

# energy innovation austria

2/2025

Current developments  
and examples  
of sustainable energy  
technologies



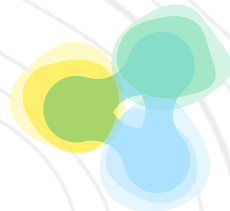
 Federal Ministry  
Innovation, Mobility  
and Infrastructure  
Republic of Austria

## Sustainable, beautiful and together

**“New European Bauhaus” activities  
in Austria**

Launched in 2020, the New European Bauhaus (NEB) initiative brings together experts, businesses, institutions and key players from the housing, construction, culture and art sectors in order to re-envision our building culture and lifestyles through the lens of the green transition. It is underpinned by three core values: sustainability, aesthetics and inclusion. In Austria, a number of pioneering projects are currently demonstrating how these principles can be successfully combined.

Gleis 21 housing project, Vienna, photo: Hertha Hurnaus



# Strategies and guidelines for a new, forward-looking building culture in Europe

The NEB initiative<sup>1</sup> was instigated by the European Commission in 2020 in order to translate the green deal into tangible changes that will bring lasting improvements to our daily lives in urban and rural areas. Aside from its environmental and economic aspects, the transformation of Europe's economic and social system is also a cultural project. "We need to give our systemic change its own distinct aesthetic – to match style with sustainability," Ursula von der Leyen said in her 2020 State of the Union Address.<sup>2</sup>

design and social justice. New solutions for buildings and entire neighbourhoods are to be inclusive, accessible and affordable for everyone while also respecting diversity across locations, traditions and cultures and promoting aesthetics and beauty. Research and innovation play a key role in fostering and spreading a forward-looking building culture.

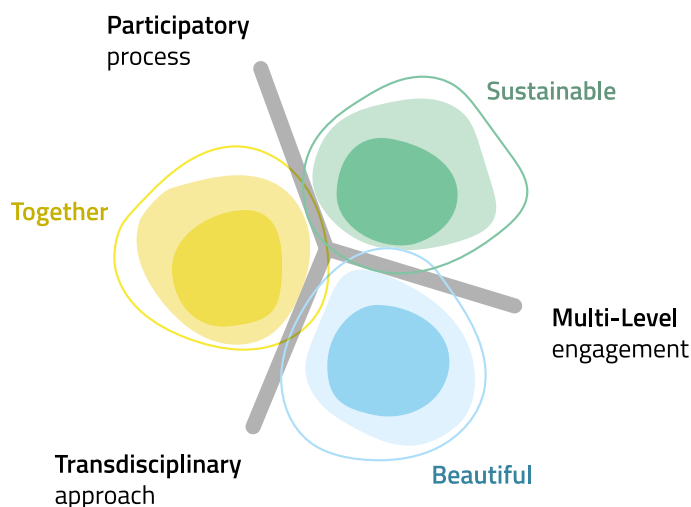
## PRINCIPLES OF THE NEW EUROPEAN BAUHAUS

- > **Sustainability:** the initiative is encouraging environmentally friendly solutions that save resources and respect our natural planetary boundaries.
- > **Aesthetics:** the NEB is striving for an architecture with high building culture value in both urban and rural areas in order to create an environment worth living in.
- > **Inclusion:** the approach being pursued is one of openness, accessibility and equity, designed to ensure that no sections of the population are excluded.

As well as being applied to architecture and urban design, the idea behind the NEB is also directed at mobility, energy and industry.

## THE NEB FACILITY

Since it began in 2020, the NEB initiative has sparked a major movement and brought on board various EU member states, regions and local authorities. Numerous activities have now been run in the areas of research and innovation, regional and urban development, skills building and culture. The NEB community boasts over 1,500 members, including the national contact offices as well as public bodies, charities and businesses.



Building culture, i.e. the built environment composed of buildings, roads, squares and spaces, helps forge a sense of identity and has a marked impact on the quality of life enjoyed by all citizens. At the heart of the NEB is the question of how we can plan, construct and renovate buildings and neighbourhoods as part of the green transition in a way that respects this building culture. The initiative adopts an interdisciplinary approach that combines art, culture, architecture, design and technology. The aim is to drive groundbreaking ideas and tangible solutions in order to transform the built environment and people's lifestyles in Europe for the better by seeking to unite sustainability with good

<sup>1</sup> [new-european-bauhaus.europa.eu/index\\_en](https://new-european-bauhaus.europa.eu/index_en)

The NEB builds on the vision espoused by the 20th-century Bauhaus movement, which called for the unification of art, craft and technology. Under the initiative, the ideas of the Bauhaus are being applied to the needs of today, particularly in the context of the climate crisis and the social challenges facing Europe.

