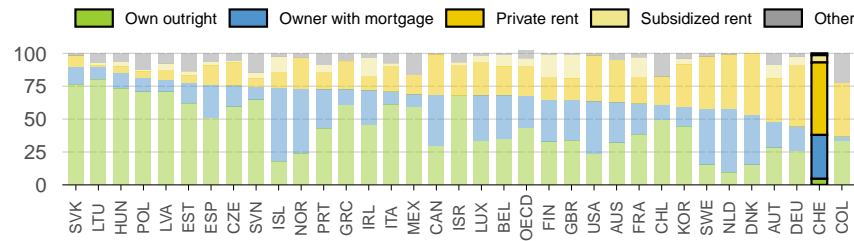


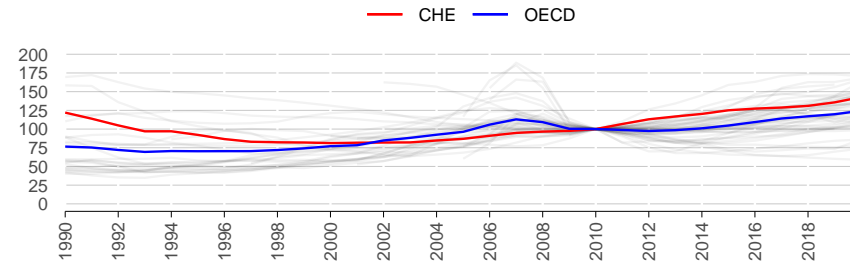
SWITZERLAND

Housing policies affect well-being through a wide range of channels including access to decent shelter, environmental quality, efficient use of scarce resources, type and extent of commuting, as well as its contribution to strong and resilient economic growth. This snapshot provides a cross-country perspective on Switzerland's housing-related indicators and policy settings. Households' tenure choices depend on demographics and/or socio-economic factors, as well as policies related to public promotion of housing, housing taxation and rental regulations. There are large differences in tenure structure across OECD and key partner countries: homeownership in Switzerland is lower than OECD average (Figure a). Real house prices have risen strongly across the OECD since the 1990s, with increases reaching up to 100% in some countries (Figure b). In Switzerland, after growing at a slower pace in the early 2000s, real house prices grew faster than the OECD average over the last two decades. Switzerland's housing investment rate is relatively low and fairly stable by comparison with other countries (Figure c). Finally, mortgage markets play a crucial role in household finances since housing generally constitutes household's single largest financial asset. The ratio of outstanding household mortgage claims to GDP in Switzerland is the highest by international comparison (Figure d).

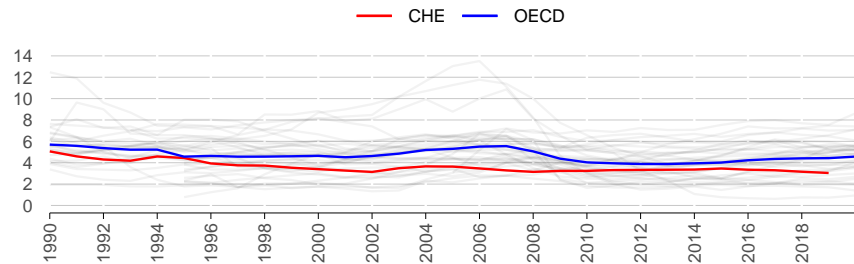
(a) Housing tenure distribution (percentage)



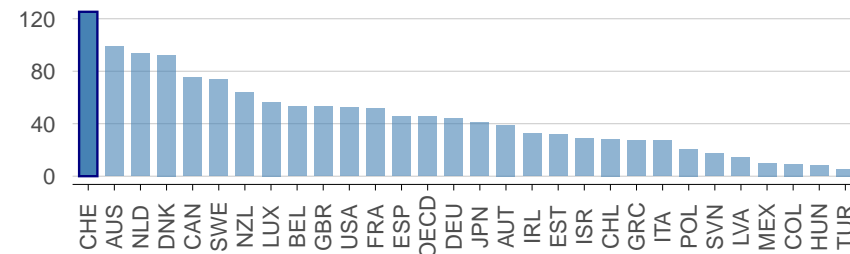
(b) Real house price index (2010=100)



