

At the end of 1927 the Municipality assigned about 1,600,000 square metres of land for the garden suburbs constructed with its assistance. The planning and entire architectural scheme of the suburbs are subject to the approval of the Garden Suburb Department. The sale of alcohol is prohibited in establishments within the garden suburbs. Municipal advances for this purpose, including the cost of the three municipal garden suburbs amounted to £1,000,000 at the end of 1927.

Since the year 1927 these garden cities have been laid out by the Municipality itself, and when completed, the houses and gardens are transferred as a gift to the settlement associations, and a rent is levied in respect of each house sufficient to cover costs of maintenance only. 450 of such houses were built in 1927.

### **Encouragement of Private Building.**

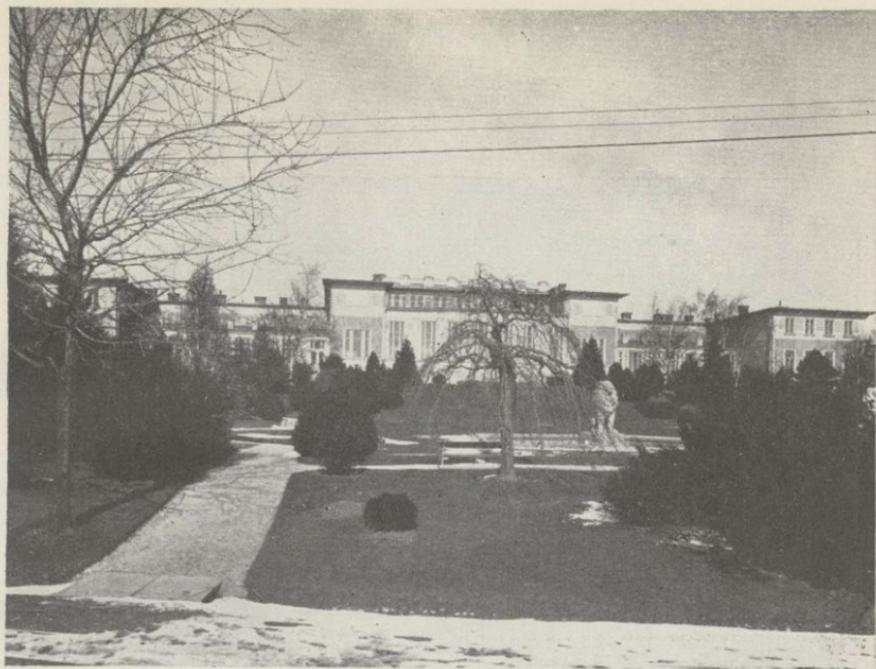
By the side of all the above activities, private building enterprise has, of course, been encouraged, but with very little success. New buildings are exempt from taxation for thirty years. To promote the housing of persons with modest means, the Municipality grants loans to an association known as the "Gesiba", which builds garden suburbs. The "Gesiba" builds skeleton houses for persons who undertake to provide one-fourth of the building costs, and to repay the loan within five years at 5% interest. These skeleton houses contain a small number of rooms, but are so constructed that they can be expanded later on without any difficulty. The smallest type of house involves a total outlay of £180, so that anybody with a small capital can buy a house which may be enlarged in due course.

The Municipality has also granted a loan of some £200,000 to the "Gesiba," in order that 190 houses may be built. Applicants must find a quarter of the costs of construction. The balance of the loan is repayable in 15 years at 4 per cent. The land is leased by the Municipality at a low ground rent until the year 2000.

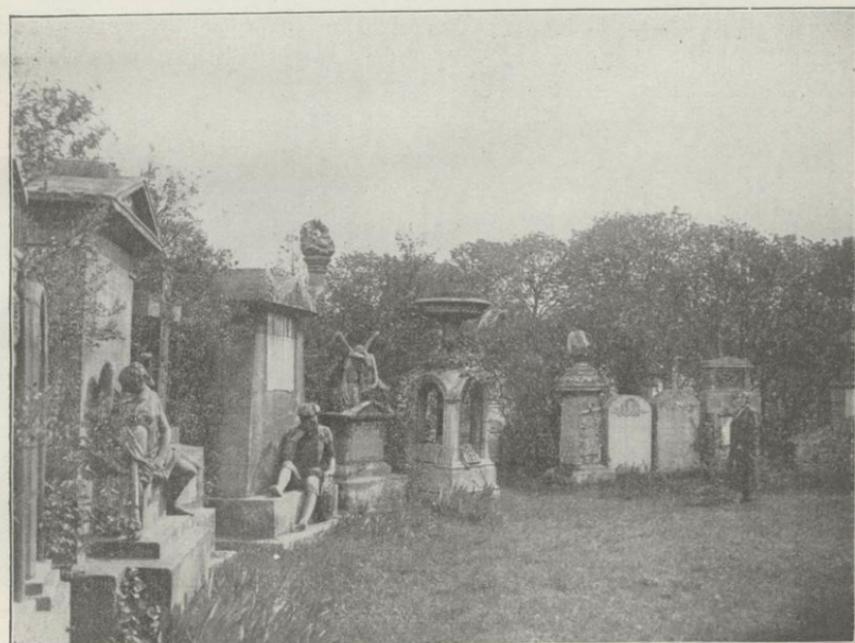
## **Technical and Economic Questions.**

