

ReHABITAT

Converting detached houses that no longer match the needs of their inhabitants

OR

enhanced possibilities of densification

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The project was funded by the Austrian Federal Ministry for Transport, Innovation and Technology within the framework of the FEMtech research projects programme.

ReHABITAT

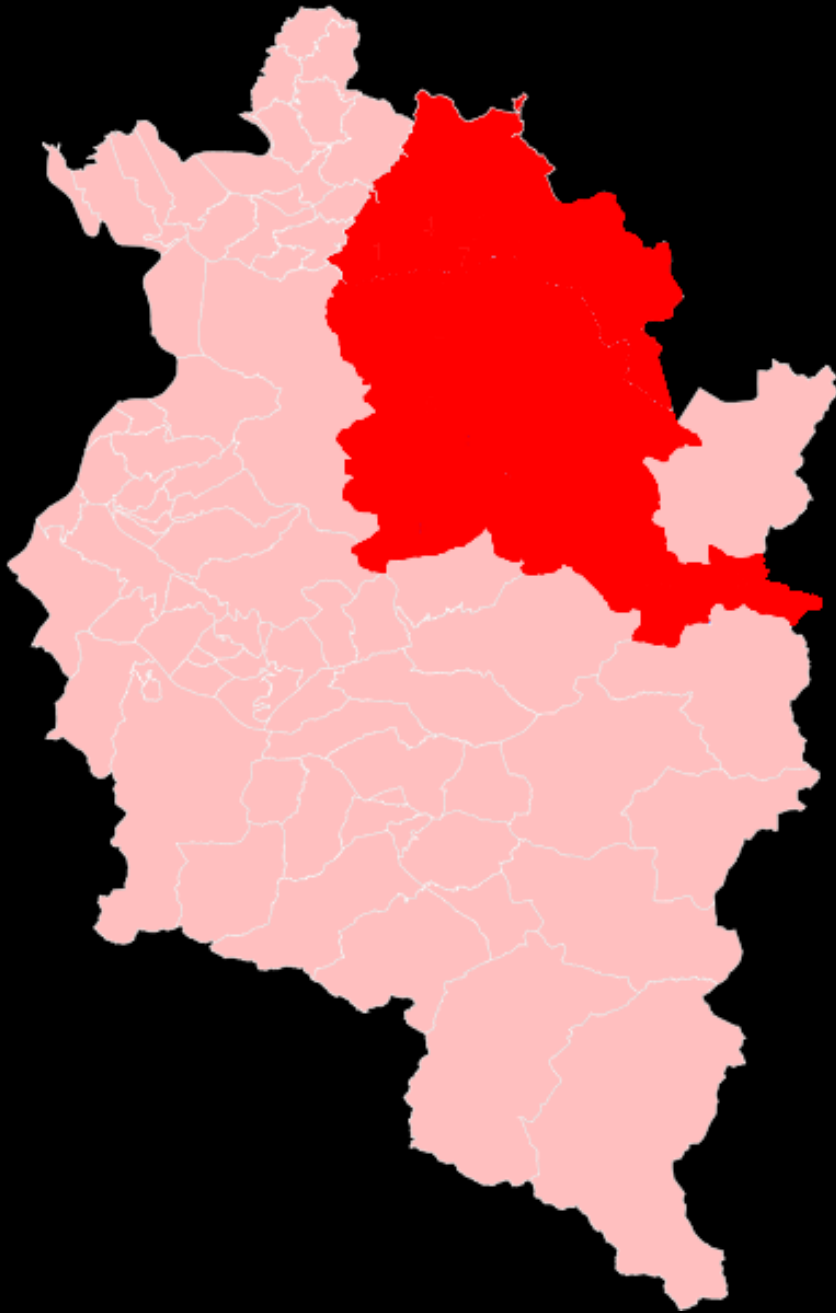
Housing is a basic need.

- **78,8%** of all Austrian buildings are single family houses
..... in which **59,4%** of all Austrian residents are living in
..... often only in two or completely alone
- approx. **60 %** of all the buildings are not fully occupied
- by 2030 **1,64 million of single-**households are expected...
.... and **70%** of those living alone will be women aged 65+



In lower Austria, **614.847** additional persons could easily be accommodated in the existing detached or semidetached homes





Bregenzerwald:

- 4% vacancy
- single occupancy: **362 m²** per person
- couple occupancy: **164 m²** per person.

