



Housing in Vienna Annual Report 2017

Legal notice**Publisher**

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Housing in Vienna

Annual Report 2017



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Kapellenweg 35, 1220 Vienna
Architectural design: AllesWirdGut Architektur ZT GMBH /
feld72 architekten zt gmbh
Open space planning: Carla Lo Landschaftsarchitektur
Developers: MIGRA / NEUES LEBEN / WOGEM



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Smart and social

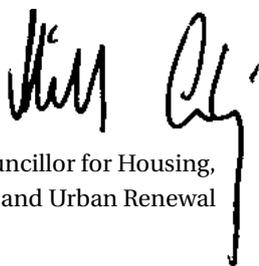
As in multiple previous years, Vienna was again ranked among the world's most liveable cities of 2017. To a high degree, this stems from political responsibility and the vision realised year in, year out by Vienna's municipal policy in tandem with the city's social housing sector.

No other European metropolis boasts a comparable volume of subsidised housing construction; in no other metropolis, too, does urban renewal present a comparably social orientation. At the same time, measures are implemented to foster good-neighbourly relations in the city's residential quarters in order to strengthen peaceful co-existence and social integration. This prepares the ground for a good social mix and social harmony and moreover safeguards these assets for a long time to come.

With its long-standing tradition of social housing and innovative current projects, such as Smarter Together and the International Building Exhibition IBA_Vienna, the Austrian capital also serves as an international lighthouse city and role model. For Vienna, the "smart city" of the future equals a metropolis that is not only modern, but above all a social city that enables all its inhabitants to participate and share in it.

For this reason, I would like to express my cordial thanks to all staff members of the Administrative Group for Housing, Housing Construction and Urban Renewal for their untiring commitment on behalf of the people of Vienna!

I hope that this publication will offer an interesting and stimulating read.



Executive City Councillor for Housing,
Housing Construction and Urban Renewal



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Biotope City (Lot 5)

Triester Strasse 91, 1100 Vienna

Architectural design: Harry Glück/HD Architekten

Open space planning: Maria Auböck & János Kárász

Developer: Wien Süd



Introduction

Vienna – High-quality social housing
as an everyday reality

High-quality social housing as an everyday reality

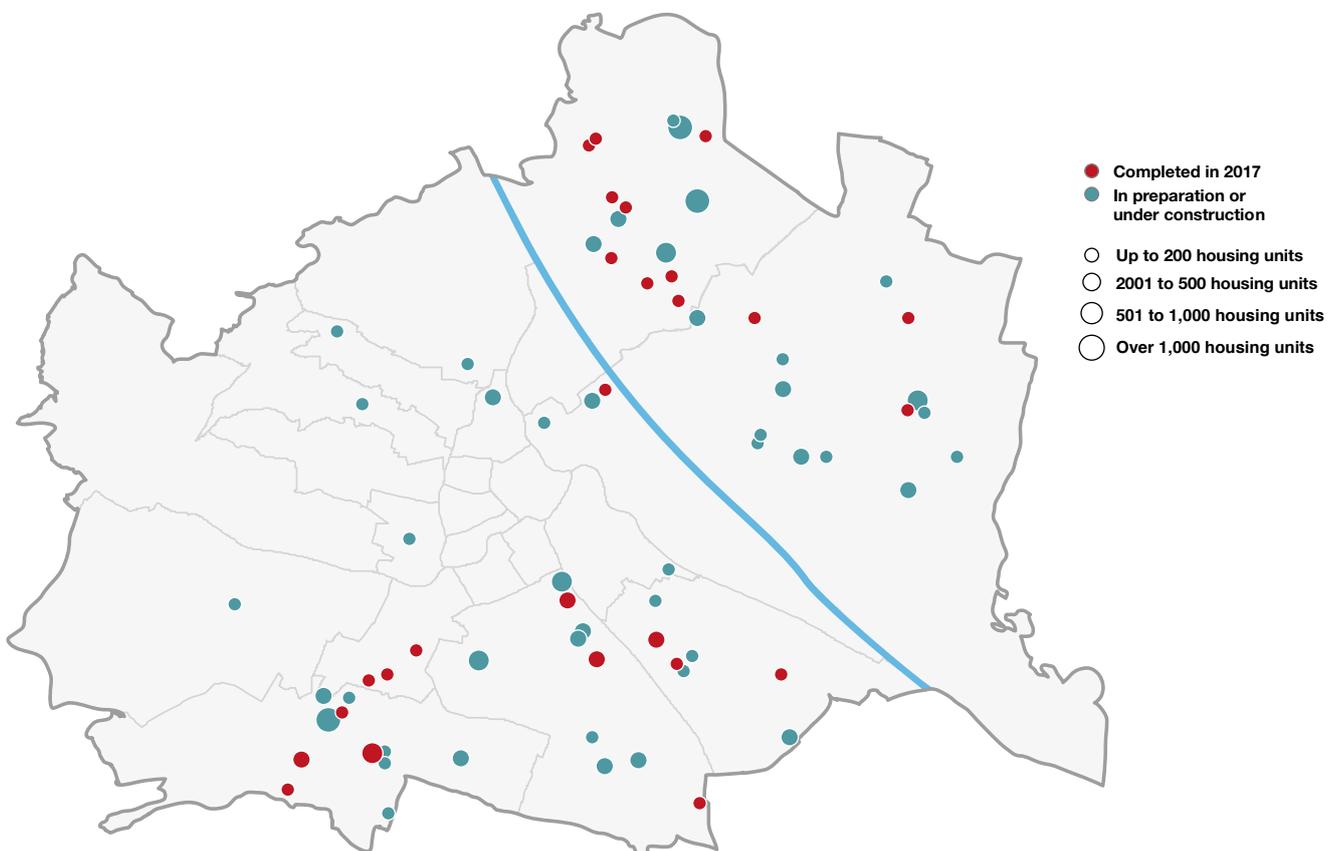
Vienna is growing. This growth entails a number of complex challenges that Vienna's social housing sector is facing by means of manifold instruments. Key elements include measures to promote social cohesion and adequate supply with housing space.

Vienna enjoys an enviable reputation as being one of the world's most sustainable and liveable metropolises. Its high quality of life is to a large part due to social housing, socially oriented urban renewal and strong tenant protection. Moreover, Vienna's citizens may count on a wide range of service facilities that address all facets of housing. Year after year, the City Administration invests significant amounts of money to keep housing in Vienna as affordable as possible.

A varied range of instruments

With its manifold instruments in the fields of housing construction, urban renewal and municipal housing management, Vienna's housing sector disposes of an internationally acclaimed range of instruments that is increasingly exerting a model effect at the European level as well.

Reacting to topical challenges by providing the necessary competencies for action also means ensuring that estab-



lished systems remain flexible. For Vienna's housing sector, this applies to a particularly evident and demonstrable degree.

Currently, projects comprising a total of approx. 18,900 housing units are being planned or under construction, receiving subsidies to the tune of Euro 733 million, with total construction costs amounting to around Euro 2.1 billion. The development of new residential quarters from scratch is safeguarded by a comprehensive approach extending across neighbourhoods and in addition to enhancing the quality of individual buildings also focuses on collaborative interaction within each neighbourhood. The premise of affordability is met by providing a high share of SMART dwellings and the resumption of municipal housing construction activities.

