

2020/2021

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# For the Good of the Viennese




**“THAT’S HOW TO DO HOUSING!”** This statement didn’t come from the mouth of one of our city’s politicians. Rather, it was with these encouraging words that the “Süddeutsche Zeitung” headlined a story about Vienna. And our capital city is truly seen, right across Europe, as exemplifying “best practice” in the areas of housing and quality of living. That’s why it’s particularly important to me, as Vienna’s Mayor, that living in our city remains affordable – and the importance of this became clear as the corona crisis reached its peak.

**IN ORDER TO KEEP THINGS THIS WAY**, the City Council is pushing ambitious urban development projects – just think of Seestadt Aspern – and new, contemporary housing forms. It’s no coincidence that the rating agency Mercer has named Vienna as the city with the highest quality of living worldwide ten times in a row.

**BUT VIENNA ISN’T JUST NUMBER ONE IN TERMS OF PUBLIC SERVICES.** The Federal Capital also plays a key role as a business location and driver of social development. For example, the successful year of 2019 provided the basis for a balanced budget – as a result of which we’re well equipped for the corona crisis. In addition to this, Vienna also set a new record last year for international corporate relocations. In the field of life sciences alone, 550 companies are already operating in the knowledge and research location Vienna, where they generate an annual turnover of twelve billion euros.

**BUT VIENNA CAN ALSO POINT TO NUMEROUS MILESTONES** on our journey to becoming a “digital capital” – such as the 5G network and the digital schools offensive. It is thanks to such measures that the consultancy Roland Berger has twice selected Vienna as the world’s “smartest” city.

**FINALLY, OUR SMART CITY STRATEGY** also takes international sustainability goals extremely seriously. For example, between now and 2030 we aim to reduce per capita greenhouse gas emissions by half vis-à-vis 2005. All of this is for the good of the Viennese, who – according to the “World’s 10 Greenest Cities 2020” ranking – live in the greenest city on the planet.



Michael Ludwig  
Mayor



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**[www.wildgarten.at](http://www.wildgarten.at)**

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**[www.are.at](http://www.are.at)**



# Much that is regarded as impossible can be made possible



**2020 WILL REMAIN AN EXTRAORDINARY, UNFORGETTABLE YEAR** for all of the world's business locations. Completely new challenges have appeared as if from nowhere, throwing strategies out of the window and rendering trusted concepts obsolete.

**COVID-19 HAS AFFECTED US ALL** but there have been clear differences: Locations that have a robust and resilient infrastructure have come through the difficult months more easily than those that do not. The so-called "soft" location factors – from the health system to social security and political stability – have become decisive overnight.

**IN RECENT DECADES, VIENNA HAS VERY CLEARLY AND SUCCESSFULLY** positioned itself in these areas – its multiple awards as the city with the highest quality of living worldwide, a status that is determined on the basis of many such indicators, is the clearest sign that it has got its priorities right. Companies – both Austrian and international – require a stable and predictable environment, in calm times, but especially in turbulent ones. I am convinced that cities and metropolises that are seen by companies as "safe havens" will be particularly successful in the years to come.

**AT THE SAME TIME, THE CRISIS HAS SHOWN US** that much that is regarded as impossible can be made possible. This could encourage us in the future to think "even more creatively" – also and, especially, in the European context – and to commit ourselves to visions and projects that we perhaps wouldn't have trusted ourselves to tackle in the past.

Peter Hanke  
Executive City Councillor of Finance, Business,  
Digital Innovation and International Affairs





**Trillple** consists of three residential towers with heights of around 100 metres and a total of over 1,100 apartments.

# A Growing City

From north to south, from Donaustadt to Favoriten: Every year, countless ground-breaking ceremonies take place in Vienna as new space is created for living, learning and working.

**IT'S ALMOST AS** if the cranes in Vienna are never still. Every ten days, the towers of Trillple alone gained an extra storey. And, despite covid-19, construction work remains intense, especially in the residential sector. According to EHL, most sites only experienced brief pauses or disruption and, in the case of the majority of projects, the lost time has already been made up. Hence, while the corona phase represented an unwelcome episode for the housing market in general, it also ended up underlining its resilience in times of crisis.

In 2020, Vienna's apartment market is experiencing the absolute highpoint of a housing boom that has been going on for many years. In the year as a whole, around 19,000 apartments will be completed. In view of the limited availability of building land within the boundaries of the city, there is a clear trend towards densification. This includes both the development of roofspaces and the use of abandoned industrial areas.

## Reusing vacant sites

One example of this is the approximately 31,000 square metre site surrounding the former "Wolfganggasse" tram depot in Meidling. This is home to a new quarter with an attractive mix of residential, commercial, retail and hotel space. Around half of the site is being transformed by 6B47, TRIVALUE and SORAVIA into their joint "Eichen-

straße 1" development. The former depot building is to be the new neighbourhood centre with restaurants and cultural facilities.

Eisring Süd in Favoriten is a location with a long sporting tradition, but it is showing its age. In future, the complex will be even better used. Not just because the sports centre, with its open-air ice rink, is being completely refurbished but also because around 550 apartments, a supermarket, a kindergarten and extensive green spaces will be developed across a total of four separate plots.

The next few years will also see the realisation of interesting projects in the districts to the west of the Gürtel, especially on sites that have already been vacant for some time, such as the Elin complex in Penzing. Between now and 2022 a total of around 500 new residential units should be created in the various parts of BUWOG's "Kennedy Garden" project.

And the Quartier Breitensee with a total of around 1,000 apartments, of which around 600 will be subsidised, will be realised in the near future on the site of the former Körner Barracks. As part of the development, the previously walled park of the military base will become accessible to the public.

## Reaching for the sky

The next – necessary – trend is towards residential and office towers. Due to the constantly rising price of land,



The **"Eichenstraße 1"** project envisages, amongst other things, six concave, curved urban buildings.



**Neues Landgut** is a new urban district that is being realised close to the Central Station.

buildings must reach for the sky. One current example is the three-part TriIple from the project partners SORAVIA and ARE Development, which is being built on the Danube Canal. Right next door, SORAVIA's Austro Tower should be completed in 2021. Also on the water – right on the Danube – the S+B Group is developing a new urban district with six high-rise projects: Donau City.

### Footpaths instead of rails

The rapid rise in the number of young people in the city is leading to a steady increase in the number of households that is set to continue for years. This ensures not only that there will be sustainable demand for extra homes, but also that this will be accompanied by further increases in both rents and sale prices. This is why the City Council regards affordable housing as central to any urban development strategy. One example of this principle is the development of the site of the former North Station. One focus of this project is so-called smart apartments. The former station in the 2nd District is one of Vienna's largest inner-city development zones. By 2025, it will have around 20,000 new residents. Building work on more than half of the approximately 85 hectare site is already complete. The rest will be developed by 2026. The Northwest Station, whose outstanding location is within easy reach of the city centre, the Augarten and the right bank of the Danube, is currently still being used as a freight station. Its transformation into another new urban district should start in 2022.

As the development of the area around the Central Station is almost complete it is time to address new challenges. One area that will be tackled in the next few years is the Neues Landgut site to the west of Laxenburger Straße. The City Council, in partnership with ÖBB-Immobilienmanagement GmbH, is developing the area of nine hectares between the railway tracks, Laxenburger Straße and Landgutgasse. Around 1,500 apartments for approximately 4,000 people will be built by 2026/2027. There will also be a modern school campus, a large green area in the heart of the future complex and attractive ground floor zones.

#### New life for old hospitals

By 2024, the site of the former Sophienspital close to Vienna's Westbahnhof will have been transformed into a new urban centre in a top location: With subsidised housing, bars and restaurants, shops, public green space and a dynamic ground floor zone with arcades and display windows. The historic, listed buildings will be complemented by new ones in a contemporary style. The complex will be open to all the Viennese, who will find a park that can be accessed from several directions and an urban terrace at its heart. But other former hospitals will also be given a new

function: The sites of the former Semmelweis Clinic and Gersthof Hospital in Währing are being transformed into a new university and school complex.

