



1 Stanovajske stavbe A, G, Duplex Housing units A, G, Duplex (arhitektura: pool Architekten), Co-op Mehr als Wohnen, Zürich (© Andreas Hofer)  
2 Stanovajske stavbe B, C, D Housing units B, C, D (arhitektura: Miroslav Šik, Müller Sigrist), Co-op Mehr als Wohnen, Zürich (© Andreas Hofer)  
3 Stanovajska stavba K Housing unit K (arhitektura: Miroslav Šik), Co-op Mehr als Wohnen, Zürich (© Andreas Hofer)

## ANDREAS HOFER ARCHIPEL, ZÜRICH

**Andreas Hofer** je študiral arhitekturo na ETH v Zürichu, kjer je leta 1989 diplomiral. Od tedaj dela kot arhitekt in urbanist. Leta 1995 je skupaj s partnerji ustanovil studio Archipel.

Andreas Hofer je iniciator zadruga Kraftwerk 1 (1993), v kateri je bil član upravnega odbora do leta 2003, sedaj pa zanjo razvija projekte. Med leti 2003–10 je bil član upravnega odbora züriške veje Švicarskega stanovanjskega združenja, ki povezuje stanovanjske zadruga v züriški regiji. Od leta 2008 dela kot projektni vodja eksperimentalnega združnega stanovanjskega projekta Mehr als Wohnen.

Andreas Hofer je učil na Inštitutu za Naravoslovne in družbene znanosti, ki deluje na Oddelku za okoljske znanosti ETH ter med leti 2000–09 na Oddelku za krajinsko arhitekturo Univerze za uporabne vede v Rapperswillu.

Redno objavlja članke o stanovanjski gradnji in načrtovanju v revijah ter predava na raznih institucijah. **Andreas Hofer** received his diploma in architecture at ETH Zürich in 1989. Since then he works as an architect and planner. In 1995 he founded with partners the office Archipel in Zürich.

In 1993 he initiated the cooperative project Kraftwerk 1. He was member of the management board till 2003. Today he works as a project developer for the cooperative. From 2003 – 2010 he was a member of the management board of the Zürich branch of the Swiss Housing Association, the alliance of all housing cooperatives in the Zürich region. Since 2008 he works as a project manager for the experimental cooperative housing project Mehr als Wohnen.

Andreas Hofer taught at the Institute Natural and Social Science Interface at the department for Environmental Sciences of the ETH (1994–2004) and at the Department for Landscape Architecture of the University of Applied Sciences in Rapperswil (2000–09).

He regularly publishes articles on housing and planning issues in various journals and lectures at conferences and universities.

## AVSTRIJSKE IZKUŠNJE AUSTRIAN EXPERIENCE

### KATHARINA BAYER EINSZUEINS ARCHITEKTUR, WIEN

**Katharina Bayer** je študirala na TU Wien in TU Delft. Med leti 2008–12 je bila asistentka na TU Wien (Institut für Hochbau). Od leta 2008 je članica upravnega odbora IG Architektur.

Leta 2006 je skupaj z Markusom Zilkerjem ustanovila biro einszueins arhitektur. Od takrat se osredotoča na področje stanovanjske arhitekture, predvsem gradnje socialnih in neprofitnih stanovanjskih zazidav različnih velikosti. Stanovanjska gradnja kot dejavnik, ki daje obliko družbenim in urbanim projektom, je osnova njihovega arhitekturnega načrtovanja na stičišču Človeka in Mesta. Biro se je leta 2009 specializiral za projekte skupnostnega bivanja, participatorno in združno urbano načrtovanje. Združne procese razume kot glavno orodje za živo in trajnostno okolje.

einszueins arhitektur je leta 2013 prejel pomembno nagrado Staatspreis für Architektur und Nachhaltigkeit in leta 2016 Hans Sauer Preis. **Katharina Bayer** studied at the TU Wien and TU Delft. Between 2008–12 she was an assistant lecturer at the TU Wien (Institut für Hochbau). Since 2008 she is a board member of the IG Architektur.

