

## PROJECT

Key Values	Short Title	Amount Unit
AP	Apartments	0,00 Pcs.
SC	Staircases	0,00 Pcs.
PS	Garage Parking Spaces	0,00 Pcs.
GFS	Gross Floor Space	0,00 m <sup>2</sup>
	Basements	0,00 m <sup>2</sup>
	Upper Floors	0,00 m <sup>2</sup>
NFS	Net Floor Space	0,00 m <sup>2</sup>
	<b>NFS<sub>s</sub> Net Subsidized Floor Space</b>	<b>0,00 m<sup>2</sup></b>
	Living Space	0,00 m <sup>2</sup>
	Loggia Space	0,00 m <sup>2</sup>
	Balcony / Terrace Space	0,00 m <sup>2</sup>
	Commercial Space	0,00 m <sup>2</sup>
	<b>NFS<sub>c</sub> Net General Circulation Space</b>	<b>0,00 m<sup>2</sup></b>
	Circulation Space incl. Stairs	0,00 m <sup>2</sup>
	Elevator Shaft Floor Space	0,00 m <sup>2</sup>
	<b>NFS<sub>f</sub> Net Functional Space</b>	<b>0,00 m<sup>2</sup></b>
	HVACR Spaces	0,00 m <sup>2</sup>
	HVACR Circulation Spaces	0,00 m <sup>2</sup>
	<b>NFS<sub>g</sub> Net Garage Space</b>	<b>0,00 m<sup>2</sup></b>
	<b>NFS<sub>o</sub> Net Other Usable Area</b>	<b>0,00 m<sup>2</sup></b>
	Stroller / Walking Frame Space	0,00 m <sup>2</sup>
	Bicycle Storage Space	0,00 m <sup>2</sup>
	Storage Space	0,00 m <sup>2</sup>
	Garbage Space	0,00 m <sup>2</sup>
	Balcony / Terrace Space	0,00 m <sup>2</sup>
	Subsidized Balcony / Terrace Space	0,00 m <sup>2</sup>
RIS	Rated Infrastructure Space	0,00 m <sup>2</sup>
	Circulation Spaces	0,00 m <sup>2</sup>
	Stair Space	0,00 m <sup>2</sup>
	Rated Stair Space (Factor 2,5)	0,00 m <sup>2</sup>
	Rated Elevator Shaft Floor Space (Factor 20,0)	0,00 m <sup>2</sup>
	Shaft Space	0,00 m <sup>2</sup>
	Rated Shaft Space (Factor 2,5)	0,00 m <sup>2</sup>
GFV	Gross Floor Volume	0,00 m <sup>3</sup>
	Basements	0,00 m <sup>3</sup>
	Upper Floors	0,00 m <sup>3</sup>
GGV	Gross Garage Volume	0,00 m <sup>3</sup>
FAS	Facade Surface	0,00 m <sup>2</sup>
	Insulation Facade Area incl Base / Plinth	0,00 m <sup>2</sup>
	Soffits	0,00 m <sup>2</sup>
	Windows / Doors over 4 m <sup>2</sup>	0,00 m <sup>2</sup>
	Other Elements Forming Shell	0,00 m <sup>2</sup>
	Portals	0,00 m <sup>2</sup>
	Fire Walls	0,00 m <sup>2</sup>
WDA	Window and Door Area	0,00 m <sup>2</sup>
	Windows	0,00 m <sup>2</sup>
	Doors	0,00 m <sup>2</sup>
OSA	Other Shell Areas	0,00 m <sup>2</sup>
	Windows General Areas	0,00 m <sup>2</sup>
	Stairway Glazing	0,00 m <sup>2</sup>
	Entrance Portals	0,00 m <sup>2</sup>
	Post/Beam Constructions	0,00 m <sup>2</sup>
BLC	Beam Lengths and Cantilevers	0,00 m
	Beams	0,00 m
	Cantilevers Bottom Level	0,00 m
	Levels above Cantilevers	0 Pcs.
	Cantilevers	0,00 m

