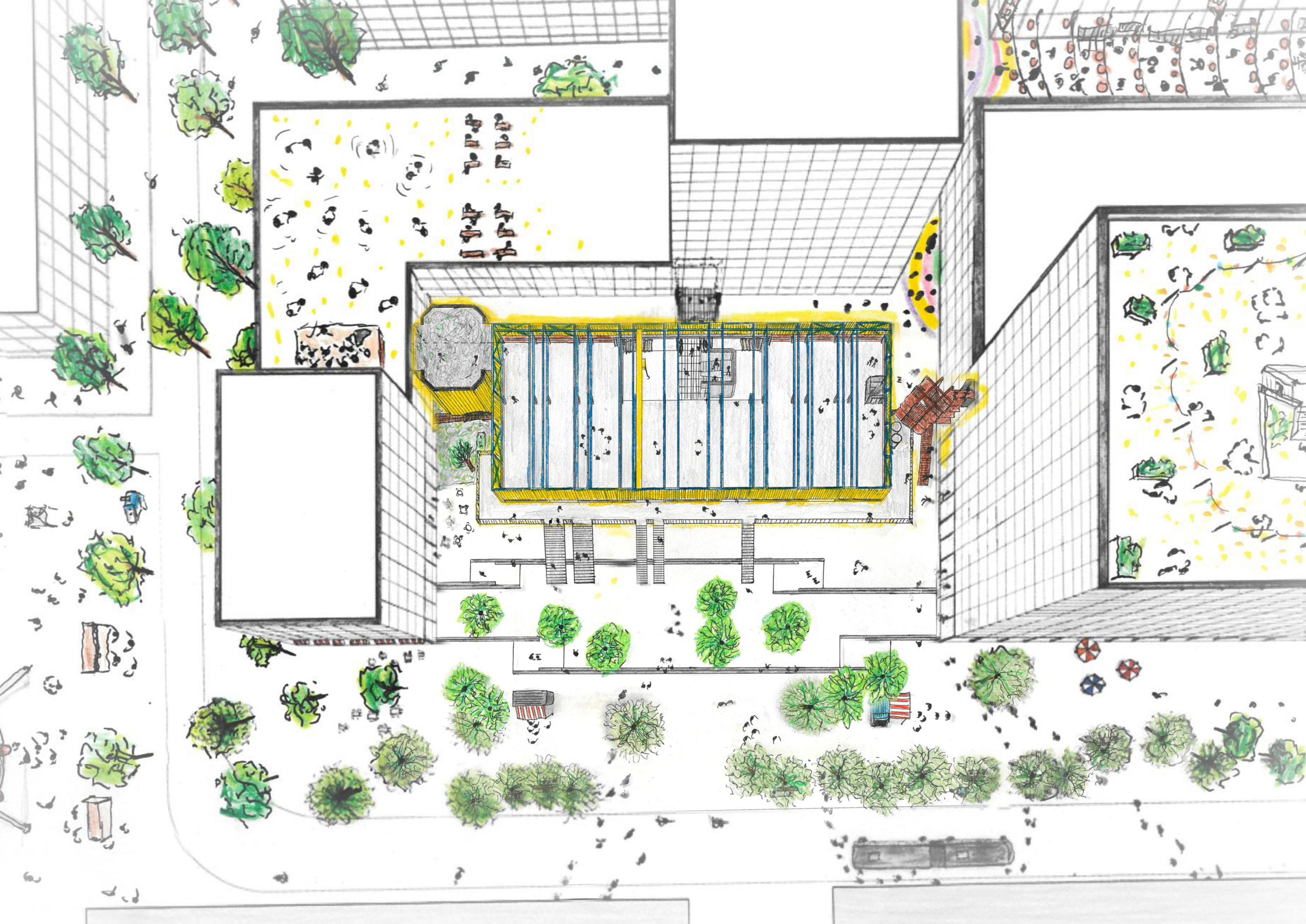
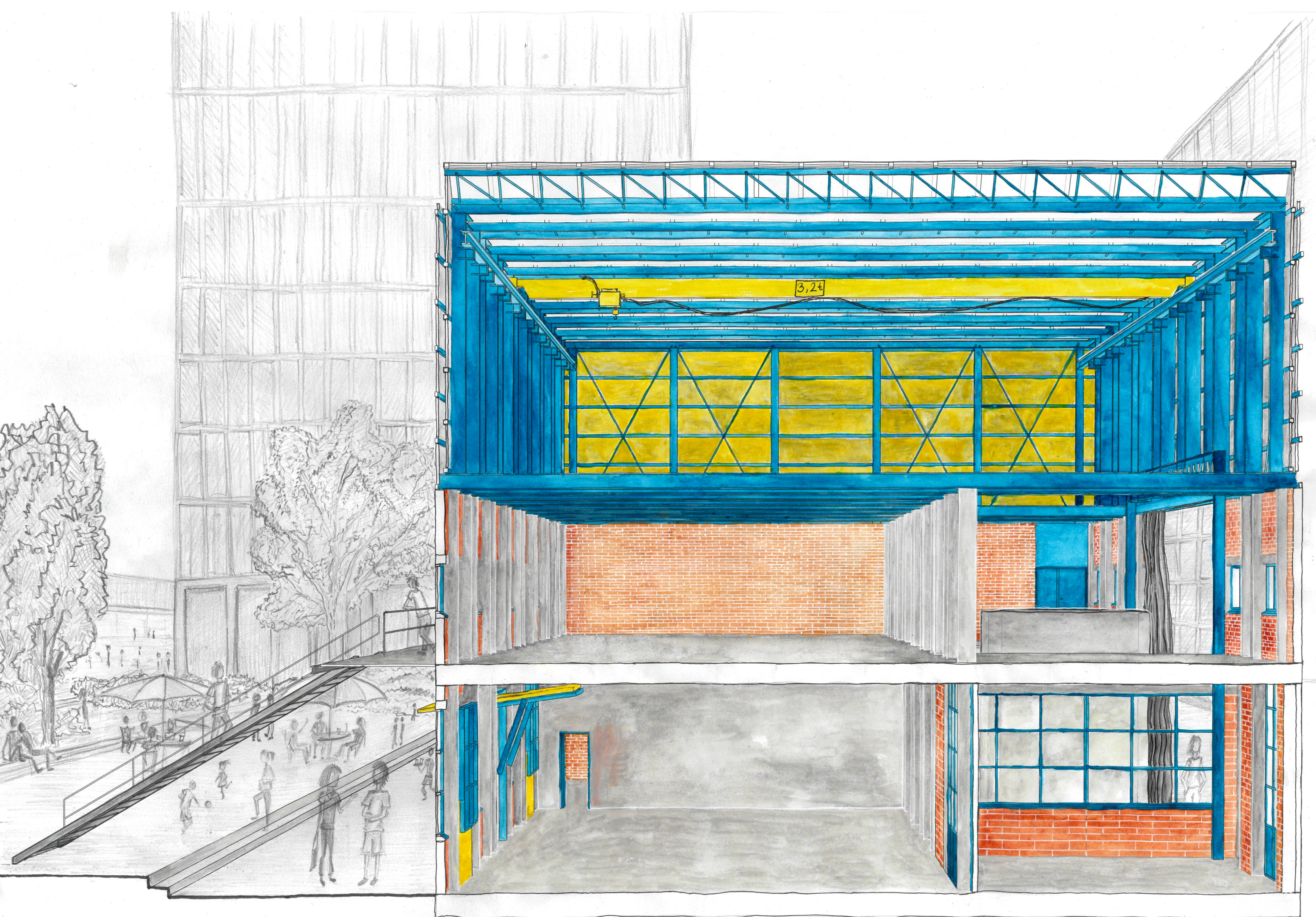


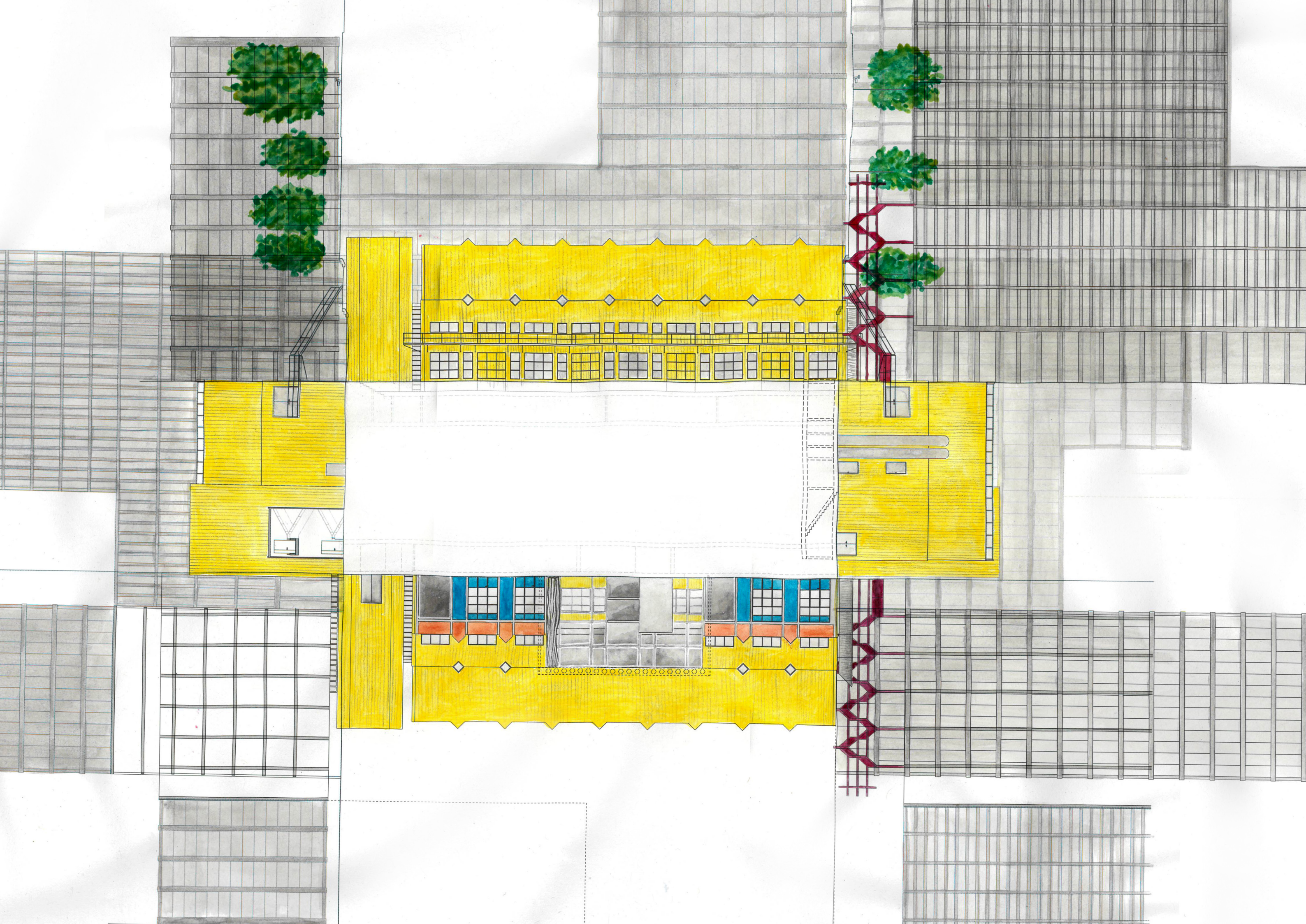
Group 7

Neu Oerlikon

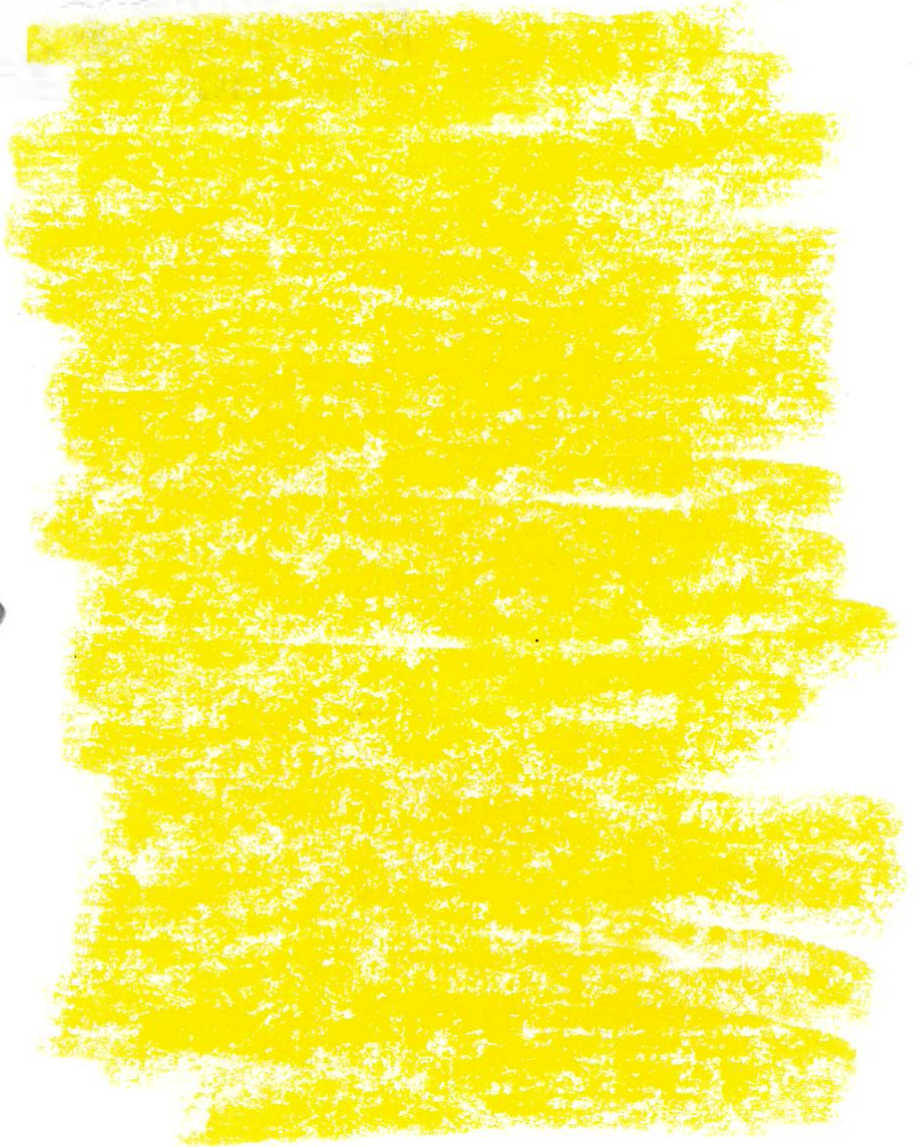
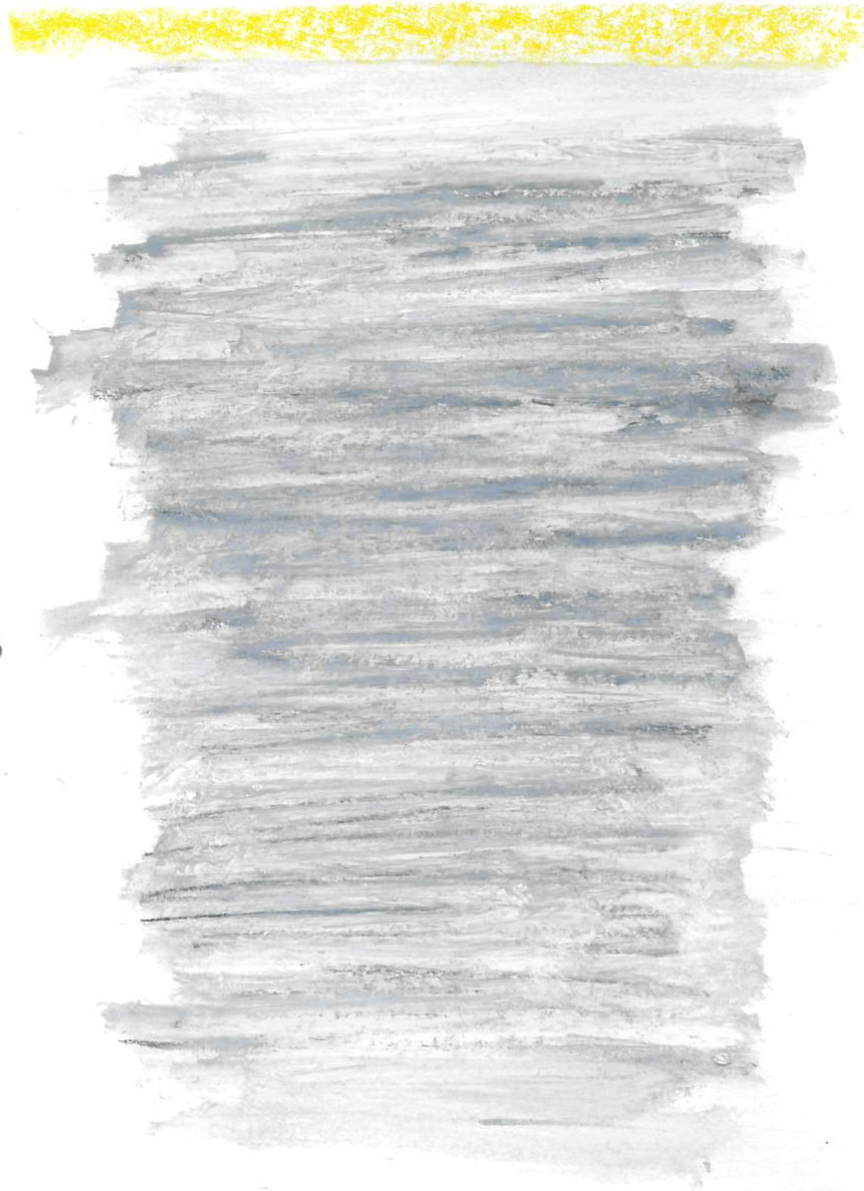
Anastasia Skorik, Daniel Weber, Ralf Zwahlen