<sup>2</sup> [ec.europa.eu/commission/presscorner/detail/en/SPEECH\\_20\\_1655](https://ec.europa.eu/commission/presscorner/detail/en/SPEECH_20_1655)

In the shape of the **NEB Facility** the European Commission will be launching the first multi-year financing instrument in 2025. An integral part of the Horizon Europe 2025–2027 strategy plan, the facility combines various funding instruments at EU Commission level. Under Europe's largest building research programme to date, €120 million in funding will be provided over this period for research and innovation, with the same amount again ring-fenced for rolling out groundbreaking solutions.

Research and innovation are intended to work towards finding new solutions for transforming neighbourhoods in line with NEB values and principles, focusing on:

- > combining the green transition with social inclusion and local democracy
- > using sustainable building materials and adopting the circular economy
- > innovative financing and business models for transforming neighbourhoods to improve affordability and social justice

The roll-out element of the NEB facility is designed to support the upscaling and broad-based implementation of innovative solutions that have already been shown to add value.

[new-european-bauhaus.europa.eu/funding/new-european-bauhaus-facility\\_en](https://new-european-bauhaus.europa.eu/funding/new-european-bauhaus-facility_en)

## THE NATIONAL BAUHAUS INITIATIVE

Austria is considered a pioneer of sustainable building and has seen numerous innovative ideas and solutions conceived, designed and trialled here in recent years. These include building materials suitable for a circular economy, technologies for greening buildings, sustainable neighbourhoods, certificates for building quality and sustainability, and digital technologies for planning, constructing and running buildings. The idea behind the NEB is now encouraging people to look at the “big picture” by making sustainability, aesthetics and inclusion key pillars of how buildings are planned and constructed.

Austria's national Bauhaus Initiative is being coordinated by the country's Federal Ministry of Innovation, Mobility and Infrastructure (BMIMI) and is serving as a central point of contact, bringing together stakeholders from architecture and building culture, building planning and construction, and building research. The aim is for everyone to learn from one another and come up with potential solutions to local challenges together. Being part of the overarching European initiative offers an opportunity to showcase Austrian expertise even more prominently on the international stage, launch pilot projects in the country and lend targeted support to sustainable construction.

[initiative-bauhaus.at](https://initiative-bauhaus.at)

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**The built environment accounts for approximately 40 per cent of global greenhouse gas emissions, stemming from the construction, operation, and demolition of buildings and infrastructure. However, by transforming this major source of CO<sub>2</sub> into a carbon sink – through the use of sustainably produced building materials such as wood, bamboo, or hemp – we can significantly reduce atmospheric greenhouse gases. This shift could represent a pivotal step in combating global heating.**

**The New European Bauhaus, an initiative of the European Commission, seeks to harness and promote Europe's extensive expertise in sustainable construction and design. It supports efforts to both mitigate climate change and adapt to environmental changes that are now unavoidable. In essence, it functions as a kind of decentralized European Manhattan Project for the 21<sup>st</sup> century, where circular building methods using renewable materials are being developed and implemented. With abundant natural resources and a strong tradition of innovative timber construction, Austria is particularly well positioned to benefit from this initiative.”**

PROF. HANS JOACHIM SCHELLNHUBER  
INTERNATIONAL INSTITUTE FOR APPLIED SYSTEMS ANALYSIS (IIASA)



Photo: M. Silveri, IIASA





Gleis 21 housing project, Vienna, photo: Hertha Hurnaus



Hotel ensemble, Straubinger Platz, Bad Gastein, photo: BWM Designers & Architects

## NEBKrit

### Quality criteria for buildings and neighbourhoods based on the New European Bauhaus

**Systems for rating buildings and neighbourhoods used to focus primarily on environmental sustainability criteria. In order to take a holistic view of buildings in the spirit of the NEB initiative and get an idea of their quality from a building culture perspective, however, aesthetics and social inclusion must be factored in too. The NEBKrit project set out to formulate such quality, rating and evaluation criteria for publicly funded trial buildings and neighbourhoods in Austria.**

Building culture relates as much to the social aspects of architecture and construction as it does to cultural heritage. Besides the aesthetic design of buildings and cityscapes, the term also covers how buildings shape the environment and people's lives, so it is not easy to translate it into a category system. One fairly recent approach to assessing building culture is the Davos Quality System (Swiss Federal Office of Culture 2021),<sup>1</sup> which comprises eight dimensions (governance, functionality, environment, economy, diversity, context, sense of place and beauty). However, the diversity dimension here does not reflect the issue of inclusion in its entirety.

