

Assessment EBA - Offer by Austria - Vienna

Criterion/specific issue	Information provided in the offer	Commission assessment
<p>1) The assurance that the agency can be set up on site and take up its functions at the date of the United Kingdom's withdrawal from the Union <i>This criterion concerns in particular the availability of appropriate office premises in time for the Agency to be able to take up its functions at the new location at the withdrawal date. This should include the necessary logistics and sufficient space for offices, meeting rooms and off-site archiving, high-performing telecommunication and data storage networks as well as appropriate physical and IT security standards.</i></p>		
<p>1.1 Necessary logistics and sufficient space (a total of 4,150 m²) for...</p>	<p><i>"This building, offered by the Austrian Government for accommodating the EBA, is located at 216 Linke Wienzeile. It is currently being newly built, and will be available by 31 March 2019 at the latest. As it is a new building, the initial equipment fitted in the building can take account of the specific requirements and standards of the EBA. The details will need to be specified during the planning and implementation of the finishing works in close consultation with the EBA. In this context, a corresponding passage will be included in the contract with the lessor of the building, a subsidiary of the Austrian Bundesimmobiliengesellschaft (BIG). The contract will also state all the possible measures for the optimum implementation of the EBA's corporate design, both in the entrance area of the building and in the office and meeting rooms. The EBA is invited to participate in the contract negotiations between the Austrian Government and the BIG so that it is able to actively contribute its wishes in respect of the layout of the office rooms." (p. 8)</i></p> <p><i>"The total area available is thus 5,100 m², which will provide the EBA with relatively large and individually customisable premises." (p. 8)</i></p>	<p>The offer indicates the availability of a proposed building, 216 Linke Wienzeile, with a total available area of 5,100 m².</p>
<p>1.1.1 offices for 189 members of staff and 30-35 external staff working on the premises, with 2,345 m² of offices space...</p>	<p><i>"The area offered for offices, meeting rooms, smaller areas for informal meetings and also for technical areas is around 4,300 m²." (p. 8)</i></p>	<p>The offer indicates the availability of a total area of 4,300 m² for offices, meetings rooms, informal meeting areas and technical areas, without providing specific details on office space and other areas. The offer also indicates that the specific requirements of EBA can be taken into account in the finishing works on this new building.</p>
<p>1.1.1.1 ... where the staff office areas are open space</p>		<p>The offer does not provide information on whether the staff office areas are open space.</p>

1.1.2 a total of 24 meeting rooms (841 m ² overall), including...		The offer provides information on the total area, but there is no detailed breakdown on office space and other areas. At the same time, the offer indicates that the specific requirements of EBA can be taken into account in the finishing works in this new building.
1.1.2.1 3 large meeting rooms (up to 68 persons)		The offer does not provide information on the availability of 3 large meeting rooms.
1.1.2.2 17 medium meeting rooms (up to 28 persons)		The offer does not provide information on the availability of 17 medium meeting rooms.
1.1.2.3 4 small meeting rooms (for 2 persons)		The offer does not provide information on the availability of 4 small meeting rooms.
1.1.3 storage, print room and other service premises (774 m ²)	<i>"Storage areas of around 800 m² are also offered."</i> (p. 8)	The offer indicates the availability of a storage area of 800 m ² , but does not provide information on print rooms and other service premises.
1.1.4 reception and lobby (190 m ²)		The offer does not provide information on the availability of a reception and lobby.
1.2 high-performing telecommunication networks	<i>"It goes without saying that the infrastructure of the building and office premises respectively, including in particular IT and telecommunications, will entirely correspond to state-of-the-art technology."</i> (p. 8)	The offer indicates the availability of IT and telecommunications, without providing further detail.
1.3 high-performing data storage networks...		The offer does not provide information on data storage networks.
1.3.1 ...including two externally hosted data centres, with all infrastructure components (servers, network, storage, etc.) and equipment owned and managed by the external provider	<i>"While data centres will continue to be provided by external providers (see attached list of potential providers in section 5.5.), the Bundesrechenzentrum (BRZ, Federal Computing Centre) will provide advice and support to identify viable solutions under the given time constraints."</i> (p. 9) A list of 15 data centres is provided. (p. 31)	The offer provides information on potential external providers of data centre services, but no information on the equipment is provided.
1.4 Appropriate physical security standards		The offer does not provide information on physical security measures.
1.5 Appropriate IT security standards		The offer does not provide information on the availability of IT security.
1.6 Availability at the date of the United Kingdom's withdrawal from the Union	<i>"It is currently being newly built, and will be available by 31 March 2019 at the latest."</i> (p. 8)	The offer indicates the availability of the proposed building by 31 March 2019 at the latest.