### **The Streets.**

The formidable tasks which confronted the Town Hall in the sphere of housing have in no way impaired the vigorous treatment of other questions. In order to keep constantly up to date with technical progress, the Municipality sends its engineers abroad. The technical problems clamouring for solution were all the more urgent because Vienna was in many respects a backward municipality before the war, whilst the subsequent period of neglect made drastic reform necessary. Thus a gigantic labour had to be performed to bring order into the streets, which was far more difficult than elsewhere by reason of the hilly character of the town. The paving, cleaning and lighting of the streets had to be reorganised. New and comparatively untried systems have been



Municipal sanatorium, „Baumgartnerhöhe“. Vienna, District 13



Corner of a cemetery converted into a pleasure ground.  
Vienna, District 5



Swimming bath in the municipal baths „Amalienbad“, Vienna, District 10

adopted and advantage has been taken of American experience. The Municipality has installed seven sweeping machines, each of which sweeps 48 miles of streets daily, doing the work of 70 men. By tarring the streets great headway has been made against the dust evil. To keep the streets clean and instill habits of tidiness into the population, the Municipality has fixed nearly 5,000 refuse receptacles. It should be stressed that scarcely any of these technical innovations owe their existence to the initiative of private enterprise, and that the new machines are designed and manufactured in the Municipality's own workshops.

To the question of street lighting the municipal administration devoted special attention. Immediately after the war, gas lighting had shrunk to 42 per cent. and electric lighting to even 16 per cent. of their normal strength. So as to turn to profitable account the current made available by water power, the Municipality resolved to light the streets by electricity instead of by gas, and at the end of 1927 15,000 electric lamps were already functioning, which accounted for 39 per cent. of the entire street length of Vienna. By the introduction of the new electric lighting, the street illumination is improved fivefold as compared with pre-war conditions.

Extreme care is devoted to the organisation of the city fire brigade, which is always in a position to make use of the latest appliances and is indeed a model institution. The system of voluntary firemen is gradually disappearing, and it will not be long before there will be only one city fire brigade.

### **Popular Health.**

On the health side, the extension of public baths is being proceeded with, and this is especially important for Vienna, owing to the absence of baths from most houses. Swimming baths have also been extended in every way. In 1926 a splendid building was opened in a large working-class district, which is one of the largest public baths in Europe. Its total cost amounted to £300,000. Admission charges are fixed so low as not to cover the cost of maintenance. In 1913, the public baths were used by 4,049,000 persons, and in 1927 the number was almost 9 millions.

All over the city open spaces have been renovated and extended. Old cemeteries have been converted into public gardens. In 1905, an area of 4300 hectares was set aside as park land, and protected from the private builder, and in 1924 the Municipality pre-empted a number of public and private gardens as recreation grounds. Every year new parks are opened. In 1913 there were 351 parks with an area of 1,900,000 square metres. At the end of 1927, the number was 410, with an area of 2,480,000 square metres.

In this connection the water supply would not be lost sight of. The 159 miles of conduits which convey water from the Alps to Vienna have not only been maintained, but considerably reorgani-

sed and extended, to meet the constantly growing consumption. Moreover, in contrast to pre-war practice, the ordinary water requirements are now supplied free. As 60 pints are allowed free daily to every person, almost one half of Viennese houses have no water account to pay. Additional consumption is paid for at a very low rate, and the charges for industrial consumption are lower still.

The old-fashioned removal of dust, which constituted one of Vienna's chief evils, has been replaced by an up-to-date system, at a cost of £300,000 for its introduction and an annual charge of £150,000 for its maintenance.

To improve the victualling of Vienna, the markets were reorganised and augmented. While the actual market service could not be directly organised by the Municipality, owing to the lack, among other things, of parliamentary powers, the Municipality has large holdings in fruit and vegetable markets which supply the City with its food. It holds 90 per cent of the shares of the Agricultural and Afforestation Company, which also administers the former Hapsburg properties and is the largest agricultural enterprise in Austria, whilst it holds two thirds of the shares of a large Viennese Wood and Coal Buying Company.

The Municipality owns half the shares of the Viennese Public Kitchens Company "Wök," which possesses 26 kitchens and a number of auxiliary businesses, such as bakeries, gardens, laundries, etc. and supplies dinners in 30 branches to 9400 customers, as well as to school canteens and children's homes.

To cover its own requirements, the Municipality owns and manages a number of large concerns: granite works, paving-stone works, which supply the whole requirements of the Municipality; tile works, which supply one-tenth of the immense requirements of the Municipality; two lime works, which are able to supply far more than the municipal needs; large repair workshops, a steam laundry etc. To assure the utmost economy, the supply and purchase of materials are centralised as far as possible. A central office supplied 76,575 waggon loads of building materials in 1924, 140,000 in 1925, and 117,000 in each of the years 1926 and 1927. A central buying office purchases materials for all municipal offices, institutions, schools, etc.

## **The Municipality in business.**

The recent evolution of the municipal enterprises constitutes a glorious page in the history of the Socialist administration. The fate of the three great monopolistic concerns, the gas works, the electricity works and the street trams may be regarded as decisive for the whole development of the City.

In pre-war times the Christian Social Party administration derived large profits from these enterprises, which, however, they exploited to the point of exhaustion during the war, without providing for replacements. In the initial stages of the currency depreciation, the majority then in power would not adapt the charges