



HAUSKUNFT



DIE SANIERUNGSBERATUNG FÜR HÄUSER MIT ZUKUNFT.

DI Gerhard Gössinger
23.05.2024

a service from **wohnfonds_wien**

HAUSKUNFT

🏠 One-stop shop for residential building renovation

- 🏠 Consultations free of charge
- 🏠 Independent and individual support
- 🏠 For all private owners
 - 🏠 Detached houses/terraced houses
 - 🏠 Apartment buildings (privately owned)
 - 🏠 Rental houses
- 🏠 Property managers
- 🏠 all planners e.g. architects, civil engineers

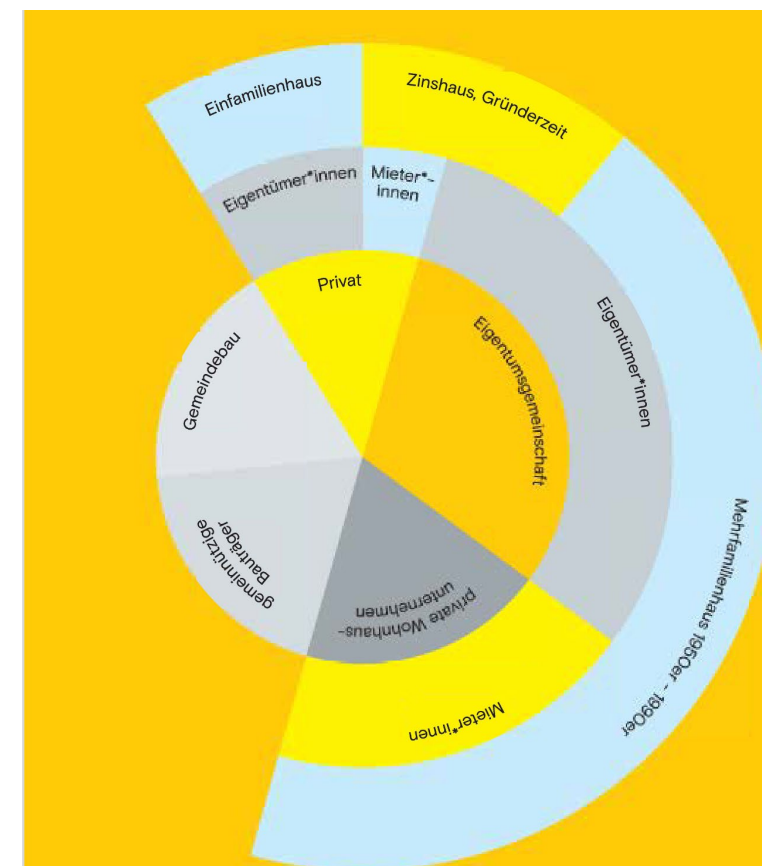


EU-funded RenoBooster project



Kofinanziert von der Europäischen Union.

- 🏠 2019 – launch of project Renobooster
- 🏠 2021 – new department within the **wohnfonds_wien**
- 🏠 our tasks are
 - 🏠 timely support
 - 🏠 easy access to our service
 - 🏠 active advice to facilitate more renovations
 - 🏠 supporting better and faster implementation



wohnfonds_wien

Vienna Housing Fund

founded in 1984

New housing construction

Provision of land
Project development
Quality management
for state-subsidized new
housing construction

Urban renewal

Coordination and monitoring
of subsidized renovations of
apartment blocks
urban renewal projects
“Blocksanierung” as smaller-scale
urban renewal



Our Services

- 🏠 Initial orientation and consultations
- 🏠 Information evenings for apartment owners
- 🏠 On-site advice (Zukunft-Check)
- 🏠 Supporting renovation concepts
- 🏠 Assistance with funding and subsidies
- 🏠 Information events



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Our main topics

- 🏠 renovation / thermal refurbishment of buildings
- 🏠 Urban climate
- 🏠 Carbon-free heating solutions & renewable energy resources & building technology
- 🏠 Accessibility & residential quality
- 🏠 Sensitive retroactive densification
- 🏠 Subsidies / funding