The Vienna Business Agency spent over three years negotiating – on behalf of the City Council – with the CEU, the Central European University, over the conditions for the university's future use of the Otto Wagner Site. The contracts were signed in July.

The building rights agreement with the CEU was completed for a period of 100 years and envisages that the university itself will refurbish the buildings in the part of the site that it alone will use – the "core zone" –, which represents around a third of the total available area. Teaching should start in 2025, but the complex will remain accessible to the public.

Vanessa Haidvogel

On the **Eisring Süd** site right next to the water tower, around 550 apartments, a supermarket, a kindergarten and green spaces are being created on four plots.







# It's a great place to grumble, but it's an even greater place to live.

According to Mercer and "The Economist", Vienna is the city with the highest quality of living worldwide. This is no coincidence. This is simply a city where lots of things are done right.

**THE VIENNESE LOVE** grumbling. It's as if they are happiest when they are moaning, complaining, whining and wailing. For reasons of psycho-hygienic well-being – but also because grumbling is somehow "a Koarl" – lots of fun. The fact that there's actually little to complain about in Vienna is shown by global rankings. For example, in 2019 Vienna was named the city with the highest quality of living worldwide by the international consultancy Mercer for the tenth year in a row – ahead of Zurich and Vancouver. This means that "good old Vienna" has now headed this ranking, which compares 450 cities, ever since 2009.

## Superb infrastructure

Once again, this top positioning can certainly be put down to the superb urban infrastructure and excellent transport network ("Öffi-Netz"). The health provision, breadth of cultural and educational opportunities, low crime rate and high level of security and extraordinary range of high-quality, affordable housing are true Viennese assets, which few of the world's major cities can point to in such a way. "But nothing comes from nothing", as the Austrians put it so well. Mayor Michael Ludwig makes the same point. "The world's

highest quality of living doesn't come automatically but is the result of hard work", says Vienna's first citizen. In 2019, "The Economist" added its voice: The well-known British news magazine also put Vienna in first place in terms of quality of living for the second time in a row.

## Sustainable masterplan

Much of the responsibility for this excellent infrastructure lies with the Wiener Stadtwerke, the infrastructure service provider that has been underpinning Vienna's high quality of living for 70 years. It is planning further major investments in Vienna's infrastructure between 2020 and 2024 – from an expansion of the metro to investments in solar power and in its stable and efficient grid. "When the corona crisis is over the climate crisis will still be with us. 3.4 billion euros of our investments are directly climate-related and will help to reduce greenhouse gases," says Peter Weinelt, Deputy General Director of the Stadtwerke. And yes, the city also has a masterplan in the area of sustainability: A package of 50 measures should ensure that Vienna is a "model climate city" and a CO<sub>2</sub>-neutral metropolis, with steps ranging from battling heat islands with more green





**Vienna, the model climate city:**  
Streams are also being reclaimed for nature.

## Michael Ludwig, Mayor of Vienna: “The world’s highest quality of living doesn’t come automatically but is the result of hard work”.

areas and cooling measures via the already discussed reduction in CO2 emissions to the avoidance of waste and the more efficient generation of energy.

### Crystal clear, straight from the tap

Vienna’s drinking water supply is permanently guaranteed. In this respect, the city is excellently placed to face crises and emergency situations. Every day, up to 220 million litres of crystal-clear water are piped from the Rax, Schneeberg and Schneealpen Regions to Vienna. And amazingly, as this mountain spring water flows towards Vienna along a natural gradient it does so without the need for pumps. The distance between the furthest spring and the capital? 150 kilometres! Yet this mountain spring water reaches Vienna’s reservoirs in just 24 hours. And everyone knows that they can drink water straight from the tap, right across the city.

### The city ignites the “5G” turbo

Against the background of the constantly growing metropolis the City Council is focussing on and evaluating the educational sector, in order to ensure that this remains appropriately dynamic. The educational building programme that will continue in the capital until 2023 includes a total of 14 school campuses, all of which are being realised in line with the “campus plus” concept. This involves a closer integration of kindergartens, schools and leisure facilities.

Digitalisation, which can be seen as the industrial revolution of our age, is also naturally a major issue in Vienna. For example, the city recently ignited the turbo in the area of “5G” expansion. Videoconferences, home-schooling, online-courses, etc. – the corona crisis has provided im-

pressive proof of the enormous impact of digital communication on every area of life. “Vienna should be the first city in Europe with a comprehensive 5G network,” is thus the objective of Vienna’s Executive City Councillor with responsibility in the digital arena, Peter Hanke. With a 20 million euro programme of subsidies the city is currently ensuring that the necessary investment in network expansion takes place as quickly as possible. Hanke continues: “A good communication technology infrastructure is essential for Vienna in its role as the city with the highest quality of living worldwide. Alongside the expansion of broadband on the basis of glass-fibre technology, mobile communications is one of the key features of an outstanding place to live and a contemporary business location with state-of-the-art technology.”

### People are “very happy” to live in Vienna

So let us return, finally, to the Viennese. “What do you appreciate about your city and where do you see the challenges?” 8,450 inhabitants of the city were asked these questions by the City Council and the University of Vienna together with IFES (The Institute for Empirical Social Research) in a wide-ranging study of “Living and quality of living in Vienna” in 2018. The result: Nine out of ten Viennese are “happy” or “very happy” to live here. In order to present as broad a picture as possible, 120 detailed questions were asked in 19 areas such as “living”, “work”, “culture”, “social” and “environment”. Even 72 per cent of Viennese are positive about the steady growth of the city. The conclusion: The Viennese principally grumble in the pub. In surveys and, of course, in private, they all know exactly how lucky they can consider themselves to be.

Robert Penz

# Making Vienna Even More Competitive

**Sigrid Oblak, Managing Director of Wien Holding**, on investments in the real estate sector and new projects for affordable living space.



**„Our top priority is to stabilise our companies with foresight and a steady hand in order to protect their assets and jobs and to ensure that they can resume normal operations as quickly as possible.“**

**Earlier this year, Wien Holding was able to present its best ever results. What is the secret of this positive management?** Wien Holding brings together profitable commercial companies and organisations that play a public-service role within a clear structure under one umbrella. This mix and our strategy of entering into partnerships with private investors are the building blocks for our success. And they explain how we were able to present record results last year – with a consolidated annual profit of 76.5 million euros and a turnover of around 616 million euros.

**What do these positive results mean in the face of the corona crisis? How will Wien Holding navigate this difficult economic period?**

Last year's excellent results make it easier for us to withstand the impact of the corona crisis. However, the imposition of the lockdown will naturally squeeze this year's figures. The cultural and leisure sectors, Vienna Airport and passenger shipping have been particularly hard hit. We've made full use of the instrument of corona-related short-time working in order to be able to retain every job. Our top priority is to stabilise our companies with foresight and a steady hand in order to protect their assets and jobs and to ensure that they can resume normal operations as quickly as possible.

**What role does the real estate sector play for the group?**

Wien Holding is one of Vienna's most important real estate developers. Together with partners, we realise attractive projects that are designed to make Vienna even more competitive. The area of real estate generates the highest turnover in the whole group, contributing around 53 per cent or 325 million euros of the consolidated total.

**Around 160 million euros were invested in real estate in 2019. How much is being invested in 2020? And in which projects?**

This year, we will invest about the same amount in real estate as last year. The focus is housing, in which we will invest a total of over 100 million euros. We are also starting a project of refurbishment and investment at Vienna's wholesale market, which will cost around ten million euros and last several years. And in addition to this we are also investing in numerous smaller projects.