The potential for Re-use
of the existing building
stock is **HUGE**

**No need for new
constructions in the
next years**

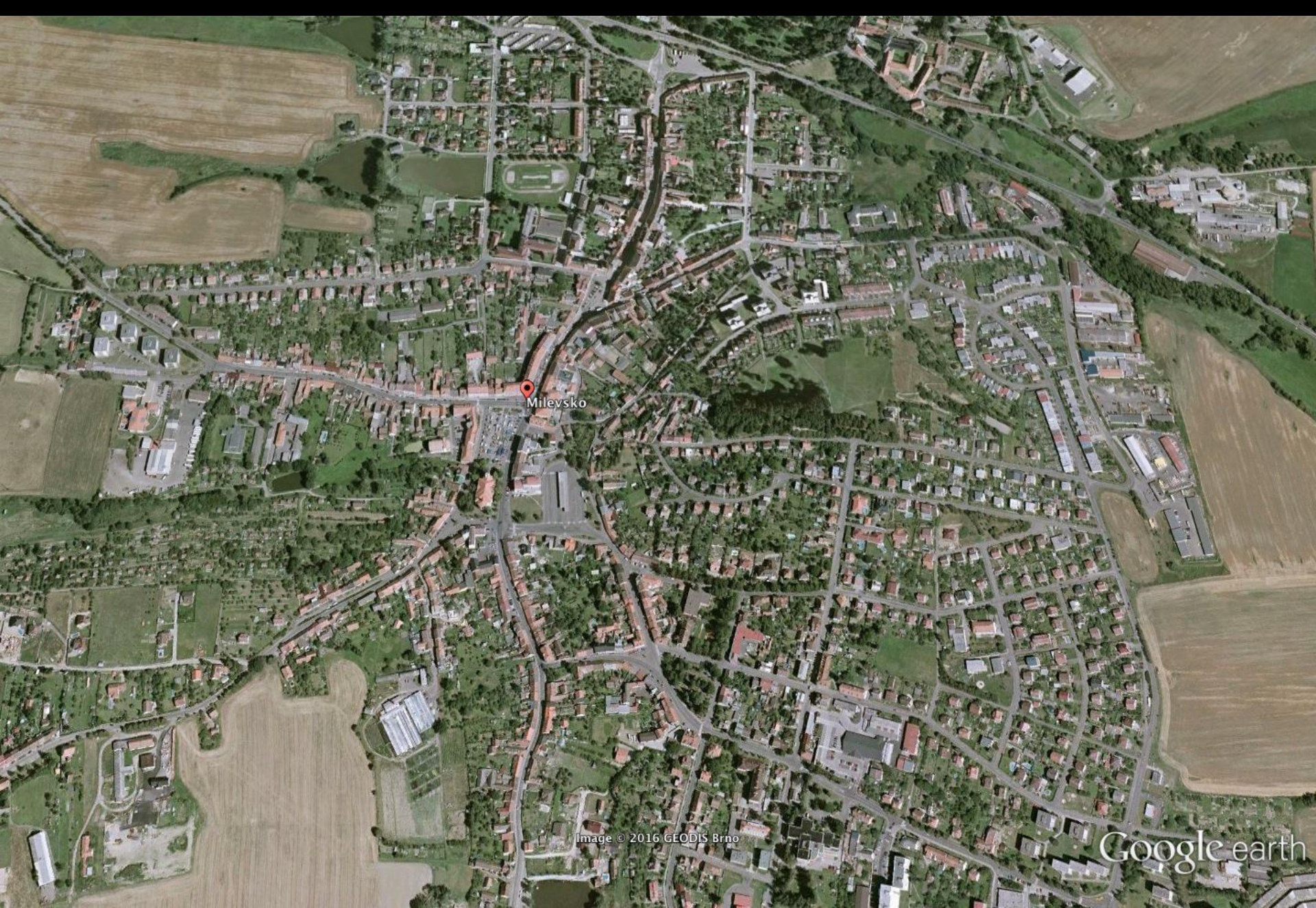
In Austria 15ha/day **are sealed**
for housing and transport
purposes;