RE-colour

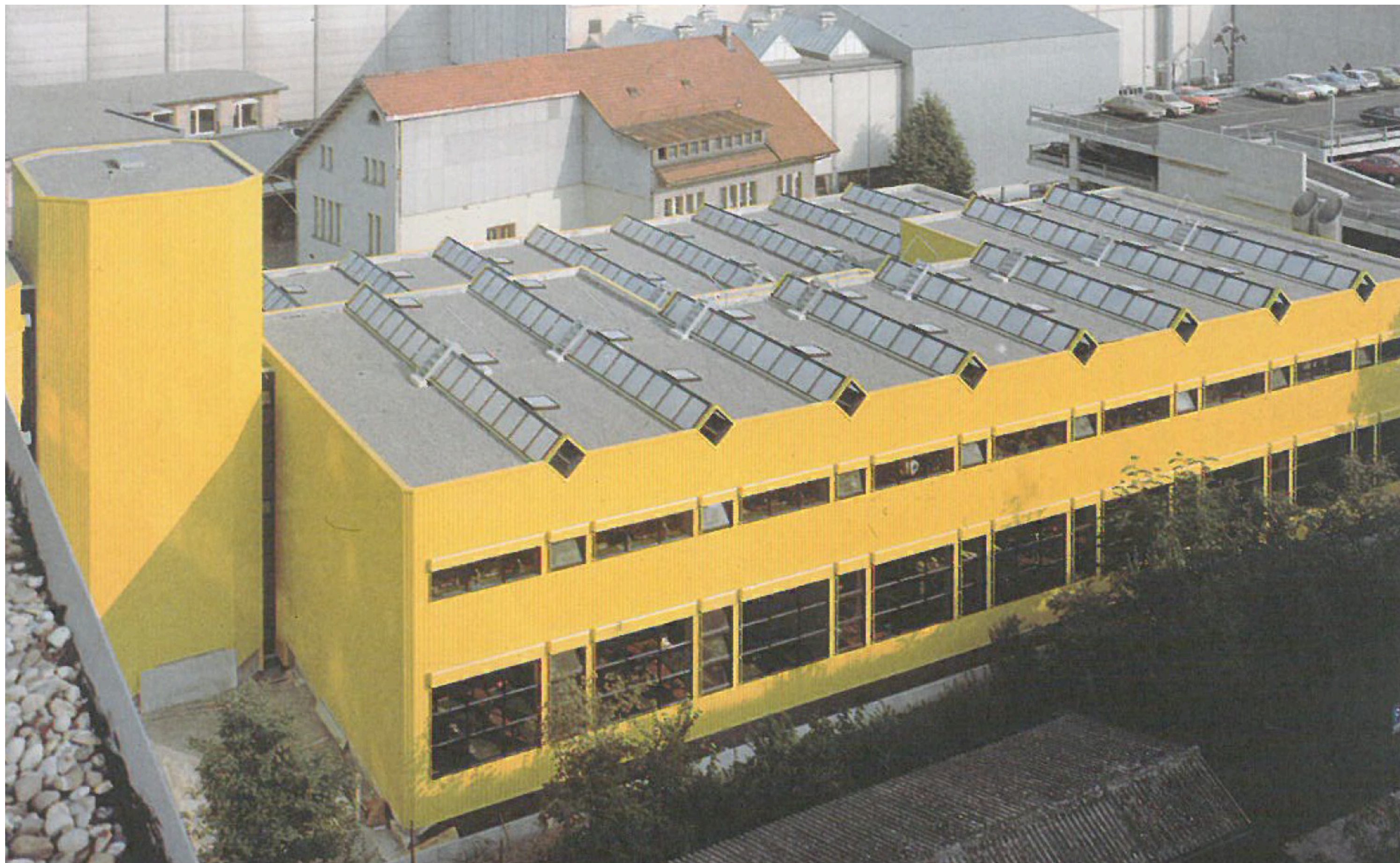


de - colour
de - identification



re - colour
re - identification

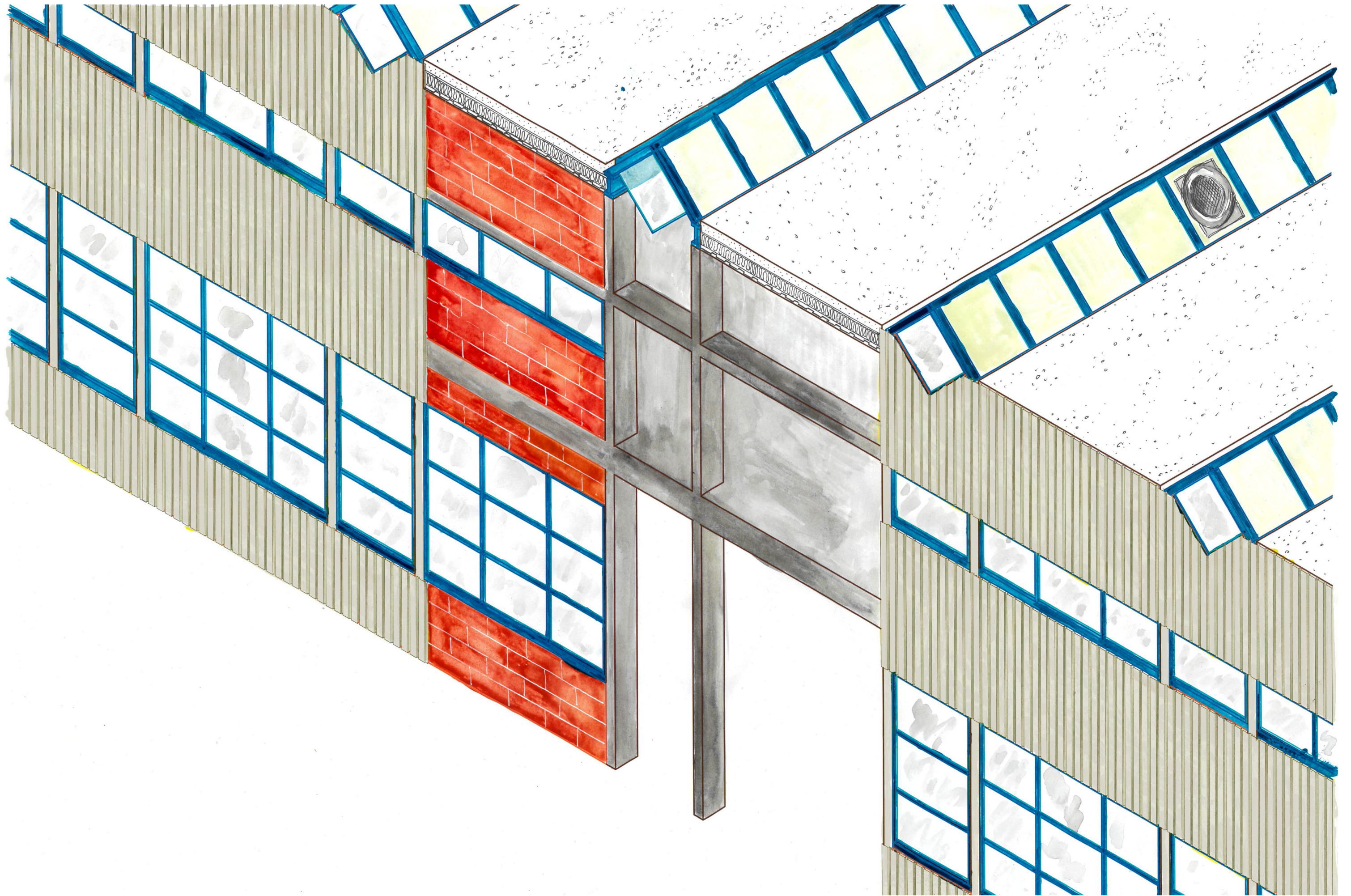


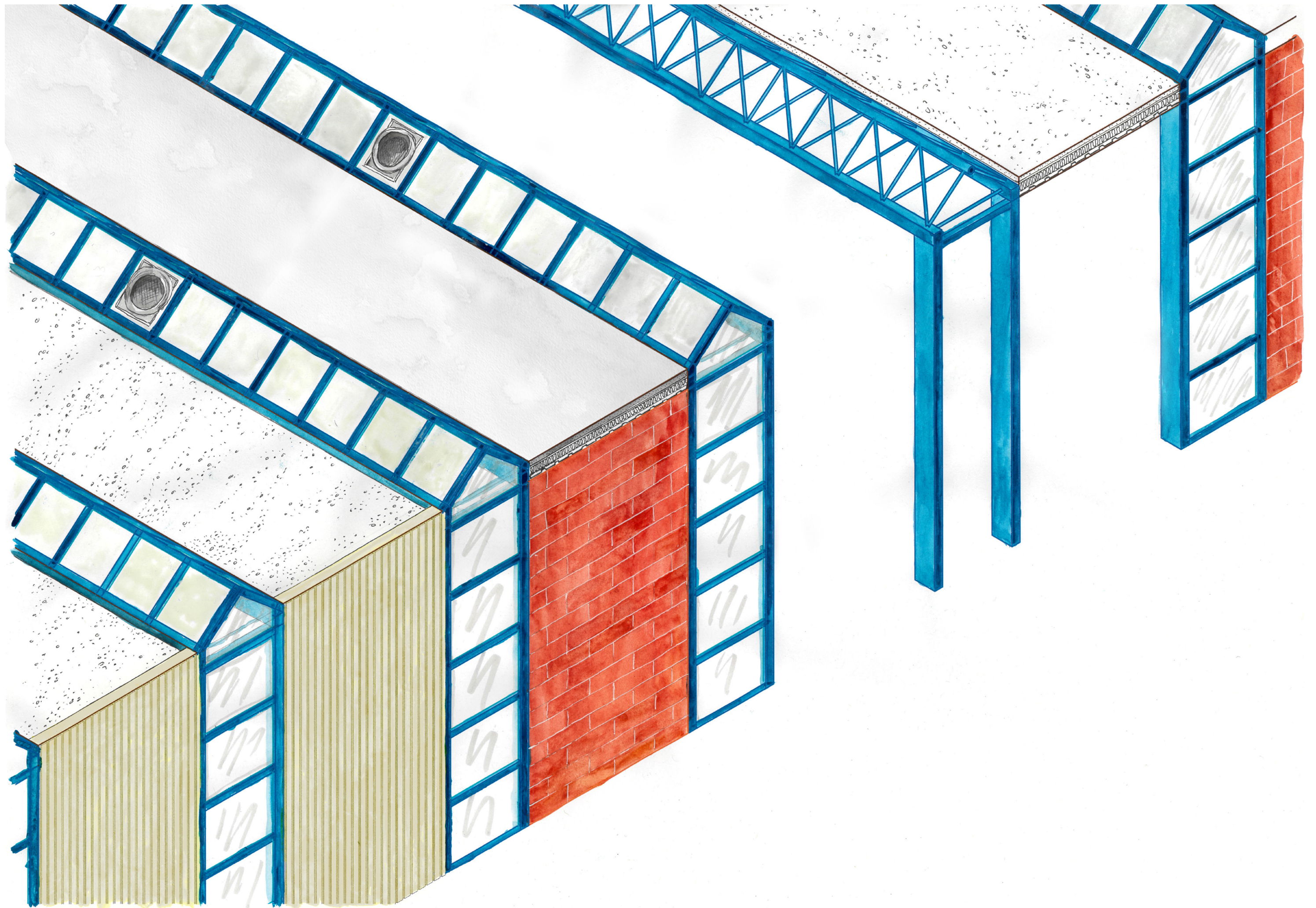


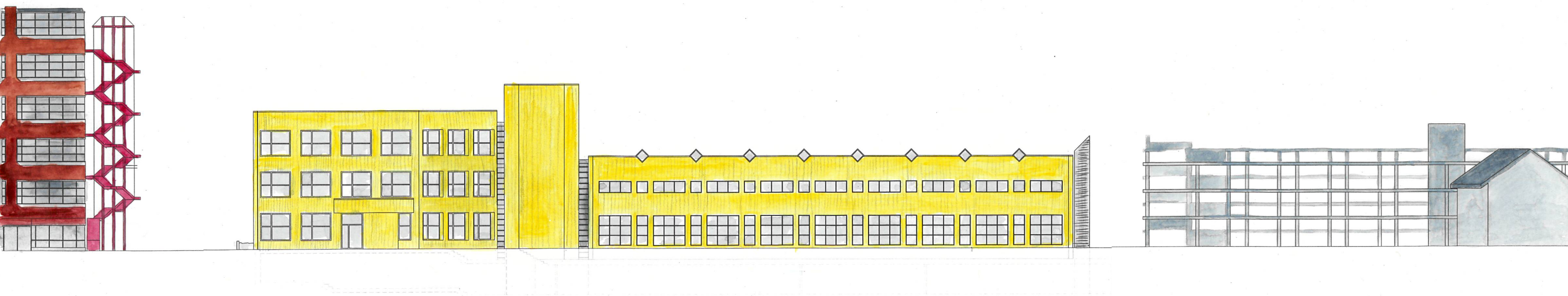
DE-colour

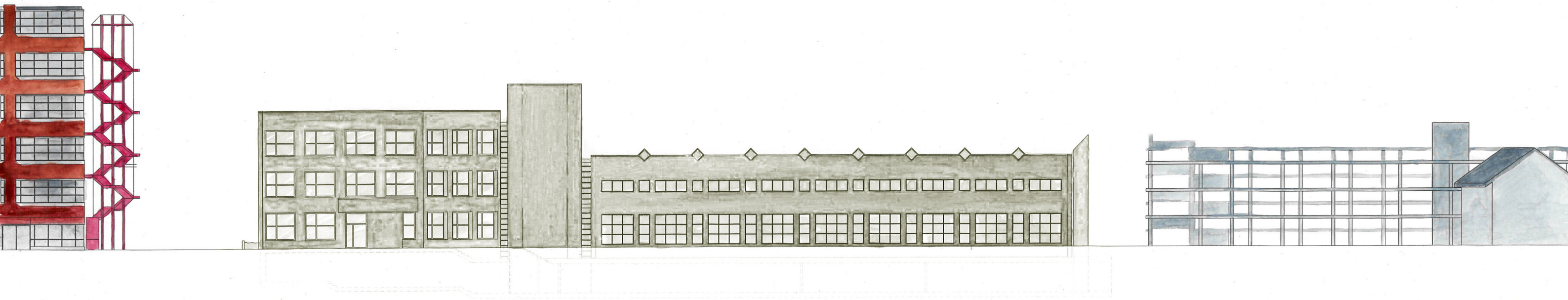


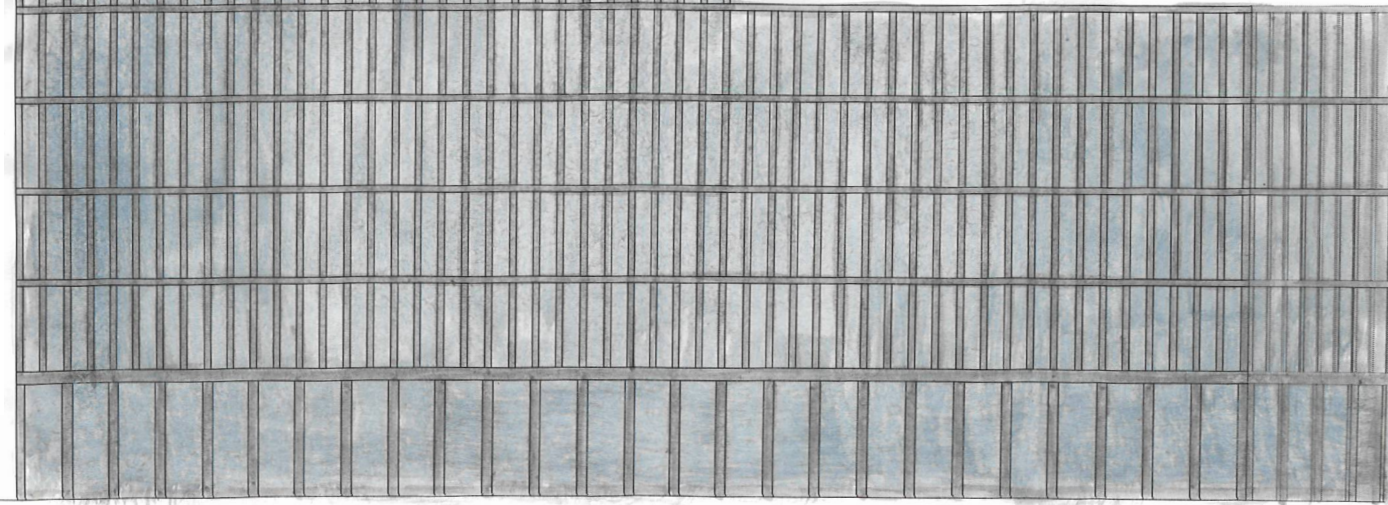
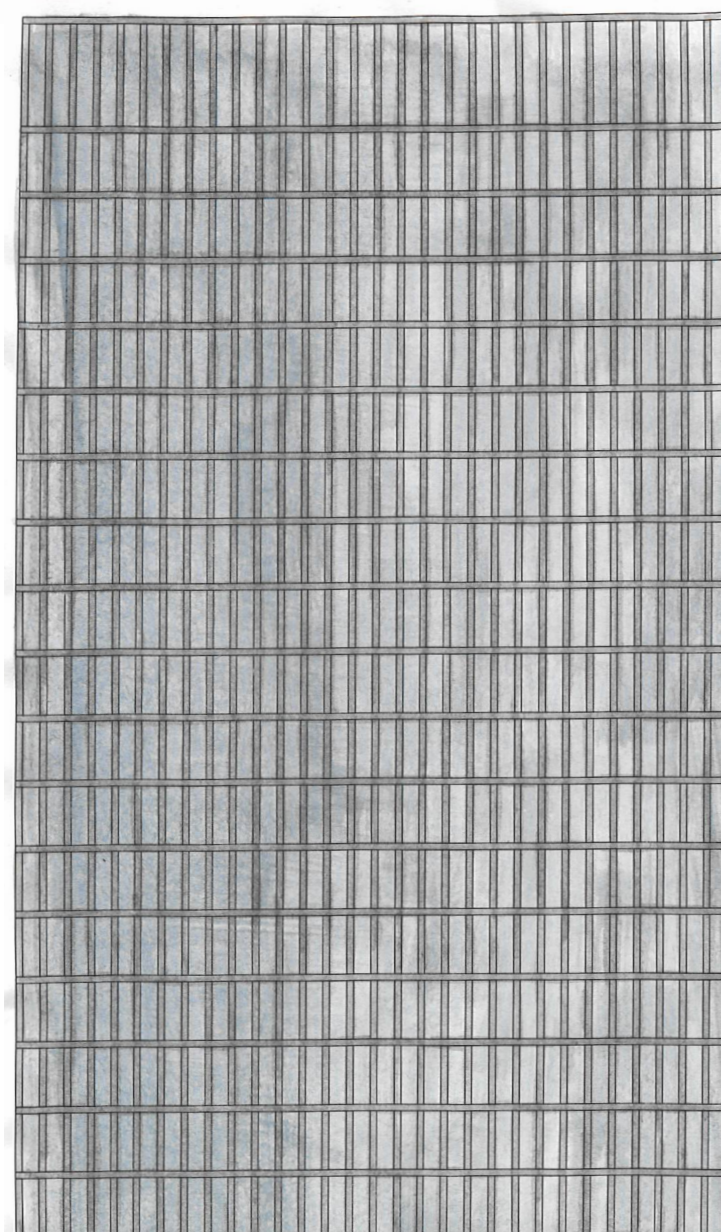


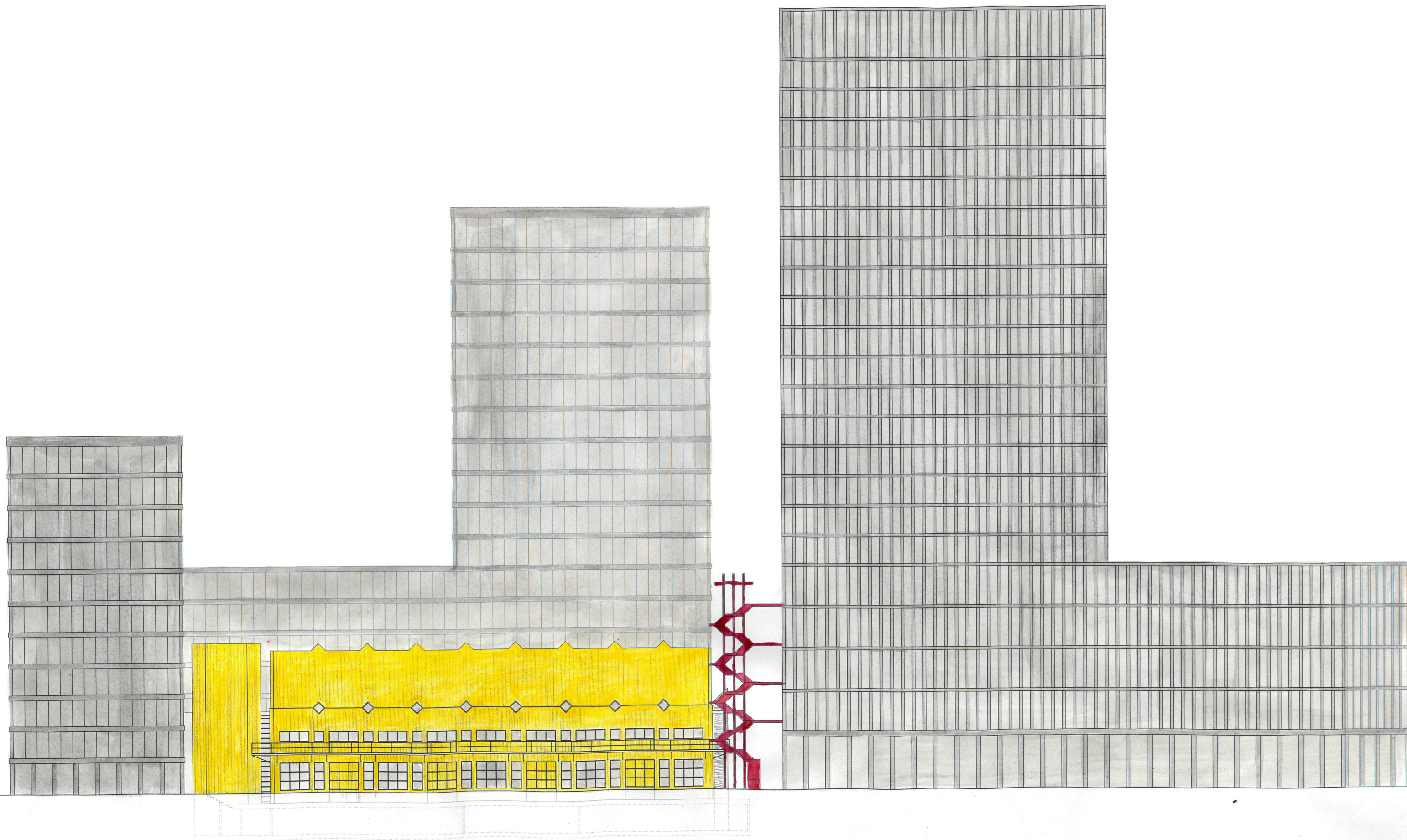






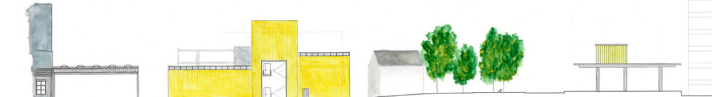




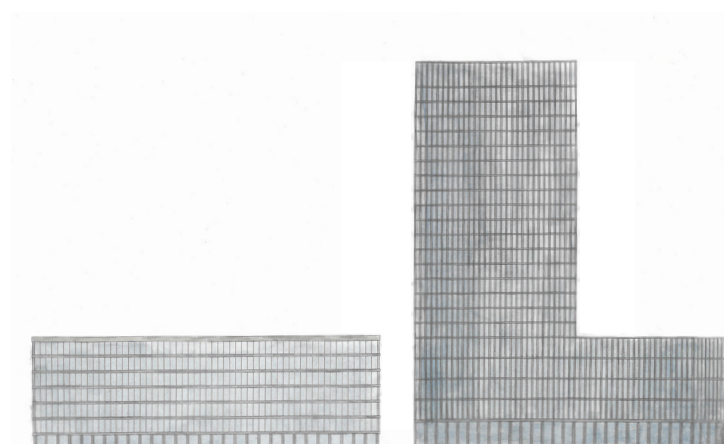




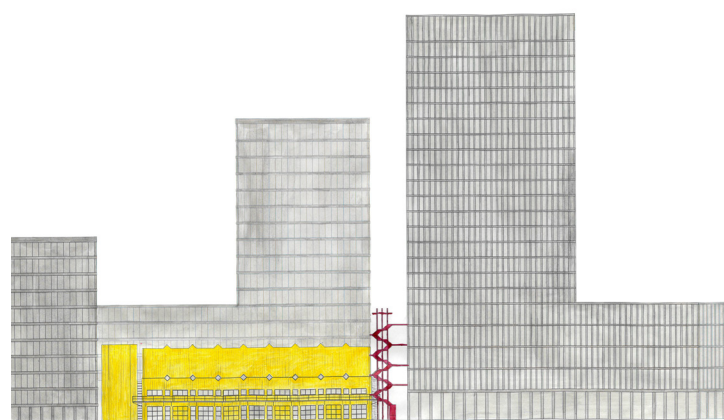
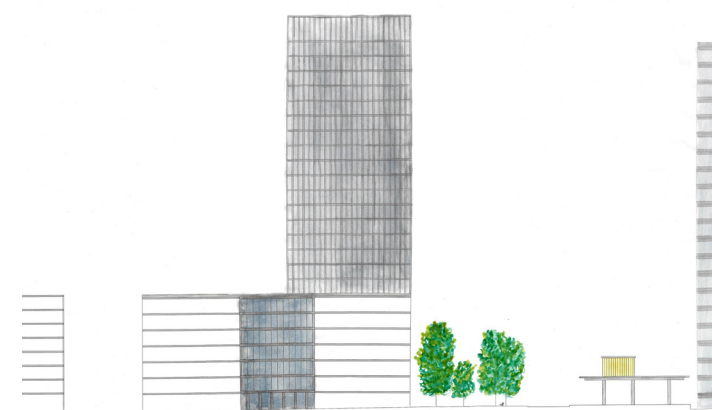
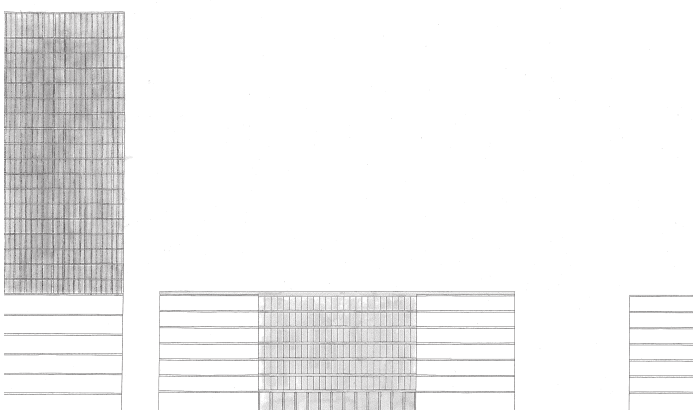
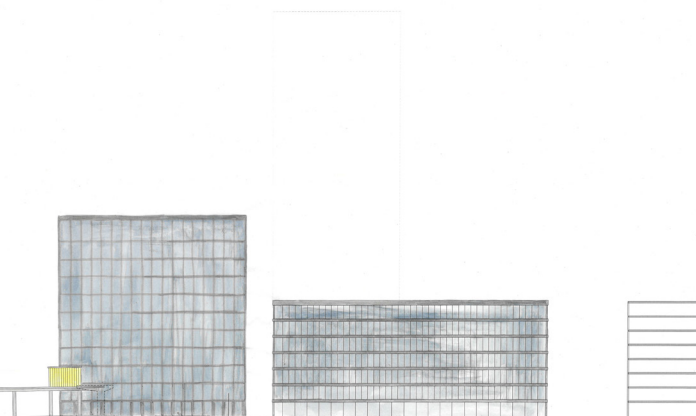
original