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Our Team

- 📌 senior experts
- 📌 assistants / back office
- 📌 External support
 - 📌 wohnfonds_wien team
urban renewal department
 - 📌 consulting team Wien Energie
 - 📌 additional appointed consultants
- 📌 Hotline
 - 📌 DIE UMWELTBERATUNG / eco consulting



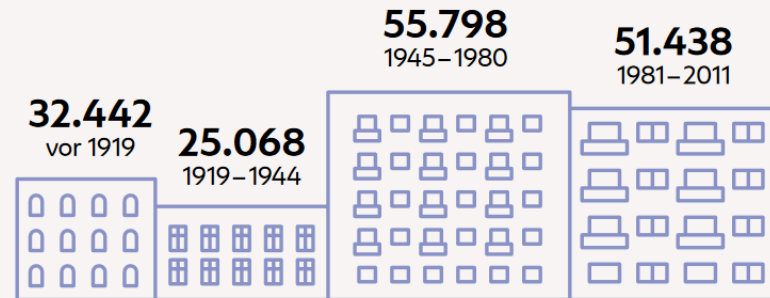
©Hofer Brunnbauer

A huge challenge ...

Gebäude nach Bauperioden

2011

Insgesamt gab es 2011 in Wien
rund **165.000 Gebäude**.



WOHNUNGEN NACH RECHTLICHER WOHNFORM

24%

Öffentlicher
Wohnbau
(überwiegend
Gemeindebauten)



