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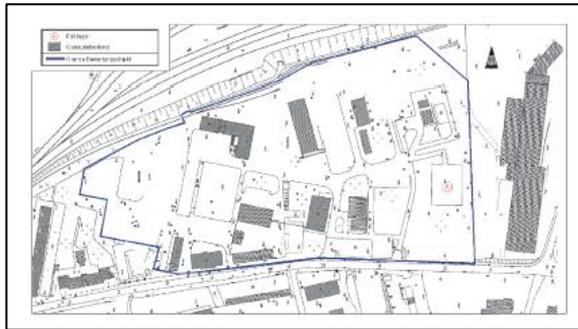
# AUSTRIA: Real estate evaluation – strengthening the market through a voluntary system for Soil Certificates

14 October 2022

# Brownfield revitalisation („used surfaces“)

## How to overcome uncertainties?

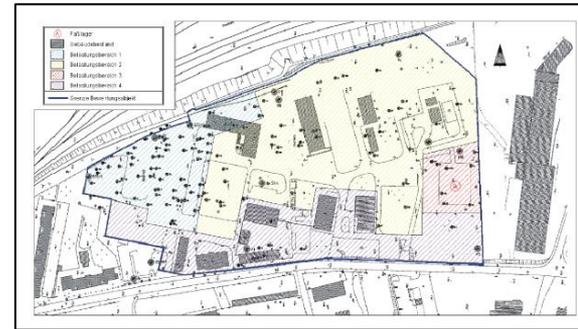
**contamination?  
liability?**



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**Uncertainty &  
unforeseeable costs**

**sound information  
(ecological & economic risks)**



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**✓ informed decisions &  
planning**

# Framework in Austria

- ❑ **Land transactions: a matter of civil law (involves seller and buyer)**
  - ❑ notaries regularly check public available information
  - ❑ standard contract provisions to avoid “hidden legacies”
- ❑ **Real estate market**
  - ❑ ÖNORM B 1802: Real estate valuation
  - ❑ ÖNORM S 2093: Environmental Status of used surfaces – characterisation and real estate evaluation
- ❑ **Information public available (ALSAG 1989)**
  - database on historic activities (69,891 sites recorded by 1.01.2022)
  - Contaminated sites register (331 sites by 1.01.2022)
    - *intended: making further federal investigation results available (+ 1.511 sites)*

# ÖNORM S 2093: Environmental Status of used surfaces

## Characterisation and real estate evaluation

### KEY OBJECTIVES

#### TRANSPARENCY

- report all survey activities and results
- name out clearly
  - relevant indications on contamination and information gaps
- suggest options to overcome information gaps standard
- recommend proportionate alternatives

#### SOUND COST ESTIMATES (to allow for real estate evaluation and project planning)

# CONCLUSIONS

... “soil health reporting” for **land transactions**:

- brokering sound information in a transparent manner
- frames and guidance are established and generally accepted

... combating fraud: civil law is nowadays fit for purpose (!)

- encourage the private sector for take responsibility, share information and looking out for land stewardship

# CONTACT & INFORMATION

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