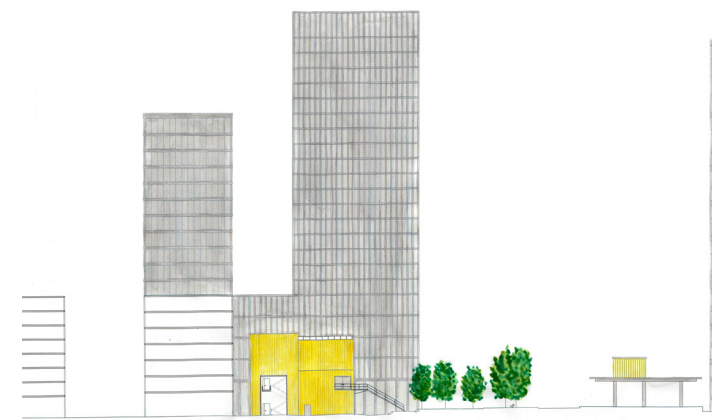
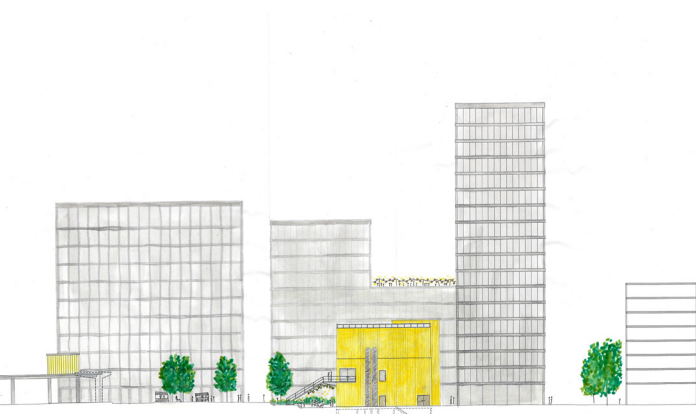
now

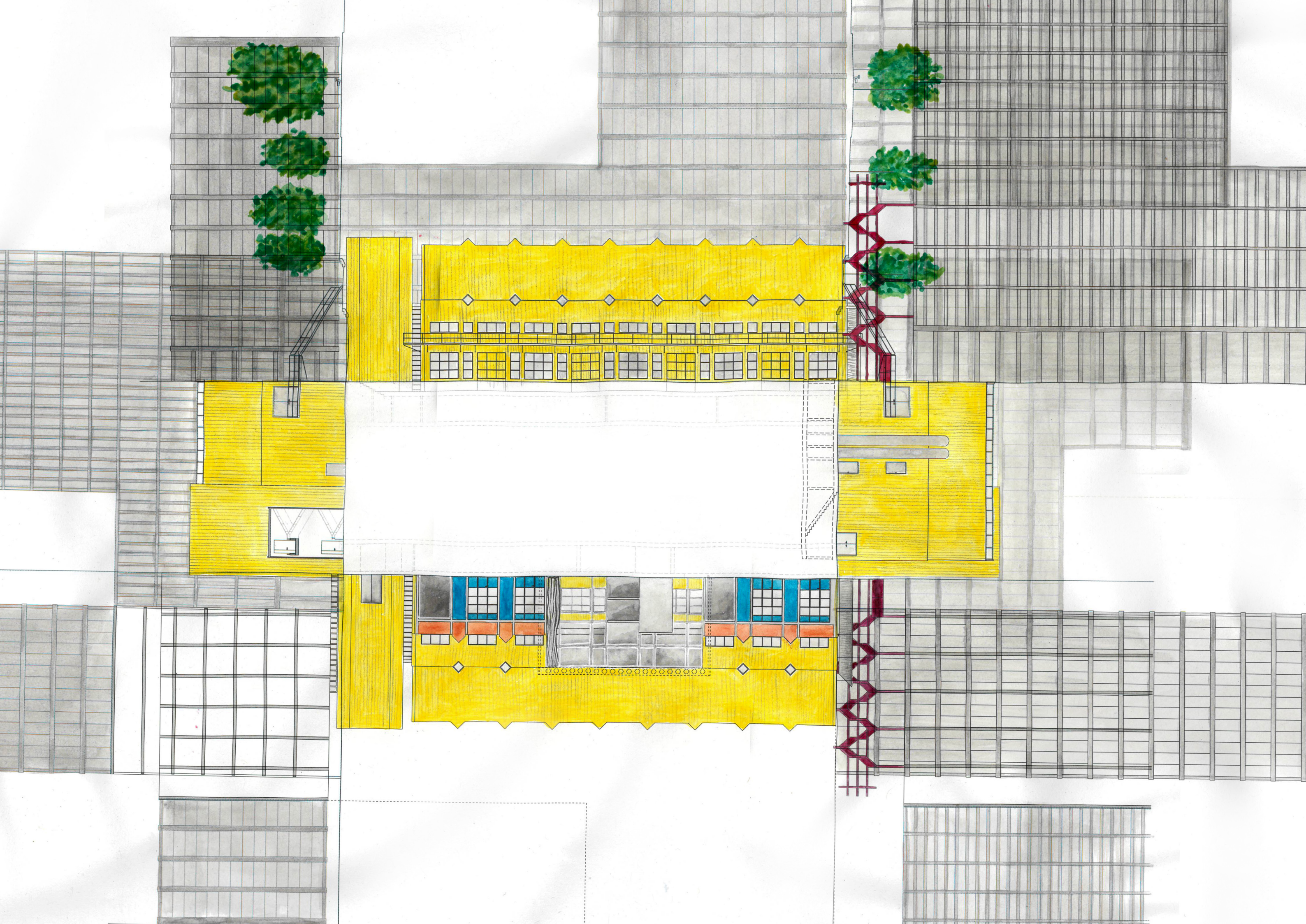


DE-coloured future



RE-coloured future





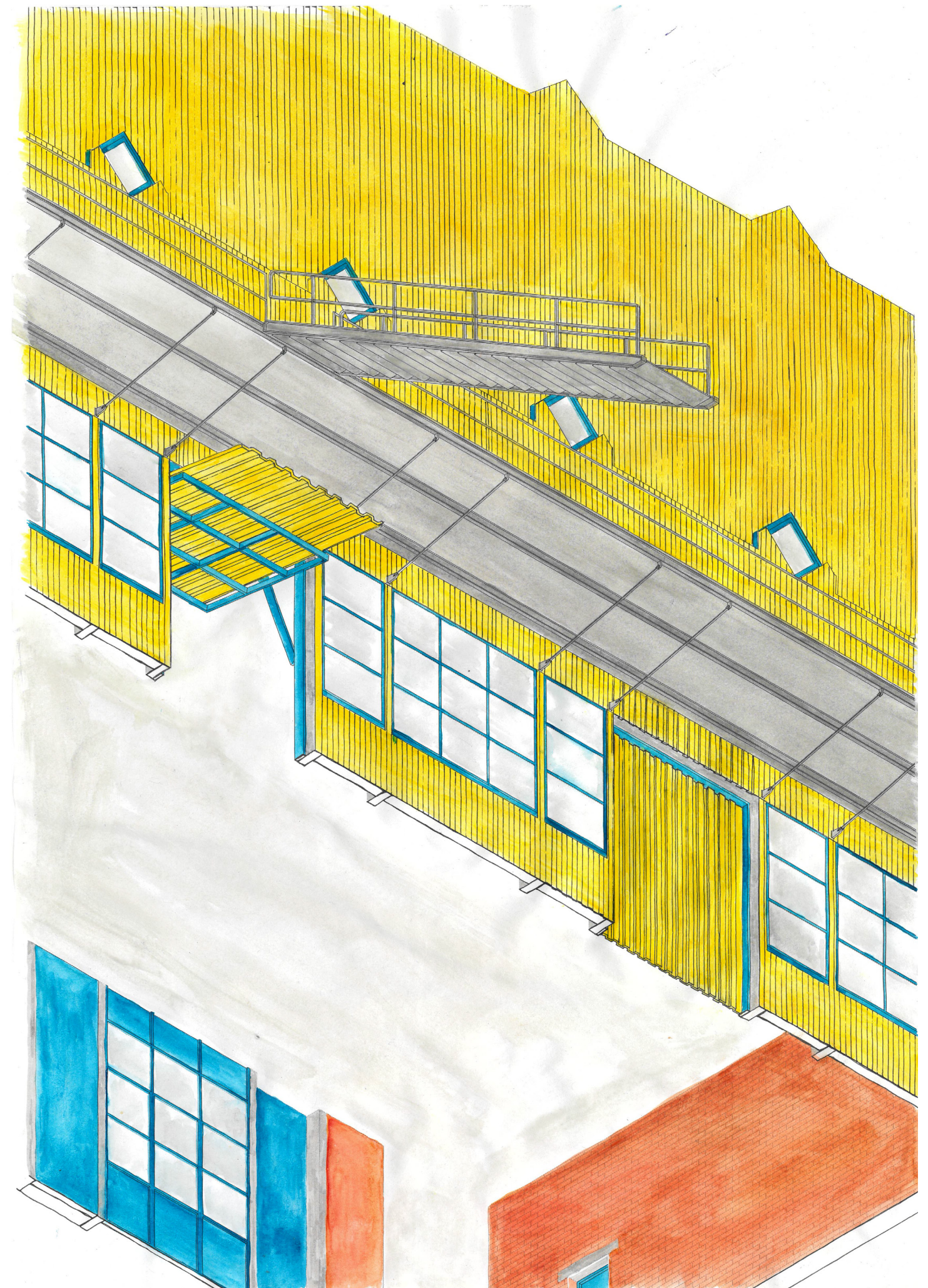
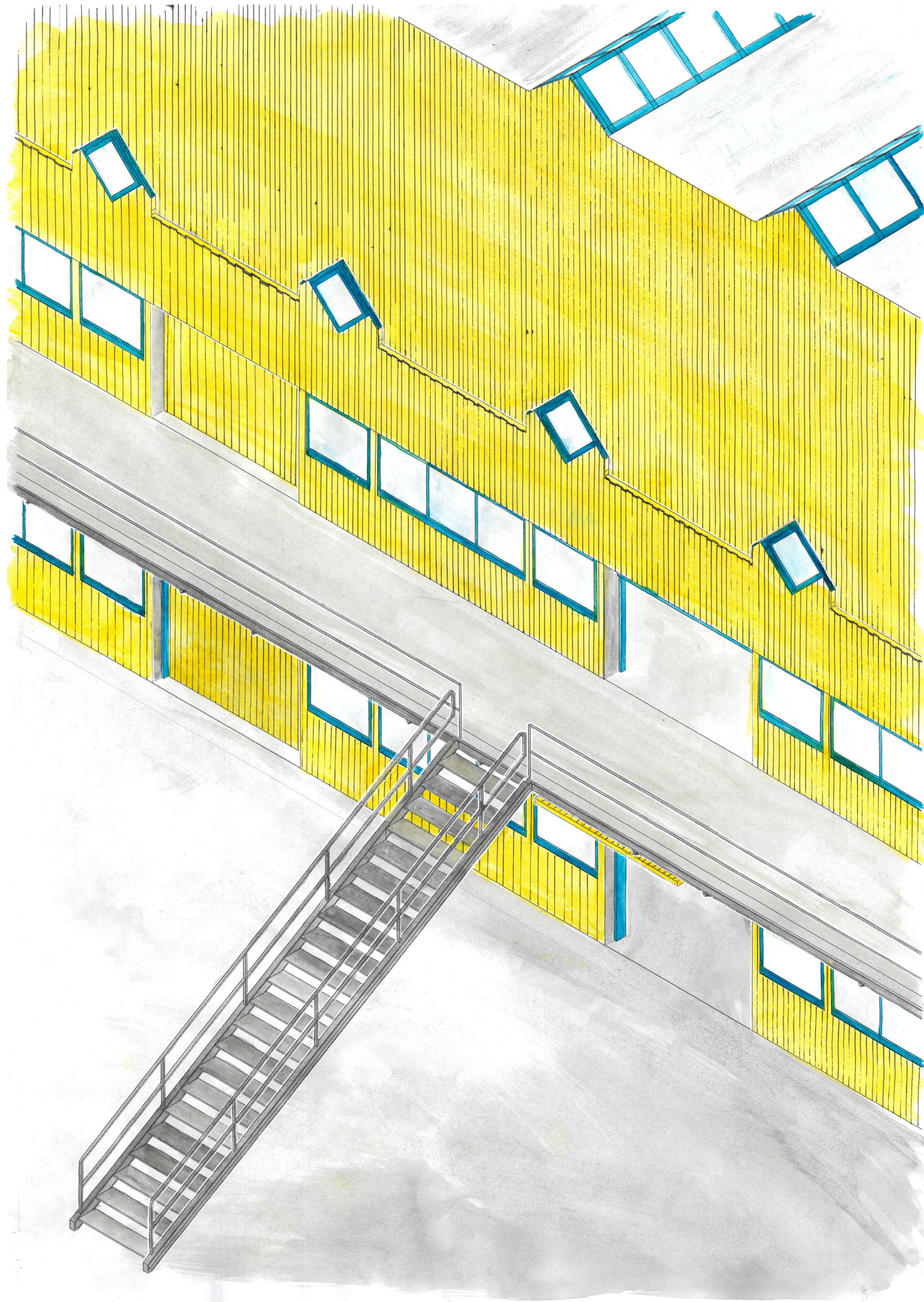


