

建筑公司 — Developers:

A工程 — Construction site A:
BWS non-profit construction,
housing and settlement cooperative
B工程 — Construction site B:
ARWAG Holding
C工程 — Construction site C:
BAI/KLEA housing construction

建筑师 — Architects:

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B工程 — Construction site B:
Arch. Hubert Riess
C工程 — Construction site C:
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参与企业 — Companies:

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维也纳的新多层木结构建筑是由各建筑设计小组、木材建筑公司和奥地利木材研究院组成的。到目前为止，除奥地利以外，欧洲的其他城市都还没有多层木结构住房建筑。

The City of Vienna has put into action a timber construction project second to none in all of Europe. Quality multi-storey buildings have been realized with the cooperation of well organized planning teams, professional timber construction companies and the accompanying support of Holzforschung (timber research) Austria. This project is a pioneer in multi-storey timber housing in urban areas.

建筑结构:
奥地利生物、生态学研究院
Structural physics: IBO

花园: 联想设计公司 — Garden:
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太阳能
Solar: Fa. Energiecomfort

窗户
Windows: Fa. Stefan

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Dietrich - Untertrifaller Architects 建筑设计简介 — Office Profile

我们的设计构想均按照工程周围环境和有关计划实施，并提供实际可行的计划。我们的建筑宗旨是重视节能并包括建筑材料本身的配合、建筑新建部分和原有部分的配合。

Our projects bear a strong relation to their location and surroundings and are always prepared in the context of a relevant situation or programme. Thus it is possible for us to provide sophisticated, individual and distinct solutions. Saving on resources and using materials appropriately are decisive factors in our architecture. Existing and new elements complement each other, generating an overall result worth looking forward to.



城市多层木结构建筑

在维也纳21区Mühlweg 街区的三个混合木结构建筑中已建完了超过250套的房间

A工程: 三栋角部建筑，一层以上的建筑只用木材结构

B工程: 低能耗混合木结构建筑

C工程: 就木材和半混合木材的被动式能源建筑来说，供暖费用比传统建筑减少了90%。中央通风系统有保暖装置，而每套房间都有可调整的新鲜空气供应。

能耗系数: 15 kWh/m²a

花园: 联想设计公司 — Garden: PlanSinn

联想设计公司建立于1995年。我们是一个景区设计群体，包括15个各方面的专家，在设计之外还专门顾及建筑工程的沟通问题。我们所涉及的方面包括市民的参与、赋权、空间设计、工程管理等。我们非常重视环境保护和可持续性的城市发展以及性别议题、儿童和青少年。

PlanSinn was founded in Vienna 1995, by a group of landscape planners. We are specialized in communication, mediation and planning activities. Our wide scope of responsibilities includes participation work, empowerment, project management, anchoring, planning of free urban spaces and public relations. We focus on environment & sustainability, urban development, gender issues, children & youth. Our multidisciplinary team of fifteen individuals combines a wide range of expertise in a working partnership.

已获奖项 — Awards

欧洲公众奖 Award EPSA 2007
2008年的欧洲媒体勋章
2004年获得了“绿化奖”和“H.福特欧洲环保奖”

Auszeichnung der Bertelsmann Stiftung – European Public Sector Award EPSA 2007
EuroMedia-Medaille bei den Erasmus EuroMedia Awards 2008
„Grünpreis“ und „Henry Ford European Conservation Award“ 2004

一层和楼梯都用矿物建材、并具有60分钟的防火效果

洗浴间和楼梯都为水泥结构

天花板为原木材料

每楼层均有90毫米隔音的材料

外墙: 由预先完成的松木以及安全钢铁梯组成

内墙: 由预先完成的内结构与水泥核心相连组成

2005年开始建造，2006年入住



© Bruno Klomfar

Urban Multi-Storey Timber Houses

More than 250 subsidised apartments have since been built as mixed timber constructions on a total of three building sites on Mühlweg.

Construction site A: three corner buildings with a solid construction for the ground floor with three upper levels built as full timber constructions.

Construction site B: mixed timber construction with low-energy standards.

Construction site C: Passive house in combination with timber and mixed timber construction: heating costs up to 90% less than with traditional building methods. A central ventilation system supports heat recovery, all apartments have controlled fresh air supply. Energy coefficient: 15 kWh/m²a

Supporting elements on the ground floor, stairways (escape routes) built with mineral building material resist 60 minutes of fire.