Moreover, the successful system of tenant-oriented gentle urban renewal involving the instrument of Wiener Gebietsbetreuungen (Area Management Offices) is specifically tackling other important tasks and hence supports tenants' housing satisfaction both in historic (so-called "Gründerzeit") and newly emerging residential quarters.

Wiener Wohnen, Europe's biggest housing administrator with a stock of approx. 220,000 units owned by the City of Vienna, responds by initiating projects such as the "Social and Secure Tenancy" (Soziale Wohnungssicherung) service to respond to changes in life situations among its tenants, thereby emphasising the social competency embodied by Vienna's housing sector to a particular degree.



Provincial Parliament Member Kurt Stürzenbecher at the infrastructure symposium "Future Business Austria" in 2017



The Smarter Together team with Provincial Parliament Member Barbara Novak at the VCÖ Mobility Award ceremony

This is supported by wohnpartner, whose local, on-site offices contribute important work in the fields of conflict moderation, integration and the fostering of good-neighbourly relations.

Smart City

Moreover, the Administrative Group for Housing, Housing Construction and Urban Renewal and its employees manage to implement projects that address other key challenges of growing cities, such as climate protection, digitalisation and objectives expressed in Vienna's Smart City Framework Strategy. An excellent best practice in this area is the partly EU-funded lighthouse project Smarter Together in Vienna's 11th municipal district Simmering, which sets relevant accents through a high degree of local and international networking and citizen participation. The VCÖ Mobility Award conferred on Smarter Together in the category "Active Mobility and Public Space" demonstrates clearly that Vienna's housing sector is actively committed to making an innovative and future-oriented contribution to urban development and quality of life.

The necessary basic research and expertise required to meet the challenges Vienna's housing sector is constantly confronted with at multiple levels is ensured by the Vienna Housing Research Programme. The International Building Exhibition IBA_Vienna, which supports expert discussions on the future of social housing in Vienna through different event formats, functions as an additional think tank.

Vienna is growing and is especially well prepared for the future in all housing matters. With its flexible instruments, Vienna's social and subsidised housing sector ensures further improvement of the city's quality of life in this area as well.

Carrée Atzgersdorf, 1230 Vienna

Architectural design: g.o.y.a. ZT Ges.m.b.H. | illiz architektur ZT OG |

Sue Architekten ZT GmbH

Open space planning: EGKK Landschaftsarchitektur

Developers: Neue Heimat | HEIMBAU | Neues Leben



Promoting Social Housing

Subsidised housing projects
New municipal housing estate in Fontanastrasse
Award-winning urban renewal
New momentum for Vienna's Area Renewal Offices
Starting the 2nd project year with Smarter Together

Subsidised housing projects

In 2017, wohnfonds_wien, the Vienna Housing Fund, organised five developers' competitions for a total of 16 construction sites. For the first time, IBA_Vienna provided innovative impulses to make social housing fit for the future, involving Austrian and international experts in the process.

In addition to providing for innovative and high-quality, yet affordable units, the five developers' competitions focused on the creation of social neighbourhoods, communal facilities and open spaces extending over several lots as well as on the provision of live-work and cohousing options. This was the first instance of the "New Social Neighbourhoods" theme of the International Building Exhibition IBA_Vienna 2022 being taken aboard by a developers' competition (see also p. 34-35).

SMART housing

At all 16 sites, a minimum of one third of the units must comply with the requirements of the SMART housing pro-

gramme. SMART flats offer compact yet high-quality types of housing that ensure excellent compatibility with the demands of everyday life. Intelligent layouts make optimum use of every single square metre. The dwellings can thus also be flexibly adapted to different lifestyles.

Carrée Atzgersdorf in Liesing



© pix.lab Studios Graz

Carrée Atzgersdorf, Project Area 2: Innovative architecture and ample green spaces

The "Carrée Atzgersdorf" developers' competition (23rd municipal district) was concluded in early 2017. Roughly 1,200 mostly subsidised rental flats, premises for shops – including a medical practice and a six-group kindergarten – will be built on the competition site, which extends over approx. 61,500 square metres. The focuses were on the creation of facilities spanning several lots, e.g. a play street, a forecourt, a playground for younger kids and teens as well as a central open space with a communal house.

Puchsbaumgasse and Eisteichstrasse

In Puchsbaumgasse in Favoriten (10th municipal district) and Eisteichstrasse in Simmering (11th municipal district), two new ongoing construction projects will be completed

■ Developers' competitions

Developers' competitions for housing projects with a minimum of 500* residential units were introduced in 1995 and aim to create project teams that will offer the very best implementation concepts for the available lots. Moreover, the competitions also serve as a management tool to realise housing that reflects the needs of Vienna's population. In addition to special thematic aspects and requirements, the winning projects must comply with challenging demands regarding such evaluation criteria as economic efficiency, social sustainability, architecture and ecology. The winning projects implement the concepts submitted for the competition lots by drawing on Vienna's housing promotion funds.

In 2017, five competition procedures were completed. For more information, visit www.wohnfonds.wien.at and click on "neubau" and then "bauträgerwettbewerbe" (in German only). *1995–2016: 300

© BolehDesignStudio



Lot in Puchsbaumgasse: Open space as a place of encounter

in 2019. They will comprise a total of roughly 380 subsidised flats, 190 subsidised hostel units for young people and four premises for shops, all embedded in high-quality open and green spaces. This is the outcome of a time-saving “combined” developers’ competition, which conflated the procedure of defining a land use and development plan with the developers’ competition proper.

Quartier Am Seebogen – aspern Seestadt

Vienna’s largest urban expansion area aspern Seestadt (“Vienna’s Urban Lakeside”) entered its next development phase in 2017. The “Quartier Am Seebogen” developers’ competition comprised six lots, which will accommodate approx. 650 subsidised and approx. 80 privately financed

© Schreiner Kastler



aspern Seestadt, Lot H7B: Subsidised housing in a top location directly by the lake (22nd municipal district)

flats, a kindergarten, a library as well as numerous shop premises, all to be completed by 2020. This car-free project also offers live-work units, e.g. studios or offices and shop premises spatially separated from the associated dwellings. In keeping with the live-work theme of the IBA, a mix of 80 percent of residential units and 20 percent of non-residential units will be created. Another lot is available for self-build groups; the relevant application procedure will be concluded in 2018.

Mühlgrundgasse II

By 2020, approx. 70 subsidised housing units for people from different generations and in different life situations will be built in the 22nd municipal district. The winning project resulting from the “Mühlgrundgasse II” developers’ competition convinces with its barrier-free dwellings characterised by high ceilings, numerous communal facilities and an accompanying management plan to ease moving in and foster neighbourhood building.

