service package, we also do analysis on the consumer behaviour related to various building markets. This analysis is built on question schemes to more than 18 000 households in Norway, Sweden and Denmark, in order to identify trends within the DIY market.

Finally, Prognosesenteret AS is offering a unique service, giving detailed data on the consumption of construction materials and services in the Nordic region. This service is called "BuildingMaterialsBarometer", and is a databank containing more than 500 products and services. The database is updated yearly, based on registration of end-use consumption.

Beside all these services, we carry out ad-hoc analysis within the same areas and countries.

At present more than 1 000 customers are using our services on a regular basis.

With our unique consulting team, we can handle any research task within the Nordic building and construction market.

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POLISH CONSTRUCTION RESEARCH & FORECASTING

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PAB-Polish Construction Research & Forecasting
Managing Director: Mr.Mariusz Sochacki

PAB - POLISH CONSTRUCTION RESEARCH & FORECASTING is a private scientific and research institute specialising in economic analysis of the construction industry.

PAB was established in 2000 by specialists with more than 25 years of experience in activity within the construction industry.

Basic aims:
- Permanent scientific research on the field of investment and building processes, the construction industry and building market,
- Preparation and issuing of reports on scientific research initiated by PAB itself as well as on orders from firms and different Polish and foreign organisations.

Activity concentrates on:
- Industry forecasting: short, medium and long-term construction and investment forecasts,
- Workload surveys: permanent surveys of construction activity by branches and regions,
- Economic analysis: research and reports focused on the construction industry network,
- Statistics: preparing database and performing data researches and analyses
- Monitoring: real and permanent processes of searching for changes creation of the construction industry situation ,
- Construction market research: market capacity, its diversification and opportunities for entering.

PAB supplies top professional research and services on individual orders in the range of:
- Analysis of demand, supply and competition on construction and building materials market
- Cost and price analysis on construction market and building materials as well
- Construction and tendering procedure advisory services,
- Research on competition level in the construction and building materials market,
- Promotion of small and medium sized firms, i.e. producers and contractors

Monographs – reports
- Construction Monitoring: general and specific reports on status and changes in construction activity
- Business conditions surveys of construction: analyses of tendencies and development trends – short term prognoses
- Rankings of construction companies TOP 400 Polish Contractors
- Polish Construction – Key Figures

Journals - newsletters for contractors and investors
- Prognozy Rozwoju Budownictwa -Prognosis of Construction Development
- Polish Construction Surveys
- Polish Building Materials Industry Surveys
- Polish Construction Market Review.

Aims

ITIC – Instituto Técnico para a Indústria da Construção (Technical Institute for the Construction Industry) offers a wide range of services, such as the development of both technical and scientific activities in the Construction Industry field in order to improve economic analysis, technological innovation and the management and productivity of construction firms.

Status

ITIC is a private and non-profit institute. Its members are different agents involved in the Portuguese Construction Industry, such as universities, professional bodies, and construction firms and materials producers.

Organisation

ITIC structure relies on three main departments:

Economic and Management Studies;

Quality Methodologies;

Training.

Staff

ITIC's activities are carried out by a multi-disciplinary team, including economists, engineers and legal advisors.

Funding

ITIC is partially financed by its members. However, the major part of its funds is raised through contract fees with private firms and public bodies.

Activities

ITIC undertakes technical and economic studies within the Construction sector. Our activities are set to meet the needs of construction firms through technical support to reinforce management, productivity and quality patterns and therefore issue economical and technical reports, and ensure the implementation of Quality Systems and Methodologies.

We produce estimates and forecasts for the Construction industry based on macroeconomic analysis and field work. ITIC' specialists base their work on accurate and proven methodologies.

ITIC also aims to establish and reinforce technical and scientific relationships between Portuguese and foreign entities within the Construction industry.

ITIC organizes national and international conferences, seminars, workshops and lectures.