1.7 Other		
GENERAL ASSESSMENT OF CRITERION 1		The offer indicates that a proposed building, <i>216 Linke Wienzeile</i> , of 5,100 m ² , is available by 31 March 2019 at the latest. The offer indicates that 4,300 m ² will be available for offices, meeting rooms, internal meeting areas and technical areas, without providing details about the individual requirements concerning these areas or the facilities. According to the offer, the specific requirements and standards of the EBA can be taken into account in the finishing works of the building.
2) The accessibility of the location <i>This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.</i>		
2.1 Flight connections from the capitals of all EU Member States to the airports close to the location		
2.1.1 Availability	The offer provides information on direct flights to all European capitals (except Bratislava) from Vienna International Airport (p. 22). " <i>Vienna thus offers the flight connections required for the around 700 missions organised by the EBA. In addition, the high number of flights to/from London (around 800 per week) will contribute to a smooth transition for the Authority's staff.</i> " (p. 10)	The offer indicates the availability of (direct) flights between Vienna and all EU capitals, except for Bratislava.
2.1.2 Frequency	The offer provides information on the weekly frequency of flights between Vienna and all EU capitals per week. The range of frequency of (direct) flights varies from 7 flights per week to Dublin and Vilnius to 85 to Berlin. (p. 22)	The offer indicates the frequency of (direct) flights per week between Vienna and EU capitals, varying between 7 flights and 85 flights per week.
2.1.3 Duration	<i>"Lisbon being the most distant with flights taking three and a half hours".</i> (p. 10)	The offer indicates a maximum duration of 3h30min.
2.2 Public transportation connections from these airports to the location		
2.2.1 Availability	<i>"The building offered is situated next to the underground line No. 4; as a result, the city centre can be reached in about 7 minutes and Wien Mitte railway station in about 16 minutes; regular trains run from here to Vienna International Airport, making the airport accessible by public transport in less than 40 minutes."</i> (p. 9)	The offer indicates the availability of public transportation connections between the proposed premises and the airport.

2.2.2 Frequency	<i>"From VIE the city centre can be reached by City Airport Train (CAT) within just 16 minutes (frequency: every 30 minutes; one-way ticket: EUR 11). Furthermore, the OeBB (railway) connects the Airport to Vienna Main Station within 15 minutes and to the city centre (stop Wien Mitte) in 25 minutes (frequency: every 30 minutes; one-way ticket: EUR 3.90). Three bus lines connect the airport to various destinations within 22 – 45 minutes (frequency: every 30 minutes, one-way ticket: EUR 8) ." (p. 10)</i>	The offer indicates that the frequency of public transport connections between the city centre and the airport is every 30 min for the train and for the bus. The frequency to the proposed location of the Agency is not indicated.
2.2.3 Duration	see 2.2.1. + 2.2.2	The offer indicates that the duration of public transport connections between the city centre and the airport is 15-25 min. with the train and 22-45 min. with the bus. The offer indicates that the duration of the connections to the proposed location of the Agency is less than 40 min., without specifying the nature of the transportation connection.
2.3 Accommodation facilities	<i>"Visitors to Vienna have the pick of more than 33,500 hotel rooms in some 439 hotels and bed-and-breakfast providers, ranging from five-star superior hotels to budget accommodation. A further 9 hotels with 1,600 additional hotel rooms are scheduled to open by 2018. " (p. 11) "With its capacity Vienna can easily host the participants of the approximately 300 EBA events with a total of around 9,200 participants per year, even in peak periods. " (p. 11)</i>	
2.3.1 Quality	see 2.3	The offer indicates the availability of accommodation of different quality, ranging from 5-star hotels to budget accommodation.
2.3.2 Quantity (almost 9,000 hotel nights/year)	see 2.3	The offer indicates the availability of 33,500 existing hotel rooms in 439 hotels and bed-and-breakfast providers, with 1600 additional hotel rooms being scheduled to be available by 2018.
2.4 Other	<i>"With numerous direct flights, Vienna Airport is also a hub for the CESEE region." (p. 10)</i> <i>"In its 2016 Airport Service Quality survey, the Airport Council International (ACI) ranked Vienna International Airport No. 1 in the category "Europe 15 to 25 million passengers". VIE also received the "Beryll Award" for its commitment to barrier free accessibility ." (p. 10)</i> <i>"Major European trunk routes and interregional rail links pass through Vienna, among them three pan-European mainline rail routes. The new, ultra-modern Vienna Main Station (Hauptbahnhof) opened in December 2014 and is one of the most advanced hubs in the entire trans-European rail network. It is used by around 150,000 people and more than 1,000 trains each day. It is also served by an underground line, eight express train lines, two bus routes and three tram routes ." (p. 10)</i>	The offer provides additional information, in particular on: - flight connections from Vienna to the Central and Eastern European region; - the European ranking of Vienna International Airport as regards punctuality; and - rail connections.