The NEBKrit<sup>2</sup> project investigated this system and many other strategies for assessing buildings and neighbourhoods against NEB principles before going on to discuss the findings with experts in a number of workshops.

#### FORMULATING THE VALUATION MODEL

The project team used these analyses to devise a criteria and valuation model for Austria, which was trialled and evaluated based on test assessments for six pilot projects in all (two each from three groups – new buildings, renovation and neighbourhoods). The model comprises 14 categories with a total of 37 criteria for the three dimensions of environmental sustainability, aesthetics and social inclusion plus a fourth dimension – an open “innovation” category.

The environmental sustainability dimension was defined using six categories inspired by the six environmental objectives under the EU Taxonomy (climate change mitigation, climate change adaptation, sustainable use of water resources, transition to a circular economy, pollution prevention, and protection of ecosystems and biodiversity).

The dimensions of aesthetics and social inclusion were incorporated into the system and given equal status to the sustainability criteria. This places the system on a legally secure footing that has already become firmly established across Europe and that likewise underpins the national valuation and certification systems already found in the construction sector, such as the Klimaaktiv standards, DGNB/ÖGNI certification and the Austrian Eco Label. The NEB's three working principles – a participatory process, a transdisciplinary approach and multi-level engagement – were also integrated into the model.



Justizgebäude, Salzburg, BMK/Kurt Hörbst, winner of an Austrian National Award for Architecture and Sustainability in 2019



IKEA, Vienna West Railway Station, photo: BMK/Kurt Hörbst, winner of an Austrian National Award for Architecture and Sustainability in 2019

#### Ecological sustainability

- Climate protection
- Climate change adaptation
- Ecosystem improvement
- Conservation of material resources
- Conservation of water resources
- Protection against environmental pollution

#### Aesthetics

- Urban design
- Architecture
- Open space

#### Social Inclusion

- Process quality
- Diversity
- Accessibility
- Appropriability
- Health

#### Innovation

- Open category

Final category model, source: NEBKrit – quality criteria for buildings and neighbourhoods based on the New European Bauhaus

## GUIDELINES ON ASSESSING BUILDINGS

It became clear during the development process that a qualitative approach would be needed in order to assess the aesthetic criteria and (most of) the social inclusion ones. By contrast, the environmental sustainability criteria can continue to be measured against quantifiable values.

Projects that are submitted are assessed in a two-stage process based on a description supplied by the project team themselves. Specialized experts first make an initial appraisal of the dimensions to be considered before the final verdict is announced by an interdisciplinary committee whose skillsets cover all the relevant categories.

One important aspect of the valuation model being proposed is that, besides being designed to facilitate external project assessments, it also functions as a set of guidelines for planning building projects and can thus lend effective support to holistic planning processes.

## APPLYING THE MODEL TO WHOLE NEIGHBOURHOODS

A follow-up project is currently under way, this time applying the valuation model on a neighbourhood scale and devising a set of criteria complete with assessment methodology and proposed processes for a comprehensive valuation of urban and rural neighbourhoods based on the NEB's three dimensions. On this scale too, the model can be used both for making assessments and for developing projects and submitting proposals for neighbourhood development projects.