ITIC is prepared to provide a wide range of:

- Economic and statistical analysis;
- Construction Industry forecasting;
- Construction Market analysis.

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PROFILE OF THE COMPANY

ÚEOS - Komercia, a.s. (Joint-stock company) is a private research and consultancy company, established in 1992 by transformation of former Ústav ekonomiky a organizácie stavebníctva, Bratislava (Institute of Building Economics and Organisation) founded in 1963. At present, ÚEOS - Komercia, a.s. has 30 employees. Research, advisory and consultancy services are realised by app. 25 experts. In addition we created circle of external co-operators - University experts and further specialists, which participates on solution of important tasks and projects.

Basic fields of company activities are as follows:

- applied economical research and development,
- entrepreneurial and economic advisory,
- monitoring and field research,
- evaluation of the assets of the companies, real estates,
- public procurement,
- classification of building works,
- technical assistance,
- development of economic and calculation software,
- organisation of trainings, seminars courses and further professional undertakings,
- commercial, intermediate and publishing activities,
- preparation of Project Reports for applicants for financial assistance from Structural funds.

ÚEOS - Komercia, a.s. solves scientific-technological projects and state projects, elaborates analytic, comparative and prognostic studies and further outputs, focused on development of selected areas of economy of Slovak Republic, inclusive creation of purpose oriented information systems and providing of statistic documents and indicators. ÚEOS - Komercia, a.s. also participate on creation of laws and other legislative standards; elaborates financial analysis and business plans of companies; elaborates restructuring projects of the companies; elaborates studies, associated with strategic development of the companies. ÚEOS - Komercia, a.s. also execute evaluation of property and real estates in the process of privatisation, liquidation and credit - awarding; deals with problems of public procurement and with creation of classification system of sorting of building production; elaborates professional publications and statistic materials in conjunction with creation of branch economies.

Services of ÚEOS - Komercia, a.s. are oriented on various types of consumers:

- central and regional administration, municipalities, etc.,
- enterprises (small, medium, and large),
- entrepreneurial associations and further similar subjects,
- research and development organisations,
- foreign firms and institutions.

ÚEOS - Komercia, a.s. is by her outputs successfully integrated into international research and advisory. Within OECD, EU, EUROCONSTRUCT and bilateral funding agencies it maintains systematic and continues co-operation with research and development institutions of various countries, including Germany, Hungary, Austria, Czech Republic and Poland. Selected business activities are realised in frames of important projects, funded by various supporting programmes (PHARE, USAID, World Bank, scientific-technological projects, etc.).

At present time ÚEOS - Komercia, a.s. is a renowned and widely known company with special strength in development of market strategies and in economical consulting. Company belongs to a group of most qualified and experienced companies in Slovak Republic.

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The Catalonia Institute of Construction Technology, ITeC, is an independent non-profitmaking organisation that carries out its work in the area of operations intended to further the progress of Construction.

ITeC is structured into Areas, Research Programme and Services. The Constructive Process Area works on the creation of information, methodology and tools (software), which are applicable to the execution and management of each constructive process phase.

The Quality Area promotes, evaluates and endorses quality. Activities include ensuring quality in companies, the evaluation of technical specifications and product certification. This area includes activities related to Economic Construction Analysis.

Maintenance and Rehabilitation Area produces information, methodology and tools (software), for the planning and management of maintenance and for rehabilitation analysis and intervention.

The Research Programme is the infrastructure for research projects development. The

following research lines are open:

- Environment and Construction
- Construction and New Requirements
- Existing Construction

The ITeC staff is made up of a multidisciplinary team of 100 persons.

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With our unique consulting team, we can handle any research task within the Nordic building and construction market.

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SWISS INSTITUTE FOR BUSINESS CYCLE RESEARCH, SWISS FEDERAL INSTITUTE OF TECHNOLOGY, ZURICH (KOF ETH)

Field of activities

The Swiss Institute for Business Cycle Research (KOF) analyses the development of the Swiss economy from a shorter-term perspective (economic analyses and forecasts) against the backdrop of longer-term developmental trends (growth and structural change). The research projects, products and services provided by the KOF cover a broad spectrum of topics.