Based on "4-Säulen Modell" (4 Column Model) by wohnfonds\_wien, March 2015 and "Wirtschaftlichkeitsparameter und ökologischer Planungsfaktor für geförderte Wohnbauprojekte in Wien" (Efficiency Parameters and Ecology planning factor) by Technical University Vienna (TU) and Geschäftsstelle Bau der WKÖ (Construction Division of the Chamber of Commerce Austria), February 2011

1 PARAMETERS		Short Title	Amount	Unit
<b>A AREA RELATED</b>				
	A01	NFS <sub>s</sub> / GFS	0,56 to 0,66	0,00
	A02	NFS / GFS	0,83 to 0,91	0,00
	A03	(NFS <sub>e</sub> + NFS <sub>o</sub> ) / NFS <sub>s</sub>	0,06 to 0,18	0,00
	A04	NFS <sub>c</sub> / NFS <sub>s</sub>	0,06 to 0,15	0,00
	A05	NFS <sub>o</sub> / PS	23,00 to 26,00	0,00
<b>B VOLUME RELATED</b>				
	B01	GFV / GFS	4,80 to 5,40	0,00
	B02	GGV / PS	70,00 to 85,00	0,00
<b>C SURFACE RELATED</b>				
	C01	FAS / NFS <sub>s</sub>	0,55 to 0,75	0,00
	C02	WDA / NFS <sub>s</sub>	0,10 to 0,15	0,00
	C03	OSA / NFS <sub>s</sub>	0,01 to 0,05	0,00
<b>D DESIGN RELATED</b>				
	D01	BLC / NFS <sub>s</sub>	0,01 to 0,07	0,00
	D02	(FAS + WDA + OSA) / NFS <sub>s</sub>	0,66 to 0,95	0,00
	D03	RIS / NFS <sub>s</sub>	-	-
	D04	FAS / GFV	0,10 to 0,15	0,00

2 ACHIEVMENT DEGREE				
<b>A AREA RELATED</b>				
	A01	NFS <sub>s</sub> / GFS	Minimum 0,56	0,00 %
	A02	NFS / GFS	Minimum 0,83	0,00 %
	A03	(NFS <sub>e</sub> + NFS <sub>o</sub> ) / NFS <sub>s</sub>	Maximum 0,18	0,00 %
	A04	NFS <sub>c</sub> / NFS <sub>s</sub>	Maximum 0,15	0,00 %
	A05	NFS <sub>o</sub> / PS	Maximum 26,00	0,00 %
<b>B VOLUME RELATED</b>				
	B01	GFV / NFS <sub>s</sub>	Maximum 5,40	0,00 %
	B02	GGV / PS	Maximum 85,00	0,00 %
<b>C SURFACE RELATED</b>				
	C01	FAS / NFS <sub>s</sub>	Maximum 0,75	0,00 %
	C02	WDA / NFS <sub>s</sub>	Maximum 0,15	0,00 %
	C03	OSA / NFS <sub>s</sub>	Maximum 0,05	0,00 %
<b>D DESIGN RELATED</b>				
	D01	BLC / NFS <sub>s</sub>	Maximum 0,07	0,00 %
	D02	(FAS + WDA + OSA) / NFS <sub>s</sub>	Maximum 0,95	0,00 %
	D03	RIS / NFS <sub>s</sub>	-	- %
	D04	FAS / GFV	Maximum 0,15	0,00 %