28%

Privatmiete

21%

Eigentum

14%

Genossenschaft

13%

Andere

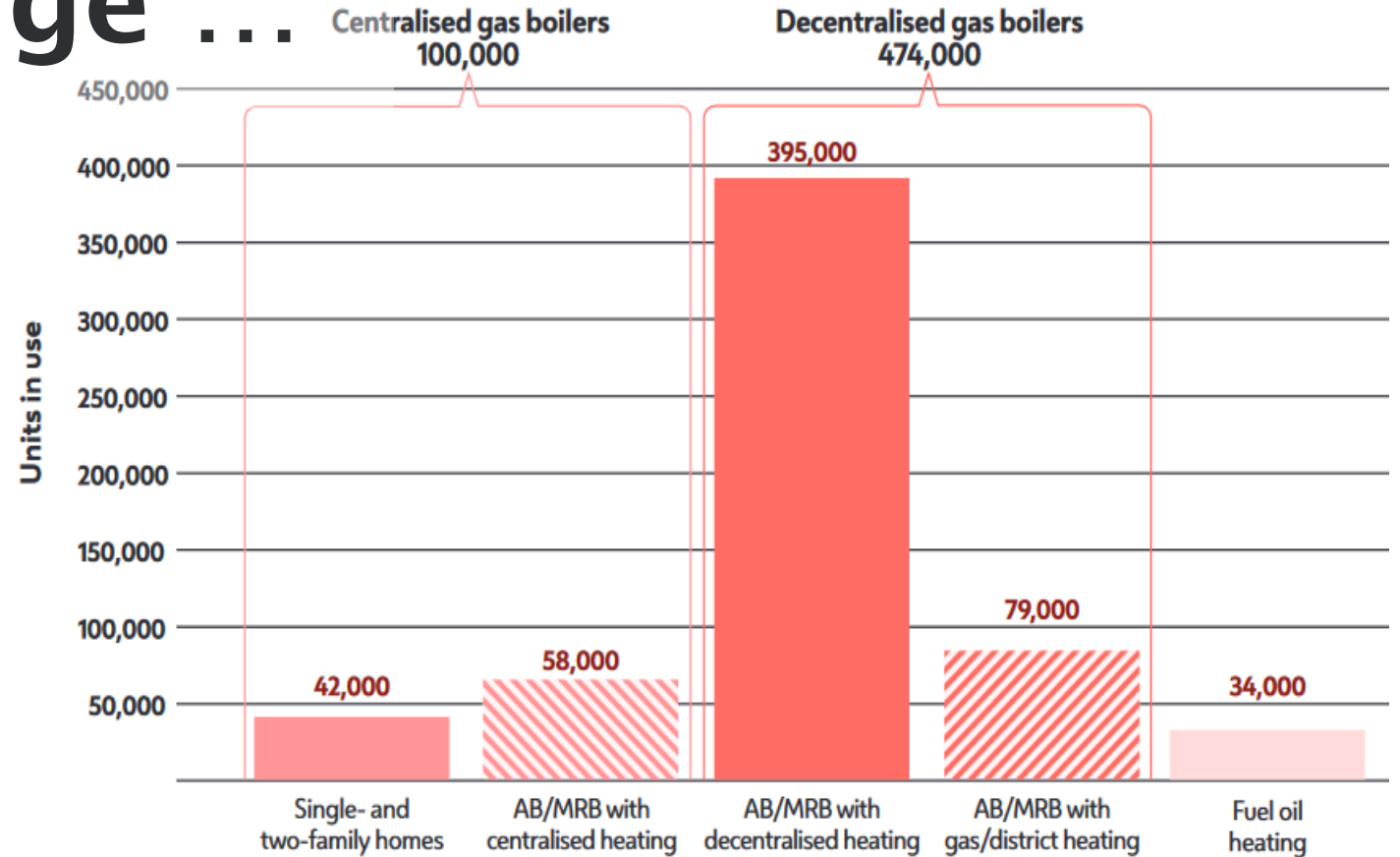


ABBILDUNG 4 FOSSILE HEIZSYSTEME IM WIENER GEBÄUDEBESTAND. QUELLE: STADT WIEN, WIENER STADTWERKE)

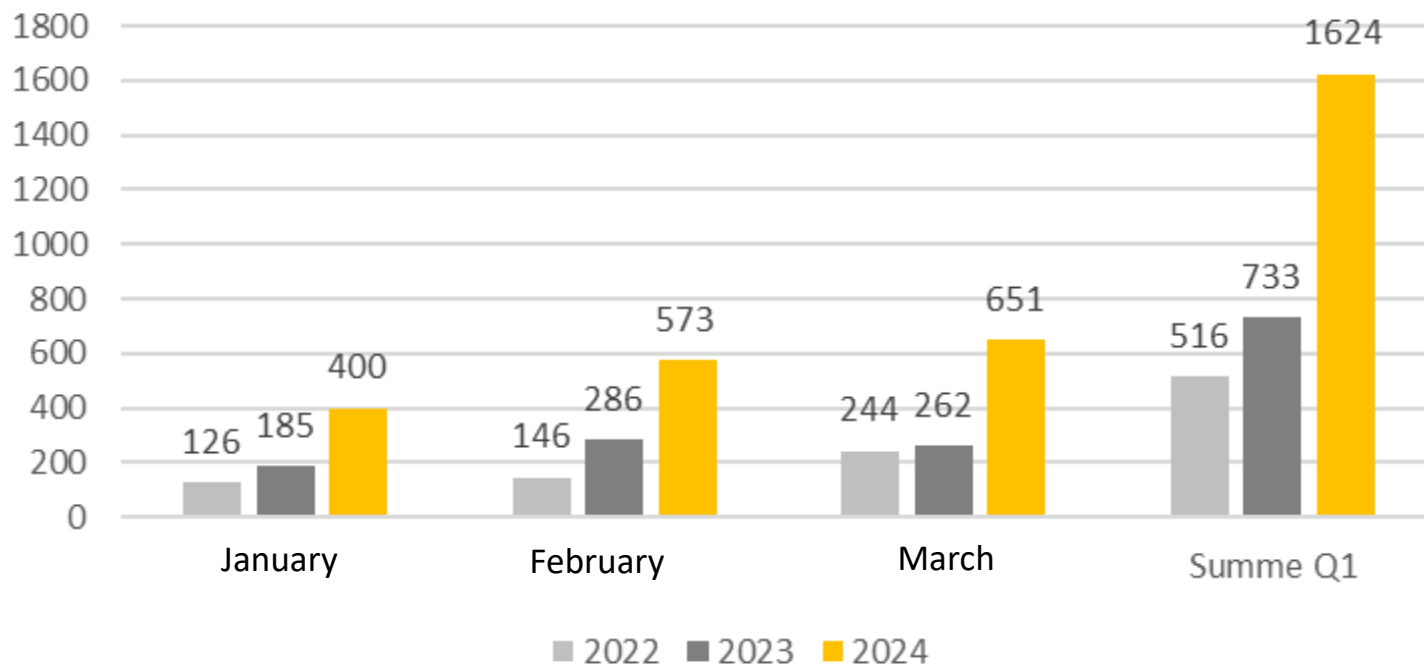
<https://www.wien.gv.at/stadtentwicklung/energie/wissen/waerme-und-kaelte-2040.html>

