

Virtual CORP 14 July 2020

The Future of Housing – High Quality, Sustainable, Smart, Affordable

Chat Recording

Hosts

Prof. Christa Reicher and Canan Çelik, RWTH Aachen University, Germany
Manfred Schrenk and Clemens Beyer, Competence Center of Urban and Regional Planning, Vienna, Austria

Content

Statements, Presentations

- Prof. Silja TILLNER, Tillner& Willinger Architects, Vienna, AT: Future of Housing – Sustainability and Affordability
- Dr. Amila ŠIRBEGOVIĆ, Vienna, AT: IBA Vienna 2022 – New Social Housing
- Prof. Dr. Hope MAGIDIMISHA-CHIPUNGU, University of KwaZulu-Natal, Durban, South Africa: Towards Inclusive Housing Production

Q & A, Open Discussion

Moderation: Manfred SCHRENK

Contributions, interventions:

- Martin DUBBELING, President ISOCARP – International Society of City and Regional Planners, NL
- Frank D'HONDT, Secretary General ISOCARP, Greece/Belgium
- Prof. Dr. Stefan NETSCH, Salzburg University of Applied Sciences, AT

Substantive comments and open discussion (public for all)

In response to [Silja TILLNER](#)'s presentation Future of Housing – Sustainability and Affordability

From Sylvia Pintarits

There are fire protection restrictions for public stairs and other places, it seems to me that this is a barrier for taking advantage of these areas. Are there any examples how to overcome this?

Answer Silja Tillner

We used benches in some cases, but it is still a problem. There are possibilities, but the main escape route has to remain clear.

In response to [Amila ŠIRBEGOVIĆ](#)'s presentation IBA Vienna 2022 – New Social Housing

From Manfred Schrenk

In your presentation you focused very much on housing as a social and integrative “activity”, that reaches out into the public space and interacts i.e. with mobility. Also on mixed use is a very interesting topic. So the presentation and obviously the whole IBA will be on those integrative aspects of housing, and not necessarily on floorplans or “nice design”. Housing is not a single thing where you lock the door behind you, but it is a social thing. In 2022 Vienna will have its first IBA, and I guess we can very much look forward to it.

In response to [Hope MAGIDIMISHA-CHIPUNGU](#)'s presentation South Africa: Towards Inclusive Housing Production

From Manfred Schrenk

We are still in a learning curve what is and will be happening with the actual spread of Covid-19, but we see that there are important outcomes into the direction of sustainable planning and to argue against economic influence. If the environmental conditions are bad, the impact will be worse, is this correct?

From Ana Jones

Thank you Hangwelani for your presentation. I am wondering if you could share some thoughts on the reasons for the trend in future growth of informal settlements. What is causing people to migrate to cities in spite of the poor shelter conditions?

Answer Hope Magidimisha-Chipungu

It is because their situation in rural areas is worse than in urban areas.

From Sylvia Pintarits

Also noise from traffic, from (nightly) use of public space, from neighbours.

From Nicole Finsinger

I think the future trend should not be the growth of informal settlements. I would like to see more organised public building constructions around the world.

In response to **Martin DUBBELING's presentation**

From Ali Alraouf

The whole notion of community participation is not related to the final project; the community is integrated and engaged in the planning process and decision making.

Answer from Martin Dubbeling

We give them choices: Where do you want to live and how? We have so many interactive tools which are now interrupted by the Covid situation. It is important to sketch and design in front and together with people and ask them: Do you recognise where you live and do you see the areas we are offering you? This is the best part of our profession, it's absolutely fantastic.

Open discussion

From Nicole Finsinger

I think the future trend should not be the growth of informal settlements. I would like to see more organised public building constructions around the world.

From Ana Jones to everyone

What do you think, what are the changes in the landscape of housing in the future?

Answer from Amila Širbegović

I can tell you things we found out during the lockdown: High quality of spaces for everyone where everyone can enter, the small shops in the ground floor zone where everyone can quickly respond, private and open spaces and also semi-private and neighbourhood spaces were important for supporting each other. They are often cut off because of the financial situation, but in fact these spaces are great and are also an important mental aspect of living. We should all focus on these quality aspects, all these spontaneous meeting points, etc.

From Silja Tillner

In the past years one large community room was provided, in recent years there are more different kinds of rooms, and this specialisation worked quite good during the Corona period because people could come together in smaller groups. Balconies are also becoming more important, not only for fire protection and shading, but also to have some extra space when you are locked in.

From Manfred Schrenk

Living conditions are different on this planet. Such things like this international building exhibition, do they have a relevance for you, Trynos and/or Hope?

