

PERFORMANCE REPORT 2016



**Imprint**

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To improve the readability of this Performance Report we have opted to write using gender-neutral terminology. Descriptions such as colleague, customer, partner etc. always refer to both genders. Please note that, although every care has been taken in its compilation, all information is supplied without any liability for accuracy. The publisher is excluded from any liability.

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Arch. Grad. Eng. Harald Oissner,
Managing Director

Dear readers,

2016 has been a successful year for the WGA ZT GmbH company. We have been able to increase our turnover, the volume of orders and the total number of our employees. A key factor in the future further development and performance of our company is also our new internal organizational structure, which came into effect on the 1st May 2016. We have introduced the position of team leader and organized the office into a total of five teams: office management, planning and design, quality management and certification, project planning and project development, contract management and construction management. These teams are all led by competent colleagues with many years of experience.

One step of at least equal importance has been the certification of our quality management system in accordance with the ISO 9001:2015 quality standard. We are therefore the first company in the architectural industry in Austria to gain this quality standard certificate.

With these groundbreaking decisions, we can look ahead to the future with optimism. Our company is well positioned and equipped for future assignments. As we do every year, we are also making additional investments in the skills of our staff. Continually increasing the skills of each and every individual makes all the difference for a company in the service sector. This enables us to ensure our survival in a competitive environment and extend our client base.

I therefore hope that you enjoy reading our performance report and on behalf of WGA ZT GmbH I would like to thank all of our clients, partners and friends for their trust and loyalty and I look forward to further new and challenging joint projects.

Yours

Harald Oissner

Managing Partner
WGA ZT GmbH

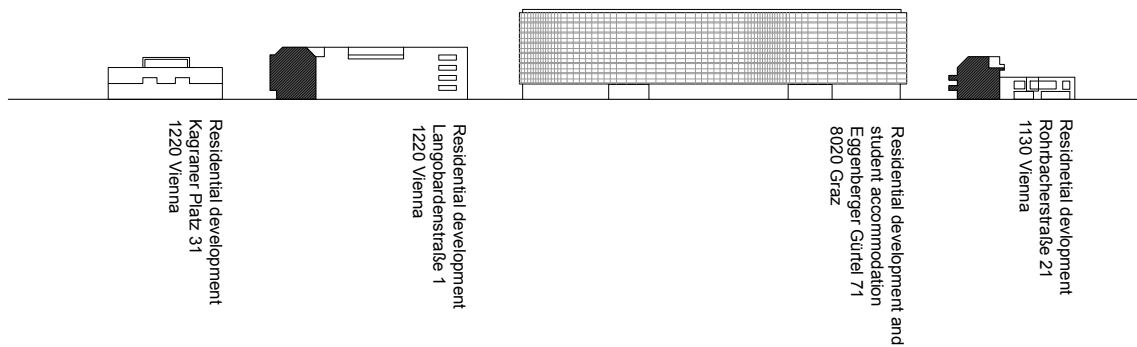


Photos: Kurt Hörbst

THE YEAR 2016 IN FIGURES

In 2016, four joint projects with our partners were able to be completed successfully and handed over. The majority of these were for residential homes and flats, with a total floor space of 32,696m². At the same time 23 new contracts were signed and construction started on seven projects.

We have even notched up some successes with architectural competitions and public procurement contracts. Out of the seven entries we submitted, three were successful.