**Wien Holding works to provide affordable housing. What are the next steps in, for example, the Neu Leopoldau district or the Viola Park urban quarter?**

In Neu Leopoldau, around 500 residential units have been handed over to date. Further housing projects are being completed, one after the other. The new, mixed urban quarter Viola Park is being built in Favoriten. Next year, the builders will be appointed. Rapid progress is also being made in the realisation of the "Gemeindebau neu" – the new generation municipal housing – at Handelskai 214, on the Eisring Süd site, in the Wildgarten urban expansion zone and in Wolfgangsgasse.

 Vanessa Haidvogel





# STABILITÄT UND SICHERHEIT

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Stabilität und Sicherheit – Werte, die insbesondere in Krisenzeiten von hoher Bedeutung sind. Die BUWOG steht als führender Komplettanbieter am österreichischen Wohnimmobilienmarkt seit ihrer Gründung im Jahr 1951 für attraktiven und hochwertigen Wohnraum, der jetzt und auch in Zukunft eine sichere Investition und ein krisenfestes Umfeld bietet. [www.buwog.at](http://www.buwog.at)

**BUWOG**



# A Popular Place to Relocate

International firms are banking on Vienna:  
266 companies – more than ever – moved here in 2019.

**HOHE LEBENSQUALITÄT, INTERNATIONALITÄT,** Universitäten, erschwingliche Lebenshaltungskosten und verfügbare IT-Fachkräfte – das sind die Gründe für die hohe Lebensqualität, internationale Atmosphäre, Universitäten, affordable cost of living and availability of IT specialists – according to the founder of N26, Valentin Stalf, these are the reasons for opening a new technology and innovation facility in Vienna. In the long term, the online direct bank is seeking to employ

up to 300 staff in the city. And the world's biggest bank, the Industrial and Commercial Bank of China, is also counting on Vienna and has opened a new subsidiary here.

## A tripling of investment

The 266 newly relocated companies – an increase of 45, or 20 per cent, on 2018 – created almost 2,000 new jobs and triggered investments of 731 million euros. This means that





**The 266 newly relocated companies – an increase of 45, or 20 per cent, on 2018 – created almost 2,000 new jobs and triggered investments of 731 million euros. This means that the investment volume more than tripled vis-à-vis 2018.**

#### A global city for international investors

“Rather than easing up, we are now going to strengthen the international positioning of Vienna as a business location even further,” adds Hanke. Because the eighth record year in a row is also a success for the many years of preparatory work carried out by the Vienna Business Agency in the form of B2B discussions, visits by delegations and city partnerships, etc. These international activities are now being stepped up. “I’m confidently looking forward to more international firms settling here in the future,” says Gerhard Hirczi, Managing Director of the Vienna Business Agency. “Our approach is to form personal business relationships, offer stability and guarantee maximum reliability.” This is how Vienna is looking to keep one step ahead despite the increased competition triggered by the corona crisis. “Stability and security are the factors with which Vienna is associated internationally – and this is a huge asset in times of crisis,” is the convinced opinion of Mayor Michael Ludwig.

the investment volume more than tripled vis-à-vis 2018. “This is an unbelievable catalyst for Vienna’s economy,” is the delighted reaction of the Executive City Councillor of Finance, Business, Digital Innovation and International Affairs Peter Hanke. And it is not only European companies that are coming to Vienna, even if German firms head the relocation league table: With 25 newly relocated companies the United States is already in second place.

#### Advice, networking and support

The Vienna Business Agency is a strong partner for companies, who want to relocate or are already in the starting blocks: It provides support in all matters related to networking, cooperation, and office space and offers tailor-made real estate solutions – regardless of whether a company is a small startup or a labour-intensive manufacturer. The new platform [startupcityvienna.at](https://startupcityvienna.at) brings together information about all the support available to startups, such as calls & competitions, events, co-working spaces and funding opportunities.

#### A luxury hotel chain puts its faith in Vienna

One confirmation of this is the decision by the luxury hotel brand Mandarin Oriental to open a new hotel in Vienna in 2023. The 151-room, five-star establishment is set to move into the former Commercial Court in Riemergasse in the City Centre, where the Asian hotel chain is investing over 100 million euros. This shows that Vienna is defying the corona crisis and is also set to remain a top tourism destination.

 Sylvia Simanek



Increasing numbers of apps will make city life more comfortable in the future.

# The Metropolis on the Danube goes Smart

It isn't just computers and household devices that are intelligently networked today. Some cities are also becoming really smart. Vienna is one of them.



A very important "smart city" subject: environmentally-friendly mobility.

**VIENNA KEEPS ON** growing. But without accompanying concepts this development would lead to such collateral damage as endless traffic jams, permanent smog or grey concrete wastelands. This is why the trend towards the digitalised and smart city is happening at just the right time, because this is the effective answer to such threats. The objective: a Vienna that guarantees a high quality of living for its almost two million inhabitants and where technology and sustainability are inseparable.

## Sustainable and social

The city first generated guidelines for a smart future in its "Smart City Strategy" back in 2014. This was a response to global challenges. The ambitious concept was updated in 2019 in line with such new challenges as climate change and digitalisation. "The 'Smart City Wien Framework Strategy' is the local answer to the major global threat of climate change and formulates objectives and measures that are designed to significantly reduce energy consumption and emissions without the need to sacrifice quality of living, comfort or mobility," says Ina Homeier, Head of the Smart City Wien team.

The goals set out in the strategy should be achieved gradually between now and 2050. One is the reduction of local per capita greenhouse gas emissions vis-à-vis 2005 levels by 50 and 85 per cent respectively by 2030 and 2050. But, despite this radical break with the past, social aspects should not be ignored. According to Homeier, "the vision is to permit sustainable future developments while abiding by basic Viennese values. Hence, social inclusion and the quality of living of every resident of Vienna are just as important as meeting climate and environmental targets."

## "Smarter together"

The concept is holistic and will affect almost every area of life – from strengthening the local economy via sharing models to a supply of renewable energy that virtually meets all our needs. A further maxim of the masterplan: Everyone in the city should benefit! In line with the motto "Gemeinsam g'scheiter" (Smarter Together), the Viennese should also be involved in shaping this fundamental transformation. "Truly sustainable, future-proof development can only occur if everyone living in Vienna can get involved and can also do so actively – in discussion processes, in the development and implementation of projects, each with their own know-how and experience, through responsible consumption or mobility habits," adds Homeier. In future, so-called citizen's budgets should allow them to have more influence on the deployment of public funds. In turn, "culture tokens" should make use of the blockchain technology upon which cryptocurrencies are based. These will reward active reductions in CO<sub>2</sub> emissions – resulting from, for example, the use of public transport – with free entry to artistic and cultural institutions. Vienna is looking ahead to some exciting times.

Robert Penz





# Our customers build on solid values.

As a specialist for real estate investments, we offer our customers the greatest possible security. Not only with our investment properties, but above all through our reliability, flexibility and solution orientation. Because it's precisely in times of crisis that corporate values like these come to the fore. You can be sure – we're always here for you.

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Since 2002, Boehringer Ingelheim has been developing an innovative medicine to combat cancer.

# Top Location for Advanced Technology

Vienna's ranking in the champion's league of innovation locations is confirmed by the ever-increasing number of start-ups and international companies locating here.

**UNDERSTAND MEDICAL REPORTS** immediately? Implants from a 3D printer? There are already solutions for these and they're „made in Vienna“. Lithoz, a Vienna Start-up, has worked its way up to world-market leader with its tailor-made ceramic skeletal components produced from a 3D printer. Baher Al Hakim, CEO of Medicus AI, has released a „health coach app“ which explains medical reports and makes recommendations thereto: „Shortly after my stay in the city, we decided to relocate Medicus AI from Dubai to Vienna. It's the ideal location to roll-out to the European market.“ Both companies are supported by the Vienna Business Agency.