Regular surveys (in the form of business, investment and innovation tendency surveys) guarantee an up-to-date, comprehensive information system for the short- and medium-term analysis of the overall economy, for individual branches of industry, for the construction sector and for cantonal/regional studies. The main activities of the KOF (analysis and prognostics of the Swiss economy, search for leading indicators, research on political economic questions) are therefore based on the business tendency survey results. Constant research based on modern empirical methods (econometric models for the overall economy and for separate branches of industry, input-output models, time series analyses) assures that quality is maintained in the analysis and forecasting of cyclical developments and structural change.

At an international level, the institute works together with authoritative organisations like the OECD and the IMF. The Swiss Institute for Business Cycle Research is an active member of various international academic and research associations (CIRET, AIECE). Since 2000, the CIRET office is placed at the Swiss Institute for Business Cycle Research.

Status

The Swiss Institute for Business Cycle Research is an institute of the Swiss Federal Institute of Technology (ETH), and as such an independent body.

Organisation

The KOF ETH currently employs 31 researchers. Some of them also lecture at the Swiss Federal Institute of technology and at the Zurich university. The institute is structured in the following six research division:

Macroeconomic Models and Analyses in Switzerland; International Business; Business Tendency Surveys; Innovation, Growth and Employment; Market Momentum and Competition; Economic, Financial and Social Policy. Since 2000 the administrative headquarter of CIRET (Center for International Research on Economic Tendency Surveys) has been run by the KOF/ETH.

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Construction Forecasting & Research (CFR) has for more than a decade focused on economic analysis of the construction and related industries. CFR is now **a part of Experian's Business Strategies Division, one of the UK's leading economic consultancies**.

CFR works with clients in the private and public sectors, providing a better understanding of the industry in the context of the wider economic environment. We have a thorough and detailed knowledge of the factors that influence the various markets, types of work in the sector and its operational aspects. Our major strength lies in the location and analysis of construction related information to support clients' need for insight on past trends and forecasts of future developments. We have a portfolio of well-known and respected publications, including the industry-standard national construction forecasts and the 'Foresight' regional forecasts. We also collaborate with our fellow Euroconstruct members to produce compatible forecasts for nineteen European countries on a six monthly basis. Our survey unit carries out a detailed monthly state of trade of survey in the UK for the European Commission.

Our work falls into the following categories:

- Industry forecasting: short, medium and long-term construction forecasts, on a national and broad regional basis.
- Workload surveys: regular surveys of construction activity, professional services, and industry structure.
- Market research: the use and provision of all relevant information to help clients assess market size, structure, competition and opportunities for entry or diversification.
- Economic analysis: research and reports on any aspects or sectors of the construction industry chain.
- Statistics: data search, analysis and advice on the use and relevance to clients of macro economic and construction industry statistics.
- Corporate research: company finance, profitability and future outlook.
- International comparisons: specifically of European construction markets.
- Seminars: presentations and lectures relating to any of the above areas.

Experian provides strategic support to organisations around the world. It helps its clients target, acquire, manage and develop profitable customer relationships. It does this by combining its advanced decision support and outsourcing services with information on consumers, businesses, motor vehicles and property. Experian works with more than 40,000 clients across diverse industries, including financial services, telecommunications, healthcare, insurance, retail and catalogue, automotive, manufacturing, leisure, utilities, property, e-commerce and government. Millions of consumers rely on Experian's consumer credit services to meet their financial management needs. Experian is a subsidiary of GUS plc and has headquarters in Nottingham, UK, and Costa Mesa, California. It has a 175-year history and unbroken sales growth over the past 23 years. Its 13,000 people support clients in more than sixty countries. Annual sales exceed £1.2 billion.

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