<p>GENERAL ASSESSMENT OF CRITERION 2</p>		<p>The offer indicates the availability of direct flights between Vienna and all EU capitals, except for Bratislava, with a frequency of 7-85 flights per week and a maximum duration of 3h30min.</p> <p>The offer indicates the availability of public transportation connections with a frequency of 30 minutes and with a duration of less than 40 minutes.</p> <p>The offer indicates the availability of 35,100 hotel rooms by 2018, ranging from 5-star hotels to budget accommodation.</p>
<p>3) The existence of adequate education facilities for the children of agency staff <i>This criterion concerns the availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the capacity to meet also the future education needs.</i></p>		
<p>3.1 Availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the future education needs. As of 2016, EBA's 189 members have 130 children, of which...</p>	<p>"Vienna can meet the needs for education facilities of the now 130 children of the current EBA staff. For the 39 children of pre-school age, 77 attending primary/secondary schools and 14 attending university, there is a large number of multilingual pre-school, school and student places available. These facilities and the plans to increase capacity further mean that future education needs will easily be met:</p> <ul style="list-style-type: none"> - The nine international schools in Vienna have a total capacity of more than 6,000 places, of which currently more than 1,100 are available (French: 366, English: 740, Swedish: 16). - Vienna is also host to the first private Polish School in Austria and the Grammar School Komensky (bilingual Czech/German). <p>In addition, at least two international schools are developing plans to expand their capacity:</p> <ul style="list-style-type: none"> - Brookes Educational Group, a Canadian education provider, has recently decided to establish a school in Vienna by 2019 that will offer an additional 500 places. - The Archdiocese of Vienna, the largest private provider of education at all age levels, intends to open a European School in Vienna by 2018 that will offer an additional 600 places. Provided that the EBA becomes established in Vienna, the Archdiocese of Vienna is ready to enter into a partnership with the EBA to establish this school as an Accredited European School." (p. 13) <p>The offer provides detailed information on the availability of places in existing international schools in Vienna 2017/2018 (p. 26):</p> <ul style="list-style-type: none"> 16+9+15+14=54 Pre-Kindergarten (0-3 years) 8+3+38=49 Kindergarten (3-5 years) 48+19+122+26= 215 Primary (5-11 years) 104+39+175+54=372 Secondary (11-18 years) 	

3.1.1 ...39 attend nursery schools	<i>"Vienna's total childcare capacity for children aged 0-6 amounts to around 86,000 places. With regard to their opening hours and the number of days on which they are closed, 98 % meet the needs of parents in full-time employment. Foreign-language pre-schools are attached to a number of international schools; at the moment, at least around 130 places are available. In addition, some regular pre-schools offer bilingual education ."</i> (p. 13)	The offer indicates that the current childcare capacity for children aged 0-6 is 86,000 places and that around 130 places are currently available in Vienna's international pre-schools/nurseries: The offer does not specify the linguistic offer or the number of available places in the different European languages.
3.1.2 ...77 attend primary/secondary schools	<i>"Primary and secondary education: The 700 public schools – among them 20 bilingual schools – are free of charge. Additionally a number of international schools offer international curricula (International Baccalaureate) and tuition in languages other than German. Some of them place a special focus on science, technology, engineering and mathematics, as well as information technology and/or business-oriented or social science education ."</i> (p. 13)	The offer indicates the availability of 700 public schools, including 20 bilingual schools, without specifying the linguistic offer or the number of available places. The offer also indicates the current availability of at least 587 places in primary and secondary school in Vienna's international schools, generally indicating the availability of teaching in German, English, French and Swedish, without providing specific information on the linguistic offer for these places.
3.1.3 ...14 attend universities	<i>"Vienna has 18 universities and universities of applied sciences and arts (Fachhochschule) offering the widest possible range of specialisations, including courses and master programmes in English. Three universities offer their services and classes completely in English. Vienna is home to 190,000 students ."</i> (p. 13)	The offer indicates the availability of universities and higher level educational facilities in Austria, with indication that some courses and master programmes are in English, without specifying the capacity.
3.2 Other	<i>"The 700 public schools – among them 20 bilingual schools – are free of charge."</i> (p. 13) <i>"The Archdiocese of Vienna, the largest private provider of education at all age levels, intends to open a European School in Vienna by 2018 that will offer an additional 600 places. Provided that the EBA becomes established in Vienna, the Archdiocese of Vienna is ready to enter into a partnership with the EBA to establish this school as an Accredited European School."</i> (p. 13)	The offer provides additional information, in particular on: - public schools being free of charge; and - the intention of the Archdiocese of Vienna to open a European School in Vienna by 2018 with 600 additional places.

GENERAL ASSESSMENT OF CRITERION 3		<p>The offer indicates that the current childcare capacity for children aged 0-6 is 86,000 places and that around 130 places are currently available in Vienna's international pre-schools/nurseries, without specifying the linguistic offer or the number of available places.</p> <p>The offer indicates the availability of 700 public schools, including 20 bilingual schools, without specifying the linguistic offer or the number of available places. The offer also indicates the current availability of at least 587 places in primary and secondary school in Vienna's international schools, generally indicating the availability of teaching in German, English, French and Swedish, without specifying the linguistic offer for these places. The offer also indicates schools providing teaching in Czech and Polish.</p> <p>The offer indicates the availability of universities and higher level educational facilities in Austria, with indication that some courses and master programmes are in English, without specifying the capacity.</p> <p>The offer provides additional information, in particular on public schools being free of charge and the intention of the Archdiocese of Vienna to open a European School in Vienna by 2018 with 600 additional places.</p>
4) Appropriate access to the labour market, social security and medical care for both children and spouses <i>This criterion concerns the capacity to meet the needs of the children and spouses of the current as well as of future staff for social security and medical care as well as the availability to offer job opportunities for these.</i>		
4.1 Capacity to meet the needs of the children and spouses (ca. 50% of EBA's 189 members of staff are married) of the current as well as of future staff for:		
4.1.1 ...social security	<i>"The Headquarters Agreement may complement EU rules on the access to social security, subject to negotiations ." (p. 15)</i>	<p>The offer does not provide information on access to children and spouses of EMA staff to social security. It indicates that the Headquarters Agreement may complement EU rules on the access to social security, subject to negotiations, without specifying the possible complements.</p>