## Innovation „made in Vienna“

Above are just two examples from a grand total of 848 research companies (as of 2017) located in the top innovation



With a research quota of 3.6%, Vienna is currently way over the EU average of 2.15%.

location of Vienna, double so many as in 2002. These companies invest around €1.9bn in R&D every year, much of which in the biotechnology, electrical equipment, moto-vehicle and IT services sectors as well as in mechanical engineering. Furthermore, with leading companies such as Kapsch, Frequentis and A1 Telekom Austria, Vienna is also considered to be one of the top European locations for ICT. Tip: The City of Vienna publishes a brochure on the topics of commerce, employment and statistics which provides current figures on R&D and is available for download under: [forschung.wien.gv.at](https://forschung.wien.gv.at)

## Promotion and Networking

Many foreign corporations have had their R&D departments located here for decades, a case in point being Boehringer Ingelheim which has been operating its world-renowned cancer research center in Vienna for a good 20 years. The city itself boasts a well-balanced blend of prime location factors including a high quality of life, good industrial positioning, locally available talent, a high level of internationalisation and highly desirable financing schemes.

One example thereof being the €618mn which the Austrian Research Promotion Agency (FFG) provided to support operational research in Austria in 2018. In the previous year, the City of Vienna itself put up a good €103mn for research and advancement. The „VIENNA 2030 - Economy & Innovation“ strategy builds on its existing strengths in the areas of climate change, digitalisation and urbanisation to provide solutions to the major challenges of the coming years.

Alongside promotional offers and cooperation bonuses, the Vienna Business Agency also offers networking opportunities, such as the Co-Creation Lab, which brings established players together with young talent. Startup Labs Vienna provides laboratory and office job opportunities for the life science industry with the LISAVienna platform providing support for biotechnology, pharmaceutical and medical technology companies.

## The Upward Trend Continues

Companies are also investing the future. Boehringer Ingelheim is currently building a biopharmaceutical production plant for the proud sum of €700mn whereby Vienna prevailed over notable competitors such as Singapore and Dublin. In addition, Bosch, which increased its staff of developers and made further investments in its laboratory facilities and testing technology in Vienna in 2019 is sticking to its development project deadlines for their for mobility technology competence centers despite the Corona crisis.

Sylvia Simanek





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# Right on Schedule

In this interview, **ARE Managing Director Hans-Peter Weiss** offers a brief overview of the impact of the corona crisis so far and of the housing initiative that was launched in 2015.



**“As one of Austria’s largest real estate companies we see ourselves obliged to do everything possible in moments such as these to contribute to economic normality.”**

## **What’s the current status of your projects in Vienna?**

We’re currently realising around 30 projects in Vienna. This means that these are either on the drawing board or already on site. One example is TrIIIple, which we and our project partner Soravia are building right on the Danube Canal, whose water will incidentally be used to control the temperature of the buildings. A further large project is VIENNA TWENTYTWO in Vienna-Donaustadt, where we and SIGMA are building an urban quarter, whose broad mix of uses includes residential, working, restaurant, and hotel

space. Despite corona, all these building projects are right on schedule, and we have also recently been able to start construction work on individual plots of such residential quarters as the Wildgarten or Siemensacker.

## **Did any ARE projects suffer delays due to corona?**

Basically, ARE never completely suspended its operations and it was generally possible to continue building. We very consciously sought to keep as many building sites operating as possible because this was the only way of ensuring that jobs weren’t lost. As one of Austria’s largest real estate companies we see ourselves obliged to do everything possible in moments such as these to contribute to economic normality. However, even at ARE we had occasional delays due to corona. But these were manageable in scale so that we were able to make up the time lost on every project and, on some, we are now even ahead of schedule.

## **How do you generally think that Vienna’s real estate market will develop between now and the end of the year and, beyond this, into 2021?**

Real estate will remain an attractive investment in the years to come. In economically uncertain times other asset classes – such as shares – are more volatile and significantly riskier. Due to the economic situation interest rates and hence, for example, the rates on long-term government bonds appear set to remain low for some time, which should mean that people will continue to put their faith in the advantages of property as a safe haven. The strong support packages and accompanying worldwide rise in public debt are leading to growing fears of inflation – and this could make real estate investment even more attractive.

## **How would you appraise the housing initiative launched in 2015, which is supposed to lead to the realisation of privately financed housing with an investment volume of two billion euros by the end of 2020?**

Austria-wide we have already got 6,800 homes off the ground, which are either currently on site or have already been completed. Almost 1,680 further apartments are on the drawing board or elsewhere in the pipeline. In Vienna, the number is 6,370 apartments of which just over 1,880 have already been completed. The others are at the planning stage or on site.

A total of over 1.9 billion euros have already been invested countrywide in the housing offensive. In other words, we are well on the way and have almost reached our target.

 Anita Orthner



# We set new standards!

From an idea to a perfect property!



CREATING REAL SUCCESS



D-City  
1 000 000 m<sup>3</sup>



DS 90  
80 m hoch



DC 2  
175 m hoch



DC RESIDENTIAL  
3.100 m<sup>2</sup>



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# New Beds & Bars as Signs of Confidence



City tourism has been particularly hard hit by the corona crisis and the resulting measures. Despite this, new hotels are planning to open in Vienna in the near future.

**YEAR AFTER YEAR**, the Austrian tourist industry was able to celebrate rising numbers of overnight stays. Until the arrival of the virus! Since the first cases of corona were reported in Austria the position of tourism has deteriorated significantly. In the first six months of 2020, the Vienna Tourist Board recorded a 65 per cent decline.

## A setback for investment

The investment market is also weakening slightly. This is affecting hotel real estate, which has been accustomed to particularly satisfactory investment levels. Measured in terms of the total transaction volume in hotel real estate, 2019 was an absolute record year. The transaction volume for hotels passed one billion euros for the first time ever in September, and went on to reach 1.26 billion by the end of the year, thus outperforming the previous record year of 2016 by no less than 40 per cent. "Many investors have only regarded hotels as a side issue but last year's record volume of hotel transactions of 1.26 billion euros impressively demonstrated that they represent a sought-after and established form of investment," says Simon Kronberger, Director Austria & CEE at Christie & Co. At the start of the year, demand for hotel real estate in Austria was undiminished. However, we will have to wait a little longer for the next record year.

## Waiting to open

Despite the crisis, a number of new hotels are planning to open in Vienna in the near future. The boutique hotel Mooons opposite the Central Station is already in the starting blocks. Here, the rooftop bar could soon be attracting guests and locals alike. The opening of the Dormero HoHo Hotel in the aspern Seestadt urban development zone is earmarked for September 2020. The new hotel with 143 rooms and serviced apartments is located in HoHo Wien, the 24-storey timber tower in aspern Seestadt. "Casual luxury" is the motto of the Almanac Hotel Vienna, which will move into a historic palace on Vienna's Ringstraße towards the end of 2020.

The Hamburg hotel concept Superbude will open in the "Prater Glacis" project in the Stuwerviertel neighbourhood of the 2nd District in early 2021. The operators commissioned the University of Applied Arts Vienna to work on the design of the wallpaper for the various 'bude', or 'hangouts'.

## New brand

The Verkehrsbüro Group has already added a new brand to its hotel portfolio. BASSENA has been part of its hospitality offering since March. This new, modern and urban hotel brand was developed together with numerous experts from the international hotel scene as well as the architecture & design and food & beverage sectors.

The first hotel to represent the new brand is the BASSENA Wien Messe Prater. This emerged from a bold remodelling of the previous Austria Trend Hotel Messe Prater. A second hotel should open as part of the VIENNA TWENTY TWO development project in early 2022.

Vanessa Haidvogel





## LOOKING FOR A NEW HOME FOR YOUR IDEAS? VACANT PREMISES IN VIENNA

**Having an idea is one thing, turning it into a success story is quite another. Choosing the right location is crucial to the success of your business!**

**With its Freie Lokale (vacant premises) service, the Vienna Chamber of Commerce and Industry supports both startups and more established entrepreneurs in their search for suitable premises in Vienna and provides analysis that supports the decision-making process.**

**Premises search:** The Vienna Chamber of Commerce and Industry's vacant premises database helps businesses to request information about empty commercial premises and, hence, to find a suitable home. After registering free of charge, they receive information at [www.freielokale.at](http://www.freielokale.at) about the location, size, equipment, and rental prices of premises.