[klimaneutralestadt.at/en/projects/tiks/nebkrit-quality-criteria-for-buildings-and-neighbourhoods-on-the-basis-of-the-new-european-bauhaus.php](https://klimaneutralestadt.at/en/projects/tiks/nebkrit-quality-criteria-for-buildings-and-neighbourhoods-on-the-basis-of-the-new-european-bauhaus.php)

[klimaneutralestadt.at/en/projects/tiks/neb-krit-q-new-european-bauhaus-quality-criteria-for-sustainable-urban-development.php](https://klimaneutralestadt.at/en/projects/tiks/neb-krit-q-new-european-bauhaus-quality-criteria-for-sustainable-urban-development.php)

<sup>1</sup> [davosdeclaration2018.ch/en/davos-baukultur-quality-system](https://davosdeclaration2018.ch/en/davos-baukultur-quality-system)

<sup>2</sup> **Project partners:** Plattform Baukulturpolitik (project management), IBR & I Institute of Building Research & Innovation ZT GmbH



## Tischlerei Melk

### Developing a place fit for the future



The Tischlerei Melk site, photo: Fürst Möbel GmbH

A stone's throw from the world-famous Melk Abbey lies the former production site of the Fürst cabinetmakers ("Tischlerei" in German). A multi-functional, climate-neutral urban district in line with NEB criteria is currently being developed here at the home of the family business, which boasts a long and venerable tradition.<sup>1</sup> The new "Tischlerei Melk" quarter is to serve as a flagship project, showcasing how aesthetics, sustainability and inclusion can be combined in a forward-looking concept designed to last 150 years.

The history of the Tischlerei Melk site stretches back nearly a century: from 1938 to 2008, the company Fürst Möbel GmbH crafted furniture here to high standards of aesthetic appeal and sustainability. A historical sketch of the former production facility shows that, right from the very start, the site had been designed as a multi-functional quarter with a distinct focus on communal living and working. Besides production halls, the premises also housed dwellings for the workers, offices and workshops as well as large kitchen gardens for growing vegetables and open spaces for communal leisure activities and celebrations. Drawing on these traditions, an ambitious overarching concept is now being devised for the 4,200 m<sup>2</sup> site that is to serve as a role model for applying the NEB criteria specifically in a rural area.



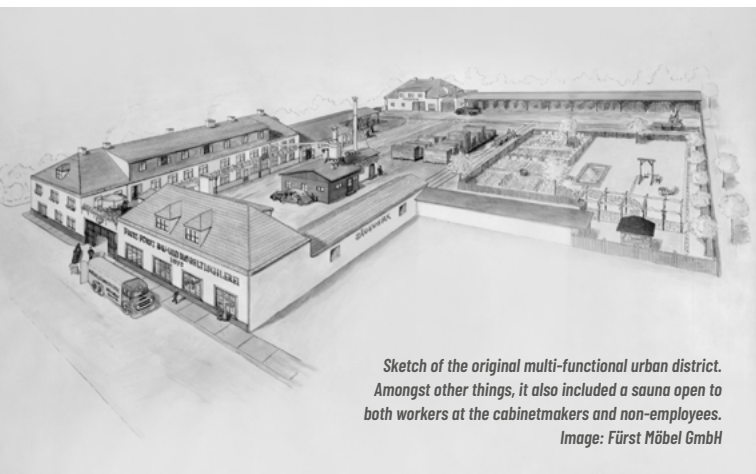
Co-creation workshop, photo: Fürst Möbel GmbH

### SITE PUT TO SUCCESSFUL TEMPORARY USE SINCE 2008

The company grew steadily over the decades, until a shortage of space forced it to relocate its production operations to a former spinning mill in 2008. Not long afterwards, part of the old site was repurposed as a small theatre for concerts and cabaret shows. The "Tischlerei Melk Kulturwerkstatt" culture workshop moved into the abandoned production halls and has put on a varied cultural programme ever since, attracting over 150,000 people and counting.

### A VISION FOR A NEB DISTRICT

The complex process of formulating a vision for a new, multi-functional and sustainable urban district in line with NEB principles got under way in 2021. Participation and co-creation are playing a key role at all project planning stages, with regular expert discussions, workshops and symposia being held with various interest groups from the outset. This has already enabled over 1,000 people to get involved in the process. The overarching aim is to lay the foundations for an architectural, technical and urban design concept for the centre of the new neighbourhood. There is hope that the NEB district will last at least 150 years and be met with acceptance and broad-based support from locals and all other stakeholders.