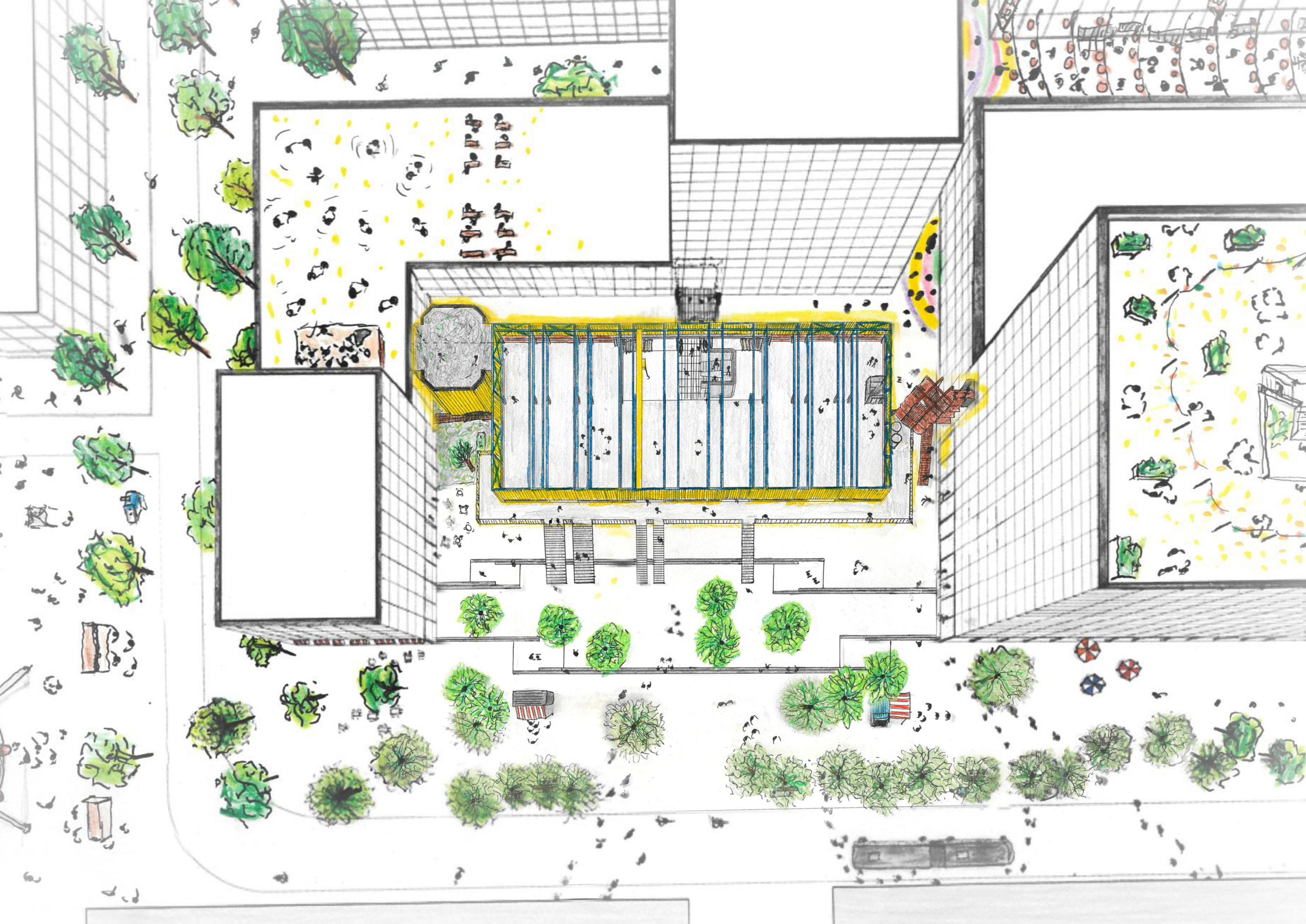
front



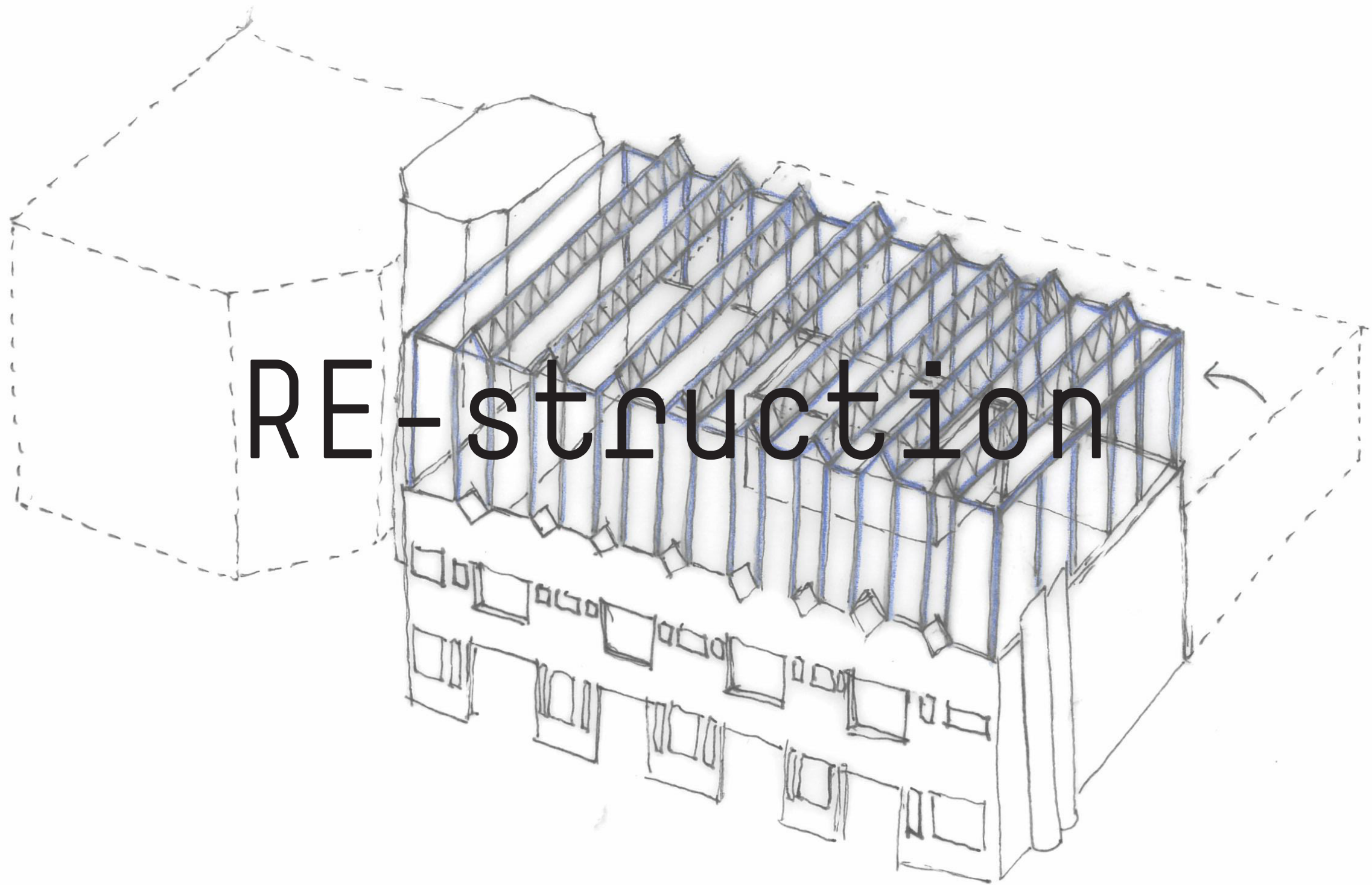
back

RE-colour





RE-struction



de-struction ↓

↗ re-struction

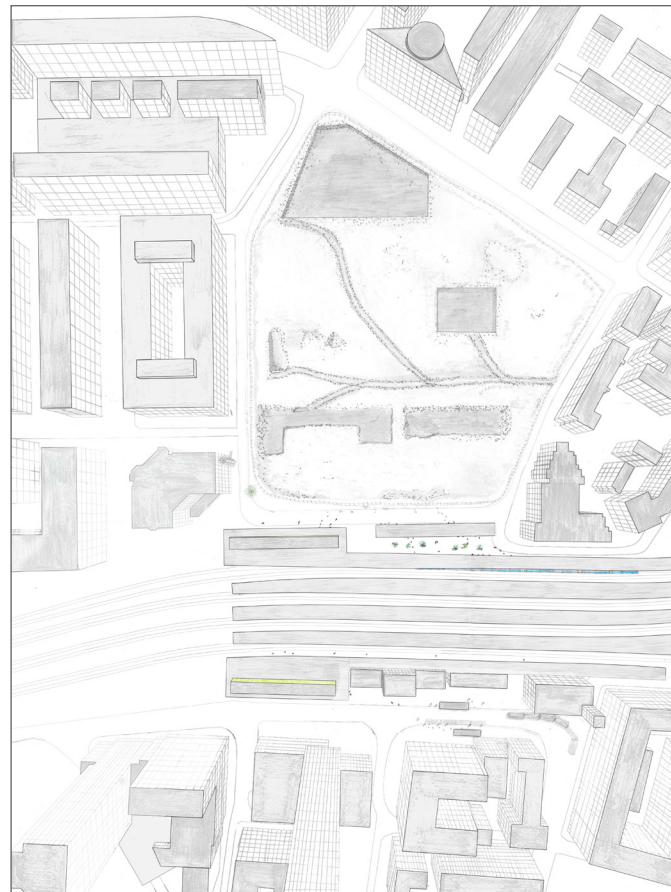
de-colour

de-identification ↓

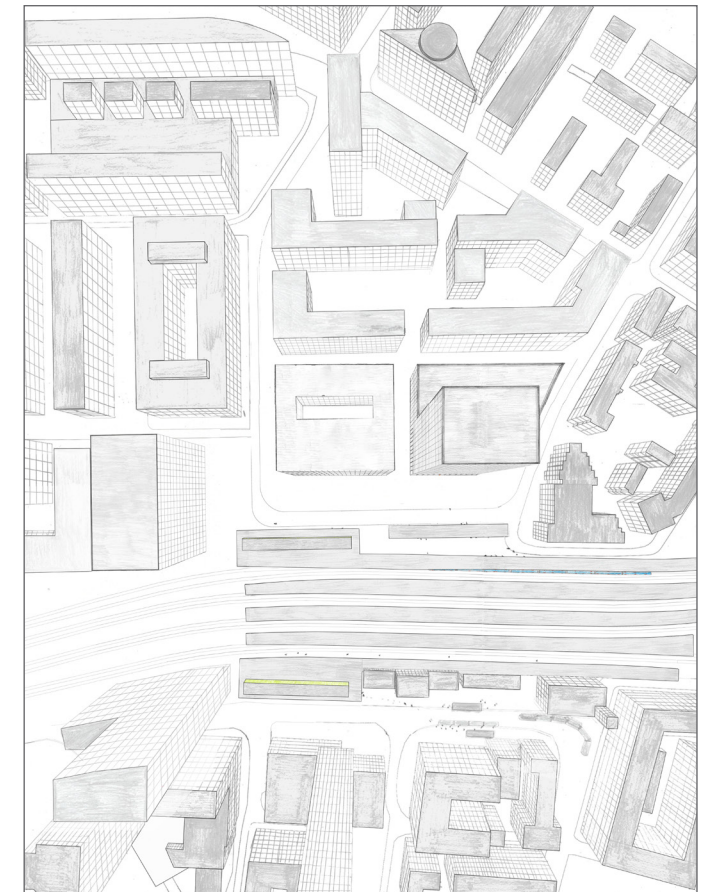
↗ re-colour
re-identification



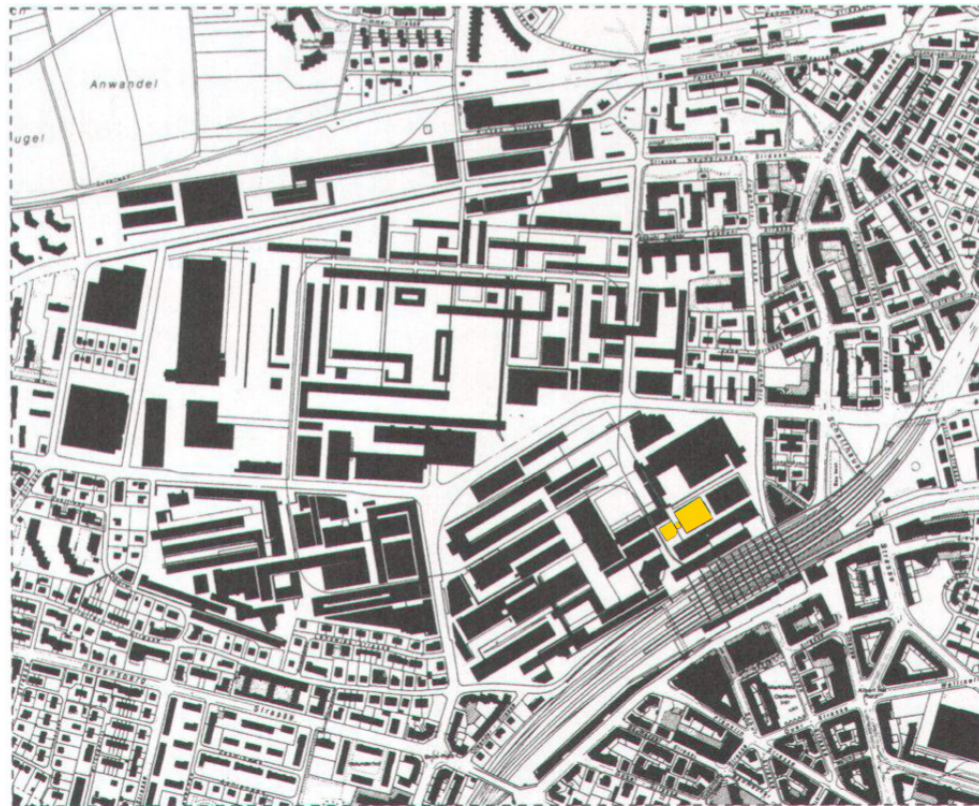
now



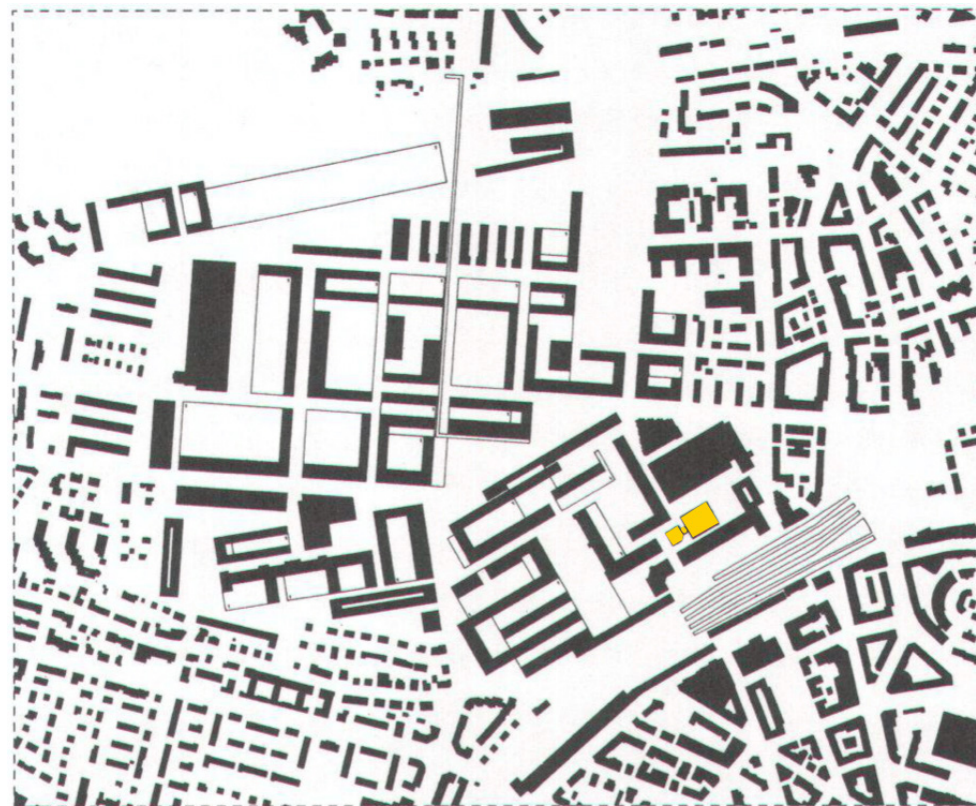
de-structured space



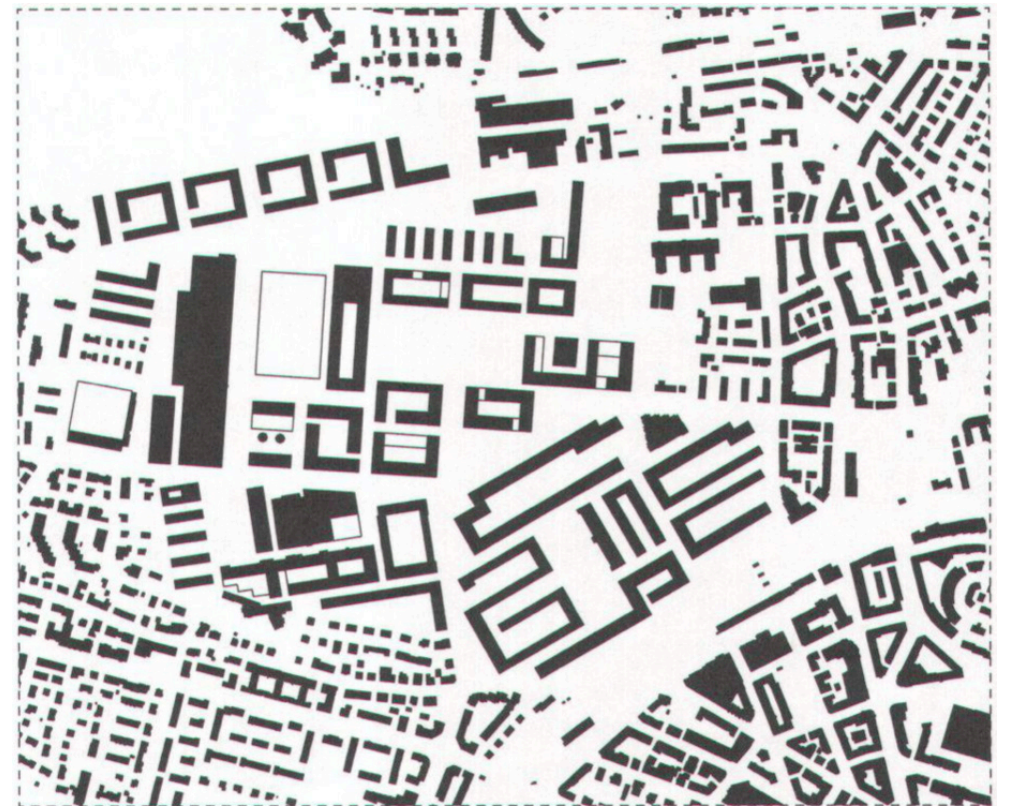
de-coloured future



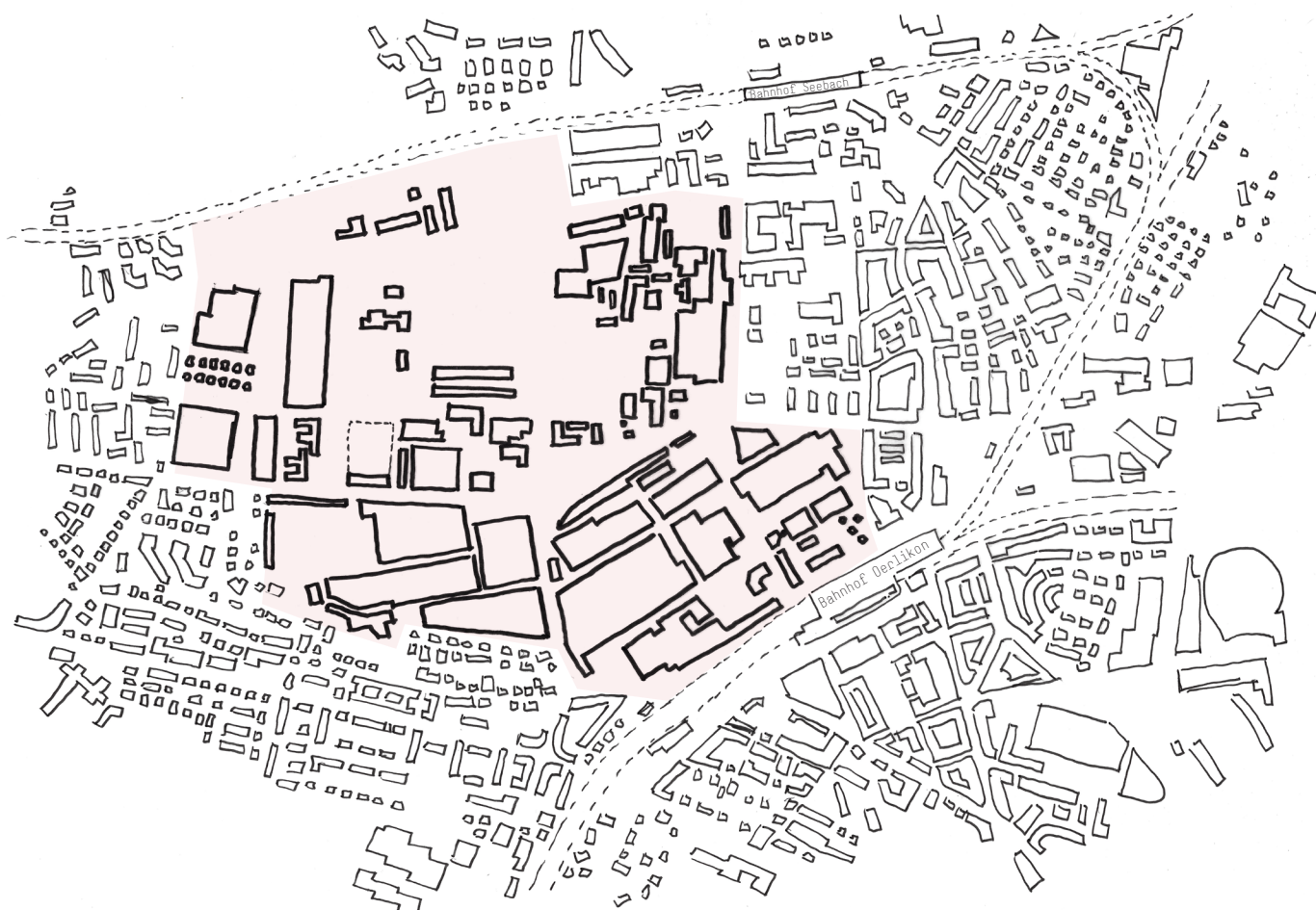
1992 - competition



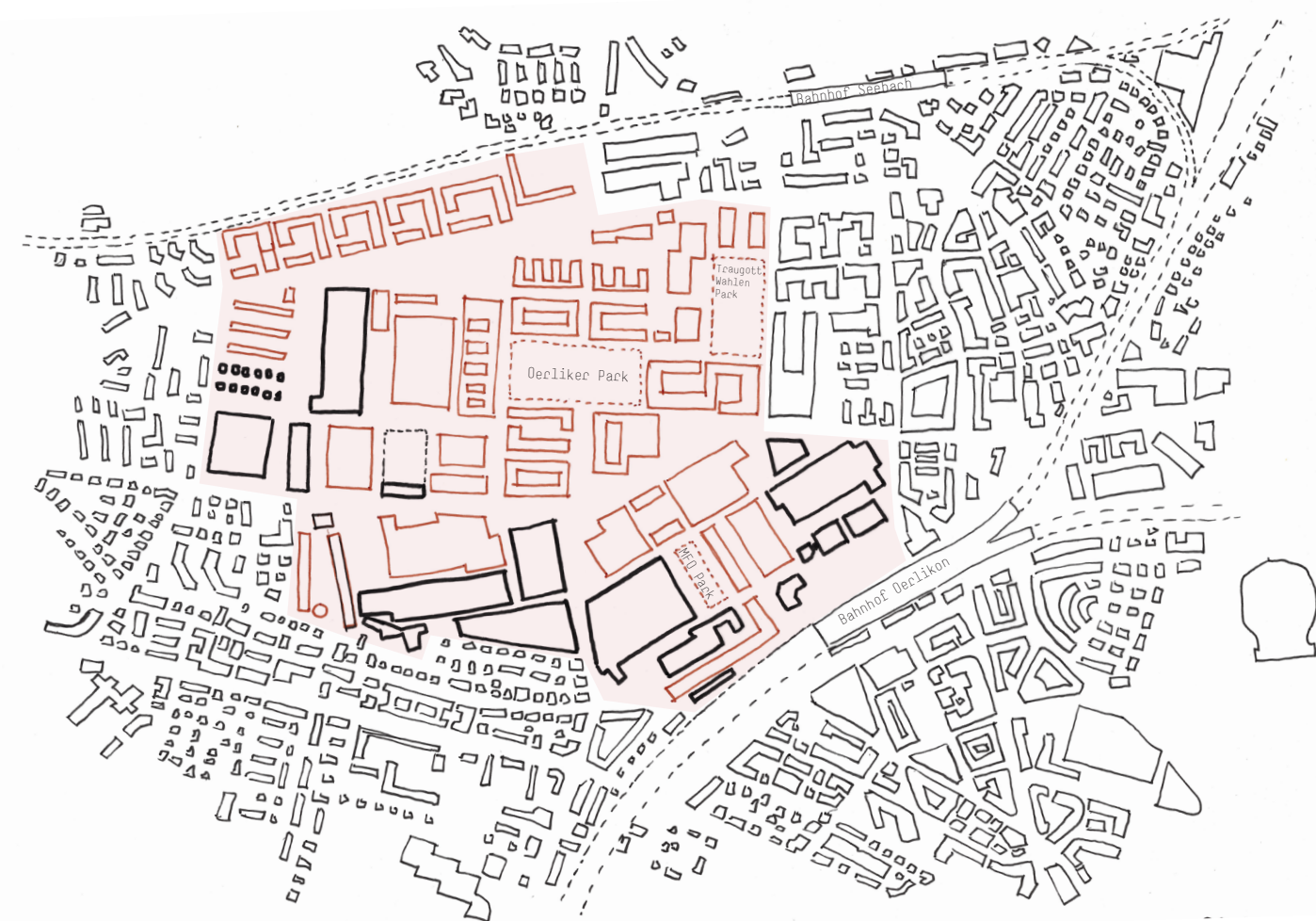
1994 - revision



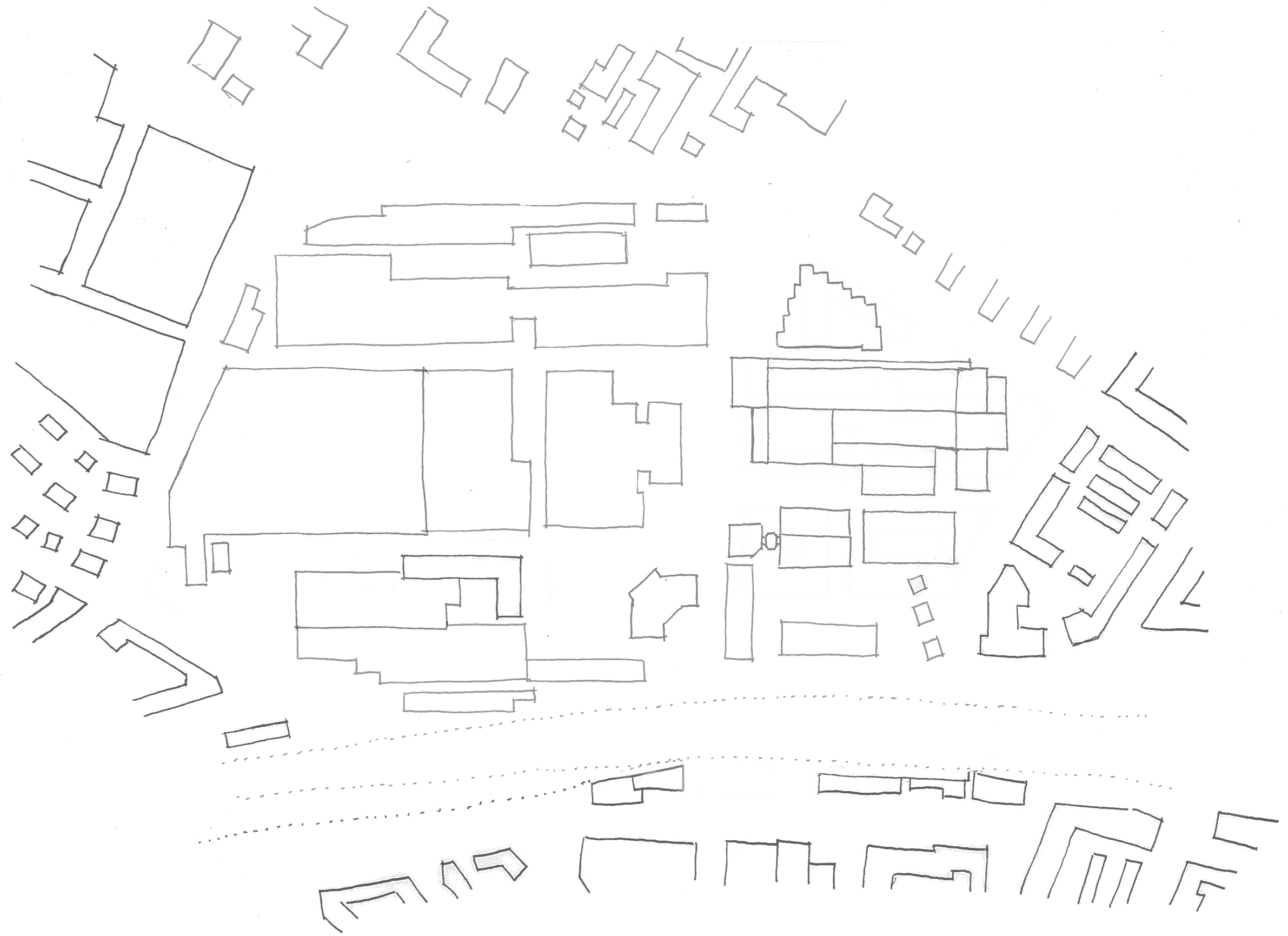
1998 - approved by city

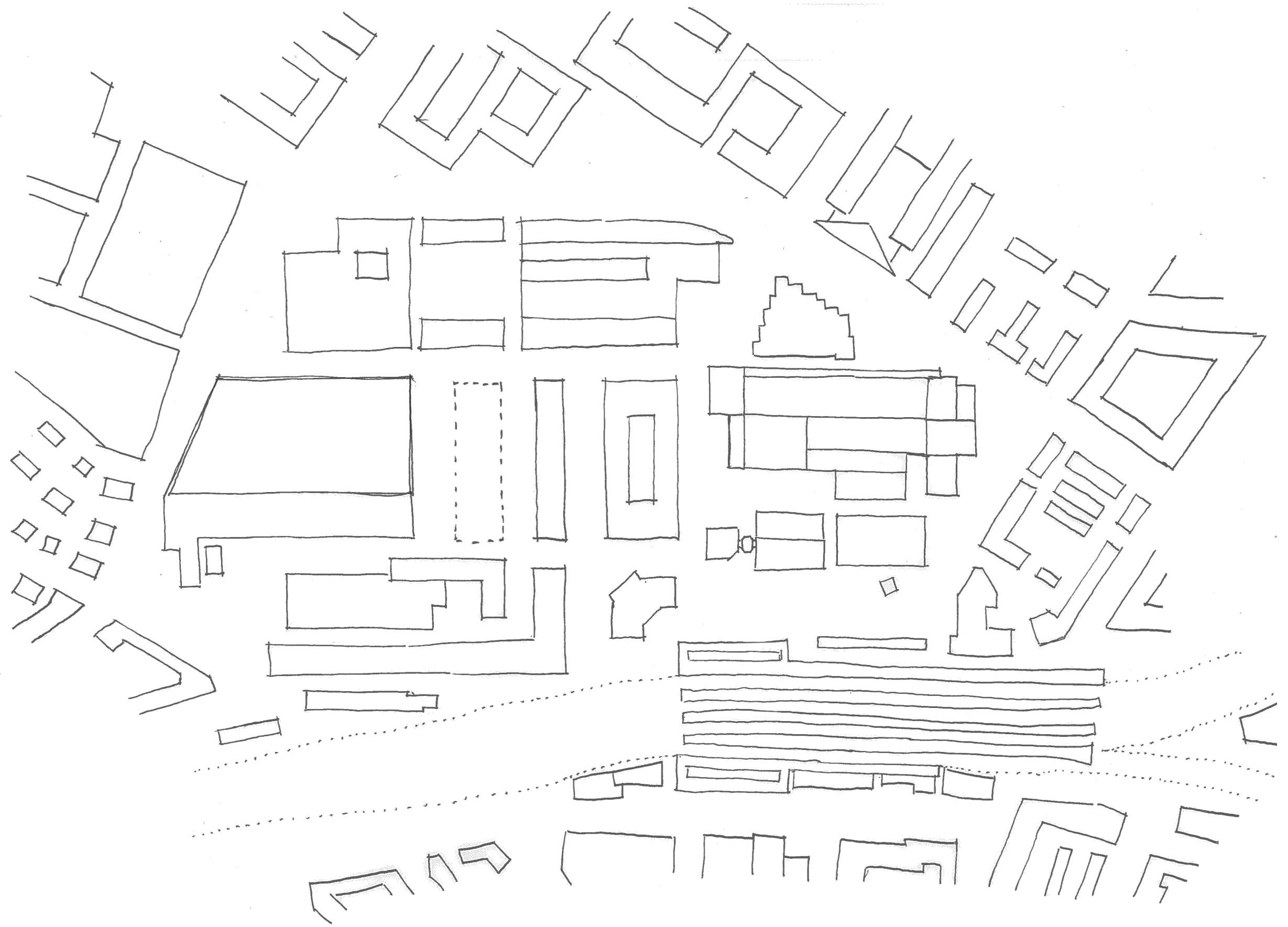


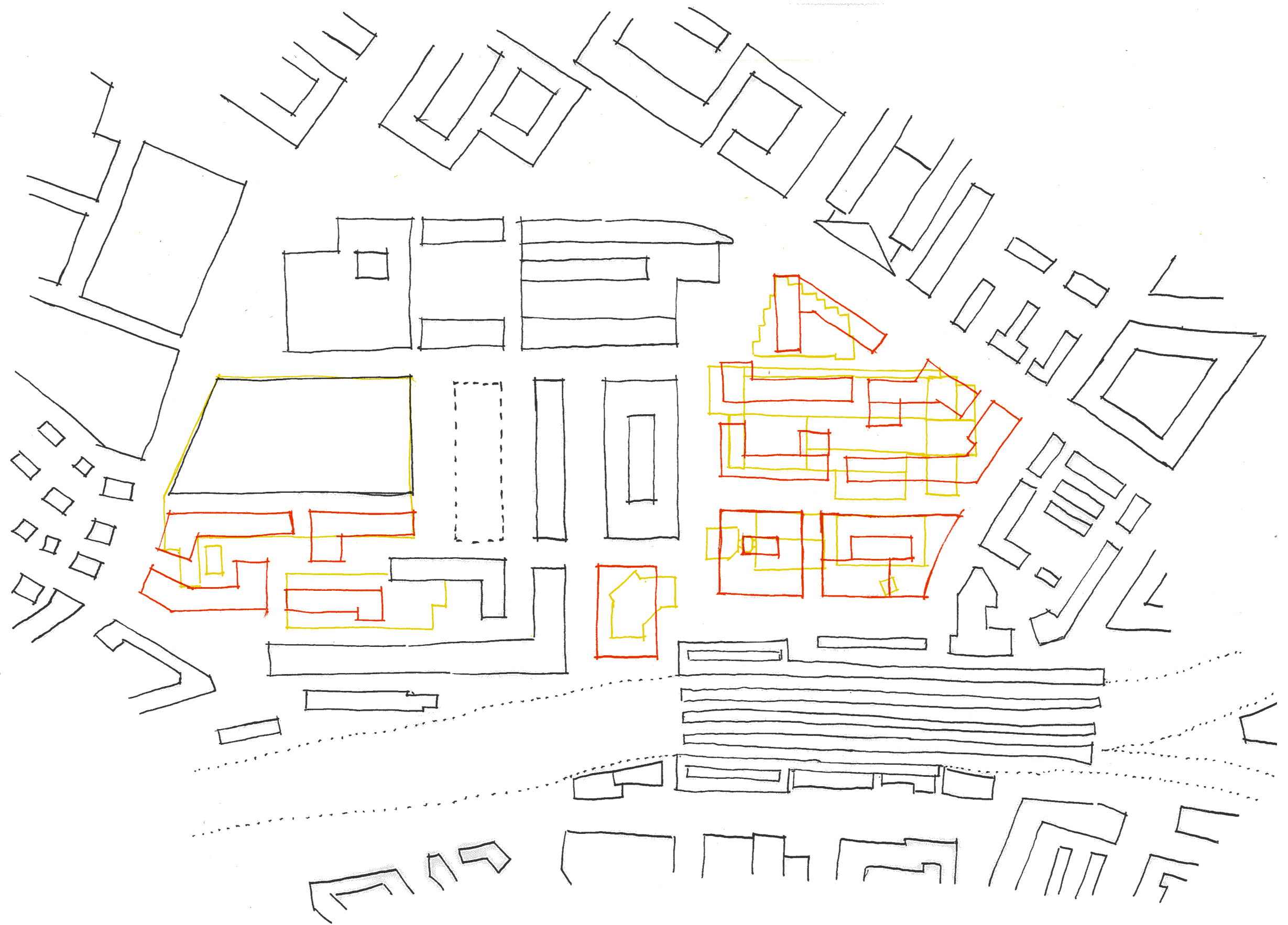
1998



2021



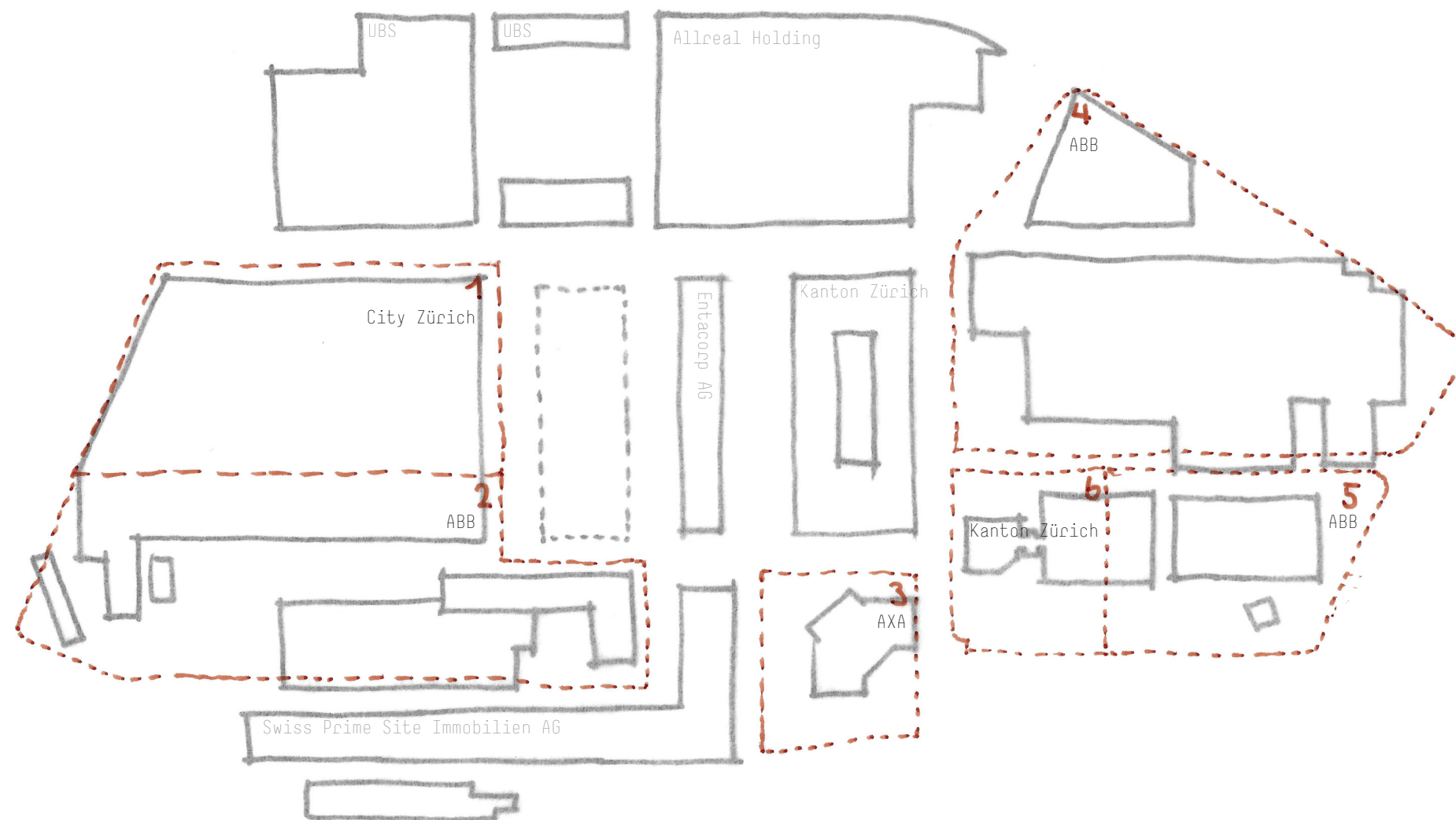












Market rates in Oerlikon