(c) Housing investment as share of GDP (percentage)



(d) Housing finance: mortgage claims as a share of GDP (percentage)



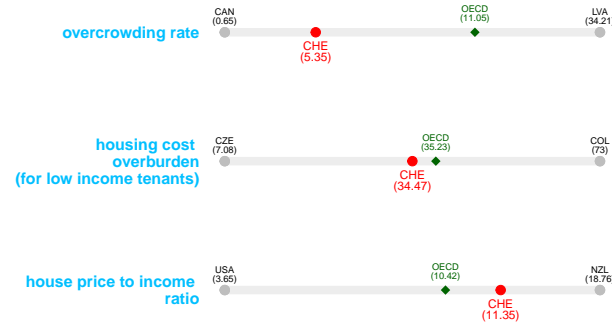
Efficiency



*House price volatility in Estonia refers to the 2005-2019 time period.

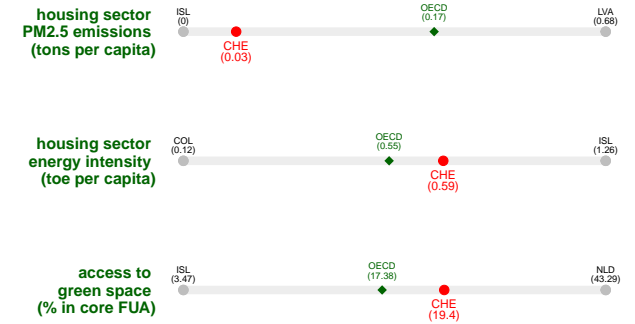
Efficiency measures the economy's capacity to align housing supply with demand, thereby limiting excessive price and rent increases, contributing to macroeconomic stability and facilitating residential mobility. In Switzerland, housing costs, comprising actual and imputed rents, maintenance and repair of dwellings, as well as electricity expenses, make up a relatively high share of overall household expenditure compared with the average OECD country. Conversely, house price volatility, which can be an indicator of vulnerability in the housing sector when elevated, has been relatively low in Switzerland. The real estate prices have significantly increased over the past decade driven by very low interest rates and immigration fueled population growth, boosting housing demand. Insufficient supply responses, dampened by restrictive planning regulations, have further increased housing prices pressures. Residential mobility, as measured by the percentage of individuals who changed residence in the years 2008-2012, is relatively high by international comparison. Such mobility is supported by the low ownership rate, one of the lowest among OECD economies. On the other hand, strict rent controls generate some lock-in effects for long-term tenants whose rents remain well below the market.

Inclusiveness



Inclusiveness refers to the housing sector's capacity to deliver adequate and affordable homes across the income distribution while limiting residential segregation. Switzerland displays relatively low overcrowding rate, helped by relatively small households' sizes. It is located close to OECD average in terms of housing cost overburden (for low income tenants), measured by percentage of low-income tenants spending more than 40 percent of income in rent. Rents are relatively expensive in Switzerland but rent controls and low levels of homeownership have helped limiting the cost of renting a house. Lastly, Switzerland ranks relatively high in terms of house price to income ratios, measured by the years of disposable income equal to the price of a 100 square metres dwelling.