- 7 BUILDING PROJECTS STARTED
- 4 COMPLETED PROJECTS
- 7 COMPETITION ENTRIES
- 3 COMPETITIONS WON
- 23 NEW CONTRACTS



45.174 m² total gross floor area

15.061 m² property area

32.696 m² effective area

4.863 m² footprint area

266 completed flats

300 completed places in homes

27 completed workplaces

325 completed car parkings spaces

86.651 m² total gross floor area

22.274 m² property area

56.804 m² effective area

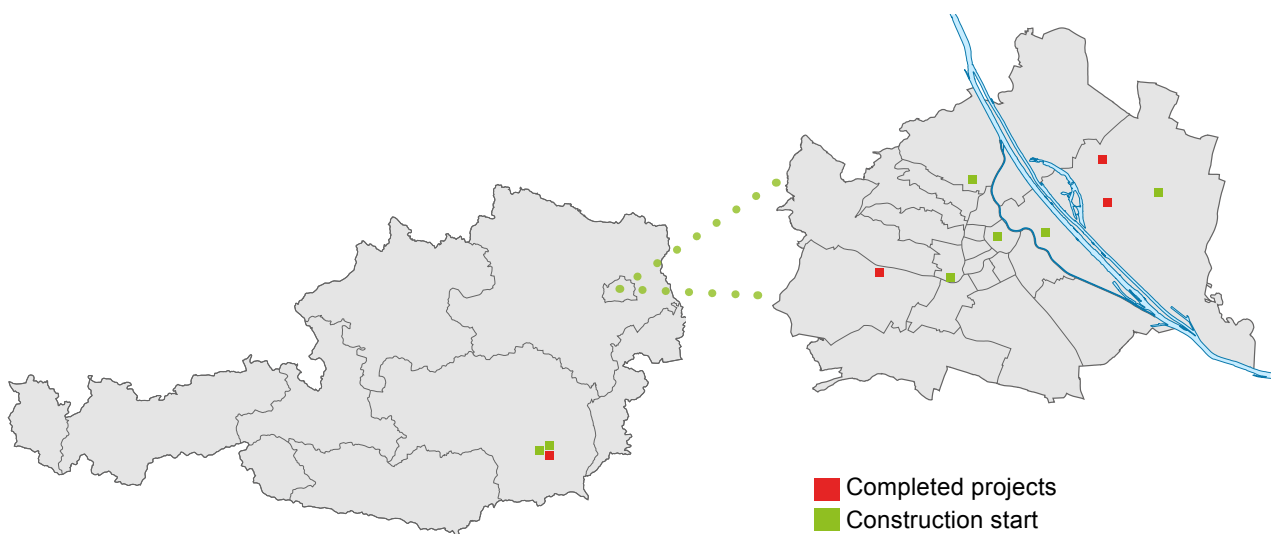
14.672 m² footprint area

202 flats under construction

485 places in homes under construction

764 workplaces under construction

540 car parking spaces under construction



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Photos: Kurt Hörbst

WGA ZT GmbH - WE DESIGN ARCHITECTURE

The WGA ZT GmbH company has been working in all areas of architecture for nearly 60 years.

In addition to the classic activities of architectural planning and general planning, the business also focuses on controlling, consulting and construction management and project development.

Project development has assumed crucial importance over recent decades in the construction industry and also the field of economic planning and today is part of an important area of specialist knowledge in its own right, which gives rise to more than a few significant projects.

Our team is made up of people trained in a variety of areas, so that WGA is able to handle project development and general planning for each project holistically throughout the entire project development, planning and construction phases.

With the overall objective of offering the customer a comprehensive package of services, our range of

services extends from preparing general concepts through to resolving specific points of detail.

Our team of experienced, permanent staff is able to deliver several large projects simultaneously, which has guaranteed the economic security of the company for many years now.

Numerous successes in competitive tendering and a continuously full order book reflect the good reputation, WGA ZT GmbH has built up through our work.

BENEFITS

- COMPETENT PARTNER
- COMPREHENSIVE SUPPORT
- A WIDE RANGE OF EXPERTISE



QUALITY IS OUR TOP PRIORITY

We are ISO 9001-2015 certified and so are able to guarantee the long-lasting quality of our service.

Our ongoing success and effective quality assurance is possible thanks to the constructive collaboration of every single member of staff in the company.

To guarantee the highest level of quality in our services and planning, we spent nearly two years developing and refining our successful quality management system, which means that we have been ISO 9001:2015 certified since 2016.

The ISO 9001 quality management standard is the most common and most important standard in the field of quality assurance nationally and internationally and WGA ZT GmbH is proud to be one of the first companies to gain the new certification, which was updated in 2015.