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Different housing options in Mühlgrundgasse 1

OASE 22+

The “OASE 22+” competition site adjoins the “OASE 22” residential project, which was created in 2008 – likewise as the result of a developers’ competition – and honoured at the Vienna Housing Award 2015 with a special recognition for neighbourhood development. On an area formerly occupied by the Waagner-Biro company in the 22nd municipal district Donaustadt, OASE 22+ will offer approx. 400 subsidised dwellings, eight intergenerational places for communal living and a central park. The unifying theme is “movement and mobility”. The central park generates impulses for encounter and communication. In addition to the single-tier competition for three lots, wohnfonds_wien also organised an application procedure for building groups on one additional lot, concluded in early 2018.

New municipal housing estate in Fontanastrasse

The housing developer WIGEBBA and Wiener Wohnen as the municipal housing management body tap into new dimensions in housing: smart housing with flexible spaces. The 120 new municipal dwellings have a size of 40 to 100 square metres and reflect the principles of 1920s “Red Vienna” municipal housing: air, light and sun.

NMPB Architekten designed this new model concept of communicative housing, which revives the social housing philosophy of the 1920s and translates it into the 21st century. Wiener Gemeindewohnungs-Baugesellschaft (WIGEBBA) will build the first municipal housing project. The first tenants are expected to move in as early as in autumn 2019.

Affordability, superior comfort, but above all high quality of life and surroundings take pride of place: for example, a 55-square-metre flat will cost a maximum monthly rent of Euro 420.-, with a cap of Euro 7.50 per square metre (including VAT). Despite this, every unit will boast a loggia, balcony or terrace and is designed to ensure total spatial functionality by avoiding unused spaces. Moreover, tenants pay no contribution towards building costs.

Open spaces and communal facilities

On an area of 7,620 square metres, the three buildings in Fontanastrasse have four, five and nine storeys, respectively, and moreover encompass three interior courtyards conceived for different types of use: one courtyard as a meeting-place with a children’s playground and seating areas for all generations; one courtyard as a quiet zone for seclusion and relaxed leisure; and one communal courtyard with the possibility for urban neighbourhood gardening. A laundry, pram and bike storage rooms, a bike repair workshop and a collective garage on the adjoining property complete the range of amenities for future tenants.

A focus on smooth interaction between residents

Communication within the community, the emergence of a residents’ network and the organisation of mutual neighbourhood assistance are key goals for the new municipal housing project and will also be deliberately fostered during the moving-in period.

The City of Vienna supported the construction of the Fontanastrasse project with funds amounting to Euro 6.7 million against a total construction cost of approx. Euro 14 million. “Currently, 28 lots with 2,450 new municipal housing units in nine districts of Vienna are on the road from planning to implementation. We are therefore well on track towards attaining our goal of providing around 4,000 new dwellings by the end of 2020”, Executive City Councillor Michael Ludwig remarked.



GESIBA CEO Kirschner with Mayor Häupl, Executive City Councillor Ludwig and District Chairman Kandl turning the sod

Award-winning urban renewal projects

As in previous years, subsidised housing rehabilitation projects met with acclaim at the Vienna Urban Renewal Awards 2017. Three utterly diverse projects were honoured. The three projects once more exemplify how effectively contemporary housing types can be combined with historic building stock.

In its Gründerzeit neighbourhoods, Vienna has for the past 44 years been opting for the instrument of gentle urban renewal. First intended as an urgently required measure to eliminate substandard flats, this method gradually developed – also through the activities of the Vienna Housing Fund – into a suitable tool to revitalise historic building stock. Today, ecological measures including thermal rehabilitation or greening are at the focus of refurbishment efforts. The socio-political aspect, too, is of great importance, since strong tenant protection makes it possible for tenants to stay in their accustomed flats even after extensive refurbishment and rehabilitation measures.

Living in a monument

The first prize at the 32nd Vienna Urban Renewal Awards was won by the Ratschkygasse 26 refurbishment project (12th municipal district). This is a former public shower bath under heritage protection that is surrounded by school buildings. To ensure good light exposure of the flats facing the courtyard, the area of the adjoining school sports field was reclassified before the start of the project. The impressive roof structure was converted into three levels of flats and rendered permeable by means of roof windows and dormers or balconies at the gable ends. All courtyard-facing flats boast loggias or, due to the sloping terrain, terraces and small private gardens at ground-floor level. In compliance with the requirements of monument protection, the external look of the building and the original appointments of the entrance lobby and staircase were preserved. To ensure barrier-free access, a new lateral ramp to the lift was created that also permits access to the pram and bike storage rooms in the basement. This very special historic building now accommodates 21 one-of-a-kind flats that allow for modern living in an old edifice.

The second prize was conferred on the Lobmeyrhof project in the 16th municipal district. Entering the interior courtyard, the radical makeover of this old building becomes

■ Housing rehabilitation projects since 1984 after establishment of wohnfonds_wien

Rehabilitation commitments undertaken, total:
7,375 residential buildings with 342,200 dwellings
Approx. Euro 7.97 billion total rehabilitation costs
→ Euro 5.45 billion subsidies by City of Vienna*

Of which

- Rehabilitation projects completed
7,065 residential buildings with approx. 319,400 dwellings
Approx. Euro 6.96 billion total rehabilitation costs
→ Euro 4.89 billion subsidies by City of Vienna*
- Rehabilitation projects underway
214 residential buildings with 15,000 dwellings
Euro 603 million total rehabilitation costs
→ Euro 333 million subsidies disbursed by City of Vienna*
- Rehabilitation projects in preparation
116 residential buildings with 8,500 dwellings
Euro 480.5 million total rehabilitation costs
→ Euro 268 million subsidies to be disbursed by City of Vienna*
- Improvement of environmental and climate protection
Reduction of heat demand: 1,147 GWh/year
Savings in greenhouse gas emissions: approx. 369,000 tonnes CO₂/year

* Sum total of all subsidies and loans

immediately evident. Spacious balconies and a modern punctuated façade convey a contemporary housing look. The building rehabilitation was characterised by carefully considered solutions to accommodate different social groups: a varied range of housing options with senior living groups and barrier-free use.

A green oasis in a Gründerzeit setting

Due to the spare street front, the qualities of this third-placed refurbishment project in the 15th municipal district (Wurmsergasse 8) are not visible at first sight. The building scores above all with its implementation of ecological measures. Moreover, the flats in the converted roof storey feature underfloor heating; thus the furnishing of mansard rooms will not be additionally complicated by having to install radiators. The partial demolition of the courtyard wing entailed two positive effects: the light incidence and

ventilation of the interior of the block and of the courtyard itself were markedly improved; moreover, residents benefit from the courtyard-facing green oasis on the newly created flat roof and the small unsealed interior courtyard. This refurbishment project is exemplary because of the improvement of many flats, barrier-free access, the new lift and the new courtyard-facing balconies. An important fundamental concern of the client lay in contributing to a partnership-based, harmonious community of residents by providing optimised flat layouts and attractive flat structures.

The responsible approach to historic building stock adopted by such subsidised refurbishment and rehabilitation projects pays off in multiple ways: the historic cityscape is preserved, tenants are not dislodged from their homes, and owners secure the value of their property in the long term.

