

Üdvözlöm

Önököt

Welcome

# Introduction



Buildings must have  
3 major characteristics:

FUNCTIONALITY

FUNKCIONALITÁS

USEFULLNESS

HASZNÁLHATÓSÁG

BEAUTY

SZÉPSÉG

Vitruvius, Roman Architect,  
lived 2000 years ago

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**Real Estate Manager**

# Overview

- Federal Office of Monument Protection
- History and legal background
- Why monument preservation?
- Advantages and disadvantages of listed buildings
- Projects and experience

# Federal Office for the Protection of Monuments „Bundesdenkmalamt“ BDA

## KEY FACTS

- Established in 1850
- Execute the law
- Enact notifications
- About 37.000 immovable objects under protection (approximately 2% of Austrias entire built-substance)

## MAJOR TASKS

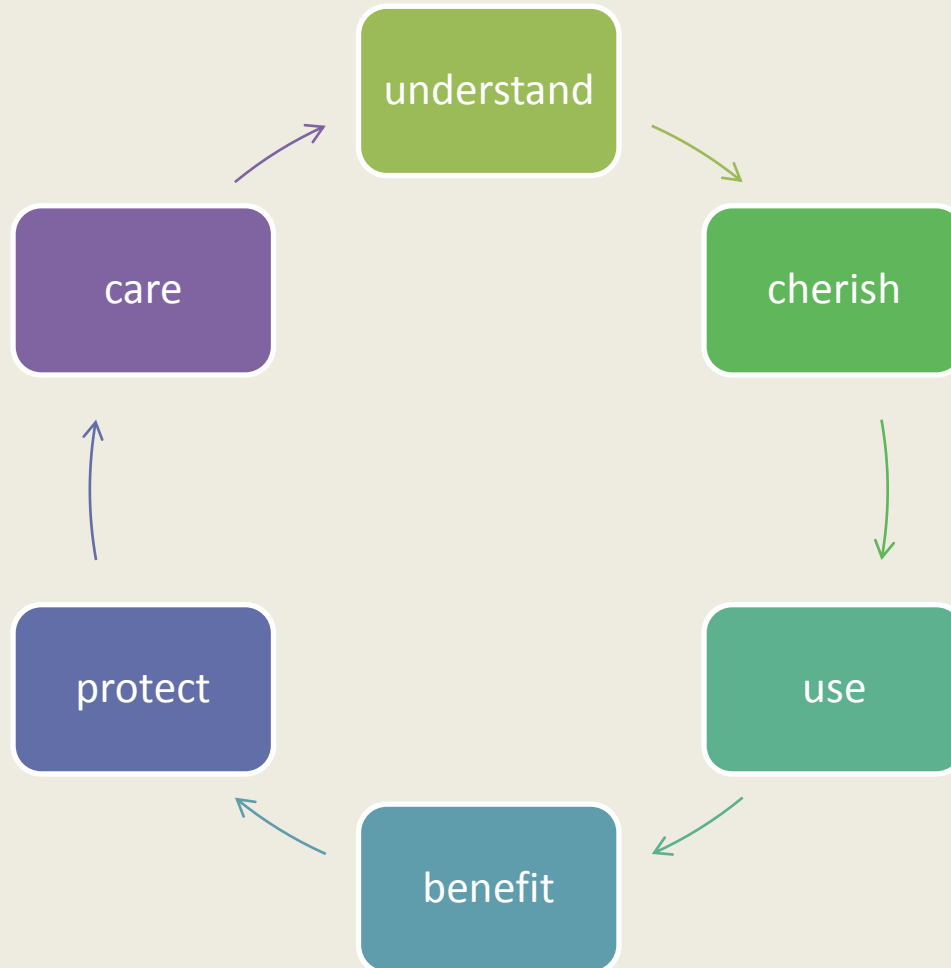
- Lectures and courses
- Events: day of the monument
- Exhibitions
- Research
- Publications
- PR

# Financial support given by state (via BDA)

- Overall 2011:  
13.750.741,- €  
(100%)
- Thereof for sacral  
buildings 2011:  
7.467.464,- € (54%)
- Thereof for profane  
buildings 2011:  
6.283.277,- € (46%)