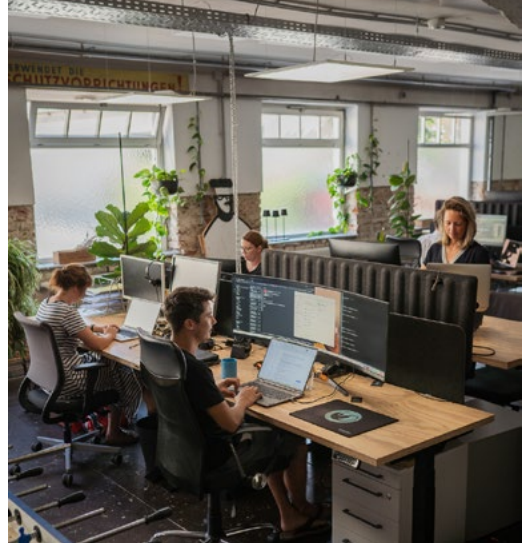


Sketch of the original multi-functional urban district. Amongst other things, it also included a sauna open to both workers at the cabinetmakers and non-employees. Image: Fürst Möbel GmbH

<sup>1</sup> Project partners: Fürst Holding GmbH (project management), AKXSÖ GmbH, Fachhochschule St. Pölten GmbH, M.O.O.CON GmbH



KIKO Melk wood workshop, photo: Fürst Möbel GmbH



WerkDrei coworking space, photo: Fürst Möbel GmbH

## URBAN ACCENTS IN A RURAL AREA

There are currently two main thrusts to the development. Firstly, “prototypes” for using the existing buildings have been being trialled since 2021. Besides the cultural workshop, various other formats and initiatives have been put in place on the Tischlerei site to breathe new life into the vacant buildings and turn them into meeting places. These include a coworking space with 14 workstations, the FamilienQuartier Melk, a makers’ space and Austria’s first-ever green hostel. The regular after-work events are proving popular. There are also numerous activities and events for young and old alike, such as the “Kinderkosmos” craft workshops, where retired professionals introduce the youngest participants to skilled trades. These prototypes have now become the lifeblood of the neighbourhood and have been used by almost 25,000 people so far. Various surfaces, including a silo, have been painted by well-known artists such as GOLIF and Deadbeathero to produce a visible sign of the area’s vibrant cultural scene.

## FORMULATING A CONCEPT FIT FOR THE FUTURE

At the same time, efforts are under way to lay the foundations for a groundbreaking concept for developing the site. This envisions a multi-functional neighbourhood of newbuilds and renovated existing buildings with a mixture of uses, providing space for small shops, apartments, offices, event spaces, restaurants and hotels.

To support concept development, research projects are also being undertaken, the results of which are to be incorporated into the next planning steps. For instance, a study has been prepared that addresses the question of what added value timber brings as a building material for the New European Bauhaus.<sup>2</sup> Amongst other things, this has led to a set of guidelines for timber construction companies being produced that highlights the potential that wood offers as a building material in the sustainable construction sector.

<sup>2</sup> **Project partners:** Fürst Holding GmbH, AKXSÖ GmbH, Dietrich Untertrifaller ZT GmbH, Ozeagrün eU, Matthias Dallinger eU

## NEXT STEPS

The civic participation process was launched recently. As many as 50 people will be actively contributing to the cooperative planning process for the public and semi-public spaces on the Tischlerei Melk site and have already had the chance to attend an initial participation workshop. The participation process will provide some key basic insights for briefing the project planners, while the results of the workshop will be incorporated into the remaining planning steps. Regional stakeholders and locals are also to have a hand in evaluating the various concepts. This has never been done before anywhere in Europe, since cooperative planning processes for whole neighbourhoods have only ever been conducted by public bodies, not private individuals. The master plan for redeveloping the site in stages will be worked out between now and late 2025, after which construction is set to begin. Melk will thus play host to the first NEB district in a rural area, making it a pioneering project for a new form of regional development.

[www.unseretischlerei.at](http://www.unseretischlerei.at)

[klimaneutralestadt.at/en/projects/tiks/neb-tischlerei-melk.php](http://klimaneutralestadt.at/en/projects/tiks/neb-tischlerei-melk.php)



Surfaces painted by GOLIF and Deadbeathero



Cultural workshop, photo: Wachau Kultur Melk GmbH



## Rothneusiedl

A neighbourhood on the path to climate protection, climate change adaptation, and a circular economy



The historical "Zukunftshof" serves as a meeting point, photo: City Council Department 21/Christian Fürthner

**The Rothneusiedl urban development zone is located in Favoriten, the 10th district of Vienna in the south of the city. From around 2030 onwards, a new, pioneering neighbourhood is set to be built on the 124-hectare site. The aim is to create affordable housing, jobs, and leisure and relaxation opportunities as well as a high quality of life while mitigating climate change, conserving resources and embracing the circular economy. The planning process is currently being supported by a New European Bauhaus project.**