This land is mostly acquired by
rezoning agricultural land



Deisenhausen

Google earth



Milevsko

Image © 2016 GEODIS Brno

Google earth



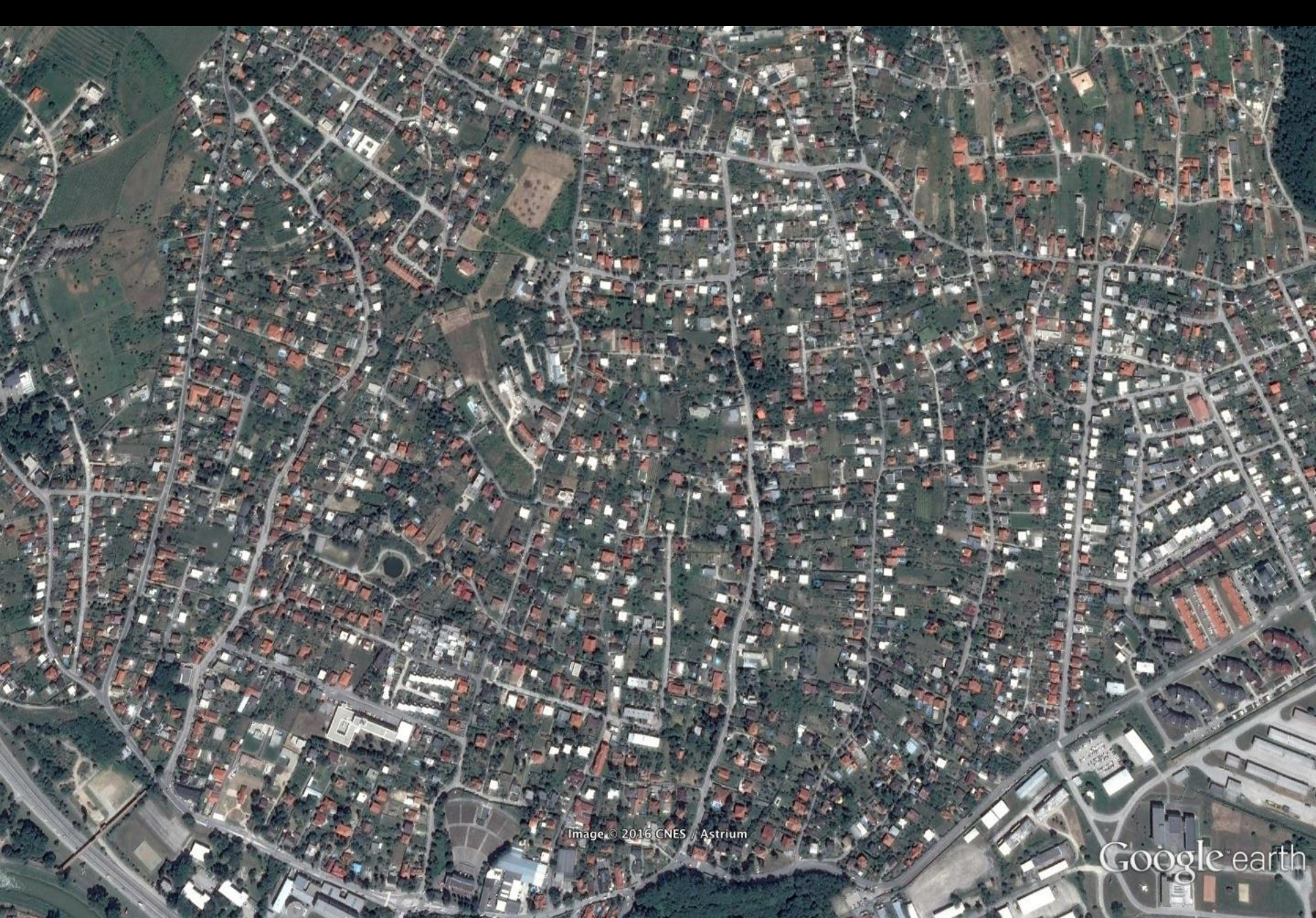


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Google earth