Gewerbeflächen in Oerlikon
(online Recherche) $\approx 250 \text{ CHF/m}^2/\text{Jahr}$

Bürofläche in Oerlikon: pro m^2 /pro Jahr

umgebung Oerlikon: $280 \text{ CHF/m}^2/\text{Jahr}$

Bürchens Dienstleister: $350 \text{ CHF/m}^2/\text{Jahr}$

Franklinium (2.06): $385 \text{ CHF/m}^2/\text{Jahr}$

Wohnfläche in Oerlikon:

mieten: Rentadvisor.ch: $400 \text{ CHF/m}^2/\text{Jahr}$

kaufen: Rentadvisor.ch: $14'000 \text{ CHF/m}^2$

Baufeld 5,6

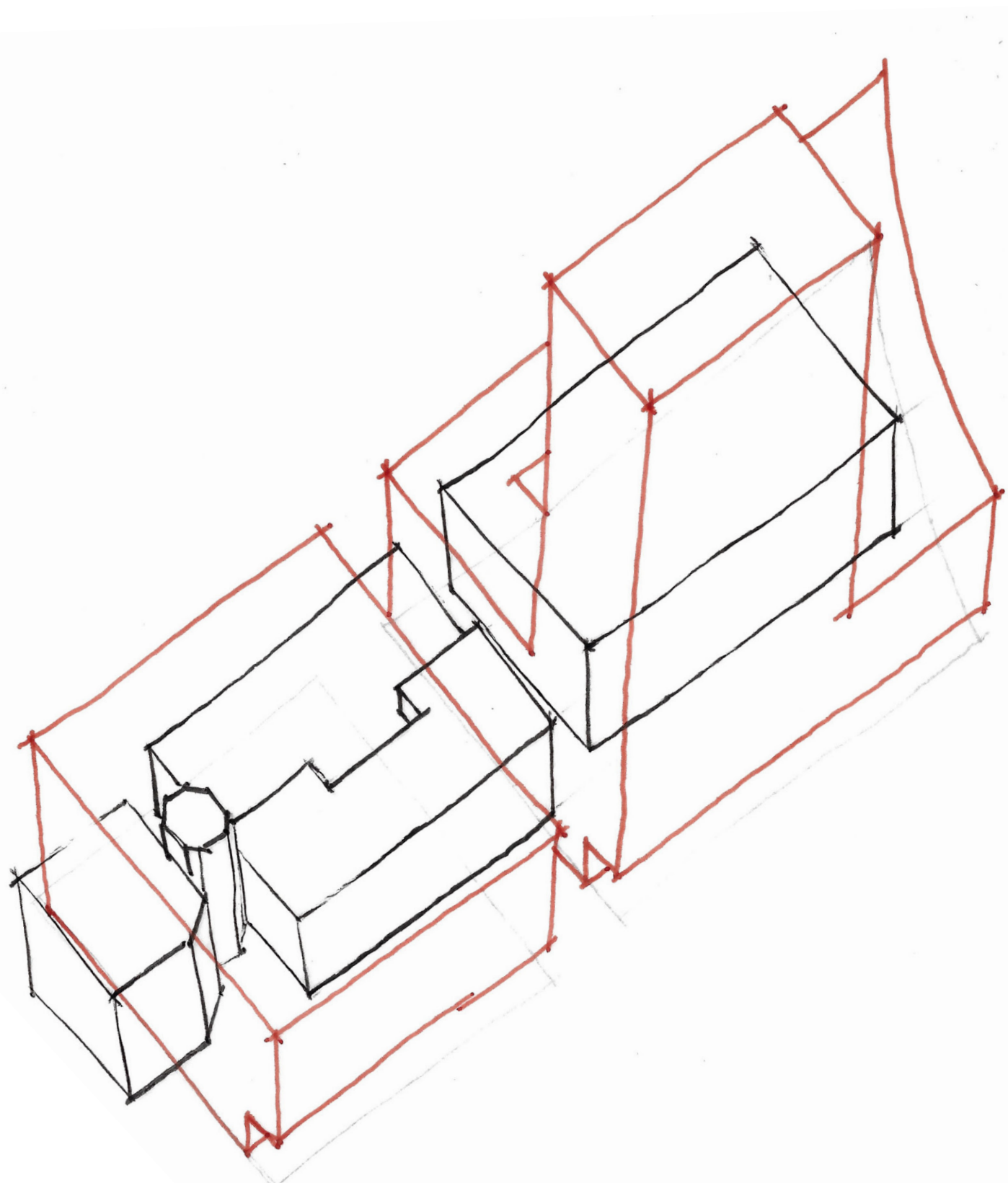
current floor space:	total: 5'800m ² GF
Jacques Schader „Junior“:	4000m ² GF
Parking garrage:	1800m ² GF

current parking spaces:	124
-------------------------	-----

planned floor space:	total: 57'422m ² GF
Office Tower BF 5:	42'196m ² GF
Office Building BF 6:	15'226m ² GF

planned parking spaces:	min 71 / max 108
-------------------------	------------------

