

New Ownership Model

Diploma FS21

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WAYS OF LIVING IN CHANGE

- > *globalization & digitalization led to wealth, mobility & new work models*
 - > *reduction in average household size through lower birth rate & rising lifespan*
 - > *conscious decision for a family of choice*
 - > *elective families on time, more and more living on time*
 - > *former family structures are breaking up & other living models are becoming necessary*
 - > *need for community increases*
- > *change in worklife (part time, digitalization, temporary employment, home office)*
 - > *private life & work life is getting mixed up*
- > *elderly population increases: in own apartment as long as possible, generation is included in family*
 - > *forms of living together are more diverse*
- > *conscious renunciation (e.g. private living space, consumption)*
 - > *search for common rooms*
 - > *clichee: people share because they have to*

SITUATION NOW

- >each apartment belongs to a different owner*
- >70-80% of the tenants are old & single people:
apartments are relatively too big for 1 person*
- >flats were designed for nuclear families,
residents now no longer correspond to this model*
- >descendants: often lack of interest in an ownership*
- >more & more shared apartments and young people in the settlement*
- >new life forms are emerging in the settlement,
architecture still the same*
- >need for a more flexible model*
- >the current ownership structure must adapt to changes in
ways of living and working***
- >no demand to own an apartment for a lifetime***

NEW OWNERSHIP MODEL

- 1. current owners keep their shares but can sell unused spaces to a newly formed community*
 - 2. new community of cooperative owners mobilizes the empty spaces collectively*
 - 3. at times an old & a new ownership model overlap:
existing model is let flow out, it overlaps and is finally taken over by new one*
 - 4. new model: whole house becomes one facility*
 - 5. organization via floors: residents own a share of 1 floor
different floor sizes due to topography of the buildings*
 - 6. private organization but in collective interest*
 - 7. social advantage: single persons get more exchange
(desired by current tenants, reference of „timebanking*“)*
 - 8. advantage of use: free areas are being reactivated,
tenants can get rid of excess space*
 - 9. advantage in density: density increases step by step
to a similar level as in the 70s*
- >step-by-step adaptation to today's ways of life*

*[*TIMEBANKING]*

-theory says that the capital of the future is time

-for example you can spend time as a young person with an older person and get credit for your own future in the meantime

-this leads to a winwin situation for everyone: the old ones get more exchange, and young ones provide for their own futures

Mindestbelegung („minimum occupancy“)

<i>number of rooms - one person</i>

1 x 3-room apartment -> 2 persons per flat

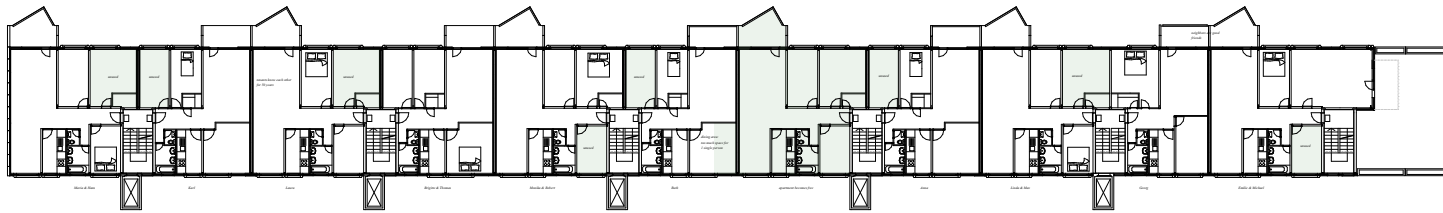
4 x 4-room apartment -> 3 persons per flat