The Rothneusiedl initiative aims to counter urban sprawl and create a "compact city" for 21,000 people.<sup>1</sup> Around 65 per cent of the space is owned by wohnfonds\_wien, with the remainder having been purchased by non-profit and commercial property developers. The "Rothneusiedl Charter" (Vienna City Council 2021)<sup>2</sup> sets out nine principles designed to make the neighbourhood inclusive and climate-friendly in many ways, from renewable energy supply and rainwater management through to eco-friendly mobility and integrating local characteristics. As well as building modern, affordable housing, there are also plans to base an economic and business cluster here and attract companies with the potential to create some 8,000 jobs.

### PRESERVING GREEN SPACE AND BIODIVERSITY

Rothneusiedl has always been strongly shaped by agricultural use and is closely connected to it, and most of its agricultural structures have been preserved and become embedded in the local consciousness. Within the new neighbourhood, the historical "Zukunftshof" – literally "farm of the future" – will serve as a contact point for urban agriculture and as a community centre.



Keeping the general public informed is top priority, photo: City Council Department 21/Christian Fürthner

With conserving the high-quality green space one of its overarching objectives, Rothneusiedl will also include 40 hectares of green and other open spaces with a positive climate impact.

### RENEWABLE ENERGY AND RESOURCE CONSERVATION

The new neighbourhood is set to feature renewable energy sources and a comprehensive rainwater management system, with green roofs and façades and unpaved streets helping the area adapt to climate change. Applying the principles of the circular economy consistently across the board will help break the link between growth and the consumption of non-renewables. Substances and materials are to be employed in such a way that they remain in use as products for as long as possible and can be recovered for future production processes at the end of their useful lives.

### LEARNING FROM AND WITH ONE ANOTHER

The principles enshrined in the Rothneusiedl Charter contain some undeniably contentious measures such as the goal of banning cars from much of the new area's centre. In order for a new urban coexistence of living, housing, and economic activity to emerge, future residents and businesses of the neighborhood, as well as the stakeholders involved in planning and construction, need a shared foundation. An integrated process built on dialogue was designed to this end that brings many different issues together and gets all the various target groups involved in the planning process from an early stage.



## INNOVATIVE PLANNING PROCESS

An urban design and spatial planning competition was launched in 2023 and given the form of a “competitive dialogue” (“wettbewerblicher Dialog”) under procurement law. This method allows urban development projects to be considered in an integrated manner by comparing and discussing various objectives such as building density, urban development and architectural quality, green and open spaces, transport and mobility, the public sphere, technical and blue-green infrastructure, climate change mitigation, climate change adaptation and the circular economy.

Right from day one, locals have been involved ahead of every important planning step by being offered events or online surveys where they can make suggestions for what should happen next. Additionally the RothNEUsiedl “team for the future” has been formed. It is made up of fourteen people chosen at random from the local area and the wider city and seven representatives from civic initiatives, the agriculture sector, civil society and the scientific and academic community. Work is ongoing to formulate an urban design mission statement to underpin the zoning and development plan.



*What might the sustainable neighbourhood of the future look like?*

*From the four innovative designs produced in the dialogue-based competition process, a panel made up of leading international experts crowned as the winner the “Der Grüne Ring” project by a team made up of O&O Baukunst and capattistaubach urbane Landschaften. The basic idea behind the victorious design is a compact neighbourhood that serves as a climate pioneer. Completely surrounded by a large multi-use ring featuring parkland, woodland and urban wilderness, it will also include some very generously sized open spaces on the inside.*

*Image: O&O Baukunst*



Planning and participation go hand in hand, photo: City Council Department 21/Christian Fürthner

## APPLYING NEB PRINCIPLES

Supporting this mission statement process currently under way is the NEB-RothNEUsiedl project<sup>3</sup>, which is applying the NEB's working principles in order to foster a lively building culture and increase acceptance for new forms of climate-friendly coexistence in the neighbourhood. This hinges on there being candid debate about any concerns and reservations concerning the current objectives for the area.

