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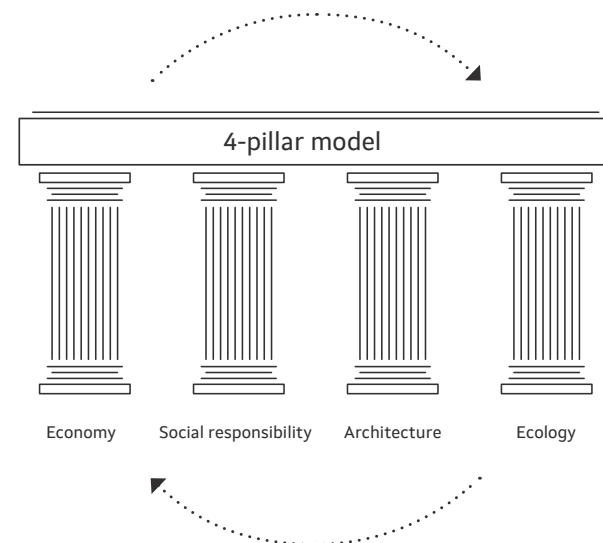


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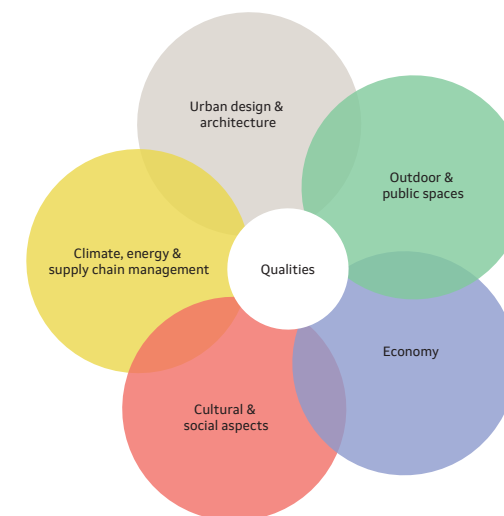


Quality Assurance

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  Für die Stadt Wien
 fonds für wohnbau und stadterneuerung

Innovative & climate-friendly
Affordable & socially responsible



‘A true success story for Vienna - the concept of the property developers’ competition demonstrates the ongoing focus on the optimisation of housing in the city. The experimental nature of the process has been a strong feature of the developers’ competition ever since it was introduced. The results are innovative housing models in climate-friendly urban neighbourhoods as well as valuable insights gained for future subsidised housing construction’
Kathrin Gaál

Deputy Mayor & 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

