Tipos de pisos alquilados

Alquilar un piso

En Viena hay varios tipos de pisos alquilados, desde pisos privados hasta pisos subvencionados y de propiedad municipal. Sin embargo, para los dos últimos hay que cumplir ciertos criterios para poder alquilarlos.

Pisos de propiedad privada

Si no califica para un piso de propiedad municipal (Gemeindewohnung), o un piso cooperativo (Genossenschaftswohnung), encontrará pisos o casas disponibles en el mercado inmobiliario privado en Internet o en los periódicos.

Buscando piso

Pisos subvencionados y de propiedad municipal

Pisos de propiedad municipal (Gemeindewohnungen) son propiedad exclusiva de la ciudad de Viena. Son gestionados, gestionados y renovados por la empresa City of Vienna - Vivienda en Viena (Ciudad de Viena - Wiener Wohnen) (alemán). Pisos cooperativos (Genossenschaftswohnungen) se construyen con subvenciones de la Provincia Federal de Viena pero no son propiedad de la ciudad de Viena ni de un actor privado. Están gestionados por la respectiva asociación cooperativa de vivienda (Sociedad de protección de la salud).

Como ambas categorías de pisos subvencionados tienen un número limitado, los inquilinos interesados deben cumplir ciertos criterios para poder solicitarlos. En total, en Viena hay alrededor de 220.000 pisos de propiedad municipal y 200.000 pisos cooperativos, lo que convierte a la ciudad de Viena en el mayor propietario público de urbanizaciones sociales de Europa.

Criterios de elegibilidad para vivienda subvencionada

Para poder optar a un piso de propiedad municipal o cooperativo, debe ser titular de la Wiener Wohn-Billete (alemán) que es una confirmación de registro para un piso de propiedad municipal. Para calificar para el Entrada a Wiener Wohn Debes cumplir los siguientes requisitos:

- Debes tener más de 17 años
- Viena y su apartamento actual deben haber sido su lugar de residencia principal durante los últimos dos años
- Debes ser ciudadano austriaco o ciudadano de otro país UE Estado miembro, un refugiado reconocido (titular de una tarjeta gris) o un nacional de un tercer país (es decir, ni austriaco ni UE-ciudadano) que haya tenido un permiso de residencia válido durante más de cinco años
- Debes ser ciudadano austriaco o ciudadano de otro país UE Estado miembro, de un EEE país o Suiza, o un refugiado reconocido, o un nacional de un tercer país titular de un permiso de residencia permanente "Daueraufenthalt-UE" de conformidad con la Ley de residencia y asentamiento en Austria (Niederlassungs- und Aufenthaltsgesetz – NAG)
- Your income must be below the income limit set by the Vienna Housing Promotion and Rehabilitation Act (Wiener Wohnbauförderungs- und Wohnhaussanierungsgesetz – WWFSG)
- Spouses and civil partners can only apply for a (Wiener Wohn)-Ticket together

People who have already been living in Vienna over a longer period of time will receive preferential treatment as far as allocation of flats is concerned.

Refer to the eligibility criteria (German) for the Wiener Wohn-Ticket for further details.

Co-operative flats (Genossenschaftswohnungen)

Co-operative flats are built by non-profit co-operative housing associations and aimed at serving their members with affordable high-standard homes. In order to rent a co-operative flat it is necessary to be a member or become a member of the respective co-operative housing association.

When living in a co-operative flat, tenants are often supposed to make a financial contribution (Finanzierungsbeitrag). The amount depends on the age and location of the building, as well as the size of the flat. However, the financial contribution paid by the tenant will be refunded upon termination of the tenancy including a depreciation of one percent per year.

Refer to the Austrian Federation of Limited-Profit Housing Associations (Österreichischer Verband Gemeinnütziger Bauvereinigungen - Revisionsverband- GBV) for details.

City-owned flats (Gemeindewohnungen)

If you would like to move into a city-owned flat, at least one of the following points must apply to your current living situation in addition to the Wiener Wohn-Ticket:

- Overcrowding (Überbelag) applies, when there are more people living in your flat than it is made for
- Setting up house (Hausstandsgründung) applies, when you are younger than 30 and have been living at your parents' place for more than ten years
- People with special needs applies, when you are older than 65 and receive attendance allowance (Pflegegeld) on the third care level, or when you are older than 65 and live in a building without an elevator or below basic standards without a bathroom and a toilet

In addition to the regular city-owned flats there is also a SMART flat category, which is specifically aimed at serving the needs of young families, couples, singles, and single parents. The amount of the rent is comparable to that for city-owned flats. The eligibility criteria for moving into a SMART flat are the same as for regular city-owned flats.

Contact

For general information and personal advice on city-owned and co-operative flats contact the following institutions:

- Wohnservice Wien (Housing Service Vienna) (German)
  - 1030 Vienna, Guglgasse 7–9 / 2nd floor
  - Phone: +43 1 24 503 - 0
  - E-mail: office@wohnservice-wien.at
- Wohnberatung Wien (Housing Advice Vienna) (German)
  - 1030 Vienna, Guglgasse 7-9 / corner Paragonstraße
  - Phone: +43 1 24 111
  - E-mail: wohnberatung@wohnberatung-wien.at
  - Appointments can be made and calls are answered from Monday to Friday, 7 am to 8 pm.
  - Office hours: Monday to, Thursday, 8 am to 4 pm. Friday, 8 am to 2 pm.
  - Please read the information about the documents you need to bring to the consultation (German) in advance.
- Wiener Wohnen Service-Center für MieterInnen (Housing in Vienna – service centre for tenants of city-owned flats) (German)
  - 1030 Vienna, Rosa-Fischer-Gasse 2
  - Phone: +43 5 75 75 75

Wohnpartner (Housing Partner)

Wohnpartner is an initiative to promote active participation among tenants in city-owned flats to ensure good neighbourly relations. There are several Wohnpartner offices (German) in the city where you can drop in to address any of your concerns. Different Wohnpartner teams (German) are responsible for the individual districts.

- Phone: +43 1 24 503 25960
- E-mail: office@wohnpartner-wien.at
- Calls and e-mails are answered from Monday to Friday, 8 am to 4 pm.
- Personal consultation by appointment only.

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