The project is making use of a wide range of formats. Interviews with experts are helping to identify the broad outline of a contemporary understanding of building culture at neighbourhood level, while large-scale public events known as “NEB forums”<sup>4</sup> are also being held. Themed workshops are providing the bulk of the content and opening the debate up to the experts for implementation on the ground. Interface meetings are making sure that the findings obtained are being incorporated into the process to define the mission statement, which is running in parallel. The main outcome of the project will be the “RothNEUsiedl NEB Compass”, which will contain the key elements of a shared understanding of the local building culture.

- [🔗 klimaneutralestadt.at/en/projects/tiks/10-rothneusiedl.php](https://klimaneutralestadt.at/en/projects/tiks/10-rothneusiedl.php)
- [🔗 initiative-bauhaus.at/fit4neb-vorbereitung-auf-die-geplante-eu-mission-new-european-bauhaus](https://initiative-bauhaus.at/fit4neb-vorbereitung-auf-die-geplante-eu-mission-new-european-bauhaus)

<sup>1</sup> The area was presented as a planned residential zone for the first time in Vienna's urban development plan (Stadtentwicklungsplan, or STEP) of 1994 and, building on this, was identified as one of 13 target areas in STEP 2005. STEP 2025 defined the site specifically as a “potential area for living and working”. Some major objectives for southern Favoriten – which includes Rothneusiedl – were also set in the 2019 development strategy for this particular part of the city.

<sup>2</sup> [rothneusiedl.wien.wirdwow.at/wp-content/uploads/2023/02/stek-rothneusiedl-2021.pdf](https://rothneusiedl.wien.wirdwow.at/wp-content/uploads/2023/02/stek-rothneusiedl-2021.pdf)

<sup>3</sup> **Project partners:** Wohnfonds – Wiener Stadtwerke Entwicklungs GmbH (“WWEG”) (project management), City Council Department 21 A – Neighbourhood Planning and Zoning, Raumposition OG, MOURA, Mobilität und Raum e.U., future.lab Platform for Inter- and Transdisciplinary Teaching and Research – TU Wien

<sup>4</sup> Organised by [climatelab.at](https://climatelab.at)



New European Bauhaus  
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### NEB PRIZES

The NEB Prizes have been presented no fewer than four times to innovative projects and ideas that embody the values of the New European Bauhaus: sustainability, inclusion and aesthetics. There have been 72 award-winning projects chosen from 5,000 international submissions. The **Gleis 21 project** designed by einszueins architektur is one such project from Austria, having won an NEB Prize in 2022 in the “Regaining a Sense of Belonging” category.



Gleis 21 housing project, Vienna, photos: einszueins architektur, Hertha Hurnaus

The Gleis 21 housing project in Vienna's Sonnwendviertel quarter is a timber construction that was developed in a participatory process and that adds value to the entire neighbourhood. The pioneering model is very sustainable in both social and engineering terms: as part of efforts to provide subsidised housing in Vienna, a participatory co-housing project was devised that focuses on affordability, inclusion, community and solidarity. The whole development process was instigated by the future residents and implemented together with the architects from einszueins. The hybrid timber construction method used is a technical innovation that will serve as a role model. Many of the public spaces and activities, from a meeting hall to the local music school, are having a positive impact on the entire neighbourhood, thus establishing a real community centre for the whole district.

[prizes.new-european-bauhaus.europa.eu/prizes](https://prizes.new-european-bauhaus.europa.eu/prizes)

[www.gleis21.wien](https://www.gleis21.wien)

### THE NEB ACADEMY

The NEB Academy is a European Commission initiative to make the New European Bauhaus an integral part of training and continuing professional development in the construction sector. The NEB Academy Alliance was formed in order to establish a conceptual and legal framework for setting up the NEB Academy. Fourteen organisations from eleven European countries are working together in this network in order to develop and trial various forms of training infrastructure and innovative training formats.

The initiative is geared towards attracting young talent and seasoned experts to the construction sector by delivering targeted training on the NEB via a digital platform and employing innovative teaching methods. This is to be achieved by providing certified, high-quality teaching and learning materials and making them accessible to both learners and trainers in urban and rural areas across Europe. Austria is represented in the NEB Academy Alliance by Holzbau Austria, the association of Austrian timber construction companies. Holzbau Austria is currently working on devising an in-service education and training format for teachers and training managers at companies together with the University of Natural Resources and Life Sciences (BOKU) in Vienna and the University of Education Upper Austria.