Raus aus Gas / Wiener Wärme und Kälte 2040



Consultations - Statistics

comparison of completed consultations 1st annual quarter



**2024 monthly 541 consultations
total 1.624 (1st quarter)**

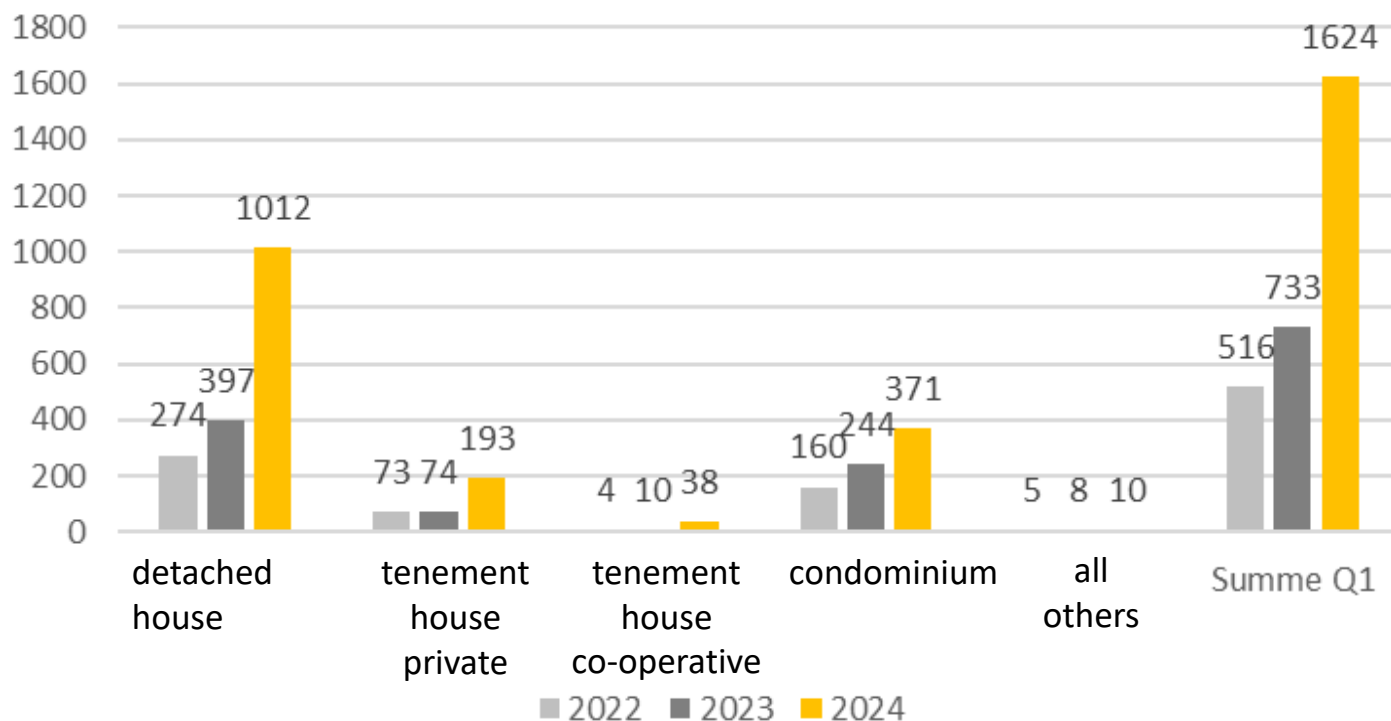
2023 monthly 246 consultations
total 2.947