<p>4.1.2... medical care</p>	<p>"The system is characterised by unrestricted access to all levels of care, and particularly free choice of providers – also, of course, for EBA employees and their families. Those covered by private sickness insurance or by the Joint Sickness Insurance Scheme of the European Communities may claim reimbursement of expenses from their insurer. In contrast to many other countries, there is no obligation in Austria to enrol with a specific physician or consult a physician prior to accessing specialised treatment in the outpatient or hospital sector ." (p. 15)</p> <p>"Vienna has a total of 50 hospitals and some 14,800 beds ." (p. 16)</p> <p>The offer also provides details on the number of medical practitioners in Vienna in the outpatient sector (total, including dentists, of 6,060). (p. 16)</p>	<p>The offer indicates the availability of in- and outpatient care in Vienna which has 50 hospitals with some 14,800 beds and 6,060 medical practitioners, 2/3 of whom speak English or French and several hundred speak Italian. The offer indicates that access to care is unrestricted.</p>
<p>4.2 Job opportunities for children and spouses of current and future staff</p>	<p>"Austria is a particularly attractive place to work for citizens from the new EU Member States, due to its geographical proximity. There are currently about 370,000 employees from Member States that joined the EU 2004 or later. The country has also attracted about 150,000 employees from the EU-15, most of them Germans, who constitute the largest group of foreign employees in absolute terms.</p> <p>Vienna hosts a number of international organisations such as the UN, OSCE and World Bank, which provide employment opportunities that do not require knowledge of the German language. The latter is also the case for a number of international companies headquartered in Vienna, many of whom are active in the new EU Member States and value experience and language skills from these countries [...]. From a legal perspective, EEA citizens and Swiss nationals benefit from the freedom of establishment and freedom of movement for workers[...]. Workers from these countries therefore have free access to the labour market in Austria, and do not require any further authorisation to pursue employment. " (p. 14)</p> <p>"The Vienna branch of the Public Employment Service Austria (AMS) will roll out a programme exclusively focused on spouses and partners of EBA employees. This will include services aimed at rapid integration into the Austrian labour market by addressing issues such as:</p> <ul style="list-style-type: none"> - evaluation and documentation of formal and informal competences - recognition of qualifications acquired abroad - comprehensive information about the Austrian professional landscape[...] - professional orientation - individual and group training <p>Additional information workshops tailored to this specific target audience's needs will be offered on the basis of the AMS's regular services. Topics will include: the Austrian education system; Austrian employment law; application documents; application training; the Austrian health system; social security" (p. 15)</p>	<p>The offer provides general information on job opportunities in Austria that do not require knowledge of the German language, without providing specific information on available posts in other European languages.</p> <p>The offer also indicates the intention to roll out a programme exclusively focused on spouses and partners of EBA staff that includes services aimed at rapid integration into the Austrian labour market.</p>
<p>4.3 Other</p>		

<p>GENERAL ASSESSMENT OF CRITERION 4</p>		<p>The offer indicates that the Headquarters Agreement may complement EU rules on the access to social security, subject to negotiations, without specifying the possible complements.</p> <p>The offer indicates the availability of in- and outpatient care in Vienna which has 50 hospitals with some 14,800 beds and 6,060 medical practitioners, 2/3 of whom speak English or French and several hundred speak Italian. The offer indicates that access to care is unrestricted.</p> <p>The offer provides general information on job opportunities in Austria that do not require knowledge of the German language.</p> <p>The offer also indicates the intention to roll out a programme exclusively focused on spouses and partners of EBA staff that includes services aimed at rapid integration into the Austrian labour market.</p>
<p>5) Business continuity <i>This criterion is relevant given the critical nature of the services provided by the Agencies and the need therefore to ensure continued functionality at the existing high level. The criterion relates to the timeframe required to fulfil the four criteria above. It concerns amongst other things the ability to allow the Agencies to maintain and attract highly qualified staff from the relevant sectors, notably in case not all current staff should choose to relocate. Furthermore, it concerns the capacity to ensure a smooth transition to the new locations and hence to guarantee the business continuity of the Agencies which should remain operational during the transition.</i></p>	<p><i>"The Austrian Government regards the relocation as a joint endeavour with shared responsibility, which must result in success. In terms of the timeframe to fulfil the 4 criteria above, the Austrian Government guarantees a smooth and frictionless transition to the EBA's new location and its functionality at the date of the UK's withdrawal from the EU. A detailed roadmap with major milestones will be agreed with the EBA's services. For this and other undertakings a special Task Force will be established ." (p. 17)</i></p> <p><i>"Business continuity in information and communication systems will be paramount to maintaining business continuity. The Bundesrechenzentrum (BRZ, Federal Computing Centre) is ready to support the EBA in identifying the best solutions on the spot.</i></p> <p><i>Where services are to be provided by commercial companies [...] the BRZ will provide advice and support in identifying viable solutions under the given time constraints. " (p. 17)</i></p>	