**Location analysis:** Given the fast pace of today's world, intense competition and changing trends, startups and young entrepreneurs must permanently ask such questions as "Where is my target

group? Where do I and my business idea best fit in?" Answers to these questions are provided by the location analyses that are also on offer. Information about the socio-demographic make-up of the population, purchasing power, sectoral mix, competition, footfall and accessibility of a proposed location by public transport provides helpful facts and figures. Even established companies should reconsider their location from time to time and make sure that it is still the best choice for them. Business concept and location have to match perfectly.

**Advice & support in the search for a location:** The Freie Lokale team is available for individual advisory services, in person or by telephone or e-mail. Search criteria are recorded, a range of potential locations are discussed and a search agent provides a steady stream of new offers of premises that meet these search criteria. Your direct line to real estate companies!



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**WIRTSCHAFTSKAMMER WIEN**

**Vienna Chamber of Commerce and Industry  
Location Service**

1020 Vienna, Straße der Wiener Wirtschaft 1

**Make an appointment at**  
E-mail: [freielokale@wkw.at](mailto:freielokale@wkw.at)  
Phone: +43 1 514 50 1010

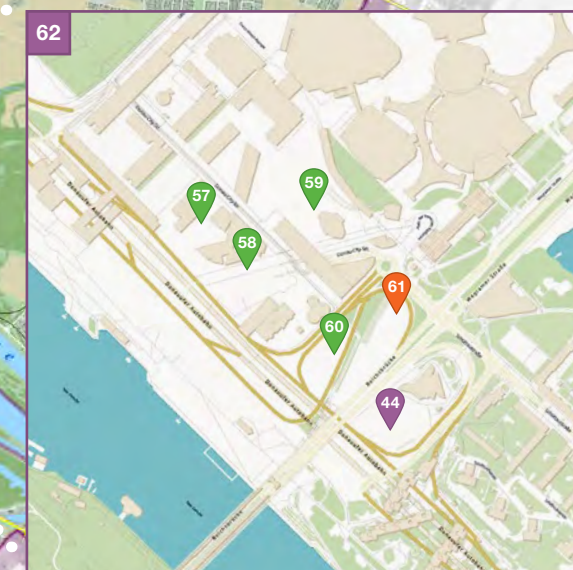
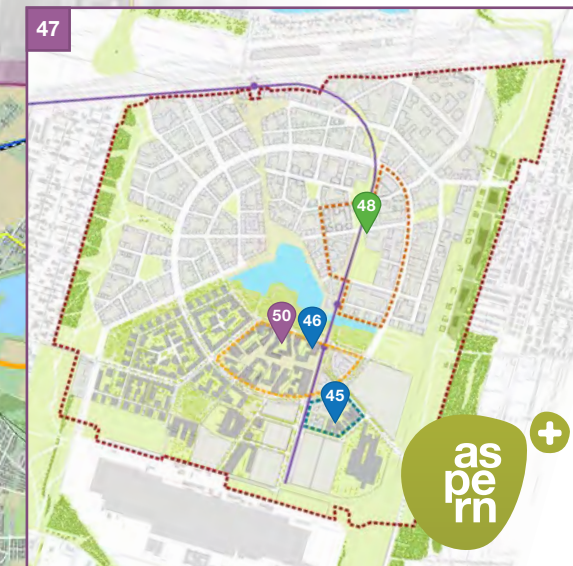
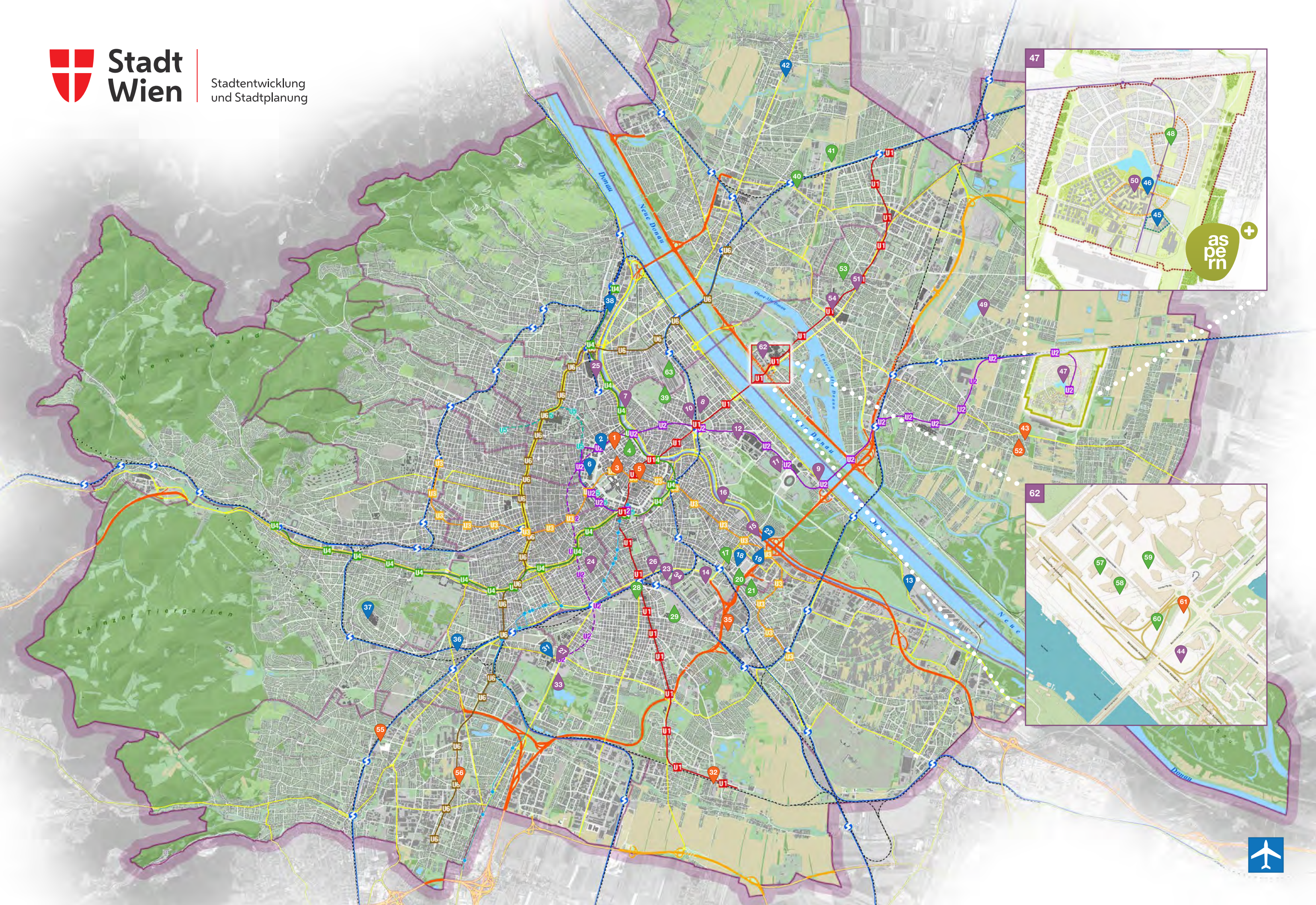
# Map of Development Projects in Vienna

Recently completed, currently under construction, or soon to be developed:

Projects in Vienna (selection)