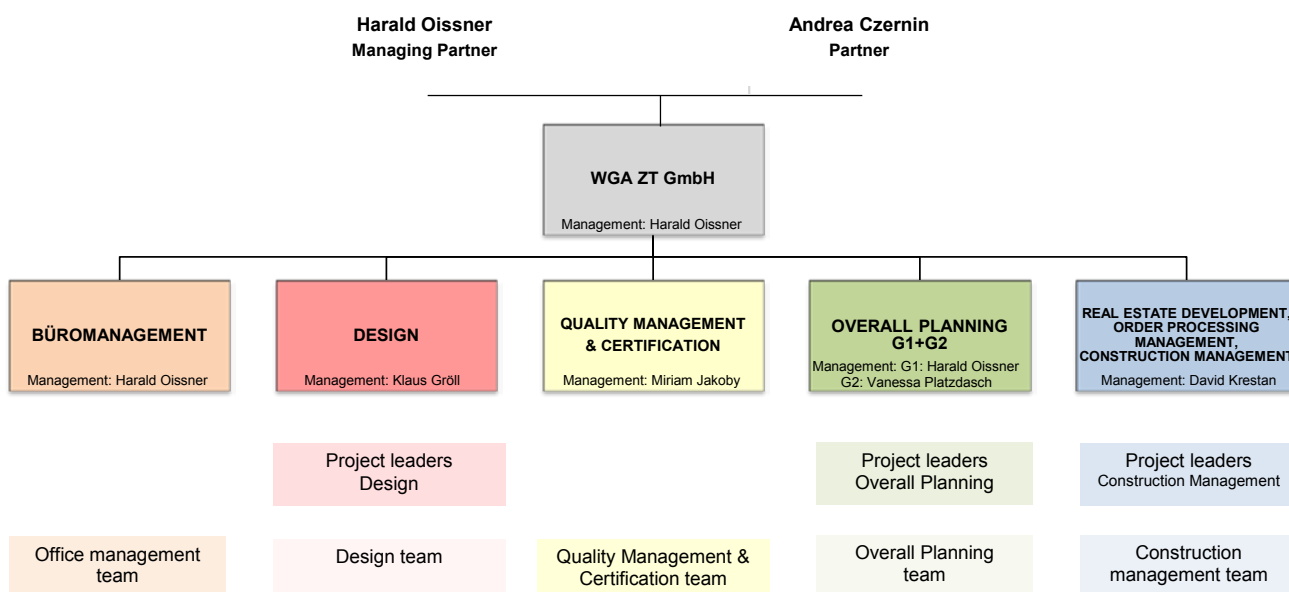
To ensure the continuous high quality of our services at WGA ZT GmbH, we will never stop developing our quality management systems.



- TRANSPARENCY
 - FAULT PREVENTION
 - COST REDUCTION
 - CUSTOMER SATISFACTION
- BENEFITS**



Photos: Kurt Hörbst



ORGANIZATION CHART 2016

WE ARE AN EXPERIENCED TEAM

Thanks to many years of experience in all areas of architecture WGA ZT GmbH is an attractive and trustworthy employer.

Every year we are pleased to welcome longstanding, satisfied colleagues and also new, motivated colleagues into our office.

Thanks to our healthy order book, in 2016 we were able to recruit 14 new colleagues into our team. We also have a steady number of orders already for the next few years and as a team we are still able to grow and make a moderate increase in our staff numbers.

With 33% of our employees aged between 21 and 30 and 47% between 31 and 40, we are a young and dynamic group.

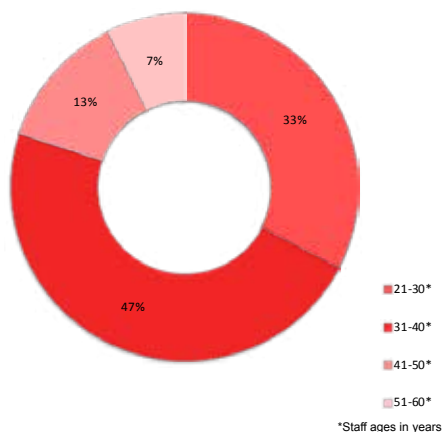
As a large company in the architectural industry, we can offer young people in particular the opportunity to develop their lifelong skillset further, to take on new challenges and also to strengthen their individual areas of interest.

An important element in our HR policy is for our team and project leaders and also our technical and administrative staff to gain new qualifications continuously.

Alongside good opportunities for development and gaining new skills in the architectural sector, as an employer we can offer our employees a pleasant working environment and secure working conditions. Consequently, in 2016 over 93% of our staff were employed on a permanent basis.

We also offer the opportunity of taking parental or study leave and accomodating part-time work, so that our staff's personal needs can also be considered and family and career can be combined in the best way possible. In 2016 a total of five members of our staff made use of this option.

It should go without saying that we also promote equal opportunities in the workplace. This means that you will also notice an equal distribution of women (52%) and men (48%) in WGA ZT GmbH's office.



2016

14 NEW EMPLOYEES

93% PERMANENT STAFF

BALANCE WOMEN / MEN



Photos: Kurt Hörbst

CO-OPERATION AND NETWORKING

We achieve more, whenever we combine our strengths, our expertise, our ideas and our experience!

We can offer our customers a comprehensive range of services based on our experience and our portfolio of expertise.

In co-operation and in partnership, in small tasks and large projects, externally as well as internally, internationally and across different organisations, greater success can be had together than one person alone could ever enjoy.

We place particular emphasis on maintaining lasting partnerships with organizations and companies, which share our common objective of designing buildings to last, where people feel at home, whilst using the available resources in such a way that everyone involved enjoys the highest possible benefit-cost ratio and that quality is always the top priority.