[neb.academy](https://neb.academy)





Image: stock.adobe.com

# Housing for the common good

## Austria's model for rebuilding Ukraine

The Austrian model of housing for the common good (officially known as limited-profit housing associations, or LPHAs) enjoys a very high profile in other countries and is about much more than just creating affordable housing. The successful business model allows climate-friendly and architecturally sophisticated buildings that meet the needs of the market to be built for low- and medium-income households.

As part of a study by the Institute for Real Estate, Construction, and Housing GmbH (IIBW), it was examined how the Austrian model can be transferred to other countries, focusing on the rebuilding process in Ukraine. The results of the analyses are forming Austria's contribution to the New European Bauhaus's "Rebuild Ukraine" initiative.<sup>2</sup>

If it is to be able to be successfully rebuilt, Ukraine will have to become an attractive place for its own citizens – especially young people – to live. The Russian war of aggression has caused huge amounts of damage, with 1.4 million homes having been destroyed or damaged so far, particularly in Donetsk, Kharkiv, Luhansk, Kyiv and Mykolaiv oblasts. However, the shortcomings in the housing sector pre-date the war: an ageing stock of residential buildings, hardly any regulation on the rental market, little social housing and a lack of legal provisions for renovation work.

### DRAWING INSPIRATION FROM THE AUSTRIAN MODEL

The Austrian system of common good housing scores impressively highly in terms of quantity, quality, financing and sustainability. The non-profits have built around a million residential units over the past few decades, equating to 25 per cent of the country's entire housing stock. The volume of newbuilds has held steady at 15,000–20,000 units per year. LPHA homes represent very good value for money, effective renovation projects and social and environmental sustainability.

### GENERAL LEGAL FRAMEWORK

The legal framework and underlying conditions, which are highly complex and – in some cases – very different, mean that the Austrian system cannot be applied to other countries just like that. This was why a legally minded approach was chosen for the study in order to isolate the key tenets of the successful model. To this end, Austria's voluminous Limited Profit Housing Act (Wohnungsgemeinnützigkeitgesetz, WGG) was condensed to just 18 paragraphs on a few pages. The result is a straightforward model draft law that other countries can take and incorporate into their own legal system.

### OPPORTUNITIES FOR IMPLEMENTATION

Organised by the EIB and IOM<sup>3</sup> with support from the IIBW, an international workshop was held in Vienna in 2024 to discuss affordable housing in Ukraine, where the draft "Law on Common Good Housing" was unveiled. Both at this event and at others in Brussels and Lviv, it became clear that there was great interest on the Ukrainian side – especially from its cities and regions – to carry on down the path that had been outlined.

🔗 [klimaneutralestadt.at/de/publikationen/schriftenreihe-2024-12-housing-common-good-ukraine.php](https://klimaneutralestadt.at/de/publikationen/schriftenreihe-2024-12-housing-common-good-ukraine.php)

<sup>1</sup> Study: Housing for the Common Good: Sustainable Governance from European Best Practice for Recovery in Ukraine  
[klimaneutralestadt.at/resources/pdf/schriftenreihe-2024-12-neb-common-good-housing-report.pdf](https://klimaneutralestadt.at/resources/pdf/schriftenreihe-2024-12-neb-common-good-housing-report.pdf)

Both the draft "Law on Common Good Housing" and the study are available in English and Ukrainian.

<sup>2</sup> [new-european-bauhaus.europa.eu/inspiring-projects-and-ideas/actions-ukraine\\_en#:~:text=Objective%3A%20to%20contribute%20to%20the%20construction%20methods%20using%20Ukrainian%20resources](https://new-european-bauhaus.europa.eu/inspiring-projects-and-ideas/actions-ukraine_en#:~:text=Objective%3A%20to%20contribute%20to%20the%20construction%20methods%20using%20Ukrainian%20resources)

<sup>3</sup> European Investment Bank and IOM Ukraine – International Organisation for Migration

## INFORMATION

### NEBKrit

Quality criteria for buildings and neighbourhoods based on the New European Bauhaus Plattform Baukulturpolitik  
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### The Rothneusiedl neighbourhood – a climate pioneer

Wohnfonds – Wiener Stadtwerke Entwicklungs GmbH (WWEG)  
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[neb.academy/alliance](http://neb.academy/alliance)

### Housing for the Common Good: Sustainable Governance from European Best Practice for Recovery in Ukraine

IIBW – Institute for Real Estate, Construction and Housing Ltd.  
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