

联合国人居署最佳范例

维也纳可持续性的住房建筑

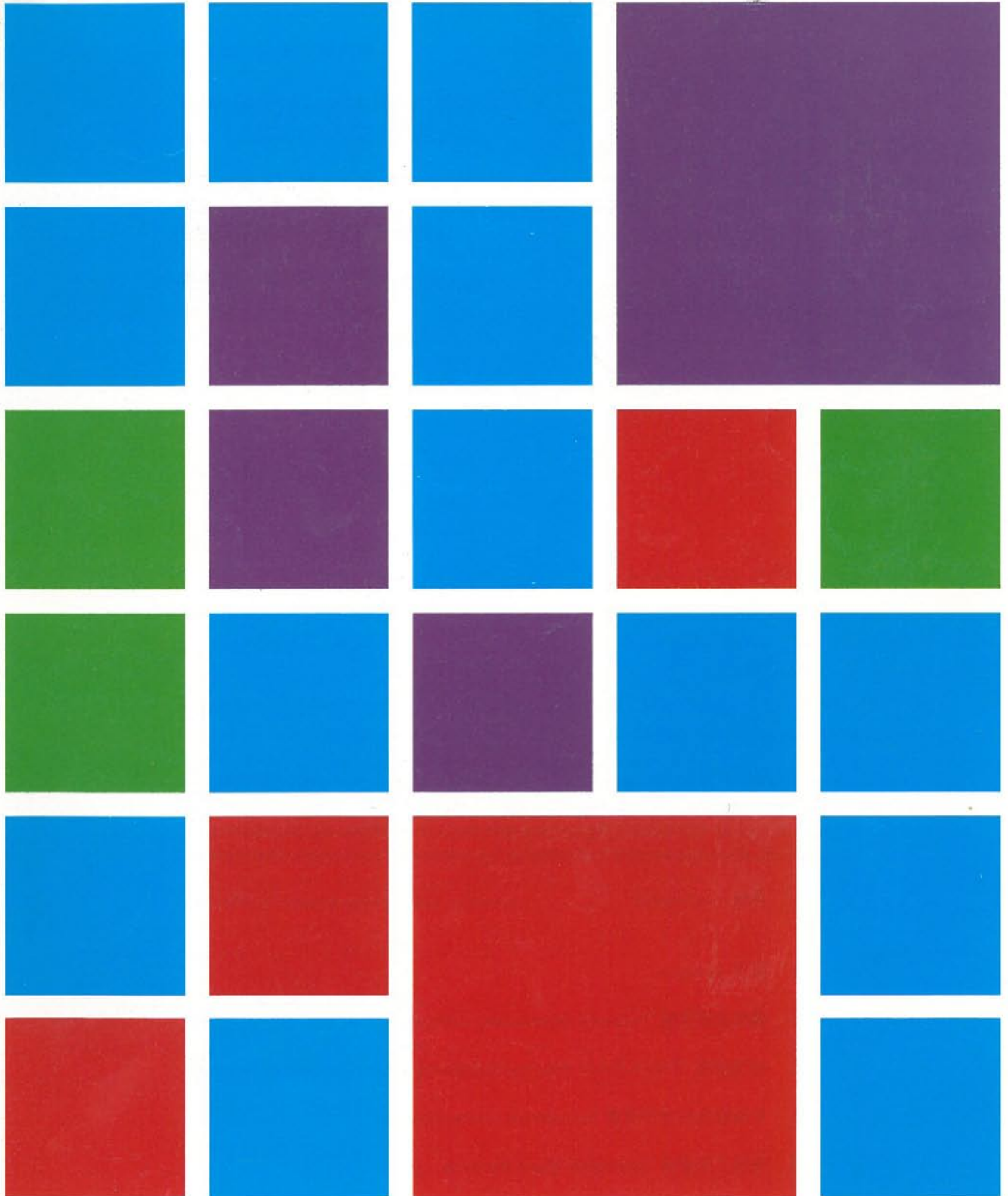
保证社会福利的环保建筑创新计划



UN-HABITAT Best Practices

Sustainable Housing Construction in Vienna

Innovative Programmes Secure Ecological and Social Living Standards for Subsidised Housing





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Good Practice UN-Habitat 2000, Update 2002

A significant new factor in urban development is the increasing potential offered by private investors with their ability and readiness to participate. This can be used by public authorities in a growing orientation towards public-private partnerships. The framework conditions to facilitate this have to be put in place, increasingly drawing on commitment by the private sector to the objective of comprehensive urban renewal. An organizational model is to be developed and tested in practice, using a pilot project for selected individual blocks. This model should facilitate simplification and acceleration of administration and better use of private resources, thereby contributing to an increase in the efficiency of urban renewal.

Methods

The block redevelopment seeks to improve entire blocks with different owners by combining housing redevelopment with other measures to improve living conditions more generally. For example, courtyards can be merged to open

up the possibility of developing green spaces. Proven concepts such as the "short route town" are applied. The task of the block management is to implement a plan by involving all those affected, as well as the offices for policy and administration. Owners of buildings or companies as well as those renting are involved in the development process. The time-frame of the single projects is limited to a maximum of five years.

Results

Ecological improvements, the transfer of responsibilities to citizens, new transport plans and energy-saving projects are all positive effects of block redevelopment. Inner urban renewal minimizes high infrastructure costs, when compared with projects on the urban periphery, and represents an alternative to urban expansion.

Block redevelopment has proved to be a cross-departmental model of urban renewal, involving private actors and a broad participatory approach.