Concrete core for wet rooms and staircases. Timber ceilings done without suspended ceilings.

Noise control between storeys: 90 mm thick unbound split fill.

Exterior walls: prefabricated frame components (larch) with steel fire steps having a thickness of 1.5 mm and a bearing-out of 150 mm.

Interior walls: prefabricated modular room elements fixed at the concrete core.

Construction start: 2005 – ready for occupancy: 2006

GERSTL 建筑公司具有85年的经验，建成了大量的办公楼、工厂和住房建筑，并维修了历史性的建筑物。我们使用节省能源的技术和材料，比如木材结构。

Gerstl Bau
85 years of know-how with of industrial, office and apartment construction, renewal of historical buildings, timber and energy saving technologies.

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OPTIWIN
DEN FENSTERPAKT



STEFAN木材精工有限公司生产适合被动式能源建筑的门、窗和玻璃外墙。我们的铝木结构OPTIWIN产品包括：窗户、移门、阳台门以及紧急防火窗，获得了德国Darmstadt市PH研究院颁发的鉴定证书。本公司有几十年跟客户合作设计和生产各种工程产品的经验。

Fa. Stefan produces windows, portals and glass facades to meet passive house requirements. The OPTIWIN-ALU2HOLZ window with test certificate issued by PH-Institut Darmstadt is a 100 percent ecological, flexible passive house window also suitable for sliding doors, terrace doors and emergency fire windows. Together with our customers we have been planning and producing projects for several decades already.

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居住空间和舒适的家庭环境

在维也纳11区建造了900套社会福利住房，均为被动式能源建筑。

本建筑计划有以下两个观点

第一：考虑到儿童娱乐和邻里关系和睦，建造了公共绿化区域和休闲空间，包括桑拿、屋顶游泳池等。

第二：考虑关于建筑工地的运输问题。由于使用了多瑙河的水上交通运输和铁路运输，从而减少了建筑工地上的卡车运输量，因此大大减少了建筑过程中的运输污染。此运输计划的费用只占了整个工程耗资的1%。

本项目获得了2007年奥地利运输交通部颁发的市场产品奖



© wohnfonds_wien



Living Space with Family Comfort

900 subsidised apartments are being built at Thürnlfhof using the passive house construction method.

Two of the estate's aspects are worthy a special mention:

One is that they are geared to children and thus exceedingly family friendly. Leisure-time and wellness areas, such as the swimming pool on the roof, and the design of green and recreational areas play an important role in this context.

The second aspect refers to construction site logistics.

Thürnlfhof is built under the EU project RUMBA (Guidelines for Sustainable Construction Site Management). Using the infrastructure of the port of Vienna and the Austrian federal railways it is possible to reduce truck trips and thus, with the apposite logistics measures on site, to significantly lower noise pollution, dust and pollutants emissions. The costs for introducing these measures amount to approximately 1 percent of overall construction costs.

Thürnlfhof was awarded the Austrian state prize for traffic and transport 2007 in the category "products on the market".

建筑公司 — Developers:

西部工程 Thürnlfhof West:
Gesiba (non-profit developers and property management),
GSG (non-profit society for urban development and renewal),
Familienhilfe (family assistance),
Migra (non-profit building and settlement company)

东部工程 Thürnlfhof Ost:
Migra, Domizil (planning and project management),
Gewog (non-profit housing construction),
Wien Süd, ÖSW (non-profit building company)

建筑家 — Architects:

Master plan: Harry Seidler (t)

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Thürnlfhof,
1110 Vienna



维修建筑工程地址： Kaltenleutgebnerstraße

维也纳恒温修建计划为维修工程提供了所需的资金。

经过总体分析，决定需要改造建筑屋顶系统。屋顶下部的空间都添加石棉。所有的外墙、地下室的天花板，包括门廊都添加保温材料。

来自住户提供的信息表明，从2005年到2006年冬天节省了大量的暖气费用。

维修也包括给暖气装上了新的调节系统。在建筑外部修建了阳台、并按环境保护的原则改建了花园。

建筑外表粉刷选择了橙色，展示出更新的气息。

维修期间

2005年九月 – 2006年七月

建筑的能源消费：

2004年在维修之前大约282百万瓦时/年

2007年在维修之后大约160百万瓦时/年



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Rehabilitation at Kaltenleutgebnerstraße

The THEWOSAN (Thermal Rehabilitation for Residential Buildings) subsidies system established for Vienna provided the financial basis for this rehabilitation project.