6 x 5-room apartment -> 4 persons per flat

2 persons
+ 12 persons
+ 24 persons

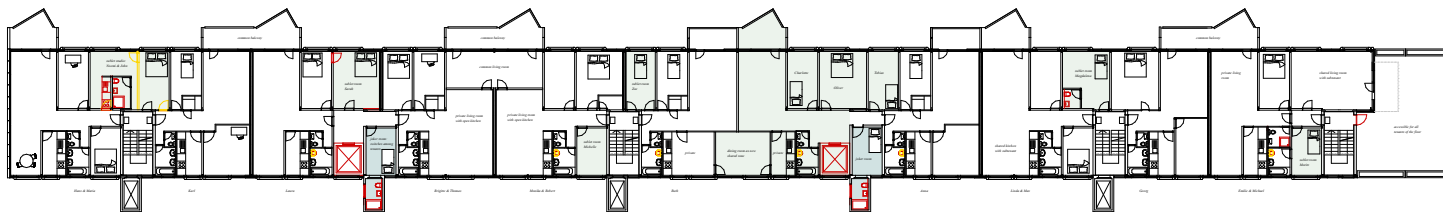
= 38 persons

density in the flat



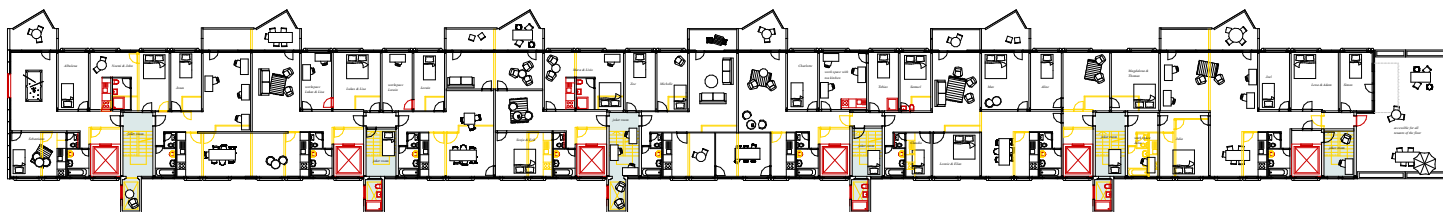
time: today

- 75% old people, 1-2 persons per flat
- no connection between owners & living zones
- ownership: 1 owner per flat, single unused spaces
- density ~17 persons



time: 3 years

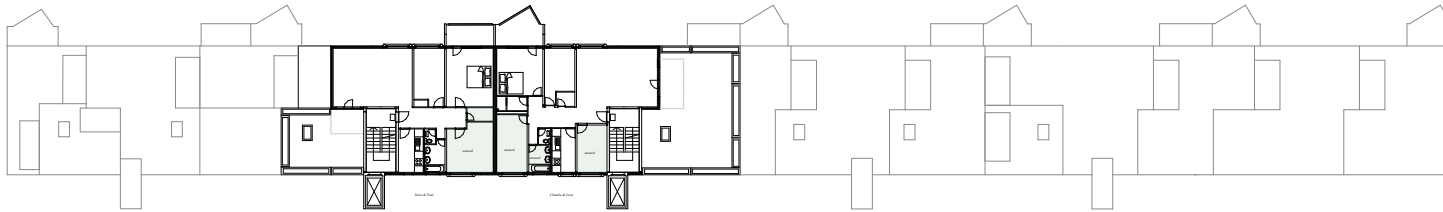
- single persons start to share rooms among each other
- they can sell their empty rooms to the floor-community
- way through building starts to open up, more flexibility
- ownership: 2 models overlap
 - >new tenants form a floor-community & manage open rooms
- density ~25 people



time: 10 years

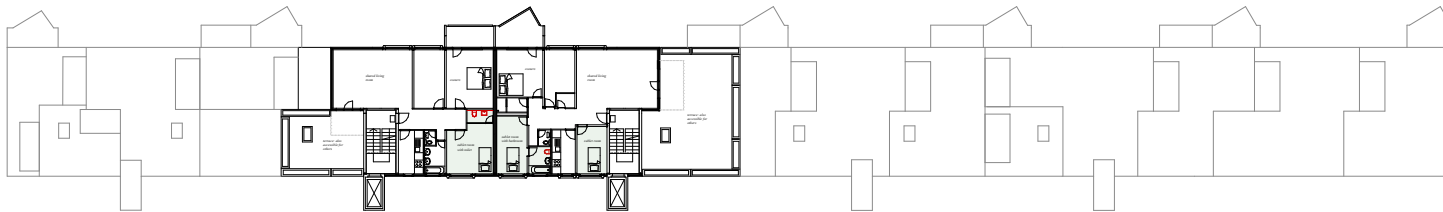
- most residents of the 70ies moved out
- new population group inhabits the buildings
- joker rooms between original flats
- common zones for working & living
- ownership: tenants buy X units
- density up to 35 people