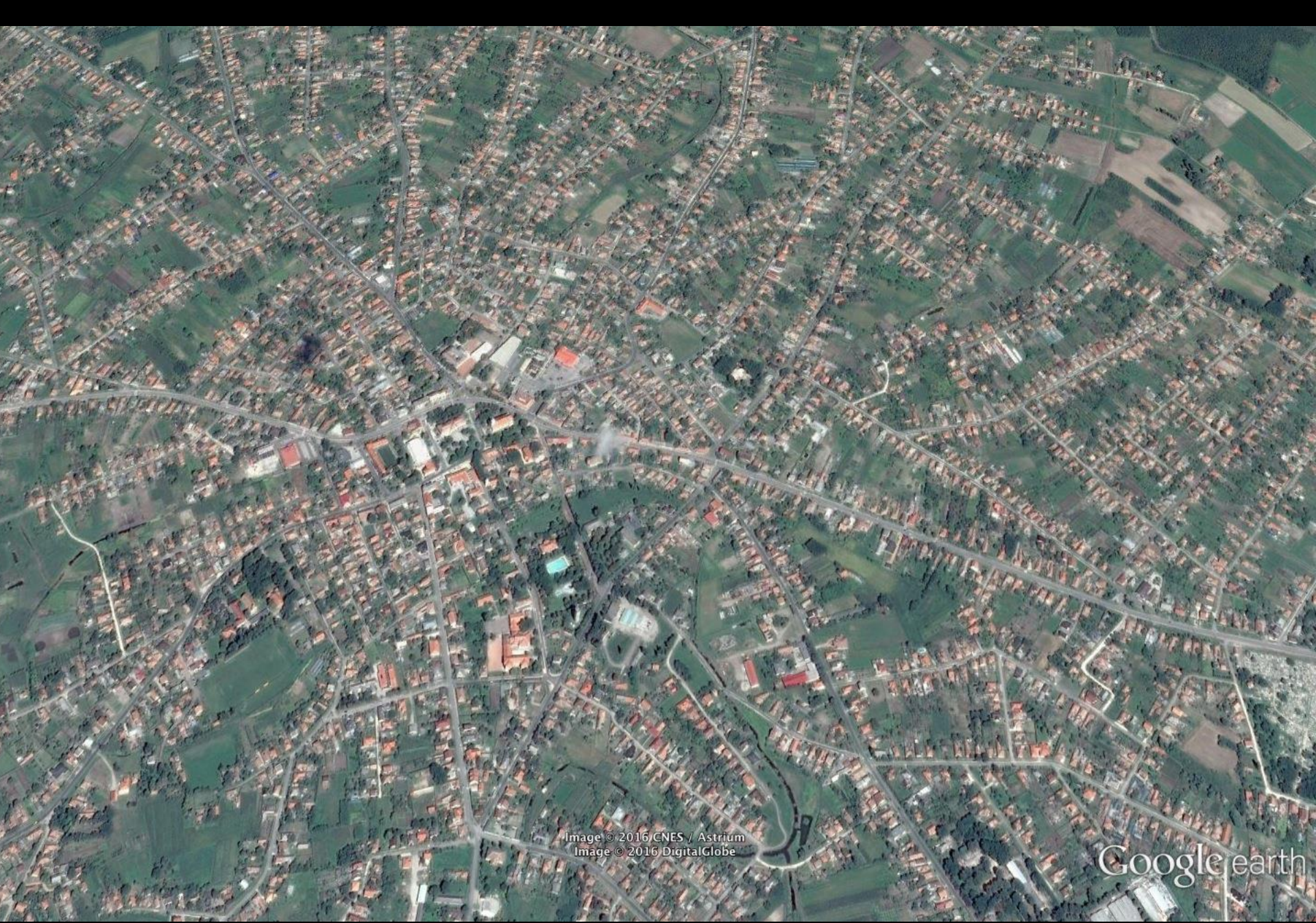


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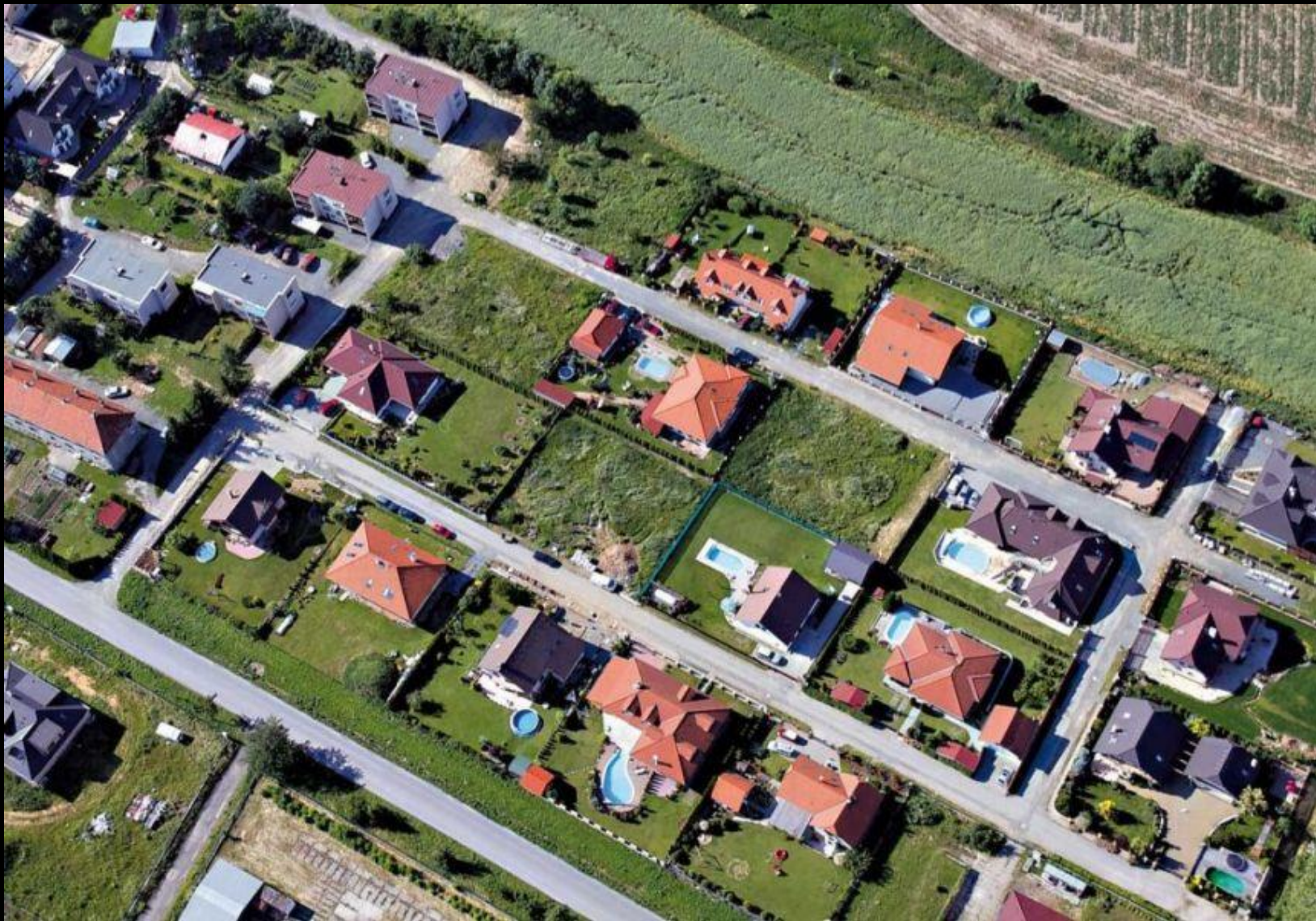
Data di acquisizione delle immagini: 8/11/2006 2005