Taking into account an analysis of the overall situation comprehensive rehabilitation was considered to be the most reasonable option – in this case by introducing a complete new roof system. The hollow space below the roof was heat insulated extensively with mineral wool.

The exterior walls, the basement ceiling and entrance doors leading to the arcade were all heat insulated.

By winter 2005/2006 rehabilitation measures, according to tenants, had already generated significant savings in the cost of heating.

Parallel to these rehabilitation measures the entire heating system was equipped with state-of-the-art control technology. The loggias were renovated, the outdoor area and the entire planted garden were renewed in accordance with ecological criteria.

Finally, the facade was painted orange to mark the beginning of a new building.

Rehabilitation period: September 2005 – July 2006

Energy consumption for the whole project:
2004, prior to rehabilitation: approx. 282 MWh/year

2007, following rehabilitation: approx. 160 MWh/year

建筑公司 — Developers:

Gemeinnützige Bau- u. Wohnungsgenossenschaft „Wien-Süd“ GmbH
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Kaltenleutgebnerstraße 8,
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建筑工程所在地: 维也纳10区

这几栋坐落在维也纳西南的 建筑按照恒温修建计划已经过了维修。修建原因是暖气太浪费, 造成了很多二氧化碳等气体的散发, 修建后将使二氧化碳的散发减少到30-40%。

恒温修建方式: 给天花板加上保温材料, 同样给屋顶下层加上保温材料。翻新建筑的外表, 并维修建筑基础。

另外附加改善建筑生活质量 措施, 比如给房间另设阳台, 修建楼梯、人行道和停车场。

工程始于07年10月
完成于08年10月



建筑公司 — Developers:

„Neue Heimat“
Gemeinnützige Wohnungs- und Siedlungsgesellschaft Ges.m.b.H.
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1100 Vienna

Herzgasse, Graffgasse

This housing estate located in Vienna's 10th municipal district in the south west of the city was rehabilitated under the Thermal Rehabilitation for Residential Buildings programme. It no longer complied with today's requirements for structural heat insulation, causing excessive heat loss in the heating process and subsequently high pollutant emissions too. The objective of this project was to cut CO₂ emissions by 30-40%.

Thermic measures: insulation of attic ceilings. Insulation of ceilings in attic apartments. Full heat insulation of facades, as well as insulation of building base.

General improvements were also made in the course. Apartments had balconies added. Staircases, paths and the car park were renovated.

Rehabilitation start: October 2007
Completion: October 2008



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© Paul Ott

绚丽的保暖外观

维也纳3区修建了50年代的住房建筑,并在保暖外层采用了新设计。利用50年代建筑外墙上的马赛克,外加铝质保暖片,并打上小孔,使原来的釉色影现出来。

绚丽的保暖外墙让整个楼房充满生机。



© W.Schneider

A thermal facade ablaze with colours

The front facade of a residential building on Bayerngasse, built in the 1950ies, was refurbished with thermal heat insulation and given a special design at the same time. It captures the mosaic of the 1950ies façade and translates it into perforated aluminium sheets mounted facing each other row by row. Coloured metal sheets glued to the inside shine through the holes.

The result is a heat insulation facade ablaze with colours which adds life to the entire building.

建筑家 — Architects:

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Silberpfeil-Architekten 建筑设计简介 — Office Profile

银箭建筑有限公司关注的三个原则: 动态过程 – 创新设计计划 – 团队精神
我们的宗旨就是让每个工程在广阔的建筑领域中推陈出新的发展。

At silberpfeil-architekten we share enthusiasm for architecture and three fundamental principles: dynamic processes – innovative planning – team spirit
For us dynamic architectonic development means gaining new ground with each project, moving on open terrain instead of beaten tracks.