In 2006 she co-founded Einszueins Architektur together with Markus Zilker. Since then the emphasis lies in housing and social housing projects of different scale. Housing, as form-giving element for social and urban developments, is basis for their architectural work on the interface between the Human and the City. Since 2009 the office specialized on co-housing projects, participation and cooperative urban planning, defining a cooperative process as central tool for a lively, sustainable environment.

einszueins arhitektur received Staatspreis für Architektur und Nachhaltigkeit in 2013 and Hans Sauer Preis in 2016.



Združna zazidava Co-op Wohnprojekt Wien, Vienna Dunaj (© Hertha Hurnaus) 1  
Združni stanovanjski blok Co-op Residential Block Seestern Aspern, Vienna Dunaj (© Hertha Hurnaus) 2  
Skupnostna stanovanjska zazidava Co-Housing Gleis 21, Vienna Dunaj (© Hertha Hurnaus) 3

## NEMŠKE IZKUŠNJE GERMAN EXPERIENCE

1 Urejanje skupnostnega vrta Working in community garden, Co-op Spreefeld, Berlin (© Michael LaFond)  
2 Tura ustvarjalne dostopnosti Creative Accessibility Tour (fd22, Michael LaFond), Berlin (© Michael LaFond)  
3 Poletna šola arhitekture Architecture Summer School, Berlin (© Michael LaFond)

### MICHAEL LAFOND id22: INSTITUTE FOR CREATIVE SUSTAINABILITY, BERLIN

**Michael LaFond** je arhitekt z doktoratom iz urbanističnega oblikovanja in načrtovanja. Študiral je v Seattleu in Berlinu, kjer živi in dela kot strokovnjak za razvoj skupnosti, vodja projektov in urbanist. Michael LaFond je ustanovitelj in direktor "id22: Institute for Creative Sustainability". Zanimajo ga odnosi med samoorganiziranimi stanovanjskimi skupnostmi, procesi urbanega razvoja in trajnostjo. Oredotoča se na raziskavo "urbanih kultur skupnostnih stanovanjskih zazidav" v mednarodnem okviru: samoorganiziranih, skupnostno naravnanih, inkluzivnih in trajnostnih oblik stanovanjske gradnje. Njegovi projekti so mreža Experimentcity, knjiga CoHousing Cultures, vsakoletni stanovanjski sejem Experimentdays, spletna platforma CoHousing – Berlin itd.

Od leta 2011 sodeluje pri razvoju stanovanjske zadruga Spreefeld, kjer živi. Posveča se raziskovanju in umeščanju "užitnih krajin", skupnostnih vrtov ter "gozdnega vrtnarjenja" ob novem sprehajališču vzdolž reke Spree. Od leta 2000 uči na različnih solah in univerzah – FU in TU Berlin, Kunsthochschule Berlin Weißensee, CIEE Future Cities, BTK in UW CHID Berlin. **Michael LaFond** is initially an architect with doctorate in Urban Design and Planning. He studied in Seattle and Berlin. He lives and works in Berlin as community developer, project manager and urbanist. He is the founder and director of "id22: Institute for Creative Sustainability". He studies and publicizes relationships among self-organized housing, urban development processes and sustainability. A focus is on urban, international CoHousing cultures: self-organized, community-oriented, inclusive and sustainable forms of housing. His projects include the network "experimentcity", the book "CoHousing Cultures", the annual housing fair "Experimentdays", the online platform "CoHousing-Berlin" etc.

Since 2011 he is involved in the development of the Spreefeld Housing Cooperative, where he lives. He is engaged with the development of edible landscapes, community gardens and food forests in the context of the emerging Spree River public path. Since 2000 he teaches at universities including FU and TU Berlin, Kunsthochschule Berlin Weißensee (Space Strategies), CIEE Future Cities, BTK and UW CHID Berlin.