- |  |   |   |   |
|--|---|---|---|
| <p><b>1 Börseplatz 1</b><br/>1010, Börseplatz 1<br/><a href="http://www.boerseplatz1.com">www.boerseplatz1.com</a></p> <p><b>2 Haus am Schottentor</b><br/>1010, Schottengasse 6-8<br/><a href="http://www.pema.at">www.pema.at</a></p> <p><b>3 N°10</b><br/>1010, Renngasse 10<br/><a href="http://w.jpl.at">w.jpl.at</a></p> <p><b>4 KAYSER</b><br/>1010, Franz Josefskai 51<br/><a href="http://www.kayser.at">www.kayser.at</a></p> <p><b>5 Singerstrasse 12</b><br/>1010, Singerstasse 9<br/><a href="http://www.winegg.at">www.winegg.at</a></p> <p><b>6 Generalsanierung Parlament</b><br/>1017, Dr.-Karl-Renner-Ring 3<br/><a href="http://www.vasko-partner.at">www.vasko-partner.at</a></p> <p><b>7 LeopoldQuartier</b><br/>1020, Obere Donaustraße 23-27 und 29<br/><a href="http://www.leopoldquartier.at">www.leopoldquartier.at</a></p> <p><b>8 Austria Campus</b><br/>1020, Walcherstraße 1<br/><a href="http://www.austria-campus.at">www.austria-campus.at</a></p> <p><b>9 Marina Tower</b><br/>1020, Handelskai 346<br/><a href="http://www.marinatower.at">www.marinatower.at</a></p> <p><b>10 Nordbahnhof</b><br/>1020, Nordbahnstraße<br/><a href="http://www.immo.oebb.at">www.immo.oebb.at</a></p> <p><b>11 Grünblick + Weitblick</b><br/>1020, Meiereistraße 1-2<br/><a href="http://www.value-one.com">www.value-one.com</a></p> <p><b>12 PRATER GLACIS</b><br/>1020, Perspektivstraße 4-10<br/><a href="http://www.ig-immobilien.com">www.ig-immobilien.com</a></p> <p><b>13 Hafen Wien</b><br/>1023, Seitenhafenstraße 15<br/><a href="http://www.wienerhafen.com">www.wienerhafen.com</a></p> <p><b>14 Kelsenstraße</b><br/>1030, Kelsenstraße 5-7<br/><a href="http://www.ubm-development.com">www.ubm-development.com</a></p> <p><b>15 Triiiple</b><br/>1030, Donaukanal<br/><a href="http://www.triiple.at">www.triiple.at</a></p> <p><b>16 Laendyard</b><br/>1030, Erdberger Lände 26<br/><a href="http://www.laendyard.com">www.laendyard.com</a></p> | <p><b>17 Biologiezentrum Universität Wien</b><br/>1030, Campus-Vienna-Biocenter 4<br/><a href="http://www.vasko-partner.at">www.vasko-partner.at</a></p> <p><b>18 MQM</b><br/>1030, Neu Marx<br/><a href="http://www.mediaquartier.at">www.mediaquartier.at</a></p> <p><b>19 ORBI Tower</b><br/>1030, Thomas-Kleist-Platz 13<br/><a href="http://www.orbi-tower.at">www.orbi-tower.at</a></p> <p><b>20 Wien Holding Arena</b><br/>1030, Karl-Farkas-Gasse 1<br/><a href="http://www.wienholding.at">www.wienholding.at</a></p> <p><b>21 The MARKS</b><br/>1030, Leopold-Böhm-Straße 5<br/><a href="http://www.oesw.at">www.oesw.at</a></p> <p><b>22 Austro Tower</b><br/>1030, Schnirchgasse 17<br/><a href="http://www.soravia.at">www.soravia.at</a></p> <p><b>23 Bel&amp;Main</b><br/>1030, Arsenalstraße 2<br/><a href="http://www.bel-and-main.at">www.bel-and-main.at</a></p> <p><b>24 Siebenbrunnengasse</b><br/>1050, Siebenbrunnengasse 21<br/><a href="http://www.ubm-development.com">www.ubm-development.com</a></p> <p><b>25 Althan Park</b><br/>1090, Nordbergstraße 15<br/><a href="http://www.althanpark.at">www.althanpark.at</a></p> <p><b>26 QBC</b><br/>1100, Wiedner Gürtel<br/><a href="http://www.qbc.at">www.qbc.at</a></p> <p><b>27 Philip's Haus</b><br/>1100, Clemens-Holzmeister-Straße 1<br/><a href="http://www.6b47.com">www.6b47.com</a></p> <p><b>28 Laxenburger Straße / Landgutgasse</b><br/>1100, Laxenburger Straße / Landgutgasse<br/><a href="http://www.immo.oebb.at">www.immo.oebb.at</a></p> <p><b>29 Open Up!</b><br/>1100, Bloch Bauer Promenade 4<br/><a href="http://www.6b47.com">www.6b47.com</a></p> <p><b>30 room4rent HOCH 33</b><br/>1100, Laaer-Berg-Straße 47A<br/><a href="http://www.oesw.at">www.oesw.at</a></p> <p><b>31 Hotel am Wienerberg</b><br/>1100, Wienerbergstraße<br/><a href="http://www.immofinanz.com">www.immofinanz.com</a></p> <p><b>32 Südhang Oberlaa</b><br/>1100, Susi-Nicoletti-Weg 2<br/><a href="http://www.wohnpkonomie.at">www.wohnpkonomie.at</a></p> | <p><b>33 Biotope City</b><br/>1100, Triester Straße 91<br/><a href="http://www.biotopecity.wien">www.biotopecity.wien</a></p> <p><b>34 Parkapartments Am Belvedere</b><br/>1100, Arsenalstraße 12-16<br/><a href="http://www.parkapartments.at">www.parkapartments.at</a></p> <p><b>35 Wohngarten Simmering</b><br/>1110, Geiselbergstraße 28<br/><a href="http://www.invester.at">www.invester.at</a></p> <p><b>36 Böhrringer Ingelheim</b><br/>1120, Doktor-Boehringer-Gasse 5-11<br/><a href="http://www.boehringer-ingelheim.at">www.boehringer-ingelheim.at</a></p> <p><b>37 Generalsanierung ORF</b><br/>1136, Würzburggasse 30<br/><a href="http://www.vasko-partner.at">www.vasko-partner.at</a></p> <p><b>38 Kay29</b><br/>1190, Heiligenstädter Lände 29<br/><a href="http://www.6b47.com">www.6b47.com</a></p> <p><b>39 Nordwestbahnhof</b><br/>1200, Nordwestbahnstraße/ Taborstraße<br/><a href="http://www.immo.oebb.at">www.immo.oebb.at</a></p> <p><b>40 Business Campus 21</b><br/>1210, Siemensstrasse 87-89<br/><a href="http://www.bondiconsult.com">www.bondiconsult.com</a></p> <p><b>41 Neu Leopoldau</b><br/>1210, Tauschekgasse/ Petritschgasse<br/><a href="http://www.neuleopoldau.at">www.neuleopoldau.at</a></p> <p><b>42 Heeresspital</b><br/>1210, Brünner Straße 238<br/><a href="http://www.oesw.at">www.oesw.at</a></p> <p><b>43 Barany. 7</b><br/>1220, Baranygasse 7<br/><a href="http://www.barany7.at">www.barany7.at</a></p> <p><b>44 Danube Flats</b><br/>1220, Wagramer Straße 2<br/><a href="http://www.danubeflats.at">www.danubeflats.at</a></p> <p><b>45 Technologiezentrum Seestadt</b><br/>1220, Seestadtstraße 27<br/><a href="http://www.wirtschaftsagentur.at">www.wirtschaftsagentur.at</a></p> <p><b>46 Das Seeparkquartier - HoHo Wien</b><br/>1220, Janis-Joplin-Promenade 22-26<br/><a href="http://www.hoho-wien.at">www.hoho-wien.at</a></p> <p><b>47 aspern Seestadt</b><br/>1220, Seestadtstraße 27<br/><a href="http://www.aspern-seestadt.at">www.aspern-seestadt.at</a></p> | <p><b>48 Das Quartier „Am Seebogen“</b><br/>1220, Seestadtstraße 27<br/><a href="http://www.aspern-seestadt.at">www.aspern-seestadt.at</a></p> <p><b>49 Berresgasse</b><br/>1220, Berresgasse/ Ziegelhofstraße<br/><a href="http://www.wien.gv.at">www.wien.gv.at</a></p> <p><b>50 Das Seeparkquartier - SIRIUS</b><br/>1220, Janis-Joplin-Promenade 16-18<br/><a href="http://www.sirius.at">www.sirius.at</a></p> <p><b>51 AURUM 130</b><br/>1220, Wagramer Straße 130<br/><a href="http://www.aurum130.at">www.aurum130.at</a></p> <p><b>52 Lohwaggasse 6</b><br/>1220, Lohwaggasse 6<br/><a href="http://www.aira.at">www.aira.at</a></p> <p><b>53 KLE5-9</b><br/>1220, Klenaugasse 5-9<br/><a href="http://www.aira.at">www.aira.at</a></p> <p><b>54 Vienna Twenty Two</b><br/>1220, Dr.-Adolf-Schärf-Platz 1<br/><a href="http://www.signa.at">www.signa.at</a></p> <p><b>55 Carrée Atzgersdorf</b><br/>1220, Scherbangasse 22<br/><a href="http://www.oesw.at">www.oesw.at</a></p> <p><b>56 In der Wiesen Ost</b><br/>1230, In der Wiesen/ Meischgasse<br/><a href="http://www.wien.gv.at">www.wien.gv.at</a></p> <p><b>57 DC Residential</b><br/>1220, Wagramer Straße 2<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> <p><b>58 DC Waterline</b><br/>1220, Wagramer Straße 2<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> <p><b>59 DC Flats</b><br/>1220, Donau-City-Straße 8<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> <p><b>60 DC 2</b><br/>1220, Donau-City-Straße 5<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> <p><b>61 DC 3</b><br/>1220, Donau-City-Straße 3<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> <p><b>62 Vienna Donau City</b><br/>1220, Donau-City-Straße<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> <p><b>63 Dresdner Strasse 90</b><br/>1200, Dresdner Strasse 90<br/><a href="http://www.sb-gruppe.at">www.sb-gruppe.at</a></p> |
|--|---|---|---|