990% increase



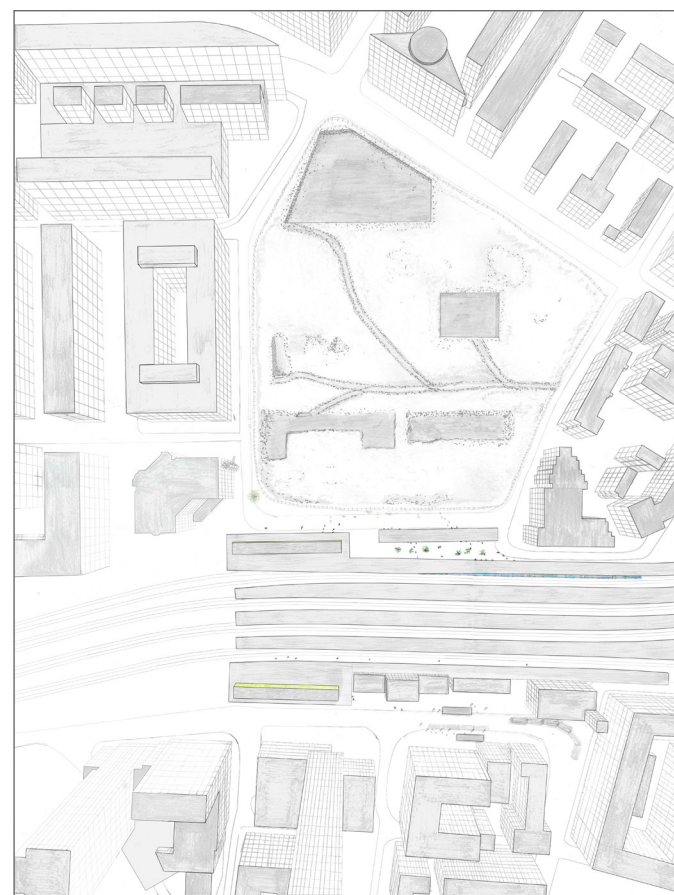
RE-struction



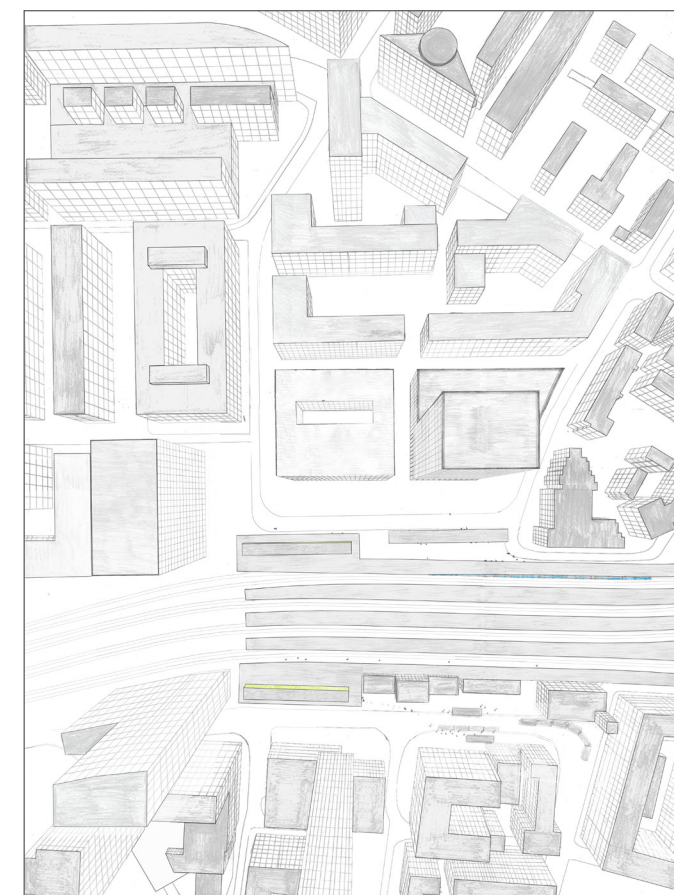
technological disobedience, Ernesto Oroza



now



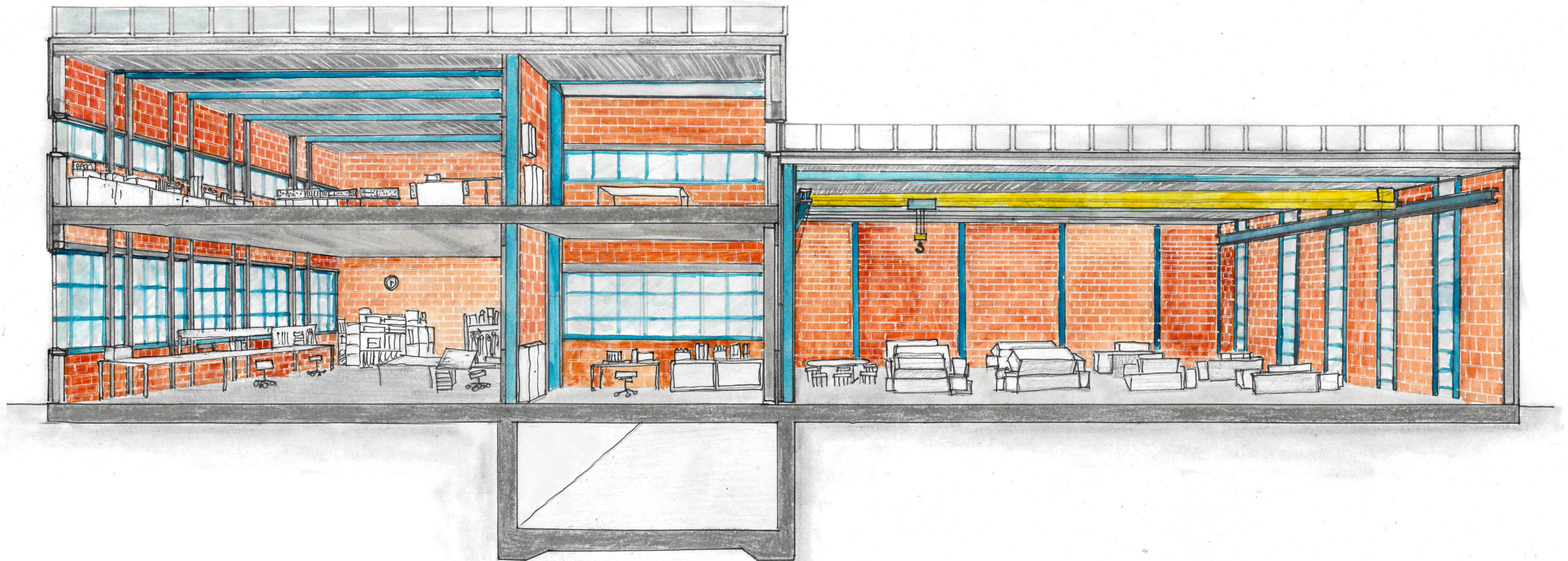
DE-structured space



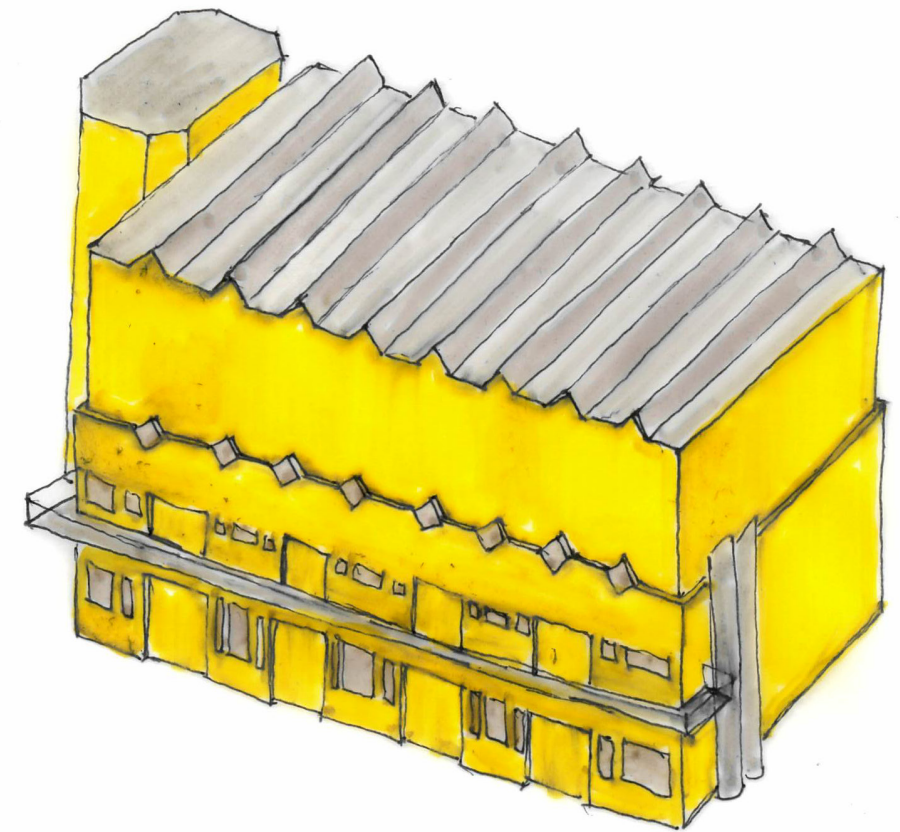
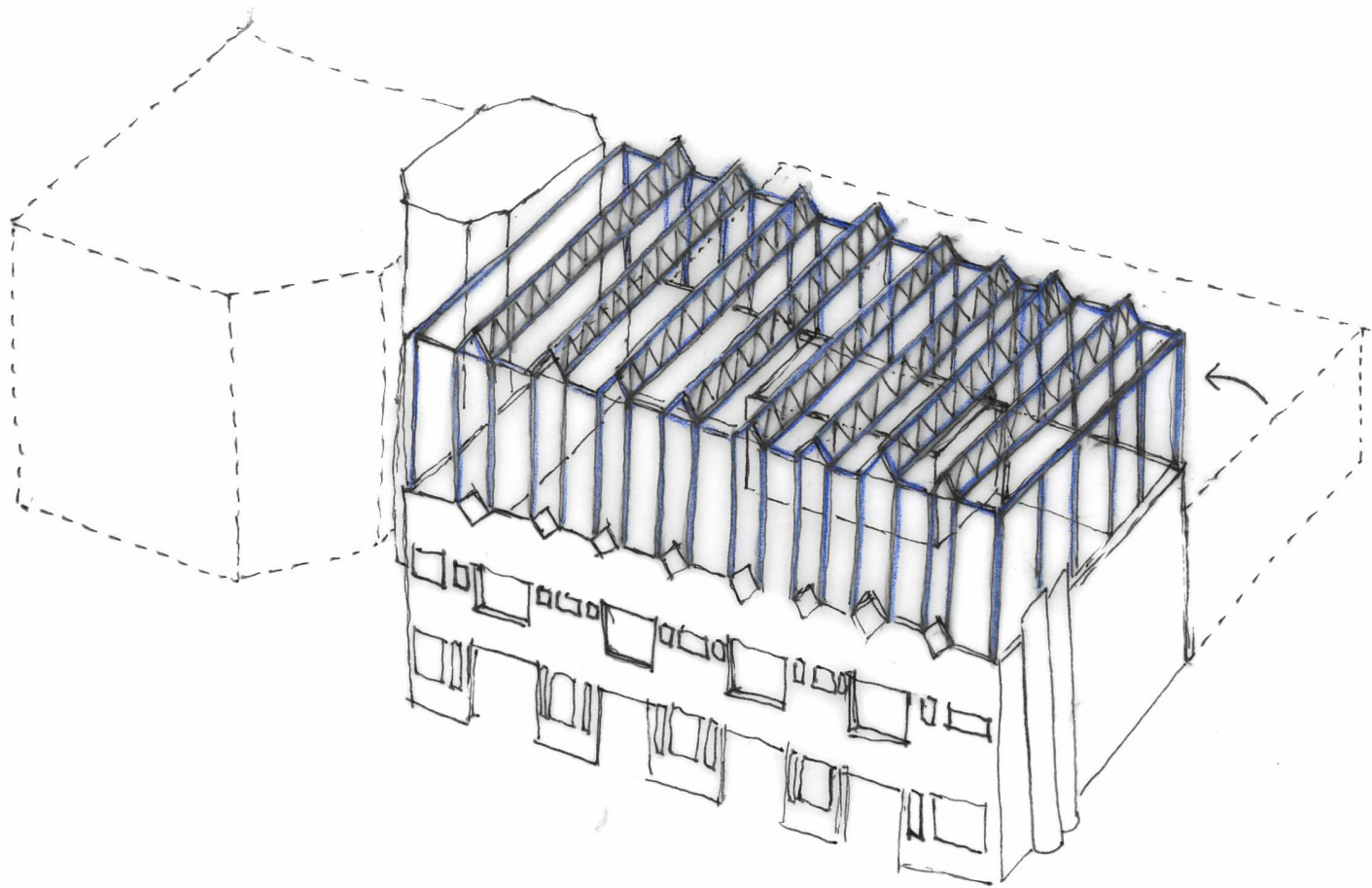
DE-coloured future