2022 monthly 299 consultations
total 3.590



Consultations - Statistics

type / legal form



target groups

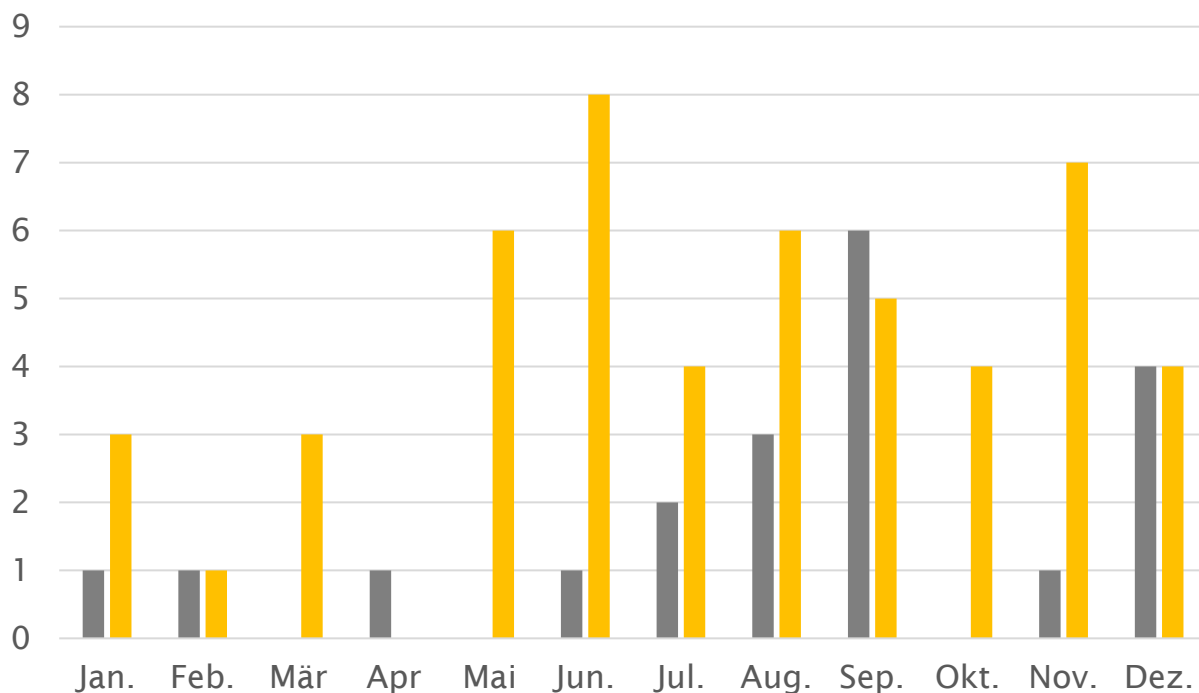
target groups	124	Februar 2024	März 2024	Summe
not defined		8	6	19
property manager		29	39	79
apartment owner		69	78	186
planner, architect		34	34	85
owner, landlord		410	455	1171
all others		23	39	84



Renovation Concepts

Förderung

comparison 2022 / 2023



2024 concepts submitted: 18 (Q1)