<p>5.1 Timeframe required to fulfil the four criteria above</p>	<p>"[...] a Task Force will be established, i.a. to develop a detailed roadmap to be agreed upon with the EBA's services." (p. 8)</p> <p>"The Austrian Government regards the relocation as a joint endeavour with shared responsibility, which must result in success. In terms of the timeframe to fulfil the 4 criteria above, the Austrian Government guarantees a smooth and frictionless transition to the EBA's new location and its functionality at the date of the UK's withdrawal from the EU. A detailed roadmap with major milestones will be agreed with the EBA's services. For this and other undertakings a special Task Force will be established." (p. 17)</p> <p>"The Austrian Government will set up a Task Force to manage and assist the relocation process and serve as a single point of contact for the EBA. The Task Force will comprise representatives of all the state and City of Vienna authorities involved, as well as relevant stakeholders and contract partners. The EBA will be invited to participate in the Task Force. In addition Austrian supervisors who are familiar with the Authority, not least because of various secondments, are on hand and ready to advise. The Task Force will be formed immediately after the decision on the Authority's future seat is taken and will address the following issues amongst others:</p> <ul style="list-style-type: none"> - the relocation roadmap - the building - IT - the headquarters agreement - other legal matters - liaison with the authorities - services for expat staff" (p. 17) 	<p>The offer indicates Austria's intention to establish a dedicated Task Force which, as one of its tasks, will establish a detailed relocation roadmap. No information has been provided on the time frame to fulfil the 4 criteria. The offer indicates that the Austrian Government guarantees a smooth and frictionless transition to EBA's new location and its functionality at the date of withdrawal.</p>
<p>5.2 Ability to allow EBA to maintain and attract highly qualified staff from the relevant sectors</p>	<p>"Vienna is as attractive to highly skilled people from all over the world as it is to international organisations and international financial institutions. Consequently, a minimal staff turnover is to be expected as a result of the EBA's transition. In addition Vienna is home to both young and experienced personnel in financial and professional services (e.g. legal services, auditors, and consultancy) with expertise in local, regional and international banking, banking supervision and banking resolution. This is the result of several factors:</p> <ul style="list-style-type: none"> - The attractiveness of Vienna and its outstanding quality of living. - An international community enjoys working and living in a prestigious city/in one of the many international organisations in Vienna (e.g. one of the four headquarters of the United Nations, World Bank Offices, the European Union Agency for Fundamental Rights (FRA)). - Austrian Universities offering in-depth education e.g. in economics, finance, business administration or statistics have attracted people from many different European countries to live in Vienna. Institutions such as the University of Vienna, the Vienna University of Economics and Business, the Vienna Graduate School of Finance or the Institute for Advanced Studies offer high-quality financial education. For details see section 5.2. - The Austrian institutions involved in banking supervision have actively promoted and undertaken secondments of qualified staff to the EBA from the very beginning. Thus the staff of these institutions are familiar with the EBA, its processes and contents, and also its needs" (pp. 17-18) 	<p>The offer argues that a minimal staff turnover is to be expected, due to Vienna being attractive to skilled people, international organisations and international financial institutions.</p> <p>The offer also refers to the availability of experts in local, regional and international banking, banking supervision and banking resolution, which according to the offer is due to the quality of life, the international community in Vienna, the academic offer available and the experience of the staff of Austrian institutions having been involved in banking supervision in EBA.</p>
<p>5.3 Capacity to ensure a smooth transition to the new location - EBA can remain operational during the transition</p>		<p>The offer does not provide specific information on measures to ensure that EBA remains operational during the transition.</p>