Exchanging ideas with like-minded people is particularly important to WGA ZT GmbH's representatives, as this provides renewed inspiration for future projects.



CO-OPERATION AND NETWORKING MAKE THE BEST RESULTS POSSIBLE.

MEMBERSHIPS



SELECTED PARTNERSHIPS

TEAM 2016



Photos: WGA ZT GmbH

TEAM SPIRIT

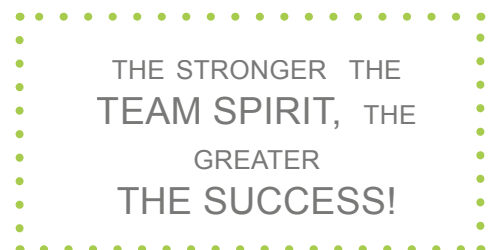
The best results require the best co-operation. Effective co-operation is only possible, however, when good relationships between colleagues have been built up, including outside of the normal working day.

At WGA ZT GmbH a great deal of emphasis is placed on collegiality. We therefore organize a lot of shared activities to strengthen the team spirit in our office.

We participate actively in sports every year. Talented football players and enthusiasts take part in the "Archiball Cup", where playing together as a team also has a positive effect professionally. Similarly, hiking and skiing trips are organized throughout the year.

Work-related WGA events are also an established part of the culture of our company. In particular, these include tours of our completed or on-going construction projects.

At the end of the year we organize our annual Christmas celebration, when we relax and look back on the year that has passed as a team and look ahead to new challenges in the future.



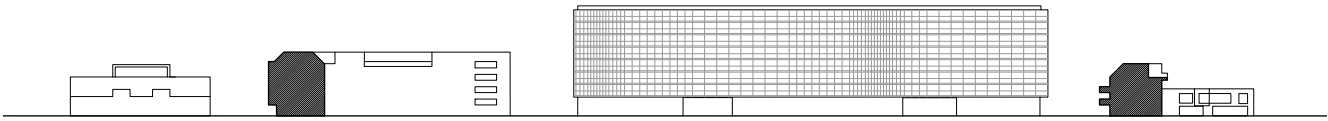
THE STRONGER THE
TEAM SPIRIT, THE
GREATER
THE SUCCESS!

COMPLETED PROJECTS 2016



Photos: Kurt Hörbst; Paul Ott





In 2016, as well as starting numerous construction projects, WGA ZT GmbH also completed four projects, which we were able to hand over to our clients.

“No one can whistle a symphony. It takes an orchestra to play it.” (Halford E. Luccock)

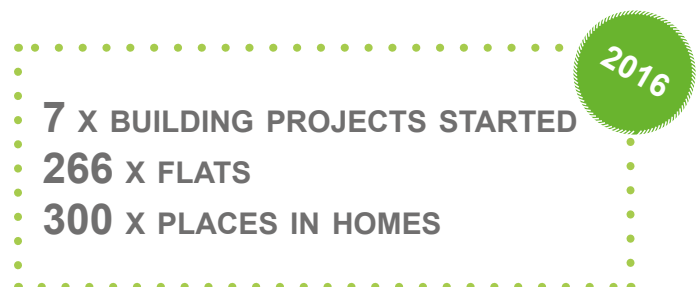
This is also how things work in our industry. Consequently, we are also particularly grateful for the positive collaboration with our clients and project partners over the last year. Everyone has always given their best, even during some undoubtedly turbulent and stressful moments, and so together we were able to bring the projects to a successful conclusion. We hope that this good collaboration might even continue in the years to come, to give us the opportunity to look back on even more successful years.

In some parts of the city, it seems that new buildings are springing up almost overnight and new innovations are taking over the market. Our flexibility combined with our many years of experience and good collaboration with our project partners enables us to compete in this sector and

to tackle the increasing challenges we meet daily during the planning phase.

Considerations about quality, design, costs and time are all equally important and must be balanced simultaneously, if a project is to be completed successfully. In our fast-paced world the pressure to complete on time and within budget is ever-present. The real skill of the architect is not letting this detract from quality design choices. We also believe that good architecture does not have to be expensive. Therefore, our main focus, even in the planning phase, is to unlock the potential of what is already there and to use this in the best way possible during the project. Even in the later planning and execution phases, regular checks are made to ensure that the project is still on course.

We hope you enjoy reading about the following projects we completed in 2016!