# Wheel of Protection



# 1923 „Monument Protection Act”

Definition of a Monument according to law:

- Made by people
- Artistic significance
- Historical significance
- Cultural importance
- Preservation because of public interest





# Why monument preservation?

- Uniqueness of cultural heritage
- Documentation for future generations
- Preservation of craftsmanship and materials
- Sustainability





# Wooden versus plastic window



# Adaptation in paint and structure

Sporgasse / Graz,

changes in the facade during the last century



# Approach preservation

- MPA has within the last years come to the conviction that only inhabited buildings have a lasting chance of survival
- Combination of „old and new“ is possible, the differences between them should be distinct
- Joint effort of MPA, developer/owner and user to find out the best handling of listed building





# Advantages for listed buildings

- Consultancy by MPA
- Tax
- Level of rent achieved
- Value of the building
- Neighbours
- New lifestyle
- Can a building be sexy?  
A monument would...

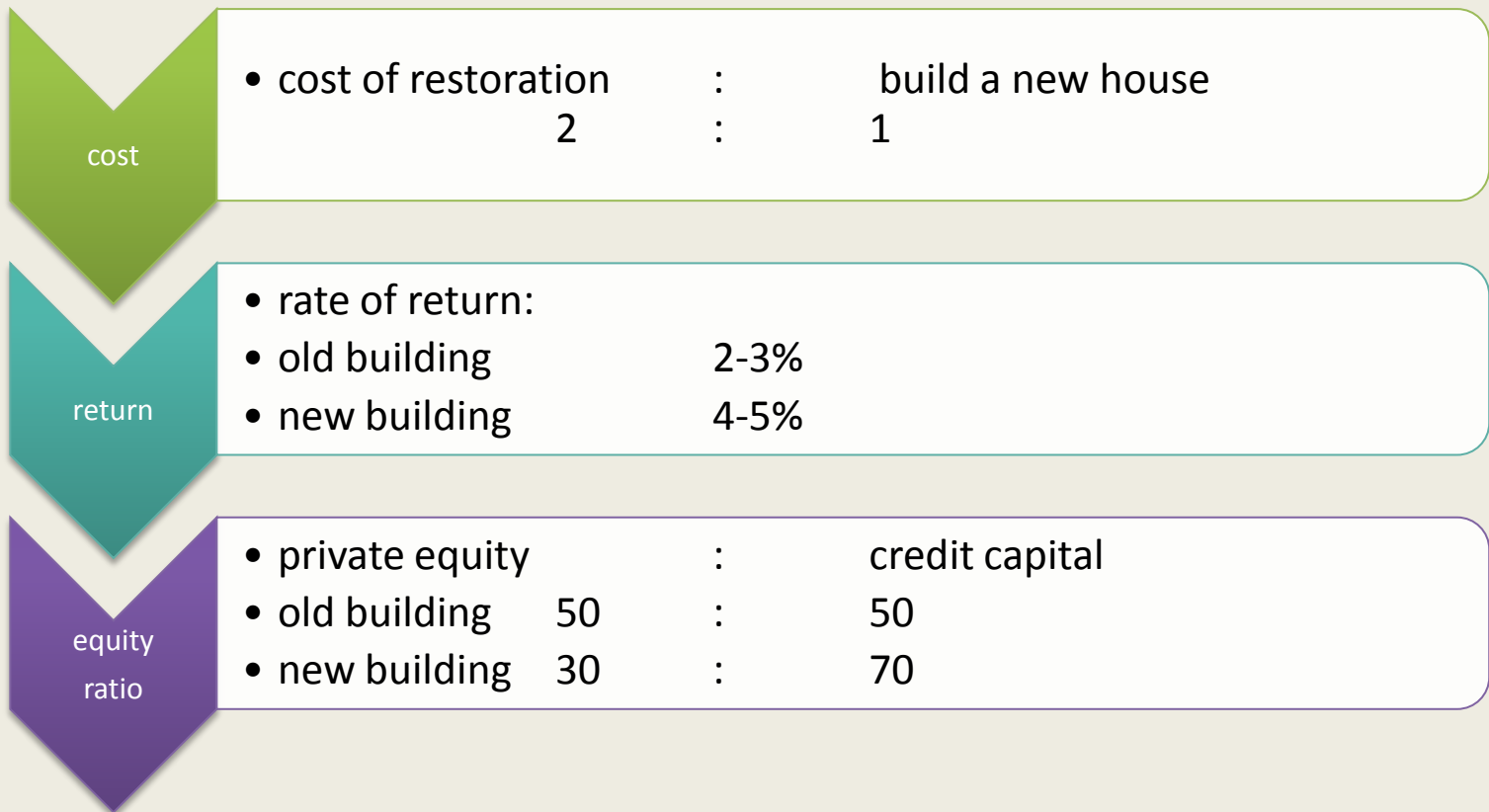


# Disadvantages for listed buildings

- Higher costs
- Limited possibilities
- Higher effort
- Reduced earnings
- Financial matters



# Financial reductions: the bank



# Characteristics needed by developer dealing with monuments

- Enthusiasm
- Idealism
- Time
- Money





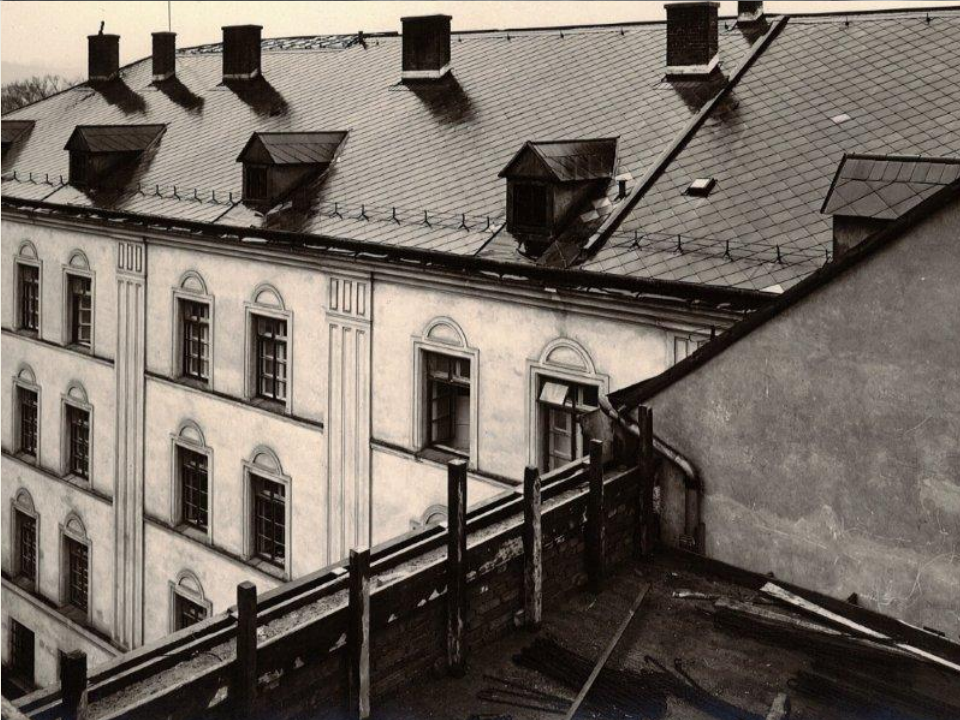
# Projects and experience

Austria, Vienna 1130, Cloisters and Church, app. 1920

Restoration and remodelling into apartments, modern addition  
2009-2010







# Projects and experience

Austria, Graz, Inn, built in 16th century  
restoration and remodelling into mixed use, 2010-2011







# Projects and experience

Austria, Ottersbach, Mühle (Mill), built app. 1650

Restoration in advance, adaptation into museum and restaurant









# KÖSZÖNÖM!

A LEGKÖZELEBBI  
VIZONTLÁTÁSRA!

thank you, and  
see you somewhere  
out there!





# Further information

- <http://www.bmukk.gv.at/kultur/>
- <http://www.bda.at/>
- [theodor.poppmeier@top-living.at](mailto:theodor.poppmeier@top-living.at)

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