Vienna: Housing Subsidies and Energy Efficiency





MA 50-Wohnbauforschung Wolfgang Förster

Land + Wien

NATIONAL HOUSING SUBSIDIES IN AUSTRIA



Housing subsidies in 2009:

Total spending: 593 million Euros

- including about 440 million Euros of government subsidies
- 2/3 spent for newly built apartments (7,000 housing units),
 1/3 for renovation of 10.000 apartments including thermal house improvement (Thewosan)



HOUSING CONSTRUCTION IN VIENNA SOCIALLY INTEGRATED RESIDENTIAL AREAS



Functional integration/ mixing

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Competitions of Real Estate Developers



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Vienna housing construction: Funded newly-built apartments 1985 - 2007



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Ecological aspects in new buildings: Energy

- Energy consumption: from the low-energy house to the passive house
- District heating: just 30% from fossil energies
- Promotion of alternative sources of energy
- Reduced power consumption: day-lit staircases, low-energy lamps, warm-watersupply for washing machines and dishwashers etc.





Ecological aspects in new buildings: Other measures

- Use of process and rain water
- Use of HCFCs- and PVC-free materials
- Reduction of sealed surfaces
- Green roofs and facades
- Good infrastructure in the immediate vicinity
- Environment-friendly building sites
- In the future: use of materials that can be recycled







Sie befinden sich auf der ropas! Saustell

>> RUMBA Demonstrationsprojekt Thürnlhof

RUMBA-result: Lorry tours



• 50 mstead of 00 tours per apartment

• 700 instead of 2,500 km per apartment

RUMBA: Follow-up measures

- Environment coordination becomes part of the building coordination law
- Tender document for developer competition
- Establishment of logistic centres for building construction
- Examples for tender documents, e.g. for waste separation points
- RUMBA guidelines: www.rumba-info.at

Passive house: the energy concept



Passive house: the basic concept





Built for MIGRA GesmbH, OeAD Floor space 6,334 sqm Completion 2005 Planning Baumschlager Eberle P.ARC ZT GmbH











Eurogate

1030 Vienna, Aspanggründe

38,000 square metres



Eurogate

Largest passive-energy housing complex of Europe with about 900 apartments – mainly subsidised rental apartments





1220 Vienna, Aspern Airfield

about 2,000,000 square metres 8,500 apartments Stagewise development till 2020





Aspern Airfield



Completion of master plan	mid 2007
Zone plan - Phase 0	early 2008
Competition of real estate developers - Phase 1	end of 2008
Underground line U2 built to reach area - Phase 2	mid 2013
Increasing density of area - Phase 3	from 2020

Present Challenges:

- Guarantee affordable housing in view of rising prices of building and energy, stagnating incomes
- Ground development
- Preventing social segregation
- Provide housing for an ageing society
- Protection of the climate focus on retrofitting existing buildings
- Implement ecologic principles for new constructions

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