## ŠVICARSKE IZKUŠNJE SWISS EXPERIENCE



1 Stanovajska zazidava Residential complex, Badenerstrasse, Zürich (© Giuseppe Micciché)  
2 Stanovajska stavba G Housing unit G, Co-op Mehr als Wohnen, Zürich (© Niklaus Spoerri)

WILMA Prenova stavbe v nekdanjem kompleksu tajnih služb NDR Refurbishment of an office block in the former GDR secret-service complex, Berlin (© Christoph Loeffler) 1  
NRP Prenova železniške postaje Refurbishment of a railway station, Neuruppin (© Lisa Rochlitzer) 2  
M29 Skupnostna stanovanjska hiša za 22 ljudi Communal house for 22 people, Berlin (© Robert Burghardt) 3



### ROBERT BURGHARDT, ENRICO SCHÖNBERG MIETSHÄUSER SYNDIKAT, BERLIN

**Mietshäuser Syndikat** (stanovanjski sindikat), je mreža stanovanjskih projektov in iniciativ, ki je nastala leta 1989 v Freiburgu. Ustanovljena je bila z namenom, da "podpre razvoj in doseže politično sprejemljivost samoorganiziranih stanovanjskih projektov – humanega bivanjskega prostora in strehe nad glavo za vse". Syndikat zagotavlja podporo samoorganiziranim stanovanjskim projektom; investira v projekte, da lahko delujejo izven okvira nepremičninskega trga; pomaga z znanjem na področju financiranja ter vzpostavlja nove projekte. Syndikat sestavlja 112 stanovanjskih projektov in 20 iniciativ. Vsak stanovanjski projekt je avtonomen, neodvisen subjekt in je lastnik nepremičnine. Ima status družbe z omejeno odgovornostjo (nemško: GmbH). Število projektov se neprestano večja, saj Syndikat skladno s svojimi načeli sprejema in podpira nove samoorganizirane stanovanjske iniciative. Zato se mreža neprestano širi. **Mietshäuser Syndikat** (apartment-house syndicate) is a network of housing projects and initiatives that was originally formulated in 1989 in Freiburg. It exists "to support the genesis and achieve political acceptance of self-organized house projects – humane living space and a roof over the head, for everybody." It provides advice to self-organized house projects; invests in projects so that they can be taken off the real estate market; helps with its know-how in the area of project financing and initiates new projects. Syndikat consists of 112 housing projects and 20 project initiatives. Each of the house projects is autonomous, i.e., a separate enterprise that owns the real estate. Each project has the legal status of a limited liability company (German: GmbH). And the number is increasing. As a matter of principle, the 'Mietshäuser Syndikat' welcomes new, self-organized house projects as well as project initiatives. As a result, the network is cheerfully expanding.

Stanovajska stavba Residential building Co-op Strelitzer Strasse, Berlin (© Jan Bitter) 1  
Vertikalni vrt Vertical garden Die Laube, Prinzessingarten, Berlin (© fatkoehl architekten) 2  
Stanovajske stavbe Residential buildings Co-op Spreefeld, Berlin (© Andreas Kroth) 3

### FLORIAN KÖHL FATKOEHL ARCHITEKTEN, BERLIN

**Florian Köhl** je diplomiral na Bartlett School of Architecture v Londonu. Leta 2002 je v Berlinu ustanovil arhitekturno biro fatkoehl architekten. Rdeča nit dela biroja je raziskovanje načinov povezovanja ljudi in urbanega okolja skozi arhitekturo. Okoli leta 2000 je na živahnem berlinskem stanovanjskem trgu spodbudil razvoj alternativnih arhitekturnih modelov. Ti so bili ključni za nastanek novega pristopa k načrtovanju stanovanj – "skupnostni stanovanjski gradnji", ki temelji na sodelovanju naročnikov v procesu gradnje in vodi v tip arhitekture, v kateri se prepletata ustvarjalnost naročnikov in oblikovalska vizija arhitekta.

Biro fatkoehl architekten je leta 2009 prejel Berlin Architekturpreis in bil leta 2015 nominiran za nagrado Mies van der Rohe.