concept drawings



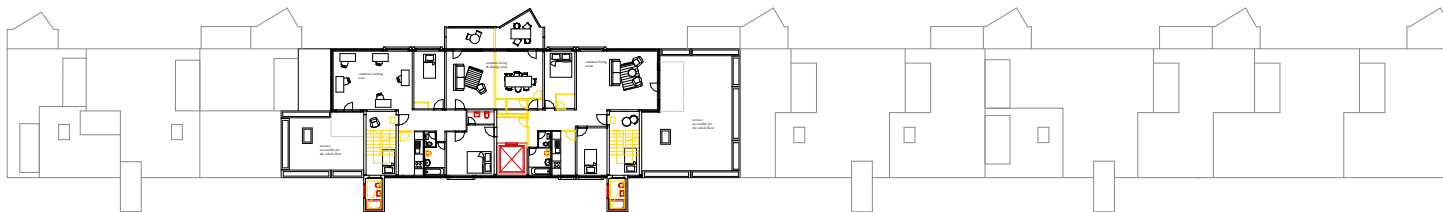
time: today

- 75% old people, 1-2 persons per flat
- density ~4 people



time: 5 years

- too much rooms for inhabitants: sublease of rooms
- rooftop balconies accessible for the whole floor
- density ~7 persons

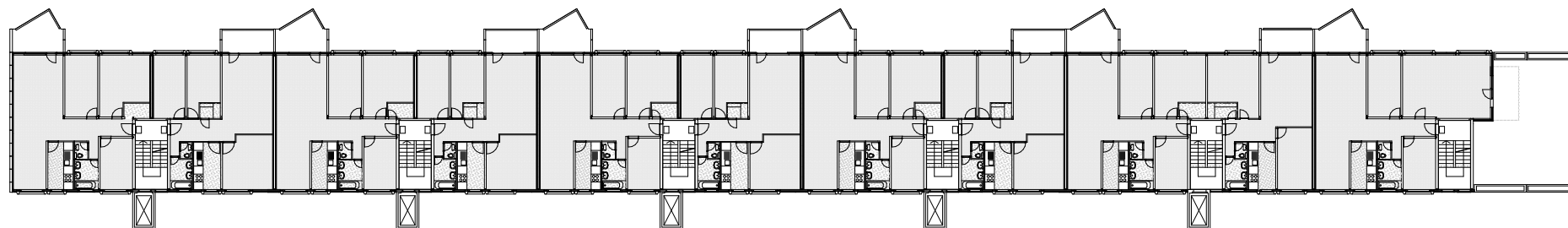


time: 10 years

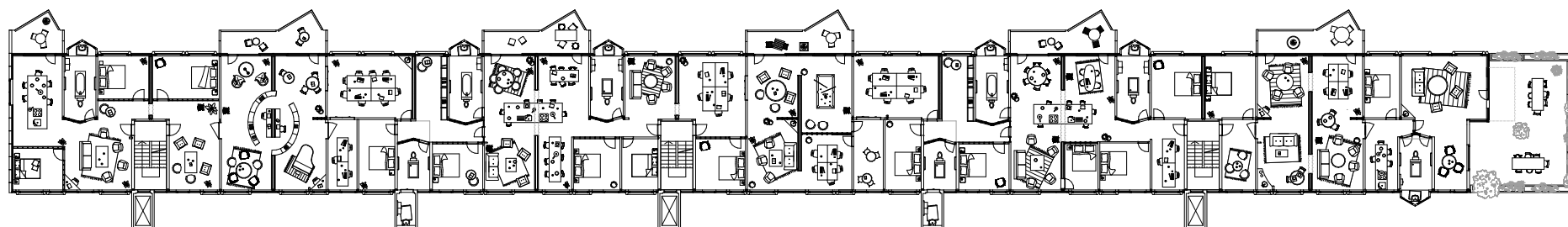
- most residents of the 70ies moved out
- new population group inhabits the buildings
- flats start to merge
- working & living at home start to mix up
- density ~6 persons & working places

concept drawings

occupancy ≈ 17



occupancy $\approx 24-30$



occupancy old & new