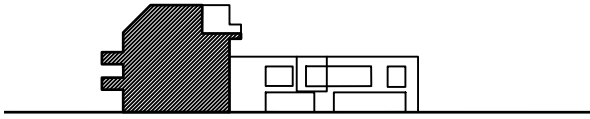
Photos construction progress: WGA ZT GmbH



Photo: Kurt Hörbst



- • • • •
- **Residential development**
- **Rohrbacherstrasse 21, Vienna**
-
- **Procedure** *Selection procedure*
- **Developer** *Private*
- **Client** *Private*
- **Location** *Rohrbacherstrasse 21, 1130 Vienna*
- **Planning started** *11/2014*
- **Construction started** *07/2015*
- **Completion** *11/2016*
- **Construction costs** *€ 2,48 million (net)*
- **Scope of contract** *Project development, general planning, site supervision*
- • • • •

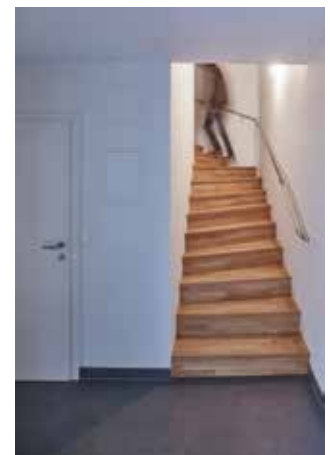


Project description

The residential development in Rohrbacherstraße is situated in the centre of one of Vienna's most attractive residential areas. The building is set slightly back from the public road, to provide high-quality green, open areas here. The blocks are positioned around a central courtyard, which leaves space for separate gardens.

16 months after building started, the new residents were able to move into their new home shortly before Christmas. To accommodate as many different domestic circumstances as possible, the sizes of the 14 flats range from 47m² to 103m². Most flats are generously proportioned, with an average size of approx. 85m². 15 car parking spaces were also provided in the underground garage.

The façade is designed to reflect the outstanding location and also the top-quality and high-class living accommodation. It therefore makes extensive use of glass windows in the vertical façade as well as in the sloped roof area. The individual windows are grouped together with their own shading elements with bronze strips. In combination with the smooth plastered surfaces, these groups then make up the overall composition of the façade. The high-quality outdoor areas for the different flats are equally generous. These are separated by patios at ground level and by balconies on the upper floors. In addition, the flats are also allocated their own gardens at ground level.



Photos: Kurt Hörbst



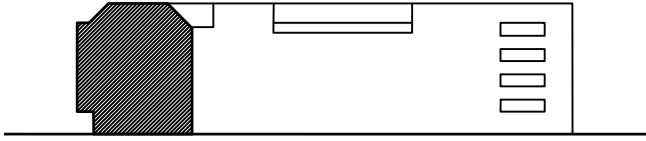
Photos construction progress: WGA ZT GmbH



Photo: Kurt Hörbst

- **Residential development** Langobardenstrasse 1, Vienna
- **Procedure** Selection procedure
- **Developer** Hart + Hart Bauträger GmbH
- **Client** Hart + Hart Bauträger GmbH
- **Location** Langobardenstrasse 1, 1220 Vienna
- **Planning started** 04/2014
- **Construction started** 04/2015
- **Completion** 10/2016
- **Construction costs** € 3,40 million (net)
- **Scope of contract** general planning

43x FLATS



Project description

October 2016 saw the completion of another project in collaboration with Hart + Hart Builders GmbH, the residential development at Langobardenstraße 1 in Vienna's 22nd District.

The residential building with its underground garage is located on a site with a great deal of potential in a modern district, which is becoming increasingly popular. The building makes good use of the available space to provide high-quality, urban accommodation, whilst also fulfilling the desire for the flats to have private open spaces. Each flat has been allocated a minimum of a patio, a balcony, a garden or a loggia.

The development includes 43 residential units of various sizes between 33-124m² of space to live in. The emphasis is on small, compact flats with two rooms, which make up more than half of the units. The remaining flats have between three and five rooms.

The five-storey building is connected to the existing neighbouring buildings on Langobardenstraße, which creates a protected internal courtyard, where the playground for young children and the allocated open areas are located. The flats have an east-west orientation and most have windows on two sides. The southern elevation has loggias, whilst the east and west sides benefit from balconies. A continuous strip along the balconies and full-length windows links the whole façade together.