# SUSTAINABLE CONCEPT

**Urban development projects have always had an important place in the portfolio of services offered by 6B47. In Vienna, the company is currently implementing a showcase project, Althan Quartier.**

**This year, 6B47 has launched the latest phase of its Althan Quartier development in Vienna's 9th District in the shape of FRANCIS, SOPHIE and JOSEPH.** As in the case of Althan Park, which has already been successfully completed by the Viennese developer, the commercial and office building "FRANCIS – working at Althan Quartier" is notable for its resource-friendly approach: The reinforced concrete structure of the "head-end" building of the overall development is also being retained. This avoids the need to remove around 3,500 truckloads of rubble, which significantly reduces the impact on the environment and the local population. Newly built on the basis of the existing reinforced concrete shell of the former office block, FRANCIS will enjoy state-of-the-art building services and a new appearance. "In our urban development projects, which generally intervene in existing built substance, we strive, wherever possible and logical, to retain existing objects and find innovative, sustainable solutions for their revitalisation," says 6B47 Board Member Sebastian Nitsch. This strategy is also reflected in the interior layouts and the architecture: Special features of the building include the extremely large

standard floors of up to 7,000 square metres, the floor-to-ceiling heights of up to 3.5 metres and the many external terraces on the upper levels.

**A further objective of 6B47 is that its developments should make a positive contribution to their entire neighbourhood.** For example, the remodelling of the "head-end" building, a previously solid volume, will end the earlier separation between two parts of the district. It is also intended to open up the development and enable the public to move through it. Rather than just being aimed at future office users, the restaurants planned for the base of the complex and the plaza on the "plateau" should also invite all local residents to linger awhile in the evening and at weekends.

**All in all, both the building itself and the newly-designed external spaces will offer an excellent visitor experience and huge scope for a wide range of uses.**

"FRANCIS is an extraordinary project in every respect," emphasises Nitsch, before adding: "With a total of around 38,000 square metres, upon completion it will be the only office building of such a

scale available on the Vienna market that is located close to the centre."

**In addition to this, 6B47 is developing "SOPHIE – living at Althan Quartier" and "JOSEPH – living at Althan Quartier" – two housing schemes with a total of 250 apartments – on a site on Nordbergstraße.** And the developer's plans for the district are rounded off by the proposed hotel and parking garage on Althanstraße. The overall development is currently expected to be completed on schedule in 2023.

**Alongside Althan Quartier, 6B47 is working on a second urban development project in Vienna's 12th District.** A mixed-use concept featuring housing, commercial space, temporary housing and a hotel is due for completion on a 14,600-square-metre site at Eichenstraße 1 by 2023.

**6B47**  
REAL ESTATE INVESTORS

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Phone: +43-1-350 10 10-0  
Fax: +43-1-350 10 10-50  
E-mail: office@6B47.com





Südhang Oberlaa



Garten z'Haus



Brigitte Now!



Paula mit Pool

## WE DEVELOP NEW LIVING SPACES

In the past five years, DIE WOHNKOMPANIE has been able to complete 500 apartments and hand these over to their satisfied clients.



**DIE WOHNKOMPANIE has already been operating successfully in Austria for five years. During this period, the innovative project developer has become an established market player. Managing Partner Roland Pichler explains the strategy behind this success.**

**Your company recently celebrated its fifth birthday in the Alpine Republic. What's the secret of your success?**

It's probably explained by our claim, which, at the same time, is also our philosophy: "We develop living spaces." This means that we want to do more than merely build apartments. Each project must have at least one strong USP. This begins with the choice of the location and the painstaking

planning process and continues through to the selection of a sustainable energy supply and of the building materials.

**What expansion plans do you have for the next few years in Austria? Can you already offer us a preview of some future projects?**

In 2020 and 2021 we are planning acquisitions in Vienna and a number of selected provinces. This should initially involve the procurement of project volumes for around 100 to 150 apartments per annum. In Purkersdorf in Lower Austria we have recently acquired a wonderful property, where we are planning around 50 homes. Another project of a similar scale should be added to this, further west along the western corridor.

**Where do you see the trends in housing in the near future?**

We see huge opportunities in timber construction – on the one hand, because it promotes the idea of sustain-

ability and enables us to meet climate protection targets. In addition to this, timber building is also one step ahead in the areas of automation and digitalisation. Modular building and the use of constructional elements with a high degree of prefabrication have already been common practice for years. We are also keen to get involved here and are currently preparing to realise our first timber housing project in Kledering to the south of Vienna.