Ratschkygasse 26, street façade



Before refurbishment



After refurbishment

15., Wurmsergasse 8



Interior courtyard after refurbishment

15., Wurmsergasse 8



Interior courtyard before refurbishment

15., Wurmsergasse 8



Interior courtyard after refurbishment

New momentum for Vienna's Urban Renewal Offices

2017 spelled the end of a six-year commission for Vienna's Urban Renewal Offices. Numerous projects and initiatives in the city's urban renewal areas were implemented during this period. In 2018, the offices will commence a new work period following a restructuring process that entails several important changes.

First, Vienna's citizens will now be able to use the services of five neighbourhood offices for residential and tenancy law issues. The positive developments achieved through gentle urban renewal were taken account of by redefining both the focal areas and the tasks of urban renewal. This makes it possible to largely withdraw from the inner districts encircled by the Gürtel boulevard, while setting up additional neighbourhood management offices in the big new urban development zones.

It is the objective of the projects and activities initiated by the Urban Renewal Offices (Gebietsbetreuungen Stadterneuerung, GB*) offices to network local residents, institutions and political decision-makers and to safeguard and enhance the quality of life in the respective neighbourhoods on the basis of a strong local economy, high-quality public spaces and cultural diversity.

Participation

Towards this purpose, many participation projects were initiated and/or supported by the GB* offices in close co-operation with district politicians and municipal departments of the City of Vienna. One example from 2017 concerned a citizen participation initiative for the redesign of Johann-Nepomuk-Berger-Platz, a square in the 16th municipal district Ottakring, where two separate green spaces are to be combined into a roughly 3,800-square-metre park. This participation project was organised and monitored by the GB*7/8/16 team on behalf of the City of Vienna and the 16th and 17th municipal districts with the objective of actively involving park users and local residents in the planned redesign. Towards this goal, a "signage jungle" was put up to attract the attention of locals to the redesign project and encourage them to participate. On-site consultations and three moderated "park talks" served to discuss numerous issues, such as traffic, greening, water supply,

seating in the square, an off-leash dog zone, lighting and the design of the park's fringes. Ideas could also be submitted via a blog and Facebook. In late 2017, the first planning proposals were discussed with residents, again on-site.

Stimulating initiative and commitment

One core task lies in empowering local residents to take the initiative and assume interest and commitment on behalf of "their" neighbourhood. This was successfully implemented over the past six years.

Examples include multi-district initiatives like "neighbourhood partnerships", a project that connects people who have spaces at their disposal with others who are looking for spaces to organise activities in their neighbourhood. The project "Share the City" creates awareness for sustainability in everyday life through campaigns like "Gardening around the Corner", in-house or courtyard flea markets or book exchange bags in public space. The do-it-yourself trend, too, was not only taken aboard but practically communicated as well, e.g. by fostering do-it-together initiatives for raised-bed gardening or building furniture from pallets, publishing an 80-page booklet of DIY city instructions or through projects like "repair cafés".



© DK

Schlingnermarkt - upgrading of the market

Starting the 2nd project year with Smarter Together

Future-oriented Smart City solutions are at the focus of Vienna's currently biggest EU-funded urban renewal project Smarter Together. A key role is played by innovative social and technical measures in the 11th municipal district Simmering to ensure a liveable and eco-friendly city of the future.

Smarter Together – gemeinsam g'scheiter: the name says it all. Since early 2016, manifold project ideas were concretised through collegial co-operation of many project partners and in constant dialogue with local residents.

As per 2017, these include 41 different conceptual and implementation projects; approx. 80 persons are involved in project tasks; and nine municipal departments of the City of Vienna join forces with seven other project partners and numerous other institutions to develop innovative solutions for and with the people in central Simmering.

One key indicator highlights the dynamism of this project: while the project application provided for a total investment volume of Euro 46 million, with subsidy funding to the tune of Euro 7 million, the former has increased to over Euro 80 million in the meantime. In this way, the EU funding contribution serves its purpose perfectly: as an impulse for manifold further activities.

Implementation in full swing

2017 marked the beginning of the concrete implementation of project ideas. Important milestones included the start of rehabilitation work for the Hauffgasse 37-47 housing estate of bwsg, a nonprofit housing co-operative. Approx. 53,000 square metres are up for smart refurbishment combined with the addition of new storeys. The energy supply system provided for by KELAG Wärme GmbH will be complemented by photovoltaics. In October 2017, e-car sharing was introduced as an entirely novel mobility offer for the housing estate.

The New Middle Schools in Enkplatz make for another focus. Following a first feasibility study, an international architectural competition was organised, attracting 34 teams

from five EU Member States. The Enkplatz schools are to be given four new zero-energy gyms and 13 additional classrooms; green and open spaces will be upgraded. The energy concept aims for the extensive use of solar panels on the school building, including an innovative system of feeding energy into the district heating network of Wien Energie. In autumn 2017, two solar benches were set up in the forecourt of the schools to draw sustained attention to the project. The benches inter alia serve to recharge smartphones with solar energy.

VCÖ Mobility Award 2017

Smarter Together received the VCÖ Mobility Award 2017 in the category "Active Mobility and Public Space" for its "intelligent combination of various means of transport". In the future, different mobility services (e.g. e-car sharing, e-bike sharing, charging station) will be linked at the Simmeringer Platz mobility point of Wiener Linien. The Sycube company



© PID-Jobst

Provincial Parliament Member Barbara Novak with pupils of the Enkplatz New Middle Schools at a solar bench



© DDBVB, Konrad Khittl

More than 6,000 kids and their families had great fun participating in the Beat the Street game.

developed a novel e-bike sharing system, which will be launched in 2018. The electric vans for postal parcel transport and the electric forklifts at the Siemens Leberstrasse plant are fully operative. Moreover, Siemens set up a new logistics and bulk material plant as well as charging stations for its employees' e-bikes and e-cars.

Preparations for refurbishment measures at two Wiener Wohnen housing developments in Lorystrasse and Herborggasse were continued. Tenants were able to voice their concerns directly and to codetermine individual measures. Further innovations concerned the dialogue with tenants, e.g. neighbourhood information events or roundtables where personal requests, ideas and suggestions can be expressed. In their turn, these tools can be used by Wiener Wohnen and the wohnpartner team in other locations, which ultimately proves of advantage for all inhabitants of municipal housing developments in Vienna.

In the field of smart technologies, a data platform using FIWARE software components was set up to facilitate data processing. City-related data as well as the first project data measured were already incorporated. In autumn, the city-wide switch by Municipal Department 33 – Public Lighting to suspended LED lamps for street illumination was launched in Simmering.

Co-operating with residents

“SIMmobil”, the information and communication vehicle of the GB* 3/11 office, stopped in four spots to reach over 1,500 persons through numerous accompanying events. Schoolchildren could voice ideas for school organisation. An e-cargo bike has been available for rent since summer 2017. With “Beat the Street”, an activating mobility game was very successfully transferred to Simmering in co-

operation with the Vienna Mobility Agency – more than 6,000 participants walked approx. 80,000 kilometres as part of the game, which involved eleven schools. Smarter Together moreover organised numerous public and target group-specific events at the Simmering adult education centre and received visitor groups from Austria and abroad. Among many other events, workshops for schoolchildren were organised together with Science Pool, an association promoting the interests of children and young people; another amongst many additional projects concerned a “saving energy café” set up in collaboration with the energy consultants of the agency “die umweltberatung”.