Photos: Kurt Hörbst



Photos construction progress: WGA ZT GmbH

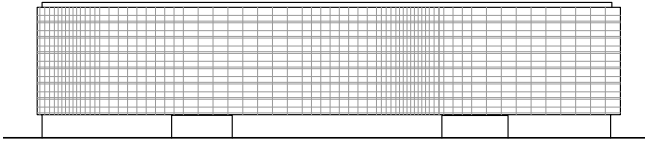


Photo: Paul Ott

Residential development and student accommodation Eggenberger Gürtel 71, Graz

300x PLACES IN HOMES
168x FLATS

- **Procedure** selection procedure
- **Developer** Gemeinnützige Wohn- u. Siedlungsgesellschaft
SCHÖNERE ZUKUNFT STEIERMARK GesmbH
WBG Wohnen und Bauen GesmbH
STUWO Gemeinnützige Studentenwohnbau AG
- **Client** Haring Group Bauträger GmbH
- **Location** Eggenberger Gürtel 71, 8020 Graz
- **Planning started** 03/2014
- **Construction started** 07/2015
- **Completion** 11/2016
- **Construction costs** € 27,80 million (net)
- **Scope of contract** general planning, design with Arch. Grad. Eng. Adelheid Pretterhofer



Project description

By far our largest project in 2016 was completed in Graz on the Eggenberger Gürtel - a multi-purpose building in the Gürtel- Don Bosco urban development area. This consists of a housing complex with 168 residential units and a hall of residence with 300 rooms. A wide range of important facilities in terms of infrastructure, such as a kindergarten, a GP surgery and a café, are particularly attractive features of this project.

The design, which was completed in collaboration with Adelheid Pretterhofer (Arch. Grad. Eng.), is based on three basic principles:

- The space is arranged in layered zones starting from the Eggenberger Gürtel. This is designed to provide an effective barrier against the heavy traffic and create more desirable space for the residents.
- The green space flows into the interior of the complex: the intention is to create a generous open space and so incorporate the surrounding area in the high-quality identity of the development.
- The meandering shape of the block brings structure to the outdoor areas: the internal courtyards merge into one open space, the green axis on the east side of the site is broken up into discrete areas.

These three design principles are still obvious when looking at the completed project. A high-quality, protected outdoor area has been created in the centre of the complex, which the residents can use as a social area and to relax.



Photos: Paul Ott



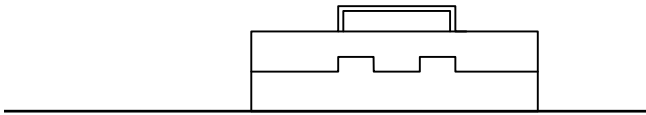
Photos construction progress: WGA ZT GmbH



Photo: Kurt Hörbst

- • • • • **Residential development Kagraner Platz 31, Vienna**
- **Procedure** *selection procedure*
- **Developer** *Hart + Hart Baurträger GmbH*
- **Client** *Hart + Hart Baurträger GmbH*
- **Location** *Kagraner Platz 31, 1220 Vienna*
- **Planning started** *02/2014*
- **Construction started** *12/2014*
- **Completion** *04/2016*
- **Construction costs** *€ 3,90 million (net)*
- **Scope of contract** *general planning*

43x FLATS

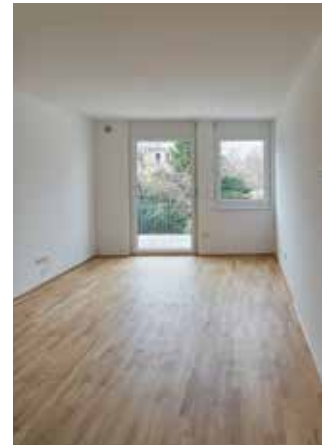


Project description

The residential complex at Kagraner Platz 31 in the 22nd District was completed and ready for handover in spring 2016, 16 months after construction started.

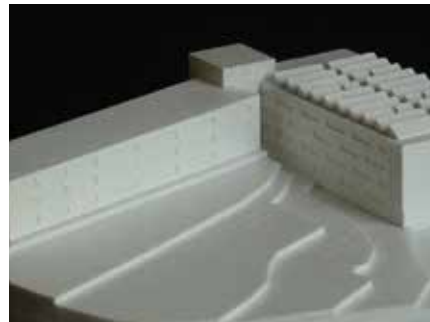
The emphasis is on small, compact flats with two rooms, which make up more than half of the 43 residential units. Living space is in the range from 42m² to 140m².

The residential complex is located in an area, which is experiencing dynamic growth and also has outstanding transport links. The complex's façade on the street side blends harmoniously in with the shape and elevation of the neighbouring façades on the historic Dorfplatz. The modern flats bring a contemporary interpretation to the historic buildings, with their low eaves surrounding the village green. The podium zone opens the dialogue between the public areas with the building's interior. In the 90° angle, the upper garden area joins the section of the building which fronts onto the street. Almost all of the flats face the garden area, which means that they receive plenty of sunlight. The residents can use the extensive green space in the form of separate gardens, balconies and patios.