REFERENCE PROJECTS:

**Südhang Oberlaa:**

Susi-Nicoletti-Weg 6–8, 1100 Vienna

**Garten z'Haus:**

Schemmerlstraße 54–58, 1110 Vienna

PROJECTS IN THE STARTING BLOCKS:

**Brigitte Now!**

Höchstädtplatz 3, 1200 Vienna

**Paula mit Pool:**

Pfalgasse 29–31, 1220 Vienna



**DWK Die Wohnkompanie GmbH**

Hohenstaufengasse 6 / 4. OG  
1010 Vienna



# THE FLATIRON VIENNA

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- ◆ Exzellente Ausstattung
- ◆ Repräsentativer Eingangsbereich
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- ◆ Unvergleichlicher Erstbezug
- ◆ Virtuelle, hochwertige 360 Grad-Tour



# ASPERN SEESTADT IS BOOMING: THE BUSINESS LOCATION WITH THE FEEL-GOOD FACTOR

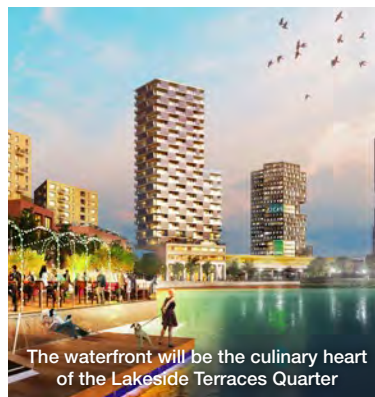
© DANIEL HAWELKA

**Seestadt is busy, and it's going to get even busier! Lakeside Park Quarter, the business hotspot in the south of the district, is largely complete. So it's time to look north, where construction work in the "Lakeside Crescent" Quarter is in full swing. And another quarter, "Lakeside Terraces" – with trendy bars and restaurants in the waterfront loggias and apartments with a fantastic view of the skyline to the south –, is in the starting blocks.**

As scheduled in the masterplan for **aspern** Seestadt, one construction phase is following the next in the new urban district. The Lakeside Park Quarter next to the U2 metro station will soon be complete. "A lot has happened in the past year in our business district to the south of the lake: A range of bars, restaurants and shops have opened and the offices and apartments are filling rapidly.

Now the pedestrian zone, with its five granite fountains, elegant urban furniture and more than 80 trees, is taking shape. The demand for sports facilities is met by the fitness and wellness club in HoHo Wien and the sky soccer pitches on the roof of the SEEHUB.

And the letting of the office and ground floor space is well underway," says Gerhard Schuster, CEO of Wien 3420 AG, which is responsible for the development of **aspern** Seestadt, describing progress in the district.



The waterfront will be the culinary heart of the Lakeside Terraces Quarter

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Seestadt is already home to over 8,000 people and some 250 companies. And Vienna's new urban district continues to grow: The "Lakeside Crescent" Quarter is currently under construction. The mixed-use district is the focus of the International Building Exhibition (IBA\_Wien), which is dedicated to the subject of "New Social Housing". It is full of fascinating answers to the question of how we will live and work tomorrow.

The urban planning of the fourth quarter, "Lakeside Terraces", is already underway. "With its loggias along the lakeside promenade, trendy venues and intriguing urban furniture, the waterfront will become one of Seestadt's most attractive locations and will invite visitors to take a stroll or to relax. The ideal place to enjoy one's lunch break or an after-work drink with colleagues. And as well as being right at the heart of things, those who live and work here can also enjoy a fantastic view of the lake and the skyline to the south," adds Wien 3420 CEO Schuster, underlining the advantages of "Lakeside Terraces".



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# Successful Showpiece for Austria

The tourist magnet owes its name to Ferdinand 1st who brought the noble Spanish horses to Vienna. The horse's docile nature makes them superbly suited to classic riding.

preserved for centuries, at the highest level and to preserve the unique tradition as a unique cultural heritage for future generations. For me, the well-being of our horses is our top priority. I have already achieved many small successes with the dedicated team in Vienna, in the training centre at Heldenberg and at the Piber Lipizzaner stud farm, such as laying the foundation stone for their „senior residence“ in Piber where our stallions go to enjoy their pension.

## On the UNESCO list of intangible cultural heritages

For the first time in the 454 year history of the SRS, stallions and horsemen alike are on their way to Abu Dhabi. Conquering the new market has played a major role for the Court Riding School. Following lengthy preparations in Vienna and close cooperation with the organizers on site, it's been possible to create luxury accommodation for the stallions and a riding arena in front of the imposing grounds of the Emirates Palace.

The visit started with the handing over of stallion Neapolitano Theodorosta to Crown Prince Mohammed bin Zayed Al Nahyan and his daughter. Numerous representatives of the ruling family and a high-ranking Austrian business delegation were also present.

For Sonja Klima it was a grand start to her engagement: „We're proud to be able to present our horsemanship to the United Arab Emirates. We share a great love of horses and we're pleased that ‚Neapolitano‘ received such a warm welcome. Of course, we also hope that we'll have fond memories of the audience in Abu Dhabi.“ Thus, the Spanish Court Riding School has made a name for itself way beyond the country's borders and is on the UNESCO list of intangible cultural heritages.

Vanessa Haidvogel

**IN THE SPANISH** Court Riding School, horsemanship continues to be groomed in the Renaissance tradition of the equestrian „high school“. In the past, their visit and usage was reserved for nobility. Hence the term: „Court Riding School“. Even today, a plaque above the horseman's entrance testifies that the Spanish Riding School (SRS) „was built to teach and practice noble youth as well as to train the horses in the art of riding and war“.

Today, visitors can experience the horses at first hand. The world famous Lipizzaner performances take place regularly in the splendid baroque winter riding school inside the Hofburg. The performances are the result of years of training and the intensive work of the horsemen and their Lipizzaners. The stormy young stallions never fail to enchant their audience just as much as the already fully trained school stallions.

## Women Remaining in Control of the Reins

According to Elisabeth Gürtler, Sonja Klima has been running the SRS since March 2019. „I see it as an essential ambition to sustainably preserve the classic equestrian art, that has been



Sonja Klima has been running the SRS since March 2019.



# Vienna is the European Standard

Vienna's formidable transport network has long been the focus of international attention. Not only is it constantly expanding, it's also constantly becoming more environmentally friendly.

**VIENNA ISN'T ONLY** growing in size. It's also becoming increasingly greener. Thus, this city also won first place in the most recent issue of „The World's 10 Greenest Cities 2020“. A further criterion for the winning pole position in this ranking is its public transport network which is being successively expanded. „Vienna is the European standard for public urban transport“ intones the author of the ranking.

## Breaking Away from Asphalt

The Wiener Linien, Vienna's public transport company, is rapidly becoming the „Greener Linien“ as they're making their immediate environments green. For example, the facade of the Spittelau underground station has been transformed into a vertical flower meadow for microclimatic and optical reasons. In addition, the forecourt will soon be planted with trees, shrubs and natural islands. Photovoltaic modules, which provide shade by day and light at night, are planned for the future in order to provide an increased sense of security. Of course, the 2020 track construction offensive shouldn't be forgotten either. „Around €39mn“ is being invested in the general infrastructure offensive this year, reveals Günter Steinbauer, managing director of the Wiener Linien.

## Connecting Railway Tuning

The Austrian Federal Railways (ÖBB) is also committed to keeping their large projects on track. The modernisation of the connecting railway between Hütteldorf and Meidling is intended to bring about a new level of quality in terms of high-speed railway. In the near future, it will run every 15 minutes and allow passengers cross Vienna in a mere 30 minutes. Another asset: The cross-connection is linked to all five Vienna subway lines.

Naturally, with passenger volumes dropping by 57.6% between January and May this year, the effects of the Covid 19 crises on the Vienna airport were palpable. Nevertheless, there's no talk of a standstill at the airport which is scheduled to be CO2 neutral by 2030. Three new photovoltaic systems are being added to the existing



The modern "Office Park 4" at the Vienna Airport.

solar areas thereby expanding them over a greater area. „We've already achieved a 70% reduction in CO2 emissions and reduced energy consumption by 40% since 2011“, enthuses Günther Ofner, chairman of Flughafen Wien AG. The new „Office Park 4“ project is also as good as completed. Here, energy efficiency and sustainability were prioritised at the planning stage which resulted in an award from the Austrian Society for Sustainable Real Estate.

## The Vienna Harbour Flourishing

In turn, the Vienna harbour, the cargo hub on the Danube, was also able to further reinforce its position in 2019.

„Over the past decade, we've consistently invested in the expansion of the harbour, in the digitalisation and modernisation of the handling facilities, and also in optimizing the company structure,“ said managing directors Doris Pulker-Rohrhofer and Fritz Lehr. Balance sheet figures for 2019 show that the investments have paid off. In economic terms, the Vienna harbour exceeded the high level reached in the previous year in all business areas in 2019.

Robert Penz



The "green" Spittelau underground station.

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