RE-structured space



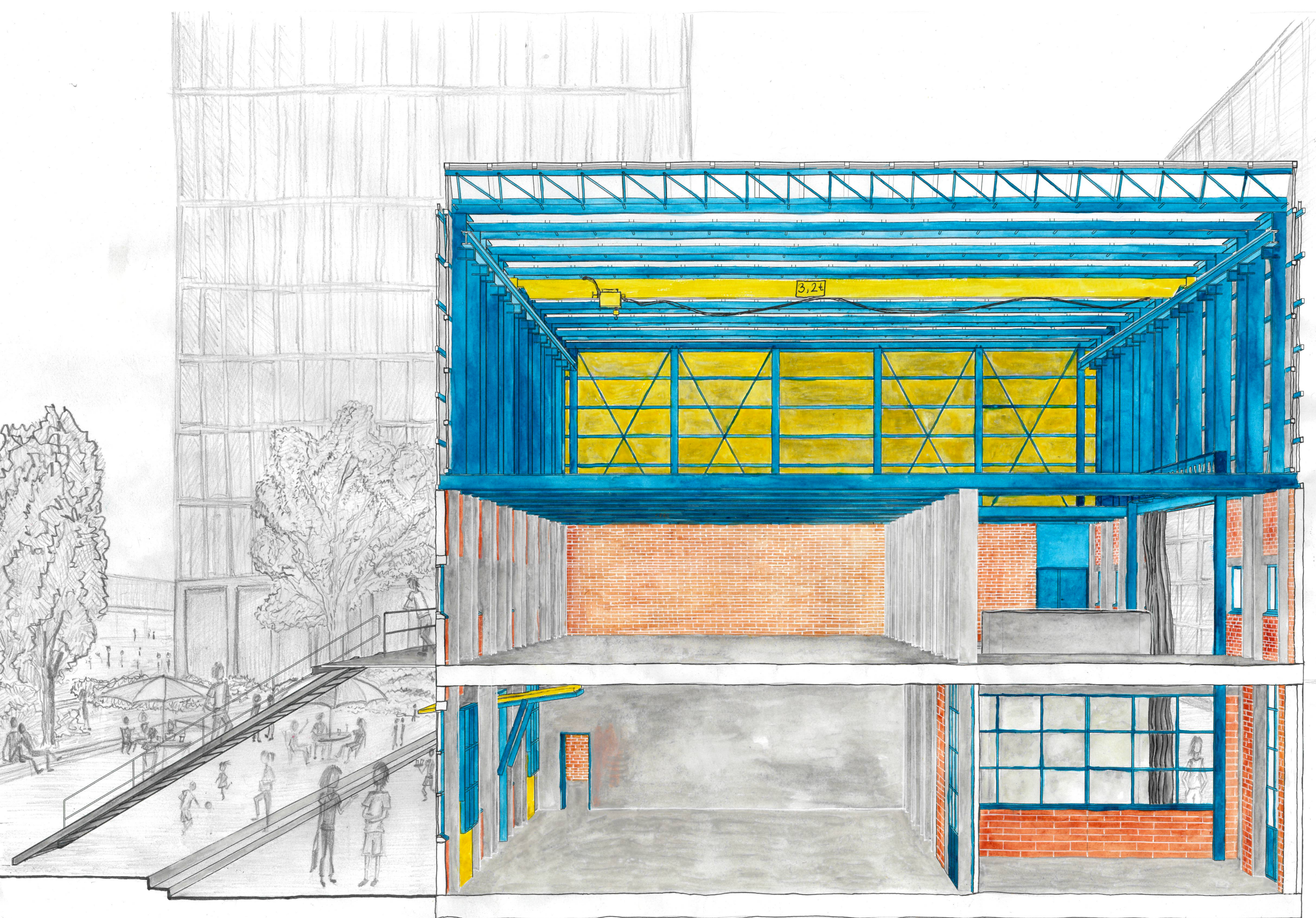
RE-shuffle

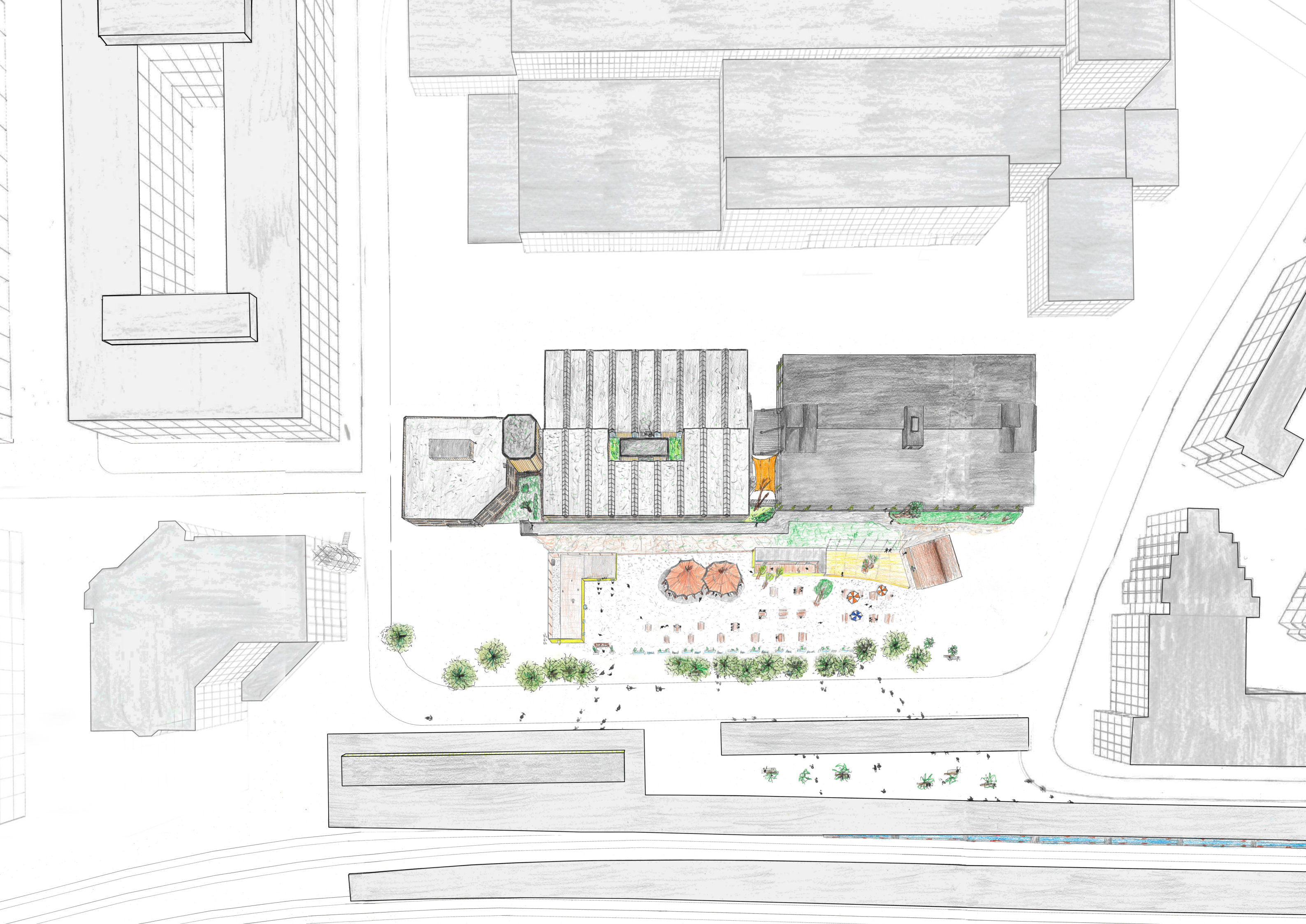


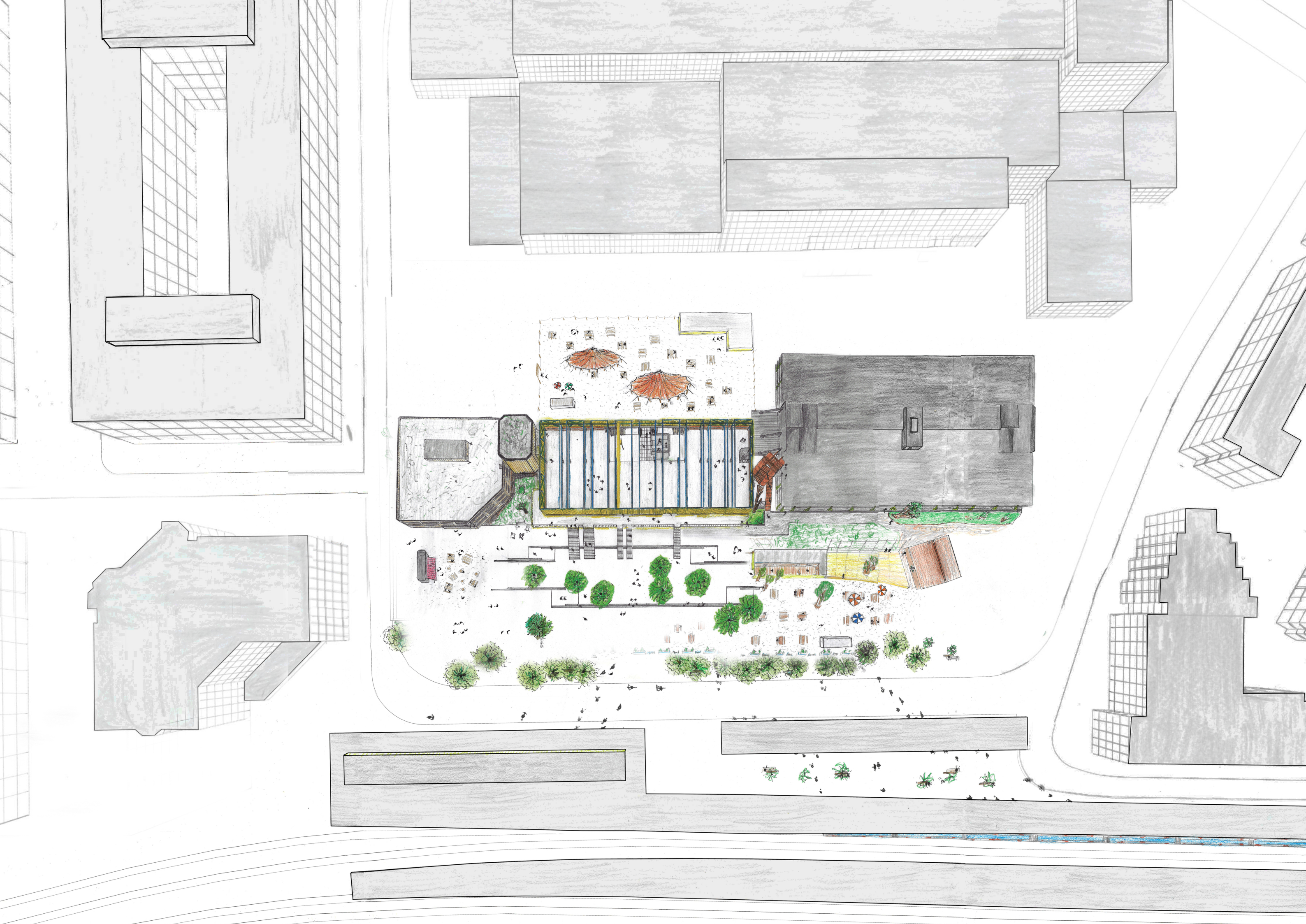


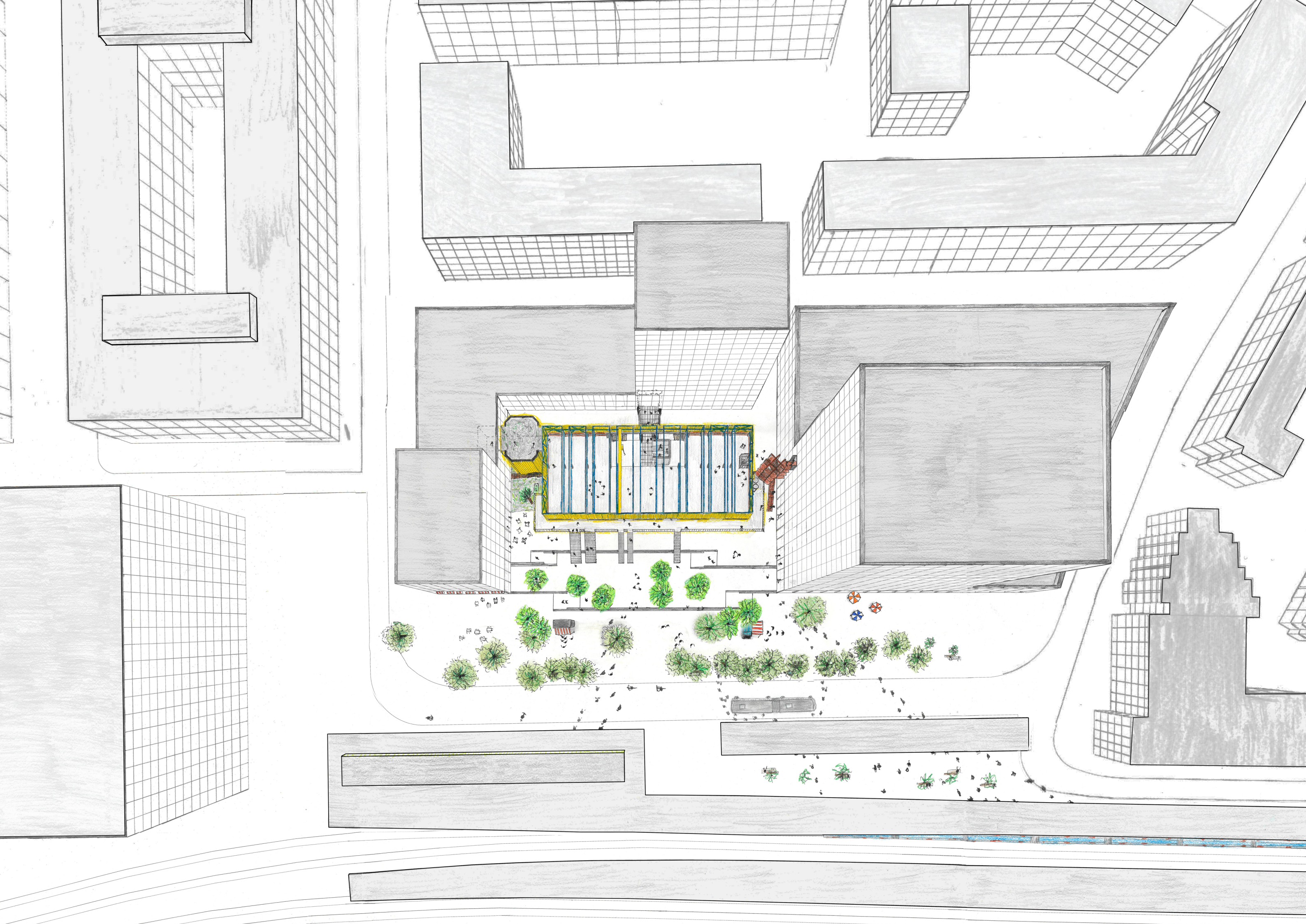
front

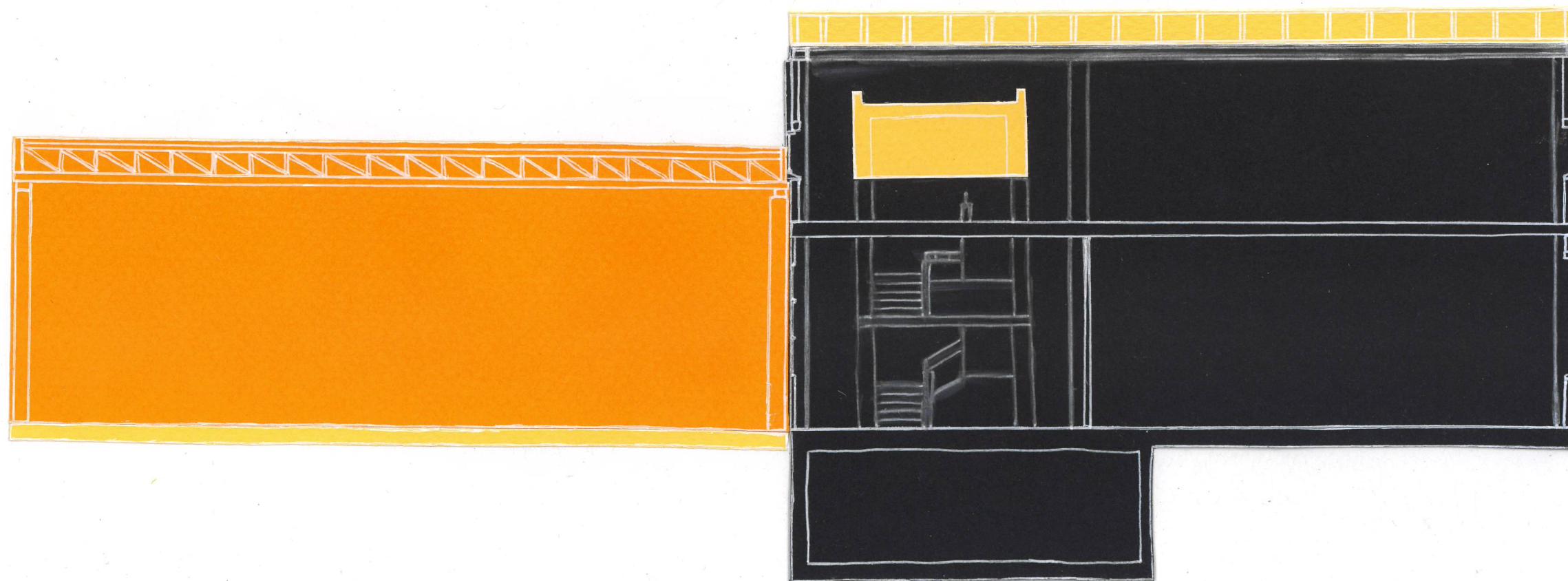






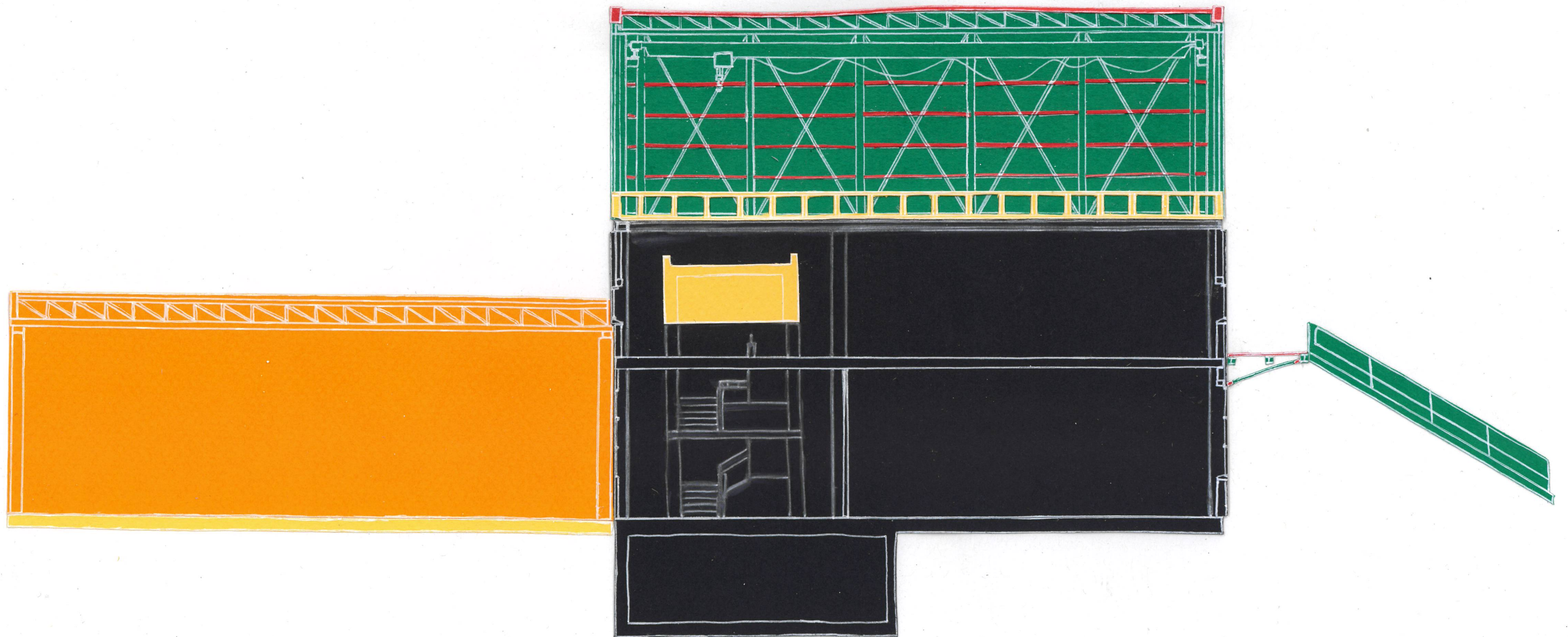






- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

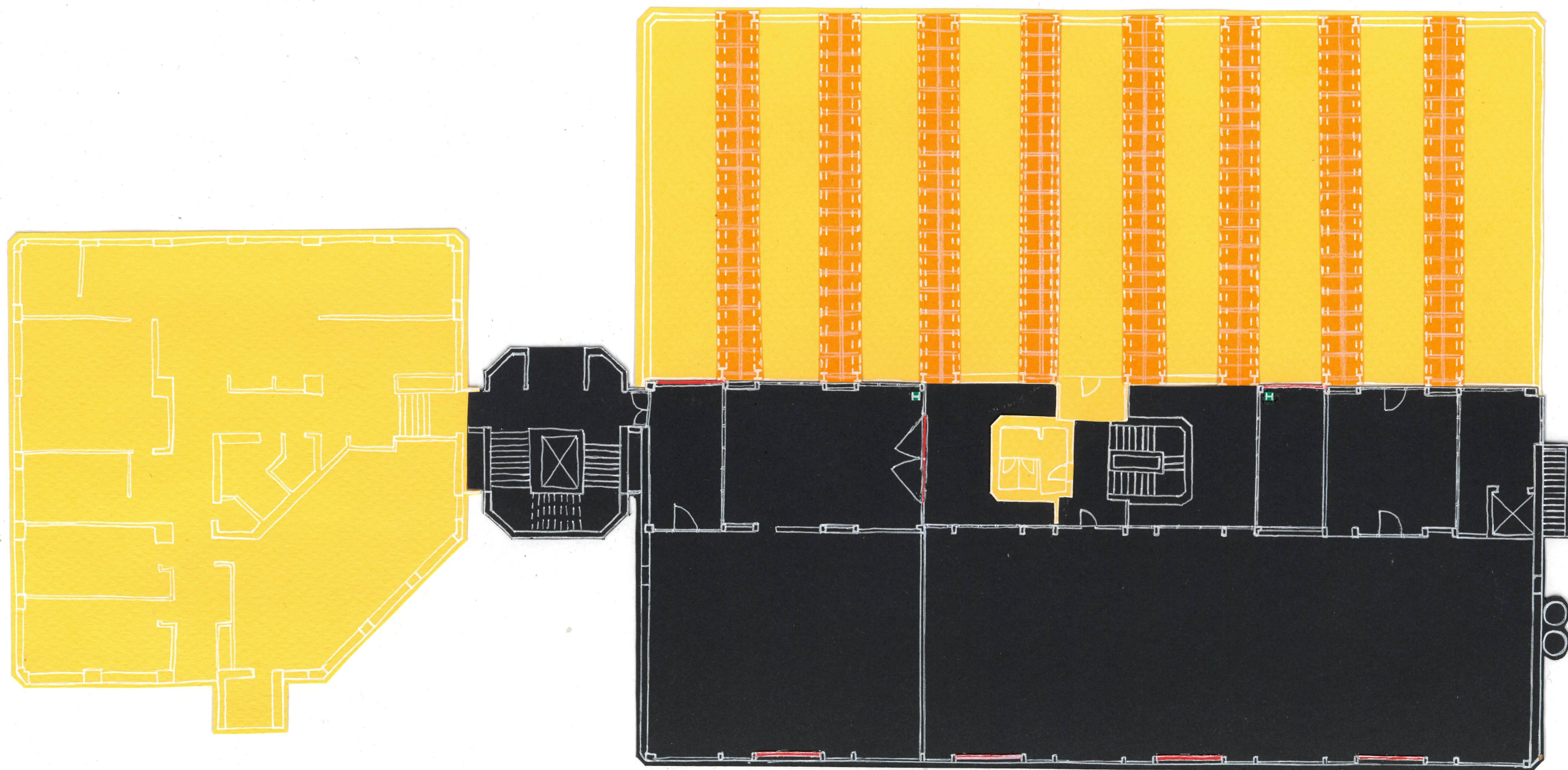
cross section



- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

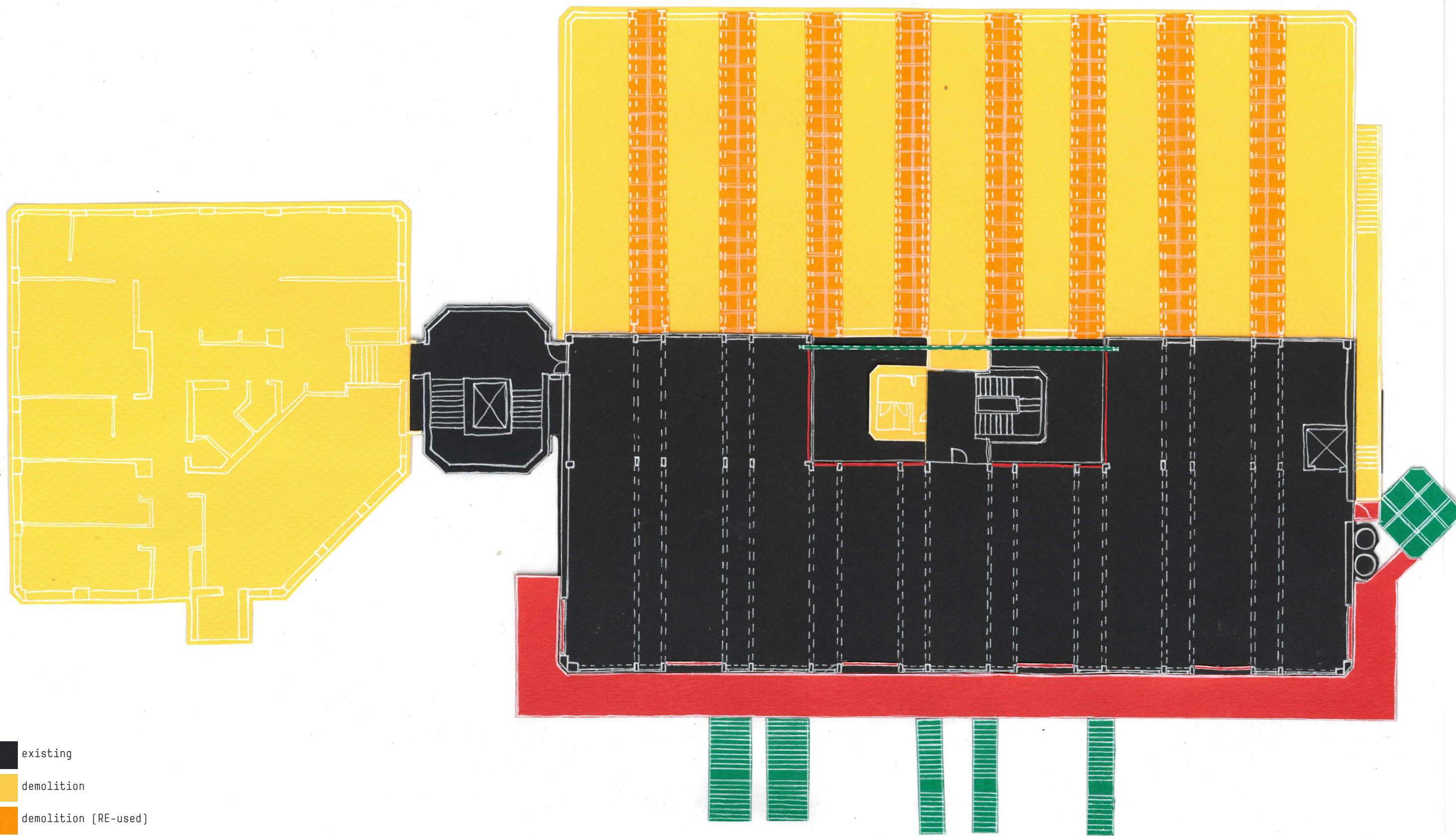
cross section





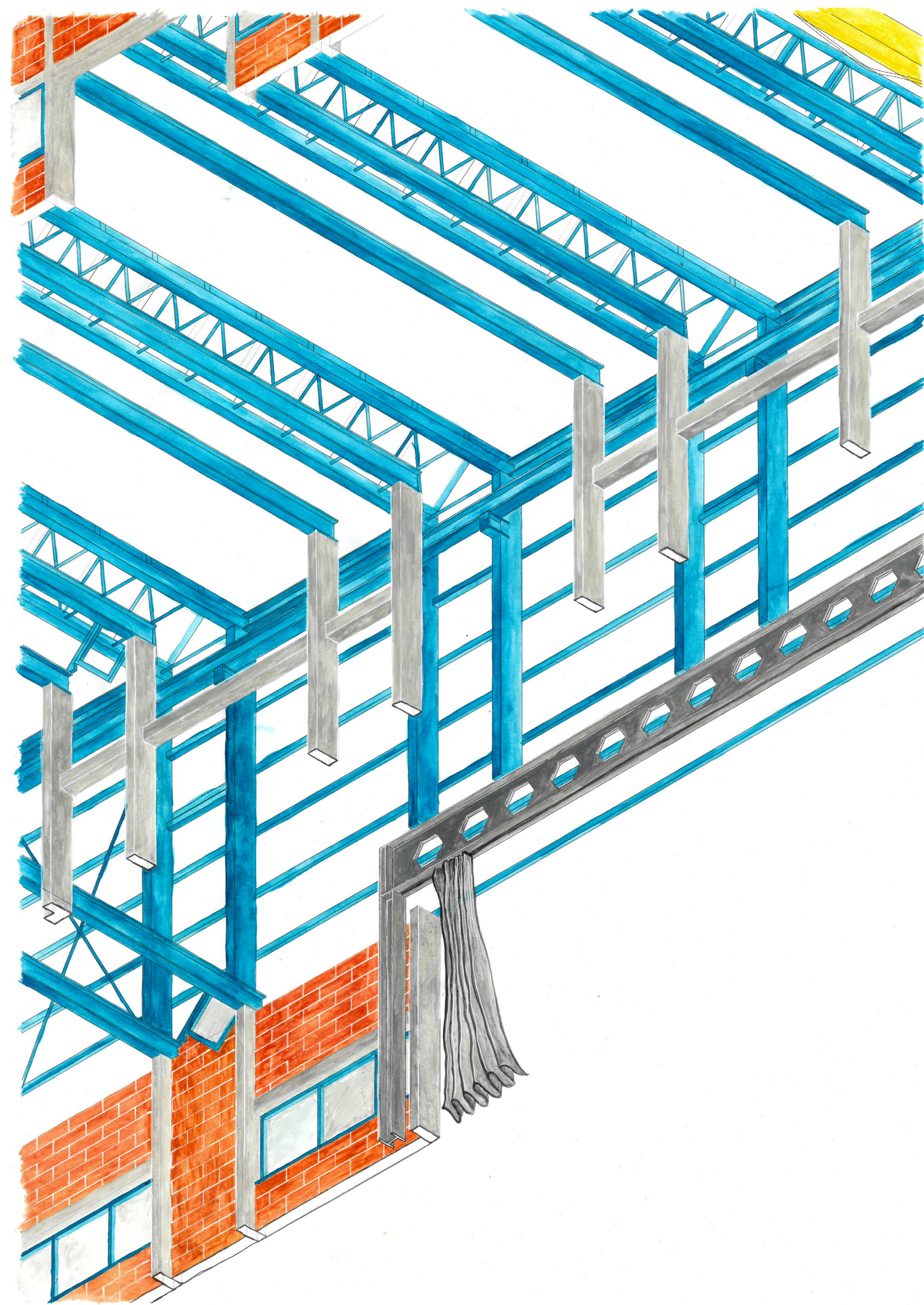
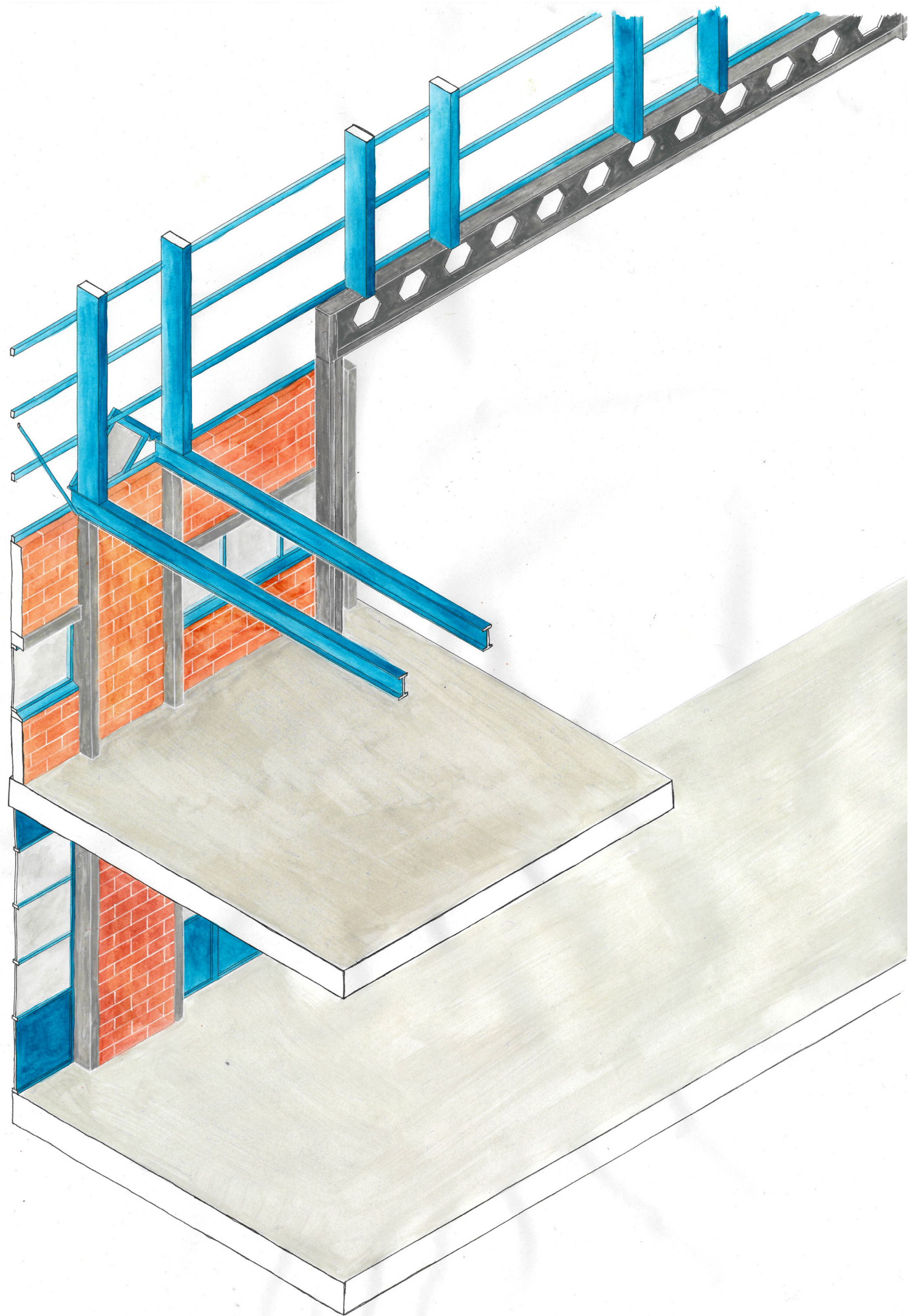
- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

