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## Impressum

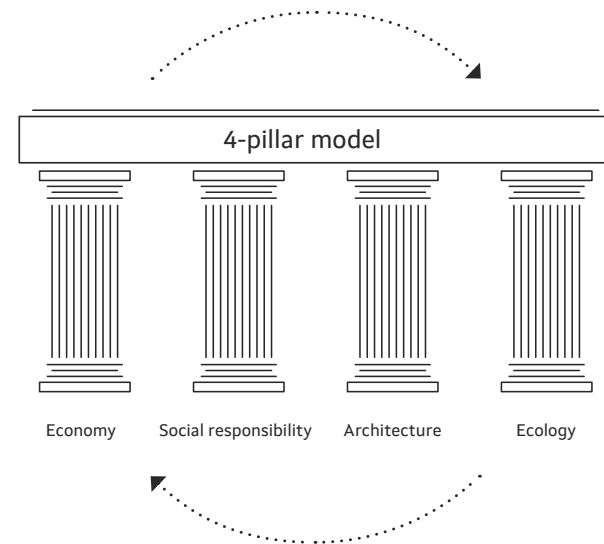
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## Images

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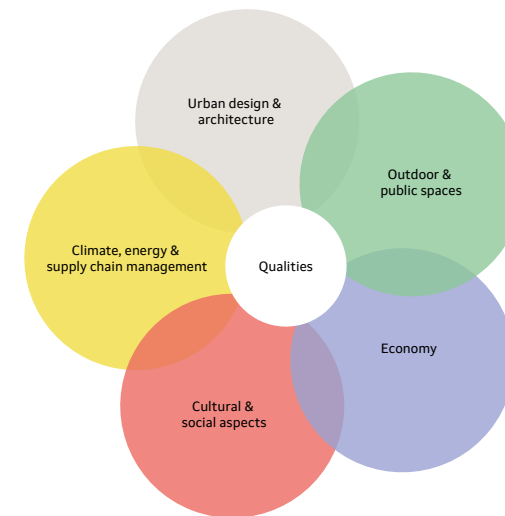


## Quality Assurance

Applications are assessed according to criteria outlined in the 4-pillar quality assurance model. The focus is both on the overall quality and also the balance between the four quality pillars.

- **Economy:** Cost of land, overall construction costs, costs for occupants and contractual conditions, cost impact of fixtures and fittings.
- **Social responsibility:** Suitability for everyday use, reduced costs through planning, community living, homes for changing needs.
- **Architecture:** Urban development, housing mix, building structure, design.
- **Ecology:** Climate-friendly and sustainable construction, supply-chain management, healthy and environmentally conscious living, quality and utilisation of outdoor areas, including green spaces.

## Details of assessment



## Assessment Criteria

The assessment criteria of the 4-pillar model have been updated (see illustration) to support Vienna in its aim of becoming climate-neutral.

- **Climate, energy & supply chain management:** climate protection and climate change response, mobility and energy, materials and recycling, construction site management and logistics
- **Urban design & architecture:** Relation to the overall neighbourhood development concept, the architectural style and appearance, the interplay between public spaces and buildings, base area, floor plan and qualities for occupants
- **Outdoor & public spaces:** Needs-based configuration, protection and preservation of the existing tree population, new plantings, concept for management and care
- **Economy:** Interior and exterior integration of the local economy, co-ordination and integration into the surroundings, synergies
- **Cultural & social aspects:** Urbanisation processes, involvement and engagement processes, communal living and sense of community

# Property Developers' Competition



wohnfonds\_wien

fonds für wohnbau  
und stadterneuerung

Für die  
Stadt Wien

Innovative & climate-friendly  
Affordable & socially responsible



‘One of the defining features of Vienna’s social housing system, alongside its affordability, is the consistently high quality of its developments. This is made possible in part by the Property Developers’ Competition, a quality-assurance process that wohnfonds\_wien continuously reviews and refines. The results are innovative housing projects in climate-friendly city quarters, as well as valuable insights that help shape the future of subsidised housing.’

Elke Hanel-Torsch  
Executive City Councillor for Housing, Housing Construction, Urban Renewal and Women’s Issues  
President of wohnfonds\_wien

Cutting-edge Concepts

Launched in 1995, the property developers’ competition has not only established itself today as a recognised process, but also as a hotbed of innovation. In response to social conditions, the concept delivers demand-led, affordable subsidised housing in pleasant residential environments. The emphasis is on sustainable neighbourhood development with shared amenities and the appropriate infrastructure. Efforts are being made to strengthen climate resilience, follow the principles of a sustainable supply chain and develop innovative solutions in timber and timber-hybrid construction of multi-storey residential buildings as well as promoting greening measures, alternative energy systems and extensive mobility options, making an important contribution towards achieving a climate-neutral Vienna by 2040.



The Property Developers’ Competition

- If a building plot is owned by wohnfonds\_wien, or if over 500 subsidised housing units (guideline value) are to be built on land owned by third parties with funding from the City of Vienna, wohnfonds\_wien organises a property developers’ competition.
- Property developers and architects work together with experts to create development concepts for the selected sites.
- An interdisciplinary jury of experts selects the winning projects and recommends them for funding.
- The winners acquire the building plots or are granted building rights. In both cases, the winners are obliged to realise the juried projects.

More details  
on the process



Main Areas of Focus

- Climate-friendly urban development (innovative energy systems, supply-chain management, greening of rooves and facades)
- WohnBAUMprogramm (construction projects using timber)
- Specially designed living spaces for single parents
- Living and working in one location
- Sport and exercise
- Coordinated neighbourhood development (open spaces, street-level zones, communal facilities)
- SMART housing
- Multi-generational living
- Assisted living
- Options to aid mobility
- Construction groups

SMART-housing  
programme



The Jury

Entries are judged by an interdisciplinary jury consisting of experts from the following fields:

- Architecture
- City planning
- Ecology
- Business
- Structural engineering
- Housing law
- Social responsibility
- Research into housing construction

As well as representatives from:

- the respective district of Vienna
- the respective municipal departments of the City of Vienna
- wohnfonds\_wien
- the owners of the building plots

Example of new  
housing projects