2023 concepts total: 51

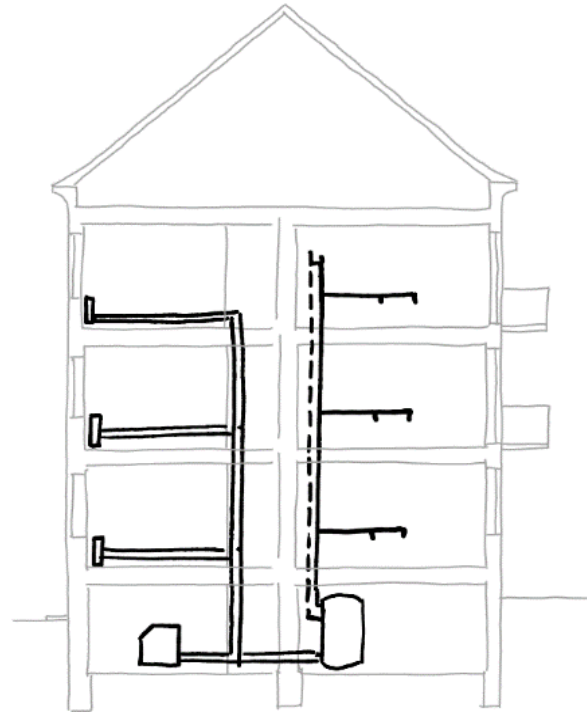
2022 concepts total: 20

Renovation roadmap for buildings

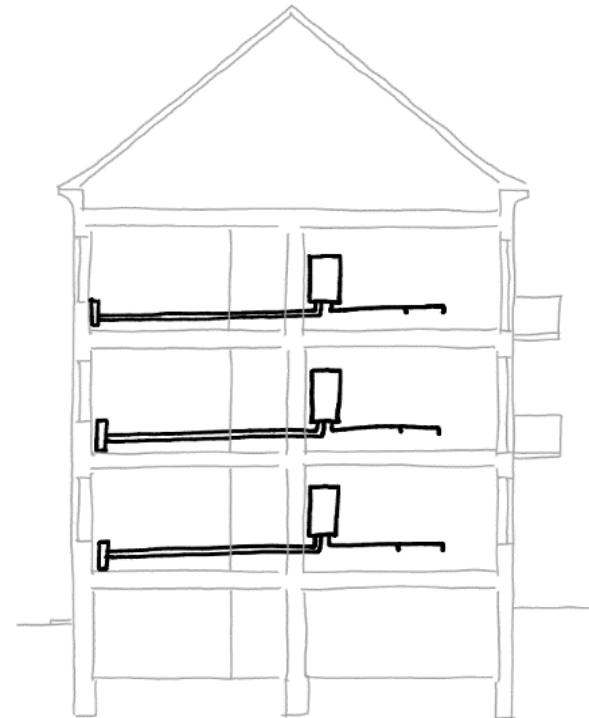
- 🏠 **Energy efficiency:** Reduction of energy consumption by thermally improving the building envelope
 - 🏠 Smaller heating energy requirements ► smaller systems
 - 🏠 Less expansive heat supply systems ► lower running costs
- 🏠 **Changing energy sources:** replacing the heating system by non-fossil systems:
 - 🏠 centralized heating systems
 - 🏠 decentralized heating systems