43°24'02.17"N 3°40'51.71"E elev 106 m

Alt 1.09 km









 transformation of
vacant or not fully occupied
detached houses into
„multi-person homes“ (MPH)

Multi-person homes MEAN:

- Age & Gender sensitivity
- Affordability
- Efficient use of floorspace
- Minor interventions
- Within the existing cubature
- Opening towards the community

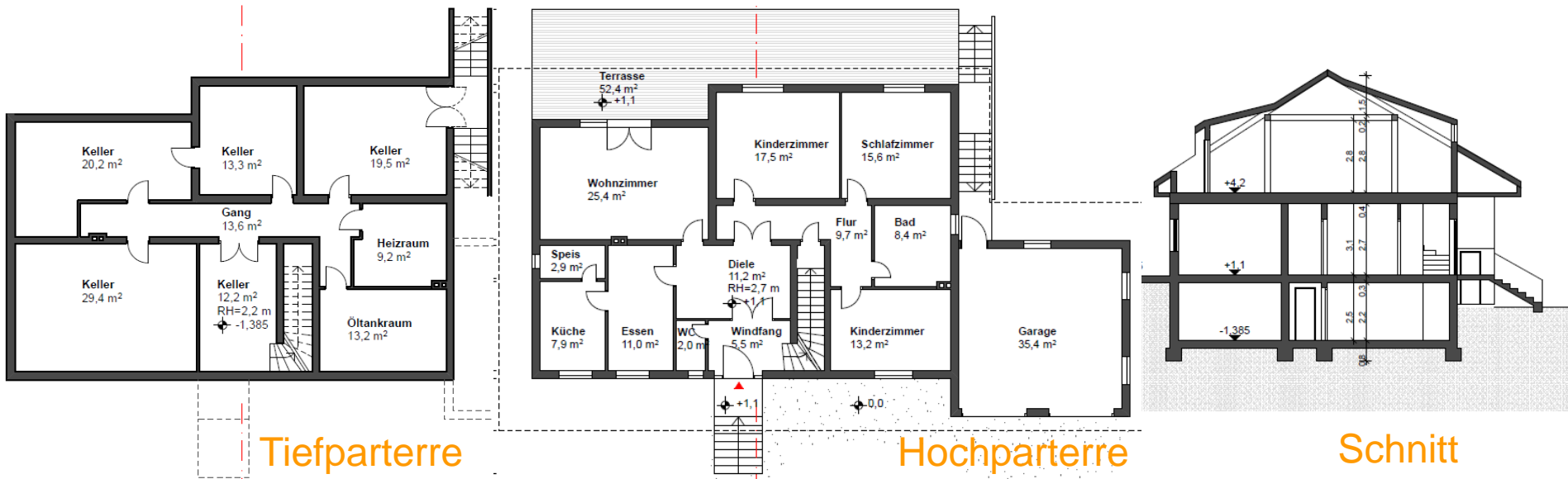
Multi-person home is NOT:

- Multifamily residence
- multiple storey residential building

These options are working very well:

- Separately accessible dwelling units
- Shared house
- dwelling +: office, medical practice, workshops, cafe, day care facilities etc.
- 24h caring and assisted living
- MPH as part of „residential compounds“

Example Bungalow



Existing building

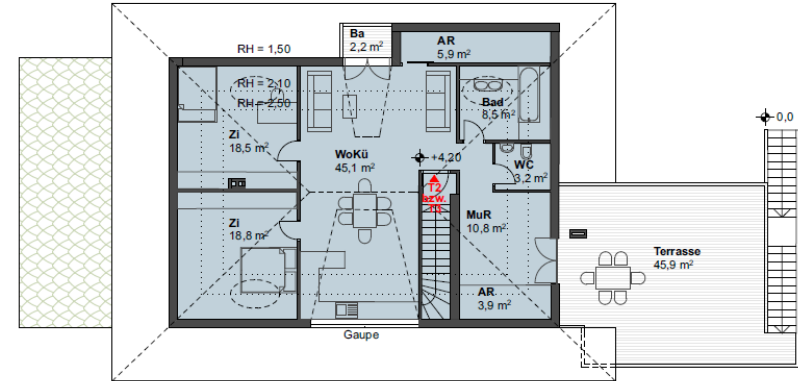
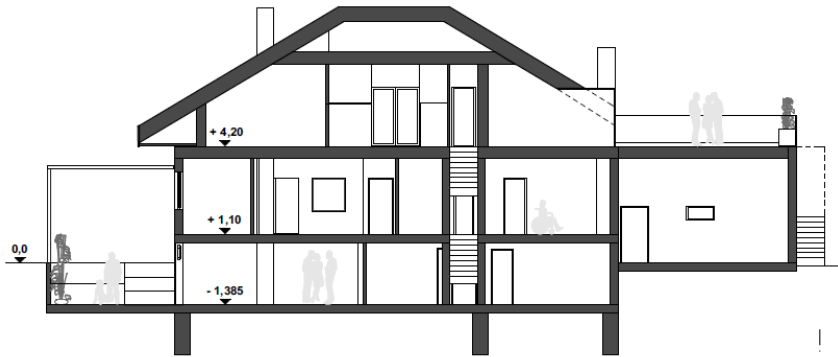


Bj. 1984, WNF: 130 m², side rooms: 279 m²

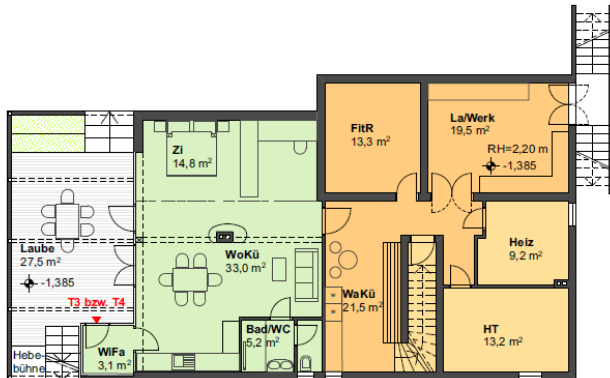
Bungalow

Option „more generation living on three levels“

section



4 Zi-Wohnung, WNF= 111 m² Attic floor



basement

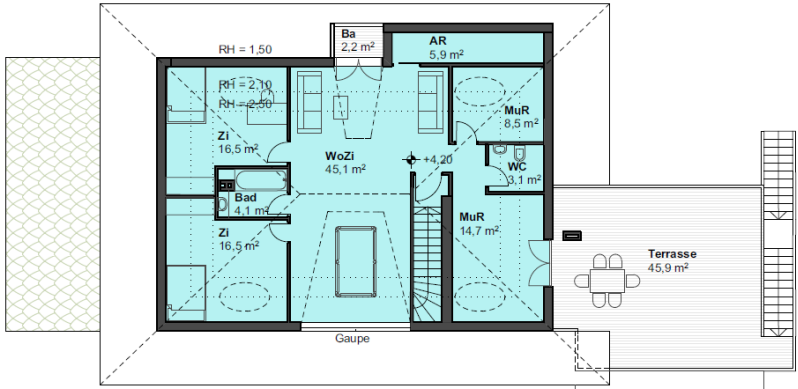
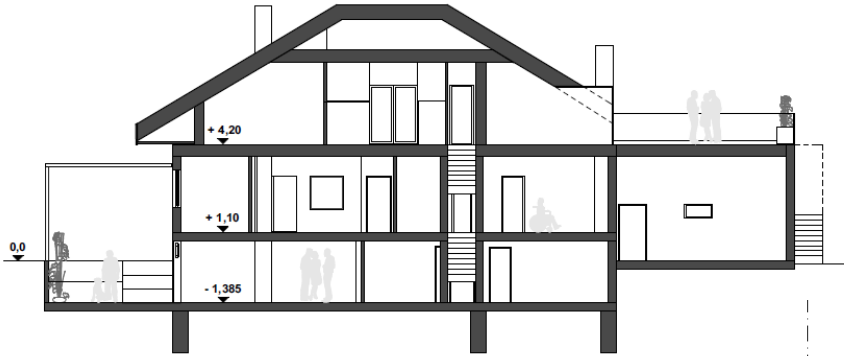
2 Personen-Loft (f. SeniorInnen/ junges Paar)
WNF= 56 m², Gemeinschaftsräume (Waschküche,
Fitnessraum, Werkraum) NF=54 m²