3 RATING			100,00 %	0,00 %
<b>A AREA RELATED</b>				
	<b>60,00 %</b>		<b>60,00 %</b>	<b>0,00 %</b>
	A01	NFS <sub>s</sub> / GFS	45,00 %	0,00 %
	A02	NFS / GFS	3,00 %	0,00 %
	A03	(NFS <sub>e</sub> + NFS <sub>o</sub> ) / NFS <sub>s</sub>	3,00 %	0,00 %
	A04	NFS <sub>c</sub> / NFS <sub>s</sub>	3,00 %	0,00 %
	A05	NFS <sub>o</sub> / PS	6,00 %	0,00 %
<b>B VOLUME RELATED</b>				
	<b>20,00 %</b>		<b>20,00 %</b>	<b>0,00 %</b>
	B01	GFV / NFS <sub>s</sub>	15,00 %	0,00 %
	B02	GGV / PS	5,00 %	0,00 %
<b>C SURFACE RELATED</b>				
	<b>5,00 %</b>		<b>5,00 %</b>	<b>0,00 %</b>
	C01	FAS / NFS <sub>s</sub>	2,50 %	0,00 %
	C02	WDA / NFS <sub>s</sub>	1,25 %	0,00 %
	C03	OSA / NFS <sub>s</sub>	1,25 %	0,00 %
<b>D DESIGN RELATED</b>				
	<b>15,00 %</b>		<b>15,00 %</b>	<b>0,00 %</b>
	D01	BLC / NFS <sub>s</sub>	10,50 %	0,00 %
	D02	(FAS + WDA + OSA) / NFS <sub>s</sub>	4,50 %	0,00 %
	D03	RIS / NFS <sub>s</sub>	0,00 %	- %
	D04	FAS / GFV	0,00 %	0,00 %

Based on "4-Säulen Modell" (4 Column Model) by wohnfonds\_wien, March 2015 and "Wirtschaftlichkeitsparameter und ökologischer Planungsfaktor für geförderte Wohnbauprojekte in Wien" (Efficiency Parameters and Ecology planning factor) by Technical University Vienna (TU) and Geschäftsstelle Bau der WKÖ (Construction Division of the Chamber of Commerce Austria), February 2011