<p>5.4 Other</p>	<p><i>"The Expat Center Vienna is the first contact point for all the needs and questions an expatriate might have about living and working in Vienna. Staffed by a multilingual team of experts, the centre will provide information and guidance on a broad range of topics to the EBA and its staff. The team at the Expat Center provides cost-free, independent and unbiased advice and personal consulting on housing, education, leisure activities and the best networks to connect with in the city and amongst its people.</i></p> <p><i>- Information and service office in London: The Vienna Business Agency will open an information office for the EBA's staff in London, ideally on-site in the current EBA building or as close by as possible. Depending on the exact time frame, this office will become operational between 6 and 12 months prior to the relocation of the majority of the staff members. Experienced consultants from the Expat Center Vienna will provide the same high standard of services as in Vienna.</i></p> <p><i>- Additional on-site support in Vienna: Once EBA staff members and their families have started arriving in Vienna, the Expat Center Vienna will open a temporary consulting facility exclusively for them on the site of the new EBA location in Vienna or close by. This will provide a conveniently accessible place for all new arrivals, where they can ask any questions about their settling-in process and adjusting to their new lives in the host-city. It can potentially also serve as a location for welcome seminars for small groups as well as other smaller social events. "</i> (p. 14)</p>	<p>The offer indicates that the <i>Expat Center Vienna</i> will provide pre- and post-arrival support service organised free of charge for EMA staff and their families regarding settling in Vienna.</p>
<p>GENERAL ASSESSMENT OF CRITERION 5</p>		<p>The offer indicates Austria's intention to establish a dedicated Task Force which, as one of its tasks, will establish a detailed relocation roadmap. No information has been provided on the time frame to fulfil the 4 criteria. The Austrian Government guarantees a smooth and frictionless transition to EBA's new location and its functionality at the date of withdrawal.</p> <p>The offer argues that a minimal staff turnover is to be expected, due to Vienna being attractive to skilled people, international organisations and international financial institutions.</p> <p>The offer also refers to the availability of experts in local, regional and international banking, banking supervision and banking resolution, which according to the offer, is due to the quality of life, the international community in Vienna, the academic offer available and the experience of the staff of Austrian institutions having been involved in banking supervision in EBA.</p> <p>The offer does not provide specific information on measures to ensure that EBA to remains operational during the transition. The offer indicates that the <i>Expat Center Vienna</i> will provide pre- and post-arrival support services organised free of charge for EMA staff and their families regarding settling in Vienna.</p>

6) Geographical spread <i>This criterion relates to the agreed desirability of geographical spread of the agencies' seats, and to the objective set in December 2003 by the representatives of the Member States, meeting at Head of State or Government level and confirmed in 2008.</i>	<p>"Austria is proud to be host to one European Union Agency – the Agency for Fundamental Rights (FRA). FRA is considered particularly important, but with around 100 employees it is one of the rather small agencies ." (p. 19)</p> <p>"Vienna is at the crossroads between east and west, and west and south, and therefore uniquely placed to act as the new location for the EBA – not least in geographical terms. " (p. 19)</p>	Austria hosts one EU decentralised agency, the Fundamental Rights Agency (FRA), in Vienna.
SPECIFIC ISSUES		
a) The Member State's plan for...		
...when would the relocation take place	<p>"The Austrian Government will set up a Task Force to manage and assist the relocation process and serve as a single point of contact for the EBA. The Task Force will comprise representatives of all the state and City of Vienna authorities involved, as well as relevant stakeholders and contract partners. The EBA will be invited to participate in the Task Force. In addition Austrian supervisors who are familiar with the Authority, not least because of various secondments, are on hand and ready to advise. The Task Force will be formed immediately after the decision on the Authority's future seat is taken and will address the following issues amongst others:</p> <ul style="list-style-type: none"> - the relocation roadmap - the building - IT - the headquarters agreement - other legal matters - liaison with the authorities - services for expat staff" (p. 17) 	<p>The offer does not provide information on the timetable for the relocation.</p>
...how would the relocation take place	<p>See a) 1</p>	<p>The offer indicates Austria's intention to establish a dedicated task force, inter alia for setting up a relocation roadmap, but the details of the relocation roadmap are still to be established.</p>
How would this plan ensure that the Agency remains operational?		<p>The offer does not provide information on how the Agency would remain operational during the relocation.</p>
GENERAL ASSESSMENT OF SPECIFIC ISSUE a)		<p>The offer does not provide information on the timetable for the relocation. The offer indicates Austria's intention to establish a dedicated task force, inter alia for setting up a relocation roadmap, but the details of the relocation roadmap are still to be established.</p> <p>The offer does not provide information on how the Agency would remain operational during the relocation.</p>