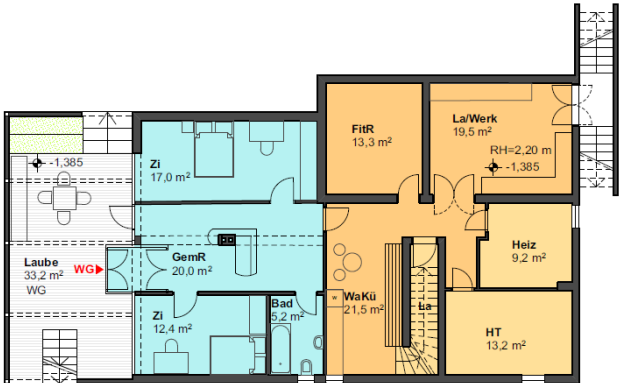
Raised ground floor
Betreutes Wohnen; WNF= 123 m²

Bungalow

section

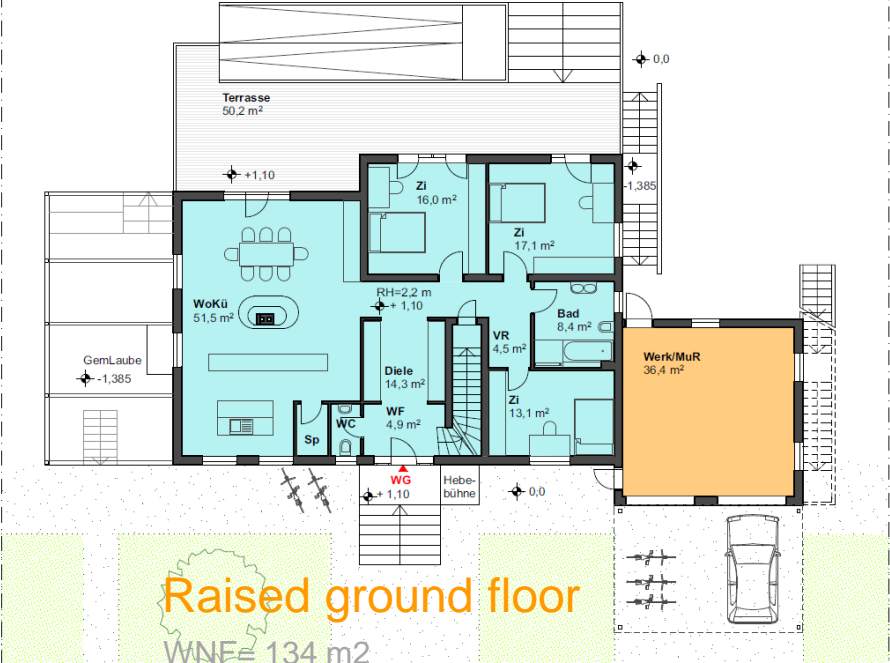


WNF= 107 m2 Attic floor



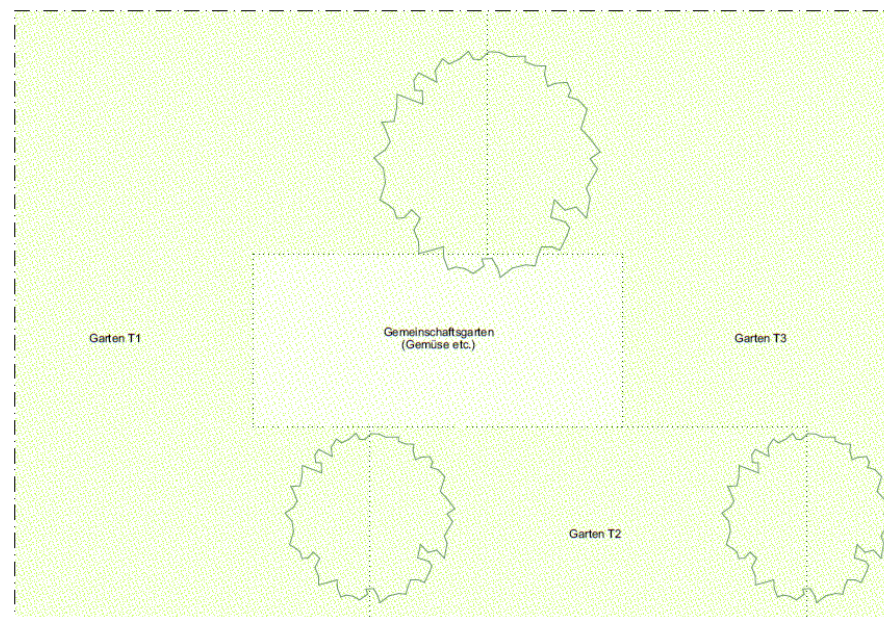
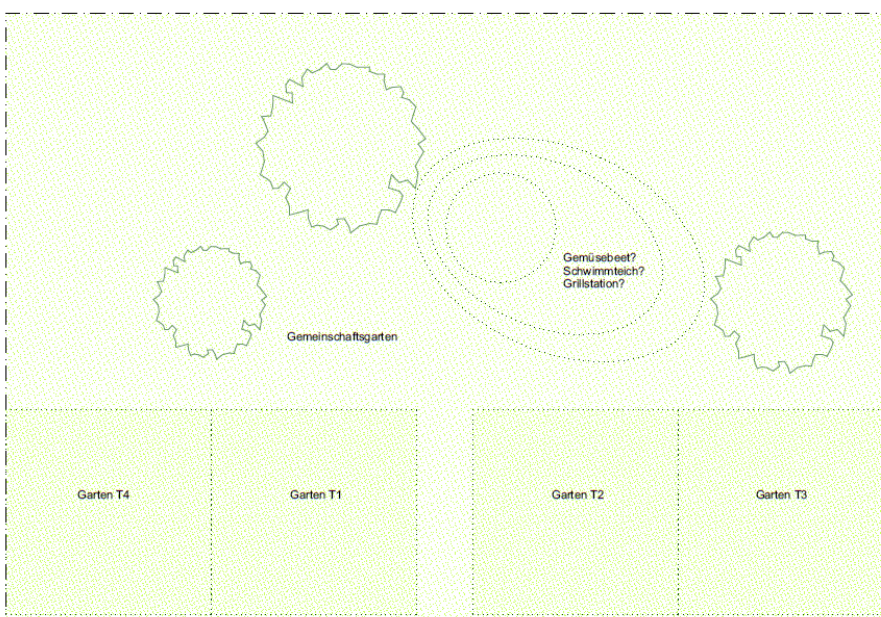
basement

WG-Bereich für 2 Personen (über Innen- und Außenstiege zugänglich): WNF= 55 m2,
 Gemeinschaftsräume (Waschküche, Fitnessraum, Werkraum) NF=54 m2



Raised ground floor

WNF= 134 m2



Bungalow garden options

Zweifamilienhaus