© PID/Christian Jobst

Project leader Julia Girardi-Hoog explains how a test e-bike works.

Smarter Together fosters European exchange

A key aspect of the EU-funded project Smarter Together relates to the exchange of know-how with European partners and other cities. Several international events provided a background to report on Vienna's project contributions and communicate the City of Vienna's strategic approach to international partners.



Management & Supervision

Living in a municipal housing development
wohnpartner initiatives: sharing experiences
Wohnservice Wien – A full range of housing services
Subsidy-related counselling

Living in a municipal housing development

The enterprise City of Vienna – Wiener Wohnen administers 220,000 municipal dwellings, which makes it the largest municipal housing provider in Europe. Wiener Wohnen is responsible for the administration, rehabilitation and management of Vienna's municipal housing estates, which are home to 500,000 inhabitants.

Its clients are at the focus of all efforts of Wiener Wohnen. It is therefore the company's objective to continuously evolve its services on behalf of tenants and to improve the degree of satisfaction of approx. 500,000 persons living in municipal housing estates.

Attics become new living spaces

To preserve the liveability of Vienna's municipal housing developments for future generations, Wiener Wohnen is undertaking massive efforts to rehabilitate, refurbish and modernise municipal housing complexes. In 2017, this modernisation campaign was continued by concluding 18 refurbishment projects comprising 3,401 dwellings; another eleven refurbishment projects covering 3,279 units were initiated. In all, 70 municipal housing developments are currently being revitalised, which will benefit

approx. 30,000 inhabitants by providing greater housing comfort and lower heating costs. The investment volume for these refurbishment projects amounts to roughly Euro 560 million.

Goethehof: attic flats with panoramic views

In the course of the overall revitalisation of the Goethehof complex, the roof storey is being converted and upgraded to accommodate 128 affordable dwellings. The new attic flats in this large and historically important municipal housing estate in Kaisermühlen (22nd municipal district) will be completed in batches and duly let to tenants.

The overall refurbishment and roof storey conversion of Goethehof will proceed until 2019, involving an investment volume of approx. Euro 45 million and subsidies disbursed



© PID | Jobst

Attic conversions create new space for living.



© GSD

District Chairman Ernst Nevrivy, National Council Member Ruth Becher and Executive City Councillor Michael Ludwig congratulate a young Viennese tenant on her move into her new attic flat.

by the City of Vienna to the tune of Euro 28.7 million. Due to the roof conversion – which is not only functional, but also visually attractive –, even more tenants will be able to enjoy the unique housing quality of this residential complex. Comprehensively refurbished, one of Vienna's most impressive municipal housing estates will soon return to its old splendour.

In the Goethehof complex alone, roof conversion makes it possible to increase the number of flats by 20 percent. At the same time, Wiener Wohnen pays maximum attention to high-quality design for the new units; e.g. parquet flooring for living areas and ample outside spaces are standard requirements. The two- and three-room flats moreover boast excellent layouts that meet the modern needs of future tenants and are correspondingly easy to furnish. Depending on what direction the windows are facing, tenants enjoy views of the nearby urban lake Kaiserwasser or of the skyline of the adjacent Donau City high-rise area.

The conversion of hitherto unused roof storeys in multi-flat buildings is an important contribution to housing space creation. In Vienna's municipal housing developments alone, more than 600 new flats were built in recent years through comprehensive structural refurbishment. Another 500 attic flats offering over 37,000 square metres of living space are currently underway. In all, Wiener Wohnen thus provides high-quality – and above all affordable – new housing for approx. 2,500 citizens without taking up scarce urban space.

The new “Social and Secure Tenancy” service

Unfortunately, persons who find themselves in a precarious financial situation are often unable to pay their monthly rent. Yet eviction creates even worse conditions for such individuals, as having a fixed abode is the most important element of social stability and should never be renounced.

Since February 2017, Wiener Wohnen has been operating a new service for social and secure tenancy (“Soziale Wohnungssicherung”) to assist persons in difficult personal life situations. Regrettably, even after receiving the letter announcing imminent eviction, many persons concerned do not contact Wiener Wohnen. This is where the new “Social and Secure Tenancy” service comes in.

A team of social workers helps tenants unable to procure assistance for themselves. First, a counselling talk takes place at the flat to gain an overview of the tenant's personal situation. In due course, the necessary support services of the City of Vienna are identified, and tenants are put into contact with these institutions to reliably avoid the looming threat of homelessness.

Help for residents with psychosocial problems

However, the team of the new service is also there for tenants who find themselves unable to cope with everyday life in their municipal flat due to psychosocial problems (e.g. mental disorders or dementia). In such cases, alternative housing options are offered; the persons concerned are relayed to social facilities of the City of Vienna, such as psychosocial services and nursing institutions.

wohnpartner initiatives: sharing experiences

Together with residents, wohnpartner develops manifold initiatives to foster and further improve smooth interaction and good-neighbourly relations in Vienna's municipal housing estates. In 2017 as in previous years, the nine wohnpartner teams advocated tenants' concerns efficiently and unbureaucratically.

A particularly extensive programme was offered in 2017 by the six community centres. In the summer, a family party was held at the Karl-Wrba-Hof in the 10th municipal district Favoriten. The festive mood at this celebration was set by a live performance of the band Nowhereland and a major dance focus: the pensioners' club presented a line dance show, the group IKI performed folk dances from the Balkans and taxi dancers encouraged guests to take to the floor, while young visitors had fun at the kids' dance event.

An event at the Per-Albin-Hansson-Siedlung complex was dedicated to the rediscovery of historical board games: in May, wohnpartner joined forces with KÖR Kunst im öffentlichen Raum Wien (Public Art Vienna), the University of Applied Arts Vienna, Wiener Wohnen and other co-operation partners to inaugurate a big open-air board game station. Ever since, local residents can travel to foreign cities, countries and continents via 16 game boards while getting to know each other.



© Wohnservice Wien/P. J. Hartberger

Creative redesign of Alfred-Kubin-Platz with murals created by two graffiti artists together with the tenants of the Josef-Bohmann-Hof housing development



Community work: Autumn festival in Josef-Kaderka-Park in the context of “Mobile Flowerbeds” organised by wohnpartner

wohnpartner supports artistic creativity

The art projects initiated by wohnpartner and the artists involved are as diverse as the tenants of Vienna’s municipal housing developments: the numerous initiatives ran the gamut from inspirational watercolours or acrylic paintings to splendid murals. One example is the basement of the Kurt-Heller-Hof in Vienna’s 2nd municipal district Leopoldstadt: here, an artistic painting event organised by tenant Barbara Köhler transformed this site into an all-round artwork that, signed by all participants, now calls attention to the bulky waste issue. The vernissage in the 22nd municipal district Donaustadt proved again very popular: the wohnpartner initiative “Art and Culture at the Rennbahnweg Estate” provided the setting for a show of the works of municipal housing tenant Robert Hum. The “Hidden Talents” event likewise offered outstanding artistic creations: the exhibition of works by mother-daughter combo Michelle and Simone Teresa Haintz in May was followed by a solo show of artist Ursula Johnson in October. At the Reumann-Hof estate, the wohnpartner team followed in celebrity footsteps with a “Falco walk” in spring and the subsequent presentation of the graphic novel “Falco” by artist Reinhard Trinkler. To honour the Margareten (5th municipal district) author Ernst Hinterberger, who died five years ago, a reading of his works took place in autumn at the wohnpartner premises inside the Reumann-Hof development.