Changing the heating system

🏠 centralized / decentralized heating systems

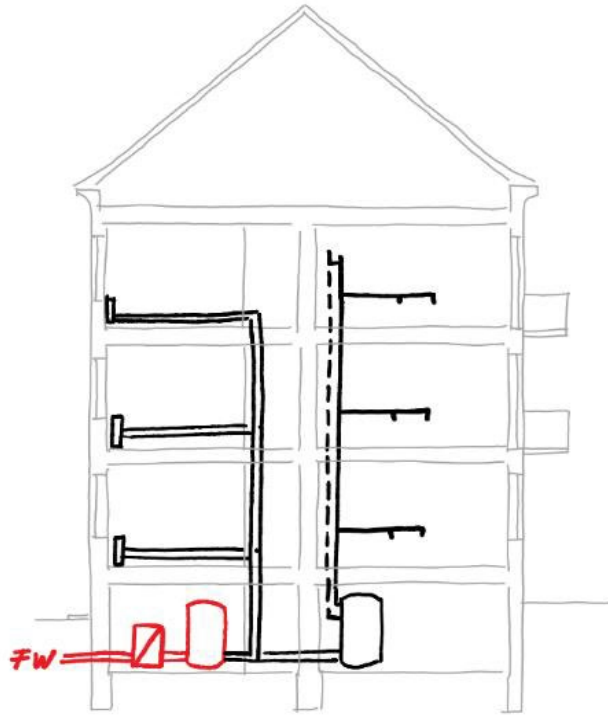


Central heating

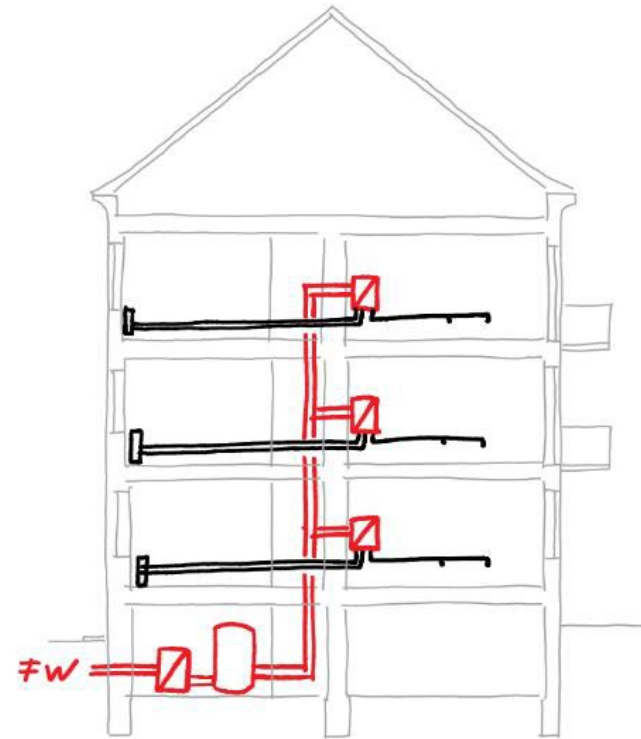


decentralized gas heating systems

New heating system - centralization



change of heating system



centralization and change of heating system

© DI Dr. Peter Holzer

New heating system

- ▶ Planning the optimal, preferably central, heating system
 - ▶ Heat generation
 - ▶ Heating networks: District heating, energy networks
 - ▶ Heat pump (Brine/water, water/water, air/water)
 - ▶ Biomass (pellets, wood chips, logs)
 - ▶ Heat distribution
 - ▶ Heat release
 - ▶ Heating system control & heating optimization

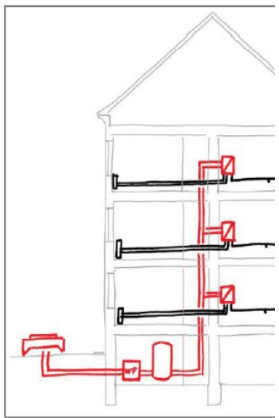
Partner

www.qualitätsplattform-sanierungspartner.wien

QUALITÄTSPLATTFORM SANIERUNGSPARTNER

practical examples and listing companies with proven competence

- planners, consultants and executing companies



Gründerzeithaus, ausgezeichnet saniert mit Fassadenerhalt

Thermische Sanierung mit historischer Fassade, Sonnenschutz, Aufstockung in Passivhausqualität, Zentralisierung der Heizung. Vorbild für viele Gründerzeitbauten mit erhaltenswürdigen Fassaden? © Schöberl & Pöll GmbH GEBÄUDE Eigentümer: Brun Immobilien - Verwaltung...



The Network

Kommunikation

„direct line“
to the city administration



**Stadt
Wien**





Recommendations

- 🏠 Independence
 - 🏠 no privat sponsorship (we are public funded)
- 🏠 Independent and objective information
- 🏠 easy and quick access to comprehensive information
- 🏠 free advice
- 🏠 no planning work
 - 🏠 no competition with planners, architects, property managers



Recommendations

- ▶ Training, coaching and quality control of the consulting team
- ▶ Information tailored to customers
- ▶ good support for faster and better implementation
- ▶ Networking and a good direct line to the city administration
- ▶ Patience with the clients

www.hauskunft-wien.at

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T: 01 402 84 00

Telefonische Terminvereinbarung
Mo-Do 9-15 Uhr / Fr 9-12 Uhr

HAUSKUNFT |  Für die
Stadt Wien



Kofinanziert von der
Europäischen Union.

ein Service des **wohnfonds_wien**