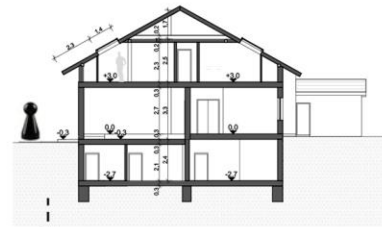
Vorher:



Nachher: Generationenhaus



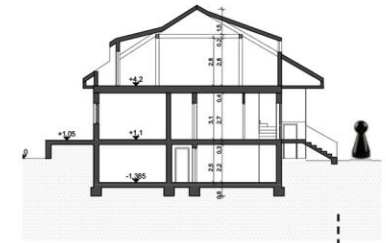
Landhaus



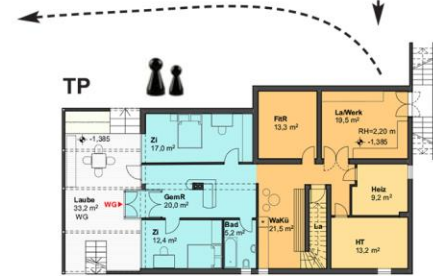
Nachbarschaftszentrum



Bungalow



WG-Haus



Team members



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Funded by the Austrian Ministry for Transport, Innovation and Technology
within the framework of the **FEMtech** research projects programme, 2013 - 2015

Thank you for your attention!

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