Cultivating the green thumb

Visitors to the educational tree trail in the 22nd municipal district Donaustadt embarked on a different journey: from Chinese princess tree to hazel tree – guided tours of the first

educational tree trail in a Viennese municipal housing project at the Rudolf-Köppl-Hof taught interested visitors many new things about Vienna’s flora. This year, wohnpartner for the first time invited schoolchildren to join the guided tours. Conversely, the wohnpartner garden tour offered glimpses of the city’s garden oases: in 2017 as in previous years, participants visited raised beds, roof gardens or communal gardens and found inspiration for their very own, private garden paradise.

There’s always time to celebrate: anniversaries

Established eight years ago, wohnpartner is not yet ready for the next milestone anniversary but decided to celebrate all the same, e.g. the sixth birthday of the Simmering Bücher-KABINE (free book rental service) and the 40th jubilee of the Rennbahnweg housing estate in the 22nd municipal district Donaustadt. Together with residents and Austrian author Renate Welsh-Rabady, wohnpartner commemorated the anniversary of this converted phone booth chockfull with books on Leberberg (11th municipal district) by throwing a big party.

Spirits were also high on Rennbahnweg: the jubilee festival was inaugurated by Executive City Councillor Michael Ludwig and District Chairman Ernst Nevrivy and boasted performances by a brass ensemble, a string orchestra and dance groups as well as interviews with personalities linked to the Rennbahnweg estate. Moreover, wohnpartner organised a big open-air exhibition on the fascinating history of this housing project, which met with great interest.



© Wohnservice Wien/Johannes Zimmer

Every Tuesday, intercultural exchange was the motto at the Am Schöpfwerk community centre Bassena 12, which hosted an intercultural language café with up to 70 participants from all over the world. Supervised by a native speaker, a different language was spoken at every table. Key goals not only included language learning, but also getting to know each other and engaging in respectful interaction: communication between equals, interest in other people and cultures as well as knowledge transfer characterised this remarkable project. In the 21st municipal district Floridsdorf, the wohnpartner team brought local residents together at the annual neighbourhood festival around the Ruthnergasse community centre. In addition to Italian live music, highlights included the performance “Diamonds Are a Girl’s Best Friend” by the Diamant dancesport club, a photo corner and presentations of the numerous active groups of the community centre.

Conflicts as an opportunity

Wherever many individuals meet and live together, conflicts do occasionally arise. wohnpartner and Wiener Wohnen foster capacity-building resources to deal with such situations. The objective lies in supporting residents so that they learn to resolve neighbourhood conflicts on their own. Sometimes, such efforts to resolve a dispute independently come to nothing. In such cases, the wohnpartner teams help the parties find sustainable solutions, always with an eye on the big picture and the needs of people – after all, they are the experts regarding their own housing and living environment. The wohnpartner staff views conflicts as an opportunity for positive change and personal involvement. In fact, many tenants who originally had turned to wohnpartner because of a conflict are now actively engaged in fostering good-neighbourly relations.

Wohnservice Wien – A full range of housing services

In 2017, Wohnservice Wien continued to steadily improve access to even more services and information. Its units Wohnberatung Wien, Mieterhilfe and wohnpartner offer comprehensive information and counselling as a broad range of free-of-charge services to address all questions related to housing.

Concentrated expertise at the service of clients

Wohnservice Wien offers three consultancy units: Wohnberatung Wien, Mieterhilfe and wohnpartner. Moreover, its team inter alia handles the popular housing tours organised from spring to autumn, which provide interested individuals with free information about housing projects all over Vienna. Since 2017, registration for these events, which communicate key facts and figures about subsidised housing, is via a new, easy-to-use online system. This is part of a new tool that also serves for e-mailing a new monthly newsletter, which offers registered clients interesting information about new housing projects, events and news relating to housing. Due to the new communication tool, the precision of this marketing activity was significantly improved in 2017. The layout was streamlined with the corporate design of Wohnservice Wien and thus contributes to a uniform presentation as well as boosting the recognition effect.

A multifaceted range of events

In addition to other exciting events, the Wohnservice Wien team also defines annual staples of Vienna's event calendar with the City of Vienna Allotment Garden Prize, the "Homes in Bloom" photography competition and the Housing Fair. In 2017, the Housing Fair took place for the 17th time at the Millennium City mall. In addition to interesting projects that visitors could inquire about directly on-site with developers as well as a joint stand of Wohnservice Wien with Wohnberatung Wien and Mieterhilfe, the year's special highlight was a fully furnished, life-size SMART model flat, which was exhibited with the partner company P.MAX, a made-to-measure furniture specialist. This enabled visitors to experience SMART housing at first hand and to realise that intelligently designed flats can be highly functional

despite their smaller size. It is planned to continue this concept at the 2018 Housing Fair.

Extensive printed information on housing

Another important task of Wohnservice Wien lies in compiling folders, guides and brochures that are available at fairs, wohnpartner offices and all service locations of Wohnservice Wien (InfoCenter, Mieterhilfe and Wohnberatung Wien). The publications can also be ordered free of charge from the Wohnservice Wien InfoCenter by calling +43-1-4000-8000 or +43-1-24111 or via e-mail to infocenter@wohnservice-wien.at.

Help for flat seekers

Since 2015, Wohnberatung Wien has been the central contact point for all Viennese citizens who are looking for a subsidised rental or co-operative flat, a subsidised owner-occupied flat, a flat refurbished with subsidies, a relet flat or a municipally owned flat or require consultancy on financing options.

Last year, approx. 72,000 persons made use of this service, equalling an average of about 1,400 consultations per week. This was compounded by around 157,000 phone inquiries. In December, the waiting area was updated, including the creation of a special room for children to ensure that waiting times will be more pleasant for all age groups. An additional mobile information point was moreover set up for persons with special needs.

Flat hunting

All information about municipally owned flats, subsidised flats and planned projects can also be found around the clock at www.wohnberatung-wien.at. After registering free



of charge, visitors can browse through the range of currently available dwellings and apply for up to three flats or ten planned projects. This website was accessed a total of 3.8 million times in 2017. A website relaunch is planned for 2018.

Mieterhilfe – The tenancy law experts

The tenancy helpdesk Mieterhilfe is a free-of-charge counselling service for all Viennese citizens. It offers rapid assistance in case of all housing problems and counsels tenants of subsidised, municipally owned and privately owned flats as well as flat owners on legal issues.