Photos: Kurt Hörbst

COMPETITIONS AND PUBLIC PROCUREMENT CONTRACTS 2016



In 2016 a total of seven competition entries were submitted, three of which ended up in first place on the podium!

In 2016 WGA ZT GmbH set itself the target of taking part in more competitions. In total seven competition entries were prepared and submitted. Some jobs were realized in collaboration with our partners Holzer Kobler Architecture GmbH or Arch. Grad. Eng. Adelheid Pretterhofer.

From seven entries submitted, three of these came in first place, and these are now being turned into reality. We are already looking forward to reporting on the completion of these projects in the years to come on these pages!

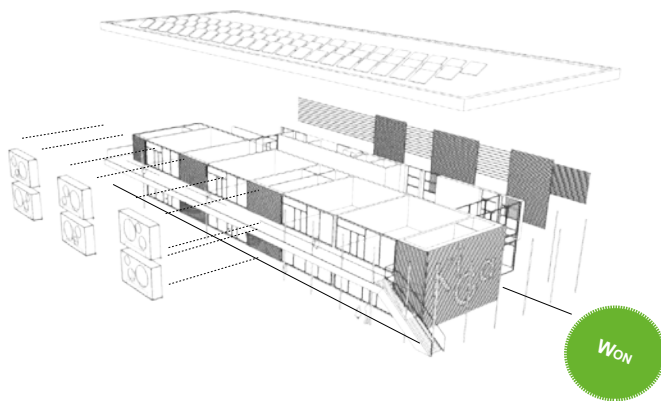


Visualisations: bildraum.at

• Temporary Parliament	
• Developer	Parlamentgebäude- sanierungsgesellschaft m.b.H.
• Client	STRABAG AG
• Location	Heldenplatz 1, 1010 Wien
• Planning started	05/2016
• Construction started	09/2016
• Completion	07/2017
• Construction costs	-
• Scope of contract	general planning

The Parliament in Vienna is being refurbished and parliamentary business must be conducted elsewhere during the renovation works. A total of three temporary pavilions are being built on the 'Heldenplatz' and also on the 'Bibliothekshof' to provide assembly chambers and office space.

The three pavilions are being built using a timber construction system, which does not only fulfill the criteria of cost, quality and functionality most successfully, but also makes a powerful statement about sustainability. The plan is to take the pavilions down after they have been used for three years. The intention is then to reuse the buildings' components, and there are many options for how this will be achieved.



Visualisation: WGA ZT GmbH

• • • • • **Kindergarten Ebergassing** • • • • •

- **Developer** *Community of Ebergassing*
- **Client** *Community of Ebergassing*
- **Location** *Waldgasse, 2435 Ebergassing*
- **Planning started** *03/2017*
- **Construction started** *09/2017*
- **Completion** *07/2018*
- **Construction costs** *€ 2,50 million (net)*
- **Scope of contract** *general planning*

The new kindergarten in Ebergassing, which can accommodate six groups, blends smoothly into the meander in Ebergassing's new edge of town development. The existing visual barrier, which also blocks out noise, goes right up to the building, thus creating a generous, trapezium-shaped outdoor area. A protruding, covered open area frames the transition between indoors and outdoors. In terms of ecology and construction, the kindergarten is 'state of the art' and is bright, friendly and close to nature – an ideal space for children and the community. The kindergarten could be expanded to accommodate two more groups at any time, without affecting the existing provision.



Model: Grad.Eng. Martin Svejda



Views: WGA ZT GmbH

• • • • • **School boarding house Pitzelstätten** • • • • •

- **Developer** *Republic of Austria*
- **Client** *BIG*
- **Location** *Bundesimmobiliengesellschaft
Glantalstrasse 59
9061 Klagenfurt*

The brief includes the refurbishment of the dormitory as well as a new building. The accommodation is designed for a total of 220 boarders and is gaining additional areas for leisure, music and other activities. In terms of energy efficiency and sustainability, the intention is to achieve Klimaaktiv's 'Gold Standard'. This is awarded based on an assessment of how well sustainability, warmth, indoor air quality and energy requirements are balanced. Laminated timber is used as a constructional building element, so that the interior walls and floors can also be designed to have pleasant wooden surfaces. The façade has a timber frame construction, clapboard forms the external skin.