Florian Köhl je učil na TU Berlin in Bartlett School of Architecture v Londonu. Je tudi soustanovitelj Mreže berlinskih arhitektov za načrtovanje skupnostne stanovanjske gradnje, Team Eleven in Instant City. **Florian Köhl** graduated in architecture at Bartlett School of Architecture, London. In 2002 he founded fatkoehl architekten in Berlin. A major trait of the studio's work is its constant search for ways of relating people through architecture with their urban surroundings. The office spearheaded efforts to elaborate alternative architectural production models on an all but stale Berlin housing market in the early years of 2000. They were instrumental in the development of a new building approach – "co-housing" – which foresaw major involvement of their clients in the building process and led to a new type of architecture, fusing a client's creativity with the strong design vision of the architect.

fatkoehl architekten won the Berlin Architecture Award in 2009 and was nominated for the Mies van der Rohe Prize 2015. Florian Köhl researched and taught at Technical University of Berlin and Bartlett School of Architecture in London. He is a co-founder of Network of Co-Housing Architects Berlin (NBBA Netz-werk Berliner Baugruppenarchitekten), Team Eleven and Instant City.



**Stanovanjska zadruga je članska organizacija**, ki z združevanjem ljudi in finančnih virov omogoča bolj novanjskih potreb prebivalstva. Stanovanjske zadruge imajo potencial, da postanejo pomemben del stanovanjske politike, ki bi temeljila na pre-skrbi kakovostnih ter cenovno dostopnih stanovanj preko partnerstva med državo, občinami ter civilno družbo. Kot neprofittne stanovanjske organizacije lahko pomagajo javnim akterjem pri učitkovitem zadovoljevanju sta-

Stanovanjske zadruge imajo potencial, da postanejo pomemben del stanovanjske politike, ki bi temeljila na pre-z Nacionalnim stanovanjskim programom 2015–25, obravnavajo zadruge kot priložnost za izboljšanje razmer-letih so postale bolj prepoznavne tudi v Sloveniji: pojavile so se zadružne imitative in tudi javni akterji, vključno **Priložnost za rešitev so stanovanjske zadruge**, ki so v tujnini razširjena oblika stanovanjske preskrbe. V zadnjih Trentne razmere se pospešeno slabšajo in zahtevajo konkretne odgovore in rešitve.

vajanja in nactrovanja prihodnosti je zaradi omejenega dostopa do dostojnegwa stanovanja močno otežena-izobraževanja primorani vrniti k staršem ali najemati druga stanovanja na trgu. Možnost njihovega osamos-premajhen delež javnih neprofitnih najemnih stanovanj pušča v čakalnih vrstah. Mnogi mladi so se po zaključku težje zagotovojo primerno bivališče. Negotova delovna razmerja im onemogočajo dostop do posojil, hkrati pa jih **Stanovanja so še posebej nedostopna mladem in tistim**, ki si v razmerah pospešene prekarizacije dela vse suburbanih naseelijh ter se vsakodnevno voziti na delo.

kraju, zato so se za nakup stanovanja pripravljemi globoko zadolžiti, tudi ob pomoči širšega sorodstva. Tisti, ki vanja pogosto pomeni omejevanje teh pravic. Mnogi slovenski državljanj si želijo prebitati in delati v istem so svoboden dostop do izbire dela, kraja bivanja, nactrovanja družine in prihodnosti. Omejen dostop do stano-

**Primerno in cenovno dostopno stanovanje je pogoj za kakovostno bivanje** ter za uresničevanje pravic kot ustrezne alternative, ostaja lastniško stanovanje kljub visokim cenam še vedno primarna izbira večine državljanov- obroben, trzna najema stanovanja pa se večinoma oddaja na trgemu trgu brez učitkovite regulacije. Ker ni Delež neprofitnih najemnih stanovanj se je v nasproju z napovedmi in potrebami skrtiil ter postaja vse bolj lastniški delež je državi ponudil zadovoljiv izgovor, da preneha financirati in regulirati stanovanjsko področje.

cer biva v lastniških stanovanjih, kar je posledica privatizacije družbenih stanovanj v casu tranzicije. Tako visok-ške politike in neuravnotežena razmerja med lastniškimi in najemnimi stanovanji. Danes preko 90% prebival-**Kazmere na stanovanjskem področju v Sloveniji so zaostrene** zaradi skoraj popolne odsotnosti stanovan-