1 PARAMETERS		Short Title	Amount	Unit
<b>A AREA RELATED</b>				
	A01	NFS <sub>s</sub> / GFS	0,66 to 0,76	0,00
	A02	NFS / GFS	0,83 to 0,91	0,00
	A03	(NFS <sub>e</sub> + NFS <sub>o</sub> ) / NFS <sub>s</sub>	0,06 to 0,18	0,00
	A04	NFS <sub>c</sub> / NFS <sub>s</sub>	0,06 to 0,15	0,00
<b>B VOLUME RELATED</b>				
	B01	GFV / GFS	4,80 to 5,40	0,00
<b>C SURFACE RELATED</b>				
	C01	FAS / NFS <sub>s</sub>	0,55 to 0,75	0,00
	C02	WDA / NFS <sub>s</sub>	0,10 to 0,15	0,00
	C03	OSA / NFS <sub>s</sub>	0,01 to 0,05	0,00
<b>D DESIGN RELATED</b>				
	D01	BLC / NFS <sub>s</sub>	0,01 to 0,07	0,00
	D02	(FAS + WDA + OSA) / NFS <sub>s</sub>	0,66 to 0,95	0,00
	D03	RIS / NFS <sub>s</sub>	-	-
	D04	FAS / GFV	0,10 to 0,15	0,00
<b>2 ACHIEVMENT DEGREE</b>				
<b>A AREA RELATED</b>				
	A01	NFS <sub>s</sub> / GFS	Minimum 0,66	0,00 %
	A02	NFS / GFS	Minimum 0,83	0,00 %
	A03	(NFS <sub>e</sub> + NFS <sub>o</sub> ) / NFS <sub>s</sub>	Maximum 0,18	0,00 %
	A04	NFS <sub>c</sub> / NFS <sub>s</sub>	Maximum 0,15	0,00 %
<b>B VOLUME RELATED</b>				
	B01	GFV / NFS <sub>s</sub>	Maximum 5,40	0,00 %
<b>C SURFACE RELATED</b>				
	C01	FAS / NFS <sub>s</sub>	Maximum 0,75	0,00 %
	C02	WDA / NFS <sub>s</sub>	Maximum 0,15	0,00 %
	C03	OSA / NFS <sub>s</sub>	Maximum 0,05	0,00 %
<b>D DESIGN RELATED</b>				
	D01	BLC / NFS <sub>s</sub>	Maximum 0,07	0,00 %
	D02	(FAS + WDA + OSA) / NFS <sub>s</sub>	Maximum 0,95	0,00 %
	D03	RIS / NFS <sub>s</sub>	-	- %
	D04	FAS / GFV	Maximum 0,15	0,00 %
<b>3 RATING</b>			<b>100,00 %</b>	<b>0,00 %</b>
<b>A AREA RELATED</b>			<b>60,00 %</b>	<b>0,00 %</b>
	A01	NFS <sub>s</sub> / GFS	51,00 %	0,00 %
	A02	NFS / GFS	3,00 %	0,00 %
	A03	(NFS <sub>e</sub> + NFS <sub>o</sub> ) / NFS <sub>s</sub>	3,00 %	0,00 %
	A04	NFS <sub>c</sub> / NFS <sub>s</sub>	3,00 %	0,00 %
<b>B VOLUME RELATED</b>			<b>20,00 %</b>	<b>0,00 %</b>
	B01	GFV / NFS <sub>s</sub>	20,00 %	0,00 %
<b>C SURFACE RELATED</b>			<b>5,00 %</b>	<b>0,00 %</b>
	C01	FAS / NFS <sub>s</sub>	2,50 %	0,00 %
	C02	WDA / NFS <sub>s</sub>	1,25 %	0,00 %
	C03	OSA / NFS <sub>s</sub>	1,25 %	0,00 %
<b>D DESIGN RELATED</b>			<b>15,00 %</b>	<b>0,00 %</b>
	D01	BLC / NFS <sub>s</sub>	10,50 %	0,00 %
	D02	(FAS + WDA + OSA) / NFS <sub>s</sub>	4,50 %	0,00 %
	D03	RIS / NFS <sub>s</sub>	0,00 %	- %
	D04	FAS / GFV	0,00 %	0,00 %

Based on "4-Säulen Modell" (4 Column Model) by wohnfonds\_wien, March 2015 and "Wirtschaftlichkeitsparameter und ökologischer Planungsfaktor für geförderte Wohnbauprojekte in Wien" (Efficiency Parameters and Ecology planning factor) by Technical University Vienna (TU) and Geschäftsstelle Bau der WKÖ (Construction Division of the Chamber of Commerce Austria), February 2011