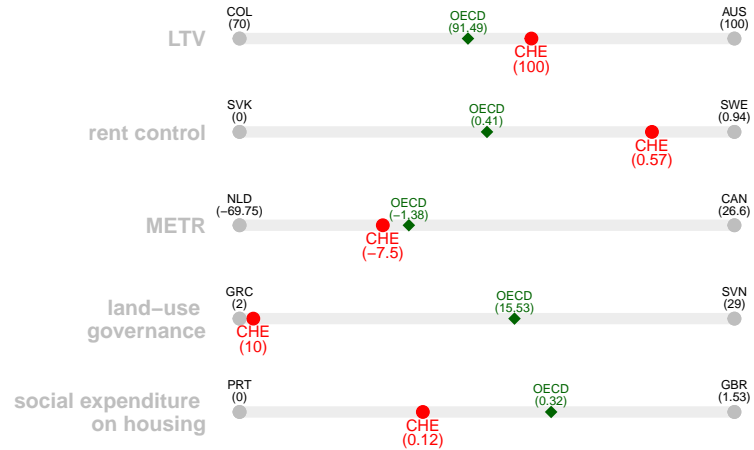
Sustainability



Sustainability assesses the housing sector's readiness for the transition to a low-carbon economy and its capacity to attenuate pressures on the ecosystem by preserving biodiversity and residents' health. Residential activities are responsible of 44 percent fine particulate matter (PM2.5) emissions on average across OECD countries, which is the air pollutant that poses the greatest risk to health globally. Switzerland displays relatively low housing-related PM2.5 emissions. Conversely, it ranks higher than OECD average in terms of housing-related energy intensity. Lastly, the average access to green space in urban areas, which is linked to a variety of health and well-being benefits, is relatively high by international comparison. Switzerland has shown a strong political commitment to a low-carbon economy and clean air. Switzerland is effectively taxing carbon, with an increasing share of CO2 emissions priced above EUR 60, notably in the housing sector. Moreover, in 2018, Switzerland committed to an annual mean limit of 10 microgram per cubic meter on PM2.5 air pollution in line with the World Health Organization recommendations. However, and in spite of a significant decrease of buildings CO2 emissions since 1990, the housing sector still accounts for over 25 percent of all CO2 emissions in the country due to the limited energy efficiency of a large share of the residential structures.

Policy Profile

Housing policies shape the efficiency, inclusiveness and sustainability of the housing sector. The chart below shows the principal indicators capturing the policy profile for Switzerland.



Loan-To-Value (LTV) caps help to contain credit risk, limit the build-up of house price bubbles and thereby foster economic resilience. More stringent rent control, which reduces the profitability of housing investment, is empirically associated with a weaker response of housing supply to change in demand. Higher marginal effective tax rates (METR) on housing property help containing house price dynamics, thereby contributing to housing affordability over the long run. Higher values of the land-use governance indicators reflect more decentralisation to the municipalities and/or more overlap across government levels; they have been empirically linked to housing supply that is less responsive to changes in demand. More spending on housing allowances typically facilitates residential mobility in some countries, which is often a condition for labour mobility. Higher rent subsidies can however inflate rents and prices where supply fails to respond flexibly to demand.