In 2017, the experts of Mieterhilfe handled a total of 6,100 in-person client contacts. On an average, over 100 daily inquiries were made by phone. A new record was moreover established in 2017 by dealing with approx 16,000 written requests concerning housing issues. Together with the Info-

Center, a great variety of housing-related concerns were addressed in approx. 49,000 client contacts. The strong interest in the information offerings is proof of the popularity of this free-of-charge counselling service.

Online checks

The range of online counselling options is likewise enjoying continued success. In case of straightforward questions and independently of the opening hours of service points, Mieterhilfe offers users the possibility of checking rents, deposits and one-off payments for flat appointments as well as utility and building maintenance expenses on their own at www.betriebskostenrechner.at, www.mietenrechner.at and www.abloeserechner.at.

In case of inconsistencies, the Mieterhilfe team will provide assistance. In 2017, the three portals recorded approx. 155,000 page views.

Subsidy-related counselling

The experts at the information point extend free-of-charge assistance both over the phone and upon personal appointment. In addition to questions relating to flat improvements and municipal subsidies available for this purpose, barrier-free accessibility and future adaptability of flats are key issues.

Interested parties find a team of seasoned experts to advise and inform them inter alia about the following issues:

- small-scale flat improvements as part of overall refurbishment (installation of central heating, bathrooms, toilets, ...)
- subsidies for the installation of solar panels
- flat modifications to suit the needs of disabled or elderly persons
- “Thewosan” (thermal insulation) subsidies for single-family houses and duplexes
- subsidies for safety measures in dwellings

For age-appropriate conversions alone, where prior counselling is mandatory to be eligible for funding, Municipal

Department 50 so far conducted 120 in-person and 200 over-the-phone consultations, with the overwhelming number of interested parties also requesting technical advice.

Continuation of subsidy programme

Due to demographic developments – fortunately, life expectancy in Vienna is on the rise –, more and more persons require age-appropriate housing in a suitable environment. On the one hand, this is taken account of by corresponding subsidised housing projects. On the other hand, the City of Vienna offers funding for modification and conversion measures to remove barriers. This was continued in 2017 under a special programme for age-appropriate adaptation. Subsidies of up to Euro 4,200 may be granted for e.g. floor-level showers, roll-under washbasins, ramps or door-opening devices according to ÖNORM B 1600.

The information point offers easy, barrier-free access via the entrance in Maria-Restituta-Platz 1, 1200 Vienna. Glass partitions as well as modern appointments make for a bright and friendly consultancy setting. An information desk equipped with thematic brochures and a drinking fountain further enhance the atmospheric quality of this waiting zone.

■ Facts & figures

2017 (as per 1 December 2017)

- Approx. **3,200 inquiries** via phone, corresponding to approx. 14 consultations per workday
- Approx. **1,600 personal appointments**, corresponding to approx. 7 consultations per workday
- Approx. **450 inquiries** by planners, persons concerned and property developers (e-mails and personal appointments)
- **315 funding commitments** for disability-related measures
- **110 funding commitments** for condensing boilers
- **331 funding commitments** for district heating connections

The Municipal Department 50 (MA 50) flat improvement website can be accessed at:

www.wien.gv.at/amtshelfer/bauen-wohnen/wohnen/wohnungsverbesserung/ (in German)

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IBA
WIEN



Research & Innovation

IBA_Vienna 2022 – New Social Housing
Housing Research – The basis for success

IBA_Vienna 2022 – New Social Housing

Vienna has decided to organise an International Building Exhibition that is tasked with developing innovations for social housing projects of the future. 2017 was dedicated to the preparation of a programme for the IBA_Vienna. On this basis, IBA areas were defined and first project ideas developed.

The programme for the IBA_Vienna was published in March 2017. Inter alia, it contains short contributions on the status quo, challenges and opportunities as well as information about the formats, actors and organisation of the IBA_Vienna. The core of the programme is provided by the Memorandum, which lays the foundation for the development of the projects that will be presented in the exhibition year 2022. The Memorandum also describes the qualification process and the criteria for becoming an IBA project.

First IBA areas and candidate projects selected

In the context of the IBA_Vienna, it is planned to modernise the Per-Albin-Hansson-Siedlung development in the coming years. With approx. 14,000 inhabitants, it is among the biggest municipal estates of the postwar period. This project is based on a tenant survey, which was conducted on behalf of the IBA_Vienna by the Austrian Gallup Institute and mainly examined such aspects as e.g. housing, safety, green spaces, mobility, traffic and infrastructure.

One initial measure is the newly established “neighbourhood workshop”, which will develop modernisation and improvement measures for the Per-Albin-Hansson-Siedlung neighbourhood together with the competent institutions and the residents.

Two developers’ competitions reflecting the “live-work” motto kick off the development of the Quartier Am Seebogen project in the northern part of aspern Seestadt. They serve as the first step towards further urban development and comprise the construction of approx. 900 dwellings. Moreover, an education campus, a new municipal housing project, an industrial complex, a privately financed multi-functional building as well as a “campus of religions” and an attractive park will be realised. So far, nine project ideas

have been officially designated IBA-Candidates and will be co-ordinated and fine-tuned in a number of neighbourhood workshops. Similar process-related assignments were already initiated for future developers’ competitions for the Berresgasse and An der Schanze projects.

IBA_Vienna school project

In co-operation with the Vienna School Board, interdisciplinary teaching aids were developed in the context of the project “IBA meets School” in order to integrate the central issue of housing sustainably into the curriculum of kids aged 10 to 15 years. In the 2017 summer semester, these teaching materials were for the first time tested by two partner schools; they are now available for all of Vienna.

Schoolchildren present their project results in an exhibition at the Vienna School Board.



© PID/ C. Jobst

Schoolchildren present their project results in an exhibition at the Vienna School Board.



Exhibition “70th Anniversary of Per-Albin-Hansson-Siedlung – A Viennese Housing Construction Story”

IBA-Talks

A key focus of the IBA_Vienna is on public exchange regarding current issues of housing, housing construction, urban planning, social interaction and new challenges as well as on discussions of related approaches to solutions, ideas and innovations. In 2017, too, the IBA-Talks provided the framework for a more detailed analysis and discussion of further themes and ideas voiced by citizens and experts.

IBA meets Architects

A joint series of events by Architekturzentrum Wien and IBA_Vienna brings international architects to Vienna. Their projects embark on new trajectories and in this way are to inspire debates and construction activities around the IBA_Vienna, with a special focus on issues such as mixed-use concepts and integrative neighbourhood development.

70th anniversary of Per-Albin-Hansson-Siedlung

On the occasion of the 70th anniversary of the groundbreaking ceremony for the first stage of this large-scale development, the permanent exhibition “70th Anniversary of Per-Albin-Hansson-Siedlung – A Viennese Housing Construction Story” was set up in the two passageways of the Olof-Palme-Hof. The exhibition aims to visualise the fundamental concept underlying the design of this housing estate, but also to present its comprehensive qualities and appointments. Tenants are encouraged to participate in the growth of the exhibition by submitting contributions, photographs and similar.

IBA-Laboratory in Vienna

In late September, the annual networking event of the International Building Exhibitions took place in Vienna for the first time, uniting representatives of current IBAs to

continue the learning and exchange process of the International Building Exhibitions. In addition to the exchange of experiences, topics of this year’s meeting included the positioning of the IBA format and the co-ordination of activities and presentations in coming years.