4 COLUMNS OF SUSTAINABILITY		Max. 44 Pts.	0.0 Pts.
Class A	Project has extraordinary quality	37 – 44 Pts.	
Class B	Project passed	28 – 36 Pts.	
Class C	Project passed with conditions	23 – 27 Pts.	
Class D	Project to be resubmitted	12 – 22 Pts.	
Class E	Project failed, new concept required	0 – 11 Pts.	
<b>1 SOCIAL CRITERIA</b>		<b>Max. 11 Pts.</b>	<b>0.0 Pts.</b>
<b>1 EVERYDAY PRACTICALITY</b>		<b>0.0 Pts.</b>	
	1.1 Use independent, flexible Spaces	<input type="checkbox"/>	
	1.2 Sufficient storage space	<input type="checkbox"/>	
	1.3 Setup with standard furniture	<input type="checkbox"/>	
	1.4 Bicycle and stroller storage spaces	<input type="checkbox"/>	
	1.5 Fear and barrier free (exterior) spaces / social control	<input type="checkbox"/>	
	1.6 Quality of apartment related exterior spaces	<input type="checkbox"/>	
	1.7 Measures to increase safety / security	<input type="checkbox"/>	
<b>2 COST REDUCTION BY PLANNING</b>		<b>0.0 Pts.</b>	
	2.1 Permanently socially dedicated apartments	<input type="checkbox"/>	
	2.2 Economic floorplans and space efficient circulation	<input type="checkbox"/>	
	2.3 Compact construction volumes	<input type="checkbox"/>	
	2.4 Minimized facility management cost of building and exterior	<input type="checkbox"/>	
	2.5 Alternative mobility concepts replacing car parking spaces / garage	<input type="checkbox"/>	
<b>3 LIVING IN COMMUNITIES</b>		<b>0.0 Pts.</b>	
	3.1 General and meeting areas: Multiple use and communicative qualities	<input type="checkbox"/>	
	3.2 Appropriable (exterior) spaces for different user groups, especially youth (noise, Robust materials,...)	<input type="checkbox"/>	
	3.3 Community organization, house keeping, tenant engagement	<input type="checkbox"/>	
	3.4 Participation concept in planning, construction, use / support for construction teams	<input type="checkbox"/>	
	3.5 Identity and clear(ly defined) neighborhood	<input type="checkbox"/>	
	3.6 Artistic interventions	<input type="checkbox"/>	
<b>4 HOUSING FOR CHANGING NEEDS</b>		<b>0.0 Pts.</b>	
	4.1 Social mixing through diversified living arrangements	<input type="checkbox"/>	
	4.2 Offers for specific user groups, operated assisted concepts	<input type="checkbox"/>	
	4.3 Interfacing and linking with existing social infrastructure	<input type="checkbox"/>	
	4.4 Diversified offers for different (living) cultures	<input type="checkbox"/>	
	4.5 Combined working and living environments, shared / temp spaces	<input type="checkbox"/>	
	4.6 Flexible and use independent ground floor areas	<input type="checkbox"/>	
<b>2 ENVIRONMENTAL CRITERIA</b>		<b>Max. 11 Pts.</b>	<b>0.0 Pts.</b>
<b>1 CLIMATE AND RESOURCE FRIENDLY CONSTRUCTION</b>		<b>0.0 Pts.</b>	
	1.1 Planning, construction and fit out following principles of low ecological life cycle cost	<input type="checkbox"/>	
	1.2 High total energy efficiency – nZEB	<input type="checkbox"/>	
	1.3 Energy efficient heat generation with lowest possible emissions, renewable energy, Decentralized power generation	<input type="checkbox"/>	
	1.4 Ecological construction principles, dismantling friendly construction with low grey energy and production emissions	<input type="checkbox"/>	
	1.5 (Drinking) water saving measures, service water supplies, precipitation water retention	<input type="checkbox"/>	
	1.6 Quality assurance measures, certifications, monitoring	<input type="checkbox"/>	
<b>2 HEALTHY AND ENVIRONMENTALLY AWARE LIVING</b>		<b>0.0 Pts.</b>	
	1.2 Good sunlight exposure and ventilation of living areas, overheating protection	<input type="checkbox"/>	
	2.2 High comfort level: Optimized comfort parameters, ventilation/air speed, moisture, Simulations	<input type="checkbox"/>	
	2.3 Healthy living: Pollutant free construction material, reduction of imissions (windows, Controlled ventilation, EMF reduction)	<input type="checkbox"/>	
	2.4 Support of environmentally aware and healthy life styles, measures for an increased recreational value of the living environment, service and mobility offers, special bicycle facilities	<input type="checkbox"/>	
<b>3 EFFECTIVE URBAN QUALITIES OF GREEN AND FREE AREAS</b>		<b>0.0 Pts.</b>	
	3.1 Functional urban relations, identity generating concepts	<input type="checkbox"/>	
	3.2 Barrier free accessibility, pedestrian and bicycle paths, gearing/linking of ground floor areas	<input type="checkbox"/>	
	3.3 Urban ecology measures for micro climate, soil quality, groundwater, nature Preservation	<input type="checkbox"/>	
	3.4 Noise and privacy protection	<input type="checkbox"/>	
	3.5 Comprehensible use of material with high use quality and reasonable maintenance cost	<input type="checkbox"/>	
	3.6 Technical qualities of surfaces, materials and fit out	<input type="checkbox"/>	
	3.7 Functional and design quality of facade greening	<input type="checkbox"/>	
<b>4 DIFFERENTIATED USE OF GREEN AND FREE AREAS</b>		<b>0.0 Pts.</b>	
	4.1 Offers for all user groups	<input type="checkbox"/>	
	4.2 Neighborhood related, communication, participation and gender related offers	<input type="checkbox"/>	
	4.3 Play and sport offers, indoor activity areas, exterior fit out quality, playgrounds	<input type="checkbox"/>	
	4.4 Use mixing and separation, avoidance of excessive segmentation, reduced fencing	<input type="checkbox"/>	
	4.5 Functionality of yards, access areas, greening, lightning, winter services	<input type="checkbox"/>	
	4.6 Share of private exterior spaces, diversity and fit out, separation and situation, scale	<input type="checkbox"/>	
	4.7 Share of communally, mutually useable exterior spaces	<input type="checkbox"/>	