Definitions*

Structural indicators	
Housing tenure	Arrangement under which the household occupies all or part of a housing unit. 2018 or latest year available. Source: OECD Affordable Housing database and Adva Center (2017); Gran Encuesta Integrada de Hogares (DANE, 2020) for Colombia; *Public Housing Option: Adva Center's Response to the Housing Crisis in Israel" for Israel. Notice that tenants renting at subsidized rent are lumped together with tenants renting at private rent in Australia, Canada, Chile, Denmark, Mexico, the Netherlands and the United States, and are not capturing the full extent of coverage in Sweden due to data limitations. For Colombia, data on subsidized rents are missing, and the category "Other" includes usufruct, de facto occupancy and collective property. In the case of Israel over outright and owner with mortgage are displayed together.
Real house price index	Real house (hedonic) prices evolution (100=2010). Source: OECD House Price Analytical Database
Housing finance	Loans for house purchasing, in percent of GDP (in %). 2020 or latest year available. Source: OECD Resilience database, National Bank of Belgium, Central Bank of Chile, DANE for Colombia, Central Bank of Ireland
Housing investment	Housing investment as share of GDP (%) (1990-2019). Source: OECD National accounts data, and Cuenta Nacionales Anuales (DANE) for Colombia
Efficiency	
Housing, water, electricity, gas and other fuels expenses (% of household expenditure)	Housing consumption as a share of total household expenditure (in %). The indicator includes expenditure for actual and imputed rents, maintenance and repair of the dwelling, water, electricity, gas and other fuels. 2019 or latest year available. Source: OECD National accounts data
House price volatility (1990-2019)	Standard deviation of (de-trended) real house prices (1990-2019). Source: OECD calculations based on OECD Analytical House Price Database
Residential mobility (% of individuals)	Share of individuals that changed residence in 5 years (in %), 2012. Source: OECD Calculations based on 2012 EU SILC Data for EU countries, AHS 2013 for the United States, HILDA 2012 for Australia, Encuesta de Calidad de Vida Urbana (ECVU) 2018 for Chile, Censo Nacional de Población y Vivienda 2018 for Colombia
Inclusiveness	
Overcrowding rate	Share of household that does not have at its disposal a minimum number of rooms relative to their household size and composition (in %). 2018 or latest year available. The minimum number of rooms is equal to: one room for the household; one room per adult couple in the household; one room for each single person aged 18 and over; one room per pair of single persons of the same sex between 12 and 17 years of age; one room for each single person between 12 and 17 years of age and not included in the previous category; one room per pair of children under 12 years of age. Source: OECD Affordable Housing database. Data for Colombia comes from Censo Nacional de Población y Vivienda 2018 - Metodología Deficit Habitacional 2020
Housing cost overburden (for low income tenants)	Share of tenants in the bottom quintile of the income distribution spending more than 40 percent of disposable income on private rent (in %). 2018 or latest year available. Source: OECD Affordable Housing Database and Gran Encuesta Integrada de Hogares, DANE (2019) for Colombia
House price to income ratio	Years of disposable income equal to the price of a 100 square meter dwelling. 2016 or latest year available. The concept of income used is per capita gross disposable income of households. Source: HouseLev Dataset of Price Level Estimates, 2019
Sustainability	
Housing sector pm2.5 emissions (tons per capita)	Estimates of the annual volume of emissions of PM2.5 with respect to man-made emissions from non-industrial combustion sources, in tons per capita. 2018 or latest available year. Source: OECD Environment database, 2019
Housing sector energy intensity (toe per capita)	Residential energy consumption (in tonnes of oil equivalent per capita). 2019. Source: CO2 emissions from fuel combustion database, IEA (2020) and World energy balance, IEA (2020)
Access to green space (% in core fua)	Share of green space area in core functional urban areas (in %). 2020. (The indicator is computed at FUA level and aggregated using the weighted average by FUA population in 2015). Source: OpenStreetMap and OECD calculations
Policy indicators	
LTV	Maximum loan-to-value ratios applied to mortgage loans (in %). 2019. Source: IMF Integrated Macropprudential Policy (iMapp) Database, ESRB Macropprudential Database and OECD Questionnaire on Affordable and Social Housing (QuASH, 2019)
Rent control	Indicator reflecting on the number of regulations that restrict rent levels and rent increases. The indicator ranges between 0 and 1, with a higher number indicating greater stringency. 2019. Source: OECD calculations based on OECD Questionnaire on Affordable and Social Housing (QuASH)
METR	The indicator combines information on property taxes and housing-related provisions of income taxes. It is computed as the difference between the pre and post-tax rates of return of a marginal investment divided by the pre-tax rate of return of that investment where post-tax real rate is the minimum rate of return necessary to make the investment worthwhile (in %). 2016. Source: Preliminary illustrative estimates pending the publication of the final estimates of the forthcoming OECD Tax Policy Studies
Land-use governance	Indicator of restrictiveness of the land use regulation. It comprises two components: decentralisation and overlap of government levels in land planning decisions. The indicator ranges between 2 and 30 with a higher number indicating greater stringency. 2019. Source: OECD calculations based on OECD Questionnaire on Affordable and Social Housing (QuASH, 2019)
Social expenditure on housing	Government social expenditure on housing as a share of GDP, including housing allowances and rent subsidies (in %). 2015. Source: OECD Social Expenditure database

*The choice of indicators may vary by country depending on data availability.