**oblik gradnje. Cili delavnice je oblikovanje smernic za model stanovanjskih zadrug v Sloveniji.**

**mrež, ki so se v zadnjih letih ukvarjali s promocijo in zagonom stanovanjskih zadrug ali skupnostnih skupnostne stanovanjske gradnje. Delavnica bo namenjena izmenjavi izkušenj slovenskih skupin in finančiranja in upravljanja stanovanjskih zadrug, participatorne oblike nactrovanja ter arhitekturno novanjske preskrbe, ki jih podpirajo javni akterji. Predavatehji bodo predstavili modele sistemskega strokovnjaki iz Svice, Nemcije in Avstrije. V teh državah so stanovanjske zadruge uteceni modeli sta-o stanovanjskem zadružništvu s ciljem razvoja modela za Slovenijo. Na konferenci bodo predavali sklop dogodkov “Stanovanjske zadruge - priložnost za Slovenijo” slovenski javnosti predstavljaja ideje**

**PRILožNOST ZA STANOVANJA IN LJUDI AN OPFORUNITY FOR HOUSING AND PEOPLE**

**OD VZOROV DO MODELOV FROM CASE STUDIES TO MODELS**

**STANOVANJSKEHOUSING**

**ZADRUGECOOPERATIVES**

**PRILožNOST ZA SLOVENIJOOPPORTUNITY FOR SLOVENIA**

**27., 28.10.2016 LJUBLJANA**

**KONFERENCA & DELAVNICA**CONFERENCE & WORKSHOP

**FAKULTETA ZA ARHITEKTURO**FACULTY OF ARCHITECTURE

Anja Planišček, Klemen Ploštajner

democratic management, thus become a common good, not only a speculative investment or individual estate. decisions on the use of living spaces, maintenance and further investments. Apartments, by linking people and according to the democratic principle “one person, one voice” – they participate in planning buildings, make joint cooperative and the inhabitants of the building that the cooperative owns. The members manage the cooperative vena, the tenant model is the most interesting, in which the members are at the same time the owners of the ownership and tenant cooperative models, with both providing a characteristically high security of living. For Slo-enables more efficient, unified and affordable solutions to housing deficits. European countries are familiar with **A housing cooperative is a membership-based organization** that, by joining people and financial sources, they've become more recognizable in Slovenia, too: cooperative initiatives have appeared, and public agen-

housing needs of the population.

As non-profit housing organizations, they can help public agencies efficiently meet the would be based on providing quality and affordable housing through a partnership between the state, muniti-the situation. Housing cooperatives have the potential to become an important part of the housing policy that ies, including the National Housing Programme 2015–25, also consider them as an opportunity for improving years, they've become more recognizable in Slovenia, too: cooperative initiatives have appeared, and public agen-**Housing cooperatives are one such opportunity** and are a widespread form of housing services. In the recent rapidly deteriorating and requires concrete responses and solutions.

thus seriously hinders their possibilities for independence and planning for the future. The current situation is return to their parents or rent expensive apartments available on the market. Limited access to suitable housing them with nothing but a space on waiting lists. After completing their education, many young people are forced to obstacle to obtaining a mortgage, while at the same time too low a share of non-profit rental apartments leaves force who all face increasingly more difficultes securing a suitable living space. Recarous work situations are an-**Housing is particularly inaccessible to young people** and to those in the quickly growing precarious work-

apartment in suburban developments and commute to work daily.

not afford to purchase or don't want to, are forced into the precarious position of being a tenant or buy a cheaper- pared to incur significant debt to buy an apartment, often with the help of their extended family. Those who can means limiting these rights. Many Slovenian citizens want to live and work in the same place, so they are pre-access to the choice of work, place of living, planning for family and future. Limited access to housing often **Appropriate and affordable housing is the key for quality living** and the realization of rights such as free

despite high prices.