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Bayerngasse 1-3,
1030 Vienna



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Embelgasse

软性城市更新首先在于用现代化的科技改建旧建筑建筑的基础部分, 利用拆去建筑多余侧翼剩下的空间, 建造可供残疾人使用的台阶式住房, 还在阁楼另建了居住空间。建筑之间由釉面装饰的走廊相连。建筑表面由绿色爬山虎植物覆盖, 并实行自动浇灌。

总维修费: 3,206,500 €

建筑补贴: 2,613,000 €



© Rainer

To begin with the building was fundamentally rehabilitated and equipped with modern infrastructure, in keeping with Sustainable Urban Renewal. The back wing was torn down and replaced by a courtyard and a new wing with terraced apartments accessible for people with disabilities. Glazed corridors connect the two buildings. Thanks to the attic conversion more living space was created despite the demolition. The facade was given a very lively greening with plants growing up the entire length and automatic watering.

Overall renewal costs: 3,206,500 €
Subsidies: 2,613,000 €

rainer böhm architekts 建筑设计简介 — Office Profile

从2003年起, Rainer – Böhm 建筑工程队一直在维也纳建筑基金会资助下修建了大量的建筑住房。其主要宗旨就是把工程计划创新和降低维修费用结合起来。

The architects team at Rainer – Böhm has been planning many projects with subsidies provided by the Vienna Fund for Housing, Construction and Urban Renewal since 2003. Main aspect with these projects is to meet the stringent cost requirements of the subsidising body by introducing innovative architecture.

建筑公司 — Developers:

私营发展商因为小区改造计划而得到了建筑补贴。

Private developers, subsidised base renewal as part of block renewal

建筑家 — Architects:

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© R. Karré

Hernalser Hauptstrasse

这幢建筑显示了维也纳福利建筑维修的创新设计和科技更新。按照住户的需求，扩大了各别的房间。旧建筑的顶部建造了5套造型新颖的房间。新装的电梯可以直达建筑的每个层面。在维修过程中还添建了公共的休闲空间，后院还建造了台阶式花园。

The building is a perfect example for subsidised renewal implemented by innovative architecture. Both the building and technical facilities were rehabilitated in the course. Apartments were modernised or knocked into bigger ones depending on occupants' needs. Five additional futurist apartments were built on top of the old building stock, entirely different from the ones below in concept and style. The entire building is accessed by elevator. A landscaped terrace was built onto the back wing and a community room was added for general use.



© R. Karré

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© Kornreif

Selzergasse

我们维修了12个套住房，重修了建筑基础，将原来在公共过道的厕所移建到室内，并在顶部阁楼新建了三套住房，而且在面对后院的建筑加上阳台、顶层盖建露天花园。

热水供给由太阳能系统提供。由于使用已经设计完成的两层木结构装备，在木材公司和建筑公司的大力配合下，使维修工程在三天内就得到了完成。

Twelve previously badly equipped apartments (WC on the corridor) were refurbished and the building substance renovated. The attic was developed to accommodate three additional apartments. Half of the apartments had balconies added facing the courtyard and terraces were built on the roof. Hot water is produced by a special solar system.

A two-storey timber element construction method was chosen to keep the burden of raising the building to a minimum. The two storeys plus the roof were assembled in a matter of three days thanks to the precise coordination between builders and the timber construction company.

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Sperrgasse

Sperrgasse街区的建筑位于建筑密度很高的城区内。按照小区更新计划，在两幢旧建筑中，首先拆除了旧建筑的一部分，并扩大后院空间，使阳光更加充足。其中的一幢建筑物是原来废弃的市政办公大楼，由于它的大部分建筑结构均于损坏，所以决定拆除二楼以上的旧建筑，加建新的建筑层面，盖上梯型建筑，使建筑物得到更多的阳光照射。另外的一幢建筑物在维修中使用了传统的工

The block of buildings on Sperrgasse is located in the densely built-up city centre. With the block renewal concept part of the building was torn down to create more space in the back yards and add light to existing apartments. The building on Sperrgasse was a former municipal office building which had become vacant. Its structure and that of the surrounding block was in a bad state.