Visualisation: schluderarchitektur

Wow

Residential development Anschützgasse

Developer	LSE Liegenschaftsstrukturen- entwicklungs GmbH
Client	STRABAG AG
Location	Anschützgasse 1, 1150 Vienna
Planning started	06/2016
Construction started	11/2016
Completion	04/2018
Construction costs	€ 18,20 million (net)
Scope of contract	general planning

This plot in Vienna's 15th District is situated not far from the Schönbrunn Palace and just along the left bank of the Wien River. The intention is to knock down the existing warehouses and some parts of the office block on the left bank, whilst retaining and partially renovating the structure of the existing office building on the Anschützgasse. Once demolition is complete, the intention is for a new seven-storey building containing offices and flats to be built. 10 two-storey residential units are planned for the top two floors.

The overall concept is based on a hybrid construction method using concrete from the cellar up to the first floor and a wood construction for the remaining upper floors. The façade will use wooden slats to provide protection from weathering and strong sunlight.

The development is accessed through the area between the new-build and the existing building. Here, the ground floor includes generous service facilities and waiting areas and serves as a linking element between the old and the new parts of the building. All of the office floors follow the principles of open-plan use of space. Most of the residential units on the top two floors look out onto the left bank and dominate the building with their large, two-storey dormer windows.



Visualisation: Holzer Kobler Architekturen

Technical College St. Pölten

Developer	Magistrate of the city of St. Pölten
Client	Magistrate of the city of St. Pölten
Location	Matthias Corvinus-Straße 15 3100 St. Pölten

The planned extension to the campus for the St. Pölten Technical College will turn it into a modern research location with open communication, a place for people to meet and be inspired.

Together, the existing building and the planned extension create clearly defined rooms and whole series of rooms. A ground-level link joins the two parts of the building together and also helps define the open space. The courtyards and patios appear at regular intervals in the whole ensemble and provide structure to the large ground area, by splitting it into smaller sections. This division of space allows a high level of flexibility in defining the layout of the area and helps create a modern location to work and learn with its own distinct character.

Nearly all of the ground floor in the existing building and the new-build is designed for public use: canteen, library and service centre in the new-build, function rooms in the existing building. There will be generous working and learning areas on the upper floors.

The podium linking the two blocks will be glazed and set back slightly, but the sections will both use different materials – the existing building will use metal cladding, the new-build will have a structure of protruding wooden slats. However, the light colour and the surrounding window elements will provide a further connection between the two sections. The carefully planned combination of large spaces, façades, proportions and materials will help turn the whole campus into a new and lively architectural composition.



Visualisation: Holzer Kobler Architekturen

- • • • •
- **AG Rossau Mittelhof**
- **Developer** *Republic of Austria*
- **Client** *Republic of Austria*
- **Location** *Roßauer Lände 1, 1090 Vienna*
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These newly-built offices are a modern element, which blend sympathetically in with the historic built environment which surrounds them. The façade of the new-build reflects the dimensions, materials and structure of the older construction, which have all been retained. The opening of the windows is calculated to protrude in an outwards direction.

The internal structure of the footprint is derived from the basic office module with a size of 10m². This module can be added and distributed as required right along the façade. In the interior of the office complex, vertical linking elements are used to form 'airspace', which link the floors together.



Visualisation: bildraum.at

An open competition was promoted across the EU, which invited designs for a new middle school in Vienna's 20th District to be submitted.

The brief includes the new-build of a middle school, based on the concept of "clusters" in the school building.

The new areas to be provided are divided into four learning clusters - each including four classes and a multi-purpose area - a creative area, an administrative area and an area for sports with two gyms and various additional side rooms. Another important feature is the design of the outdoor areas with the integration of the existing school on the neighbouring property.

In WGA ZT GmbH's joint competition entry in collaboration with Mrs. Adelheid Pretterhofer (Arch.Grad.Eng.), the rooms detailed in the brief are accommodated in a four-storey building located on the Spielmannsgasse. This location allows the site to be split into three zones:

An entrance on the street, the school building and the playground / sports area, which is designed to accommodate joint use by both schools. The building will have a central atrium to provide light in the multi-purpose areas and also provides an additional four classrooms. Striking features of the entrance areas are that the walls are set back, the façade has a double structure, which uses recesses and figures in the façade to break up the area.

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- **NMS Spielmannsgasse**
- **Developer** *Stadt Wien, MA56 - Wiener Schulen*
- **Client** *Stadt Wien, MA56 - Wiener Schulen*
- **Location** *Spielmannsgasse 3, 1200 Vienna*
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AT THIS POINT WE WOULD LIKE TO THANK ALL OUR COLLEAGUES AND EVERYONE INVOLVED IN OUR PROJECTS FOR THE GOOD TEAMWORK OVER THE LAST YEAR.
WE LOOK FORWARD TO ALL OUR FUTURE PROJECTS IN 2017.



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