b) The premises that would be offered to be rented or put at the disposal of the Agency, including temporary premises	<p>"In order to identify the best premises for the EBA, the Austrian Government has conducted a survey of the Viennese commercial real estate market, focusing on projects fulfilling the criteria agreed by the Heads of State or Government of 27 Member States on 22 June and the factsheet provided by the EBA thereafter. Based on these criteria, a number of potentially suitable properties were identified, and the Austrian Government narrowed down the choice to one building, particularly for the purpose of the offer at hand. This building, offered by the Austrian Government for accommodating the EBA, is located at 216 Linke Wienzeile. It is currently being newly built, and will be available by 31 March 2019 at the latest ." (p. 8)</p>	<p>The offer indicates a proposed building, 216 Linke Wienzeile .</p>
How would these premises meet the specific needs of the Agency?	<p>"As it is a new building, the initial equipment fitted in the building can take account of the specific requirements and standards of the EBA. The details will need to be specified during the planning and implementation of the finishing works in close consultation with the EBA. In this context, a corresponding passage will be included in the contract with the lessor of the building, a subsidiary of the Austrian Bundesimmobiliengesellschaft (BIG). The contract will also state all the possible measures for the optimum implementation of the EBA's corporate design, both in the entrance area of the building and in the office and meeting rooms.</p> <p>The EBA is invited to participate in the contract negotiations between the Austrian Government and the BIG so that it is able to actively contribute its wishes in respect of the layout of the office rooms.</p> <p>The area offered for offices, meeting rooms, smaller areas for informal meetings and also for technical areas is around 4,300 m². Storage areas of around 800 m² are also offered. The total area available is thus 5,100 m², which will provide the EBA with relatively large and individually customisable premises.</p> <p>Account can therefore be taken of a possible increase in staff numbers through the greatest possible flexibility in the occupation of the office areas ." (p. 8)</p>	<p>The offer indicates that the specific requirements and standards of the EBA can be taken into account in the finishing works of the building, without providing details on the individual requirements.</p>
GENERAL ASSESSMENT OF SPECIFIC ISSUE b)		<p>The offer indicates a proposed building, 216 Linke Wienzeile , which, according to the offer, can take into account the specific requirements and standards of the EBA in the finishing works of the building, without providing details on the individual requirements.</p>
c) The financial terms for the Agency's use of these premises	<p>"The Austrian Government will rent the building from a subsidiary of the Austrian Bundesimmobiliengesellschaft (BIG) under market conditions. The EBA will be granted use of the building by means of a separate contract. As already stated in section 2.1., the property is a new build project, which will be available by 31 March 2019 at the latest ." (p. 20)</p> <p>"Other costs incurred in connection with the use, in particular running costs and charges, pro rata costs for extraordinary expenses of the BIG's subsidiary and costs for other services provided by the BIG's subsidiary over and above the rent-free use of the premises, will be borne by the EBA. The EBA will also have to assume other use-related costs, such as telephone charges. " (p. 20)</p> <p>"The EBA will have sole use of all areas of the building for 25 years without rental costs being charged. " (p. 20)</p>	<p>The offer indicates that the Austrian Government will rent the building under market conditions, and that EBA will have a contract on the sole use of the building for 25 years. EBA will have to pay running costs and charges, pro-rata costs for extraordinary expenses of the Austrian Bundesimmobiliengesellschaft's subsidiary and costs for other services provided by the latter over and above the rent-free use of the premises. EBA should also assume use-related costs, such as telephone charges.</p>
Would the Member State pay the rent for a given period or indefinitely?		<p>The offer indicates that EBA will have sole use of the building for 25 years without rental costs being charged.</p>

GENERAL ASSESSMENT OF SPECIFIC ISSUE c)		The offer indicates that the Austrian Government will rent the building under market conditions, and that EBA will have a contract on the sole use of the building for 25 years without rental costs being charged. EBA should pay running costs and charges, pro-rata costs for extraordinary expenses of the Austrian Bundesimmobiliengesellschaft's subsidiary and costs for other services provided by the latter over and above the rent-free use of the premises. EBA should also assume use-related costs, such as telephone charges.
d) The terms concerning maintenance of the building	<i>"Other costs incurred in connection with the use, in particular running costs and charges, pro rata costs for extraordinary expenses of the BIG's subsidiary and costs for other services provided by the BIG's subsidiary over and above the rent-free use of the premises, will be borne by the EBA. The EBA will also have to assume other use-related costs, such as telephone charges. The maintenance of the building being offered and the warranty management will be undertaken by the BIG's subsidiary. The costs of the necessary facilities until the handover of the building by 31 March 2019 at the latest, including for the IT cabling and furniture on the basis of the agreed occupancy plans, will be assumed by the Austrian Government. The costs of later upgrading, alterations and other adaptations will be borne by the EBA ."</i> (p. 20)	The offer indicates that the Austrian Government will cover the costs of the necessary facilities until 31 March 2019.
The terms concerning upgrading and future extensions of the building	<i>"The total area available is thus 5,100 m², which will provide the EBA with relatively large and individually customisable premises. Account can therefore be taken of a possible increase in staff numbers through the greatest possible flexibility in the occupation of the office areas."</i> (p. 8)	The offer indicates that EBA should cover the costs of later upgrading and alterations.
GENERAL ASSESSMENT OF SPECIFIC ISSUE d)		The offer indicates that the Austrian Government will cover the costs of the necessary facilities until 31 March 2019 and that EBA should cover the costs of later upgrading and alterations.
e) Any special conditions offered with regard to all costs and dedicated infrastructures		The offer does not indicate special conditions other than those indicated under c) and d).