Answer from Stefan Netsch

It was important that people could go out of their apartment. If they did not have a balcony then to public space. People stopped using public transport due to fear of infection. People used more cars and bikes, but cities were not prepared for more bike users. This challenges cities to handle these coming densities.

From Ana Jones

My question for all the practitioners is regarding the key learnings from Covid-19. And how do you see Covid-19 has changed the landscape from the perspective of housing?

Answer from Sylvia Pintarits

Dublin has a very inspiring approach to adopting its mobility to corona.

From Manfred Schenk to Hope

Are the challenges in South Africa different to those in Europe?

From Hope Magidimisha-Chipungu

The issue of South Africa is unique. But in terms of the legislation and policy, obviously some informal settlements have very good housing quality. There are huge differences. In terms of design there is much left to be done. We need to focus on these informal settlements. Access to water and all kinds of things like that, but it's not only about giving them water, there are many more aspects.

From Sylvia Pintarits

If you had only a small staircase, it would be nice to share flowers etc. to have social interaction, but usually it is not allowed to store anything there.

From Santosh Ketham

How are these projects funded? India is not in the same economic situation, so it is not clear to me.

Answer from Martin Dubbeling

Because of the gas extraction impacts, it is paid by the oil company Shell

Answer from Amila Širbegović

Public housing is owned by the municipality. Social housing is owned by low limited corporate companies. Their goal is to provide housing and they participate from competitions and they get subsidised from the city which is also getting funding from the state. But people renting the apartments finance the housing within 30 to 50 years. The low profit companies were founded after the Second World War as the city of Vienna could not provide housing alone.

Answer from Silja Tillner

The combination of financing is important. Profit developers and non-profit developers need subsidies from the city of Vienna. The city of Vienna owns land and thus can offer land for reasonable prices. A problem is land speculation and the city can only counteract as it owns land. Zoning is the biggest issue. New zoning regulations demand that changes in land use have to provide 70 % of social housing on the site.

Answer from Manfred Schrenk

Social mixing has improved quality of life and is an intervention into the market by the public sector.

From Sylvia Pintarits

After Covid-19 is it necessary to improve existing social housing wherever possible by adding balconies etc?

From Poonam Sharma

Cities in different parts of the worlds have varied genesis of problems in terms of social housing.

From Kusum Khurana

So is it PPP in social housing or is it under corporate social responsibility that the low limited profit companies are investing in social housing?

Answer from Silja Tillner

They are non profit, that's the whole deal. We have a lot of really good non profit housing developers. They are paying themselves salaries but not making profit. Low profit companies do privately financed housing which is also very affordable. There is high competition on the market.

Answer from Amila Širbegović

We need to be honest. That is why I said limited profit. This means they can make 3 % profit and reinvest in land buying or developing new buildings. They are not PPP. Someone gives the money in the beginning and in a cycle of 30 to 50 years inhabitants are financing the cost of the building.

From Sylvia Pintarits

IBA Vienna could invite countries like South Africa to show innovative approaches in providing housing for the most vulnerable.

What do you think about transforming hotels and office space to (social) housing after covid instead of building on green/open space? Some companies will not survive, some will strengthen home office and also the hotel branch will change. Is this a topic for future discussion?

Answer from Stefan Netsch

A lot of hotels in the mountains already had problems in the past because they are not state of the art any more. But how can you convert these to apartments? This is also a complex issue with different regulations.

Answer from Martin Dubbeling

The national differences are quite big even organising social housing and developing housing for the market. What is affordable, what is feasible, what is quality? There can be extreme differences.

Answer from Silja Tillner

Many offices are planning to contract the office space and install home office permanently.

Answer from Stefan Netsch

It is a discussion here in Salzburg and the problem is how to convert them into apartments.

Answer from Manfred Schrenk

There are different regulations concerning the height of the rooms, this make a conversion impossible as it would not be high enough.

From Poonam Sharma

Slum rehabilitation is one of the social housing provision from government. Post covid 19, there are problems of housing for all these people who live in rental accommodation and lost their jobs.

Final Comments

From Martin Dubbeling

The regional differences are quite big. What is feasible and not feasible, what is quality and what is not quality, what is affordable and what is not affordable? This makes our profession quite interesting.

Greetings and thanks

From Kusum

Greetings from New Delhi

From Manfred Schrenk

Welcome everybody, great to have such a wonderful group of participants again!
Please feel free to use the chat functions for questions and comments.

From Trynos Gumbo

Greetings Prof Magidimsha-Chipungu, we are here to support you.

From Ali Alraouf

Thank you all for the three informative presentations. I loved the different meanings and expectations of housing according to context. Thank you all and appreciation for the organisers.

From Abbas Shieh

Thank you all. It was a really informative meeting. See you soon