ing appropriate alternatives, a privately owned apartment remains the primary choice for the majority of citizens more and more marginal, while for-profit rentals are usually rented informally without efficient regulation. Lack- Contrary to the projections and needs, the share of non-profit rental apartments has shrunk and is becoming. A share of ownership this high was a ready excuse for the state to stop financing and regulating the housing field. an imbalanced ratio between privately owned and rental apartments. Today, over 90% of the population lives in **In Slovenia the housing situation is problematic** because of the near-lack of a housing policy and because of

goal of the workshop is to formulate the guidelines for a model of housing cooperatives in Slovenia.

have worked to promote and set up housing cooperatives or collaborative types of construction. The workshop will focus on sharing experiences of Slovenian groups and networks who in recent years participatory types of planning, and the architecture of collaborative residential construction. The agencies. The lecturers will present models of systemic financing and managing housing cooperatives, tries, housing cooperatives are established models of providing housing and are supported by public- conference will include lectures by experts from Switzerland, Germany and Austria. In these coun- venian audience the idea of housing cooperatives with the goal of developing a model for Slovenia. The

“Housing Cooperatives – An Opportunity for Slovenia” is a series of events which presents to the Slo-

#### KONFERENCA CONFERENCE 27.10.2016 9.30 – 15.00

##### 9.30 UVOD INTRODUCTION

**TADEJ SLAPNIK** Državni sekretar Republike Slovenije State Secretary, Republic of Slovenia

**PETER GABRIJELČIČ** Dekan Fakultete za arhitekturo Dean of Faculty of Architecture

**KLEMEN PLOŠTAJNER** Zadruga Zadrugator Zadrugator Cooperative

**ANJA PLANIŠČEK** Fakulteta za arhitekturo Faculty of Architecture

##### 10.00 **ANDREAS HOFER** Archipel, Zürich

**Skupnostne oblike razmišljanja o stanovanjih in trajnostni prihodnosti Collaborative Ways of Thinking Housing and Sustainable Future**

##### 10.45 **DAVID LEUTHOLD** pool Architekten, Zürich

**Kooperativa inovacija Innovation Cooperative**

##### 11.30 ODMOR BREAK

##### 11.45 **ROBERT BURGHARDT, ENRICO SCHÖNBERG** Mietshäuser Syndikat, Berlin

**Mietshäuser Syndikat: podporna mreža in ogrodje za razvoj in ohranitev skupnih nepremičnin v Nemčiji Mietshäuser Syndikat: A Support Network and a Structure for the Development and Safeguarding of Commonly Owned Rental Real Estate in Germany**

##### 12.30 **MICHAEL LAFOND** id22: Institute for Creative Sustainability, Berlin

**Preobrazba stanovanj: vključujoči skupnostni stanovanjski projekti ter sedanji razvoj sosesk v Berlinu in drugih evropskih mestih A Housing Metamorphosis: Inclusive CoHousing Projects and Current Neighborhood Developments from Berlin and Other European Cities**

##### 13.15 ODMOR BREAK

##### 13.30 **FLORIAN KÖHL** fatkoehl architekten, Berlin

**Arhitektura izbire Architecture of Choice**

##### 14.15 **KATHARINA BAYER** einszueins architektur, Wien

**Wohnprojekt Wien - skupnostna stanovanjska gradnja na Dunaju: možnosti za skupno gradnjo in bivanje Wohnprojekt Wien - CoHousing in Vienna: Potentials of Building and Living Together**

#### DELAVNICA WORKSHOP 28.10.2016 10.00 – 13.00

**IZMENJAVA IZKUŠENJ** iniciativ in mrež, ki so se v zadnjih letih ukvarjali s stanovanjskimi zadrugami. **DOLOČITEV SMERNIC** za razvoj modela stanovanjskih zadrug v Sloveniji. **EXPERIENCE EXCHANGE** of initiatives and networks, promoting housing cooperatives in the last years. **SETTING GUIDELINES** for development of a housing cooperative model for Slovenia.

MODERATORJI MODERATORS

**BLAŽ HABJAN, MARKO PETERLIN, KLEMEN PLOŠTAJNER**

#### INFORMACIJE INFORMATION

**WWW.TRAJEKT.ORG, WWW.ZADRUGATOR.ORG**

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