f) Any benefits that would be granted to the Agency and/or its staff in addition to those following from Protocol No 7 on the privileges and immunities of the European Union	<p><i>"Protocol No. 7 on the Privileges and Immunities of the European Union and the Modalities of Application of the Protocol on the Privileges and Immunities of the European Communities between the Austrian Federal Government and the Commission of the European Communities would be applicable to the EBA and its staff members. Amongst other things these instruments grant exemption from direct taxes and inviolability of the seat of the EBA, functional immunity and privileges for its staff, including exemption from income tax on pensions paid by the EU and exemption from indirect taxes (value-added tax and excise tax) for goods and services for invoice amounts exceeding EUR 73.</i></p> <p><i>The Headquarters Agreement would complement these privileges and immunities based on negotiations with the EBA. As an example, among others aspects the Headquarters Agreement between the Republic of Austria and the European Union Agency for Fundamental Rights provides for the freedom to acquire immovable property under the same conditions as Austrian nationals, the right to import one motor vehicle every four years for personal use free of duty, the right to participate in all branches of the social insurance and unemployment insurance systems, and access to the UN Commissary for staff, as well as diplomatic privileges and immunities for senior staff members ."</i> (p. 21)</p> <p><i>"At the national level, experienced staff of the Federal Ministry for Europe, Integration and Foreign Affairs and other parts of the central administration provide efficient support to the international organisations and their staff with regard to issues of security, respect for diplomatic immunity and the handling of administrative and protocol issues. "</i> (p. 21)</p>	<p>The offer indicates Austria's intention to offer benefits in addition to Protocol No 7, in particular concerning the acquisition of immovable property, import of motor vehicles for personal use free of duty, participation in the social insurance system, access to UN Commissary as well as diplomatic privileges and immunities for senior staff members.</p>
Member State's commitment to confirm the conditions offered in a headquarters agreement with EBA	<p><i>"Austria is committed to concluding a Headquarters Agreement with the EBA confirming the conditions set out in the criteria. Provided that negotiations start without delay once the relocation decision has been taken, the Agreement can be expected to come into force prior to the EBA going operational in Vienna ."</i> (p. 21)</p>	<p>The offer provides information on Austria's intention to conclude a Headquarters Agreement with EBA.</p>
OTHER POSSIBLY RELEVANT ISSUES MENTIONED IN THE OFFER		
Quality of life	<p><i>" [...] Mercer named Vienna as the world's top city for quality of life in 2017, for the eighth year in a row [...]"</i> (p. 6) <i>"Vienna is a remarkably safe city, ranked fifth in the world for "personal safety" in a 2016 report by Mercer"</i> (p. 6)</p>	
Crossroads between East and West	<p><i>"Vienna is at the crossroads of euro area and non-euro area Member States, as well as Southeastern Europe (SEE) close to the EU or even potential Member States. This unique position should be a determining factor in the selection of the future seat of the EBA ."</i> (p. 4)</p>	

<p>The presence of other financial institutions</p>	<p>"In the early 1990s, after the fall of the Iron Curtain, Austrian authorities (Federal Ministry of Finance, Austrian National Bank) founded an outstanding international training institution together with the IMF and other international organisations: the Joint Vienna Institute (JVI). With the highest standard of training in economic and financial affairs, the JVI was a response to the rising need for specialized training in the CESEE region, the Caucasus and Central Asia. Since then, roughly 40,000 people have been trained, among them numerous and now often high-ranking officials of governments and central banks from these regions. Amongst others the subjects dealt with cover micro- and macro-prudential issues and overall financial sector stability, providing potential synergies with the EBA's training programme ." (p. 4) "The World Bank Group Vienna Office also benefits from the proximity to its Central and Eastern European client countries. In particular, the Vienna Financial Sector Advisory Center (FinSAC) is a dedicated institution that provides both policy and technical advice and analytical services to countries in the Emerging Europe and Central Asia (ECA) region. FinSAC's technical assistance mandate covers most of the areas regulated by the EBA, and includes assistance in integrating the acquis communautaire into the national law of EU candidate and potential candidate countries. With the EBA located in Vienna, the already excellent collaboration with the FinSAC in the area of banking supervision and resolution could be enhanced. Further synergies could be achieved with the World Bank Centre for Financial Reporting Reform (CFRR), which supports countries in adopting high-quality financial reporting standards, including in the financial sector ." (p. 5)</p>	
<p>Housing</p>	<p>"In order to guarantee business continuity, housing for the EBA's staff is a highly relevant factor. Vienna is a fast-growing city of 1.9 million inhabitants and will pass the two million mark in the coming years. As a result, the city is currently experiencing a major boom in infrastructure spending, urban expansion and real estate development. An essential aspect of the high quality of life in Vienna is its well-established and versatile selection of housing space. Extensive residential areas of upmarket detached houses on the outskirts – close to the Vienna Woods but still within a short tram ride of the city centre – are popular with the diplomatic community. Those who prefer urban areas are typically drawn to the bustling quarters bordering Vienna's first district and their eclectic range of gastronomic and cultural attractions, as well as their historic building structure. However, newcomers to the city can of course also find any other type of housing, ranging from the glamorous to the unusual.</p> <p>With the vast choice of recreational areas in and around Vienna (Vienna Woods, Danube Island, Prater, Lobau National Park etc.), no matter which district people settle in, they will always be able to enjoy a walk or do their work-outs in the natural surroundings close by. Affordable housing is a key comparative advantage of Vienna. Against international benchmarks, rents in Vienna are typically about one quarter to one third below the level of other major European cities. To provide a telling example: according to UBS Prices and Earnings, the rental price for an unfurnished, four-room upmarket apartment in Vienna is just over one third of the price of a similar one in London. The average net price for rented apartments in urban residential areas is around EUR 10-13 per m² ." (p. 18)</p>	