The innovative aspect of the project was to tear the building down to the first upper floor. A suspended ceiling was introduced to protect the apartments underneath, and a terrace house built directly on top of it, allowing more light to enter the courtyard. The front building

艺和材料，从而使新旧建筑得到了默契的配合。两幢建筑的改建也更适合了残疾人员的居住。

建筑新空间包括老年俱乐部、休闲空间、公用洗衣房以及带有厕所、盥洗室的会议厅。它在建筑前后都设有进出口。

此工程新颖的建筑造型和它的社会作用对周边小区起了积极的影响。

was also renewed using traditional technology and materials. The result is an interesting contrast between old and new. Both buildings now meet the special needs of people with disabilities.

New rooms for social purposes were added in the course, a pensioners club, several community facilities, a laundry room and a room for special events complete with shower and WC. These rooms can be accessed from outside or via the terraces.

Community activities and attractive architecture on Sperrgasse have given new incentives for renewing the entire neighbourhood.

建筑公司 — Developers:

Heimbau

建筑家 — Architects:

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Streffleurgasse

小区更新将旧建筑的维修和新建筑的结构紧密相连。

旧建筑的原有居民在不用搬迁的情况下就可以得到各种维修。新计划包括装上供残疾人用的电梯，并建造两幢新建筑。

在保暖改建中，保留后院多层建筑的底层，并在上部盖建露天阳台。整个计划将对周围的小区改造起着样板式的影响。

An existing building was rehabilitated and incorporated into a new building complex in the course of block renewal in one of Vienna's workers districts.

The apartments were refurbished according to individual requests without residents having to move out in the course. The new ground plans for the apartments and disabled-friendly access with elevator turned out particularly well.

Along with thermal rehabilitation of the building several levels were torn down in the back building to accommodate a terrace house instead. Two new buildings were raised alongside as part of the block renewal concept. The entire project is to give incentive for redevelopment in the entire quarter.

建筑公司 — Developers:

私营建筑商得到了维也纳住房基金会的补助金

Private with subsidies from the Vienna Fund for Housing, Construction and Urban Renewal

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Schlüsselgasse

The block of buildings at Schlüsselgasse / Wiedner Hauptstrasse underwent a "small block renewal": along with subsidised renewal of individual buildings an overall concept was devised for the entire block.

An unused petrol station was torn down and the park was enlarged. Facades facing the park had balconies added, others received conservatories or roof terraces. The building stock was renewed very gently. Facade details were also reconstructed with the financial support of the federal monument protection office.

Other important measures undertaken in the course included installation of an elevator, a community laundry room, several common areas and a bicycle garage.

Total renewal costs: 2,198,000 €

Subsidies: 1,718,000 €



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Schlüsselgasse/Wiedner Hauptstrasse 街区经过小区改造。在维修小区的计划中，每幢建筑都得到了工程维修补贴。

拆除废弃的加油站并将公园扩大。在面对公园正面的建筑加上阳台，并在建筑顶部加盖露天阳台和封闭式阳台。建筑维修尽量保持建筑的原来面貌。维修和重塑工程得到了奥地利联邦历史性建筑保护办公室的补贴。

此外，在原来的建筑中加建了电梯、公共洗衣房、公共休闲空间以及自行车库。

总耗资: 2,198,000 €

补贴: 1,718,000 €

建筑公司 — Developers:

私营投资建筑商负责基础更新和小区更新
Private developers, subsidised base renewal and block renewal

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Triesterstrasse

Triesterstrasse 的小区改造包括72幢楼房的不同业主。

后院的一些小建筑物因阻挡阳光而被拆除，取而代之的是更大的绿化面积，并在面向路边的建筑加上封闭式阳台。每幢独立建筑之间建造相连的走廊，并在建筑顶部建造露天阳台。在后院不可拆除的小企业建筑上加盖防噪屋顶。小区改造的措施包括实行低噪音交通，并在建筑和公路之间设立自行车道和绿化带。

The block renewal area on Triesterstrasse includes 72 individual buildings with different ownership.

Outbuildings in the courtyards which have been keeping the sunlight out are to be partly torn down and replaced by green areas and gardens. Buildings facing the streets will have terrace apartments added to them to make up for the loss of living space. Individual buildings will be connected by porches to create weatherproof paths. Businesses located in the courtyards will also be roofed to minimize working noise. Terraces will be laid out on the roofs.

Block renewal also provides for measures to calm traffic and set the buildings apart from the street by planting trees and creating a cycle path.



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