■ IBA_Vienna 2022

From now until 2022, new models and procedures relating to the theme of social housing will be tested and implemented in selected areas of Vienna – both in urban expansion zones and older city quarters – to tie in with the motto “New Social Housing”. The aim is to prepare Vienna for the challenges of the future. The three themes “New Social Neighbourhoods”, “New Social Qualities” and “New Social Responsibilities” are at the centre of the exhibition. IBA_Vienna 2022 is also conceived as a process and platform. All key actors as well as – and above all – Vienna’s citizens will be involved by means of different formats. Intermediate results will be presented in 2020.

All information on projects and activities as well as photos, videos and publications can be accessed at

- the IBA_Vienna website www.iba-wien.at
- Facebook <https://www.facebook.com/iba-wien2022>
- Twitter https://twitter.com/IBA_Wien

Housing research – The basis for success

A farsighted housing policy needs scientific analysis and research as a solid underlying basis, which is co-ordinated by the Vienna Housing Research Programme – Vienna is the only federal province with its own housing research unit.

The Vienna Section for Housing Research which is part of Municipal Department 50 – Housing Promotion and Arbitration Board for Legal Housing Matters, is co-responsible for medium-term estimates of housing demand, for the needs-oriented further development of housing construction in Vienna and for networking and exchange with international bodies. The objective is to provide Vienna with innovative, subsidised and affordable housing that takes account of current changes in society and develops novel solutions. The Vienna Section for Housing Research supplies the scientific foundations for this and, with its know-how, supports both politicians in decision-making and the expert community in this challenging task.

Research projects commissioned

In 2017, the Vienna Section for Housing Research commissioned a total of 32 research projects. Moreover, eight projects involving Vienna's participation in international

projects and presentations of its subsidised housing activities for audiences abroad received funding as well.

Reports on the results of past research projects of the Vienna Housing Research Programme are available online at www.wohnbauforschung.at in German and partly also in English.

Affordable housing in high demand

Many European metropolises continue to grow, and the demand for affordable housing continues to increase as well. Unfortunately, the housing sector of many cities and countries is often solely determined by market criteria. Thanks to decades of efforts to provide affordable housing, Vienna finds itself in a much better position than other metropolises, where social housing was neglected or entirely abolished. In order to communicate the unique specifics of Vienna's approach, the Section for Housing Research and International Relations welcomed roughly 25 visitor groups and journalists from nine countries in 2017 to inform them about the Viennese model.

Networking in the context of EUROCIITIES

In the context of the city network EUROCIITIES, the City of Vienna chairs the Working Group on Housing. Elements enabling nonprofit housing construction were at the focus of a best practice exchange in 2017. Likewise, the possibilities of introducing rent caps were considered by drawing on various examples from European metropolises. In addition, the Working Group organised two public events on "Rent stabilization measures in cities" (14 November 2017) and the "Changing landscape of housing governance: municipal responses" (15 November 2017). Together with the UN Economic Commission for Europe (UNECE) and the EU Urban Partnership on Housing, a cities roundtable was



© Ludwig Schedl

A study documents high housing satisfaction with aspern Seestadt (Vienna's Urban Lakeside).



Delegations from 12 European cities at the meeting of the EUROCITIES Working Group on Housing

organised in Geneva to tackle the issue of “Investment in greenfield and brownfield land for affordable housing” on 10 November 2017. Here, too, Vienna presented its innovative approaches in the fields of gentle urban renewal and land development for affordable housing production.

The topic of long-term financing of housing projects was discussed in the framework of the EUROCITIES conference “Economic Development Forum“, which took place in Vienna from 16 to 18 October 2017.



Delegations from 12 European cities at the meeting of the EUROCITIES Working Group on Housing

EU Urban Partnership on Housing

What frame conditions are required to safeguard affordable housing for all in Europe’s cities and regions? Since early 2016, this question is being considered by the EU Urban Partnership on Housing. Co-ordinated by Vienna together

with Slovakia, this body is composed of decision-makers and experts from different countries, cities, EU institutions, interest groups and the scientific community. Together, they develop proposals for a better housing policy on behalf of the European Union.

Concretely, this concerns

- better laws,
- better financing instruments and a reorientation of EU funding, and
- a significant intensification of the know-how exchange between EU institutions, countries, cities and regions in Europe.

During the first eighteen months of the Partnership, it was already possible to achieve important concrete results:

- This involves in particular the question of EU state aid/ competition law and its negative effects on social housing, which was intensively discussed by the members of the Partnership.
- Moreover, many good practices of housing policies in Europe were collected along specific thematic guidelines to translate them into a catalogue of recommendations for the development of housing projects and housing policies.
- Last but not least, work on the topic of financing conditions for cities to foster investment in (social) infrastructure was initiated.

In coming years, questions of long-term public investment, the effects of value-added tax regimes on investment costs, energy efficiency, integrated urban planning to safeguard land reserves for affordable housing, the prevention of speculative developments, tenant protection and tenant codetermination will be among the items on the agenda.



Notes



DONATION

Properties situated directly in front of and behind the Austrian Parliament Building (staircase, parking lot) and owned by the City of Vienna were donated to the Republic of Austria.

342 STEPS

On 10 May 2017, the residential high-rise in the Theodor-Körner-Hof estate in the 5th municipal district Margareten celebrated its 60th anniversary with a party and the 1st tower run.



ST. HANAPPI IN OTTAKRING

The housing development in Liebhartsgasse 54-56 (16th municipal district) was designed according to plans by Gerhard Hanappi – good reason to commemorate the legendary soccer player of Rapid Vienna by naming the complex after him.



HOMES IN BLOOM

This photography competition took place already for the ninth time in 2017. The best entries were honoured at a gala event at Vienna City Hall.

40TH ANNIVERSARY OF RENNBAHNWEG

This housing estate in the 22nd municipal district Donaustadt comprises a total of 2,400 flats. To celebrate its 40th anniversary, wohnpartner organised a big party with an entertaining stage programme in June 2017.



ROOF CADASTRE

Since 2017, Vienna is the only city in Europe to have compiled a comprehensive roof cadastre of its old city. The cadastre maps the roofs of 1,400 buildings in the old city and documents 180 structural systems in detail.

TREE SPONSORING Singer/songwriter Horst Chmela wrote numerous classics of Viennese folk music. Since 2017, a plane tree in the time-honoured Karl-Seitz-Hof housing development is named after him.





HANDOVER

On 1 December 2017, Karin Ramser took over as the new director of Wiener Wohnen from Josef Neumayer, who had been serving in this function since 10 November 2011.

SAFE TOGETHER

Wiener Wohnen and the Viennese police intensified their co-operation. Among other activities, a direct link was set up between the client managers of individual housing developments and the local police.



INTERNATIONAL MEDIA ATTENTION

Vienna's housing model meets with worldwide interest. Almost every week, journalists visit the Austrian capital to obtain on-site information. Photo: A media team from Serbia.

Housing in Vienna

Annual Report 2017

Available online at
www.wohnbauforschung.at