<b>3 ECONOMY</b>		<b>Max. 11 Pts.</b>	<b>0.0 Pts.</b>
<b>1 LAND / PLOT</b>			<b>0.0 Pts.</b>
	1.1 Acquisition Cost		
	1.2 Lease Cost		
	1.3 Side Cost (Register, Provisions, Infrastructure, Contamination, Financing, Interest)		
<b>2 TOTAL CONSTRUCTION COST</b>			<b>0.0 Pts.</b>
	2.1 Construction cost		
	2.2 Construction side cost		
	2.3 Planning efficiency according benchmarking		
<b>3 TENANT COST AND LEASE CONTRACTS</b>			<b>0.0 Pts.</b>
	3.1 Attribution		
	3.2 Shares		
	3.3 Rent		
	3.4 Ownership		
	3.5 Parking Cost		
	3.6 Operation expenses / cost		
	3.7 Participation in operational (spending) decisions		
<b>4 COST RELEVANT FIT OUT</b>			<b>0.0 Pts.</b>
	4.1 Relation of cost to fit out quality		
	4.2 Thermal and noise protection quality		
	4.3 TCO / Lifecycle Cost		
	4.4 Measures for low facility management cost		
<b>4 ARCHITECTURE</b>		<b>Max. 11 Pts.</b>	<b>0.0 Pts.</b>
<b>1 URBAN STRUCTURE</b>			<b>0.0 Pts.</b>
	1.1 Functional and identifiable urban structure		
	1.2 Urban connectivity		
	1.3 Throughway and movement relations, permeability, closures		
	1.4 Building access, staying and movement spaces		
	1.5 View relations		
	1.6 Use of topography		
	1.7 Urban to ground floor relations		
	1.8 Social spatiality concept of the living environment		
<b>2 BUILDING STRUCTURE</b>			<b>0.0 Pts.</b>
	2.1 Composition and orientation of buildings		
	2.2 Functional space quality of access and circulation		
	2.3 Quality of (block) corner situations		
	2.4 Adequate functionality and fit out of ground floor areas		
	2.5 Choice of structural elements and consequences for living structure and economy		
	2.6 Interior to exterior transitions		
<b>3 LIVING STRUCTURE</b>			<b>0.0 Pts.</b>
	3.1 Differentiated apartments and floor plans		
	3.2 Functionality of floor plans		
	3.3 Usability of rooms		
	3.4 Internal apartment circulation (efficiency)		
	3.5 Orientation of rooms, views		
	3.6 Apartment to private exterior space relations, usability of exterior space		
<b>4 DESIGN</b>			<b>0.0 Pts.</b>
	4.1 Impression of the buildings, adequate to project objectives		
	4.2 Facade design and materials		
	4.3 Correspondence with surroundings		

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