ground floor

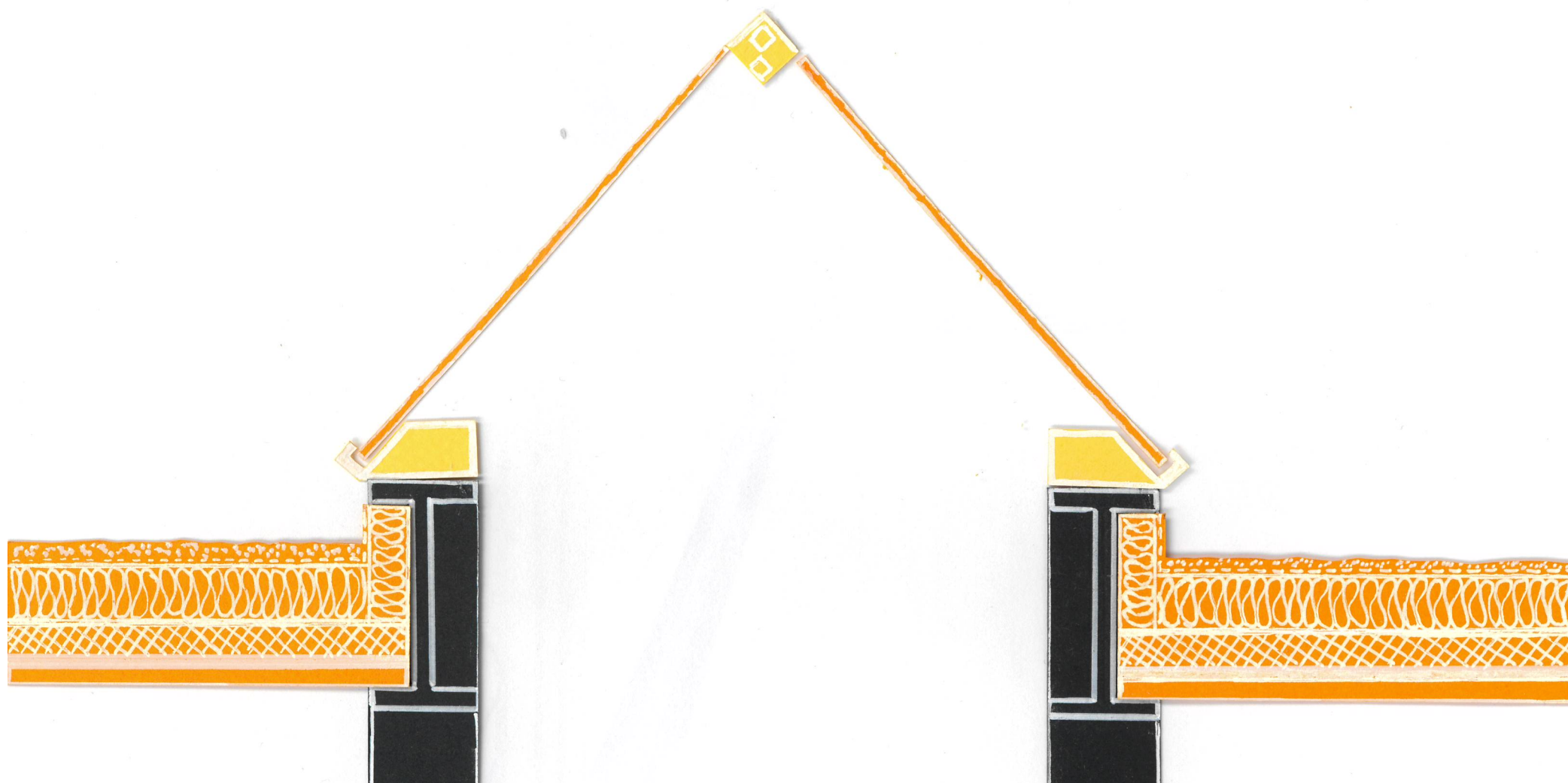


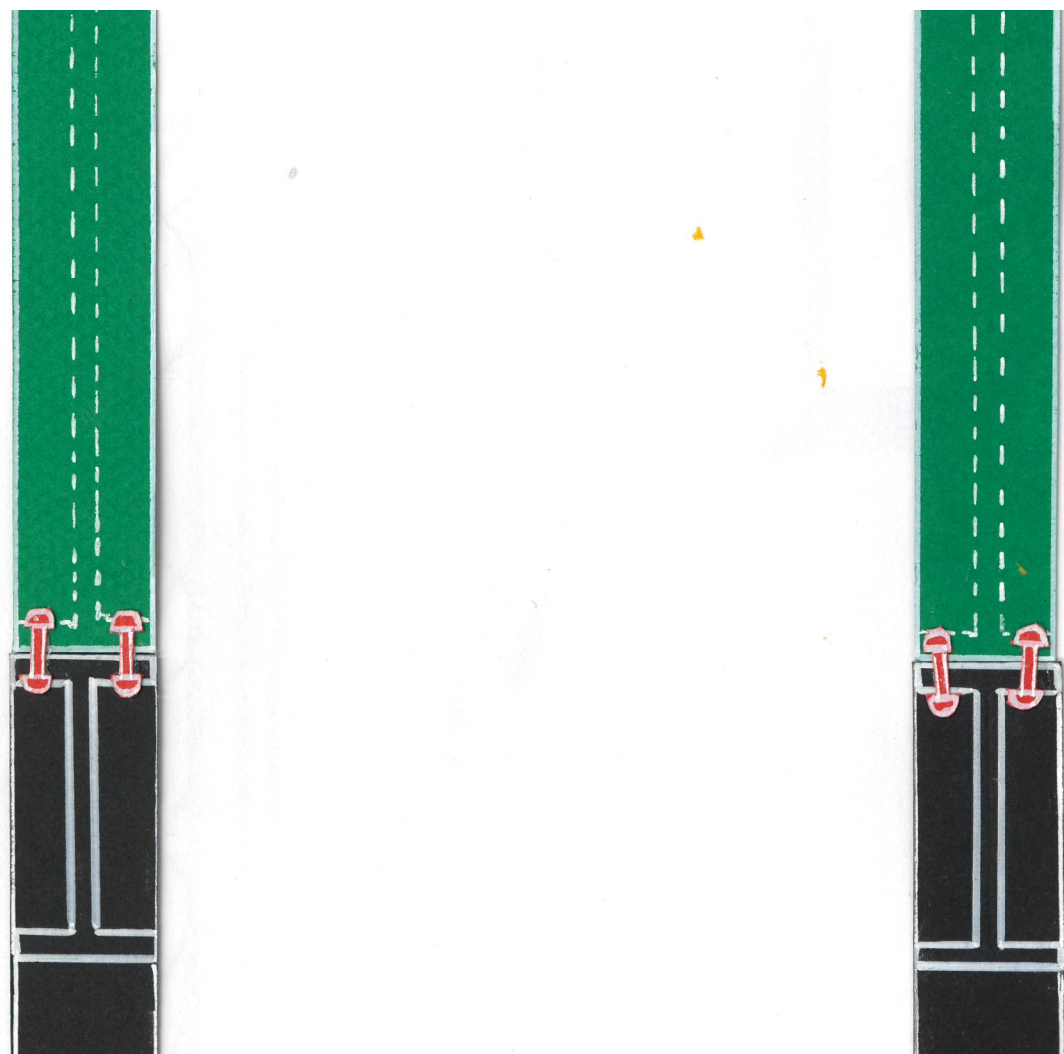
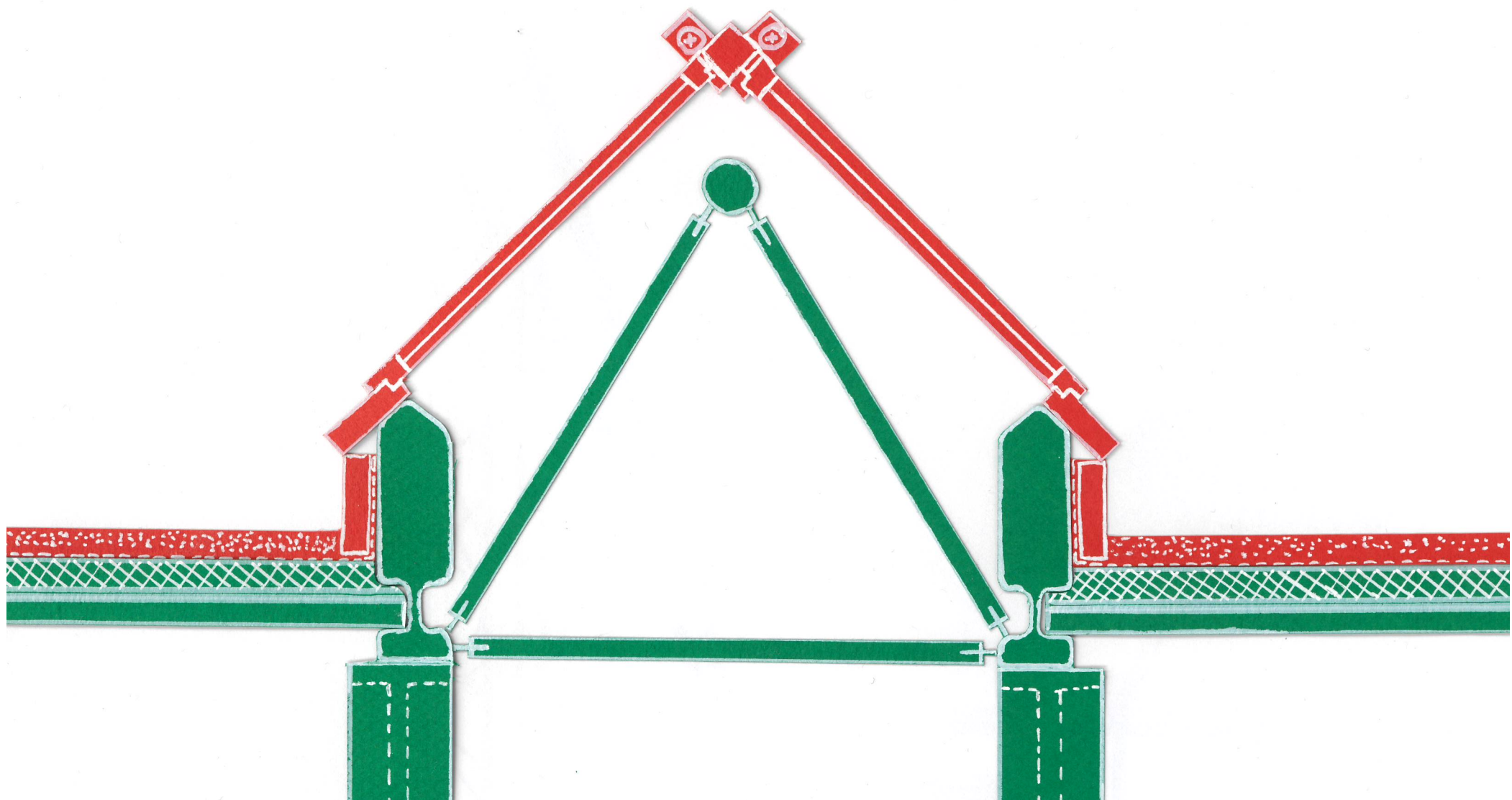
- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)



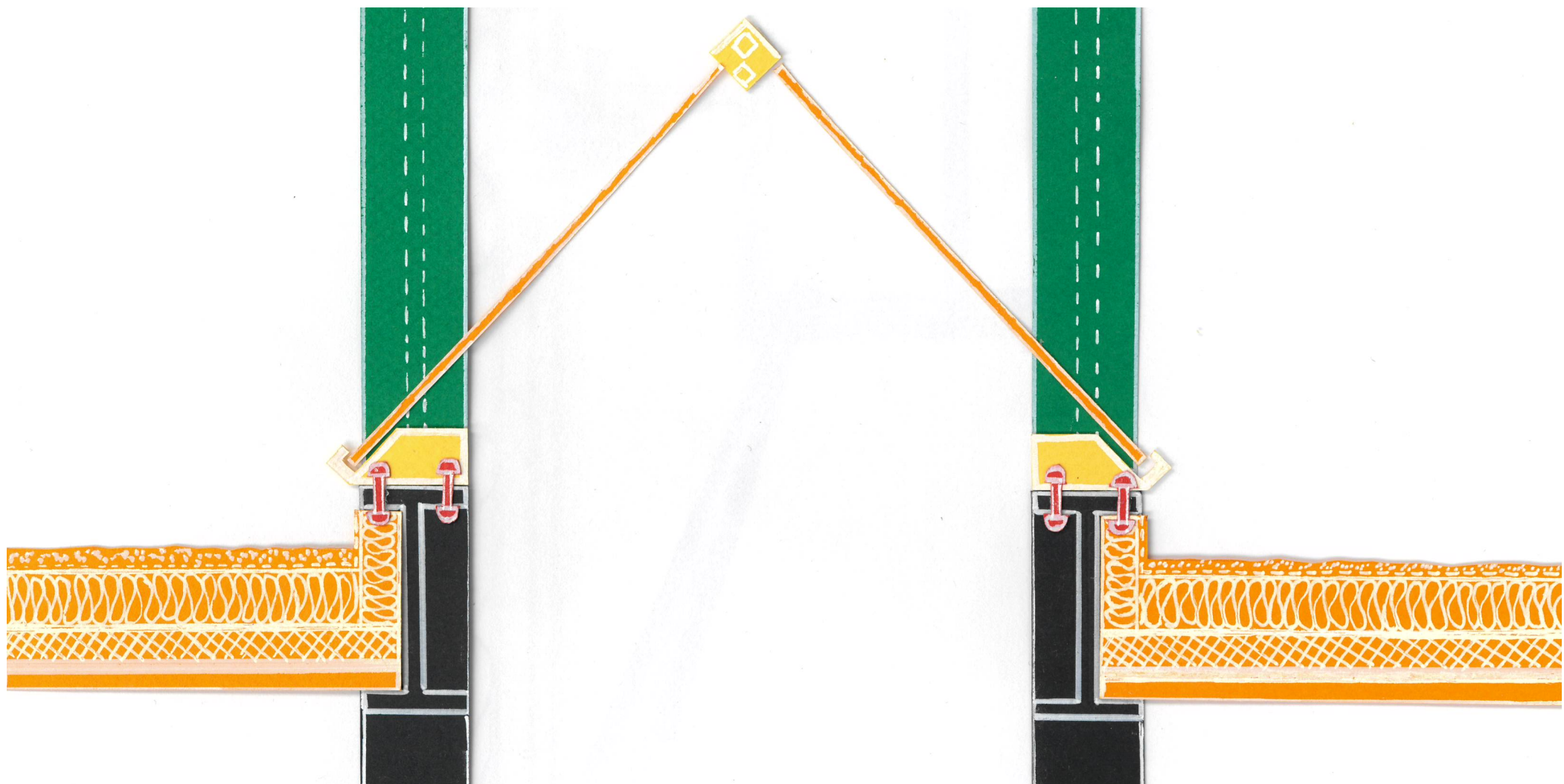
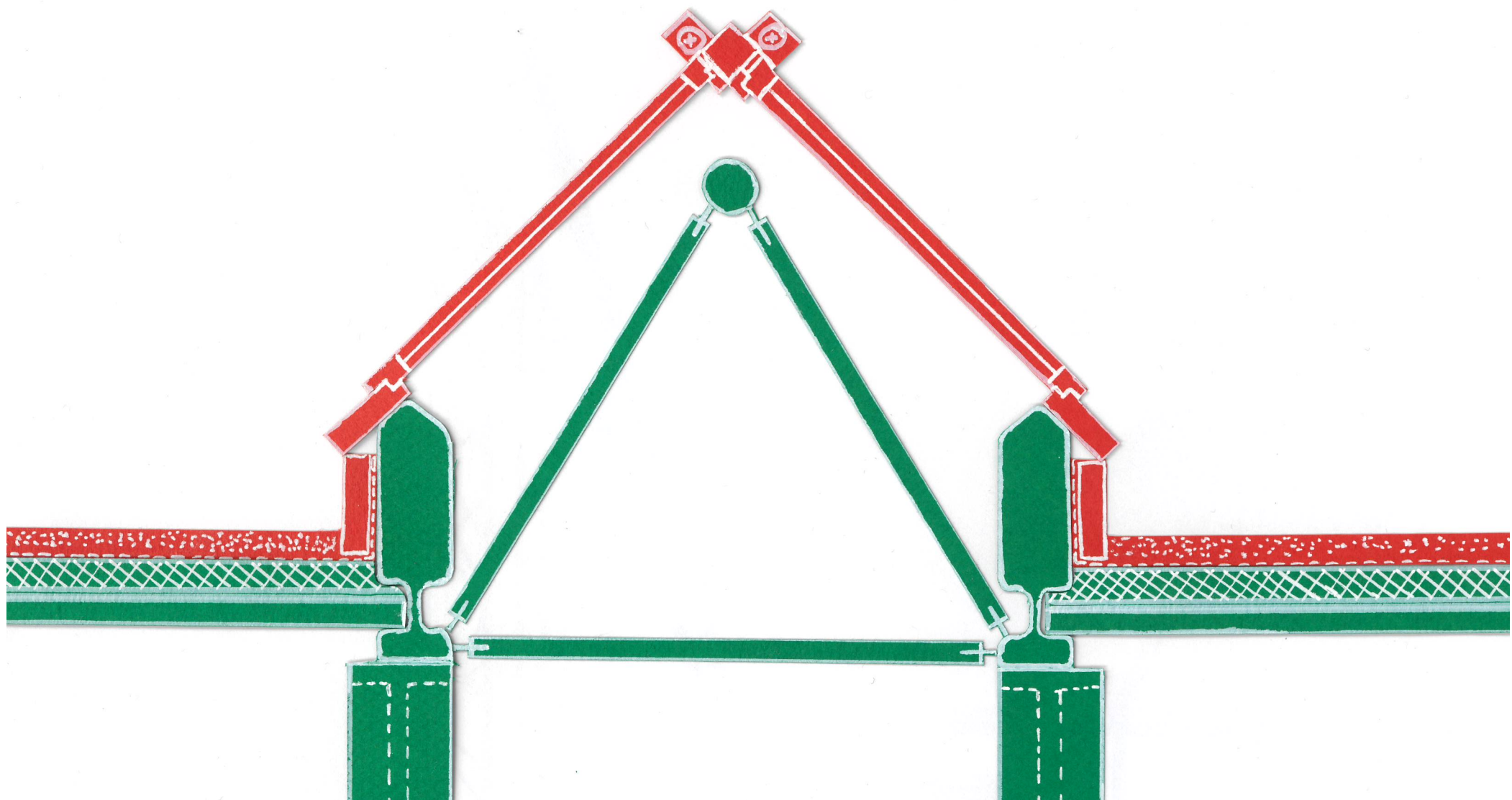


- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

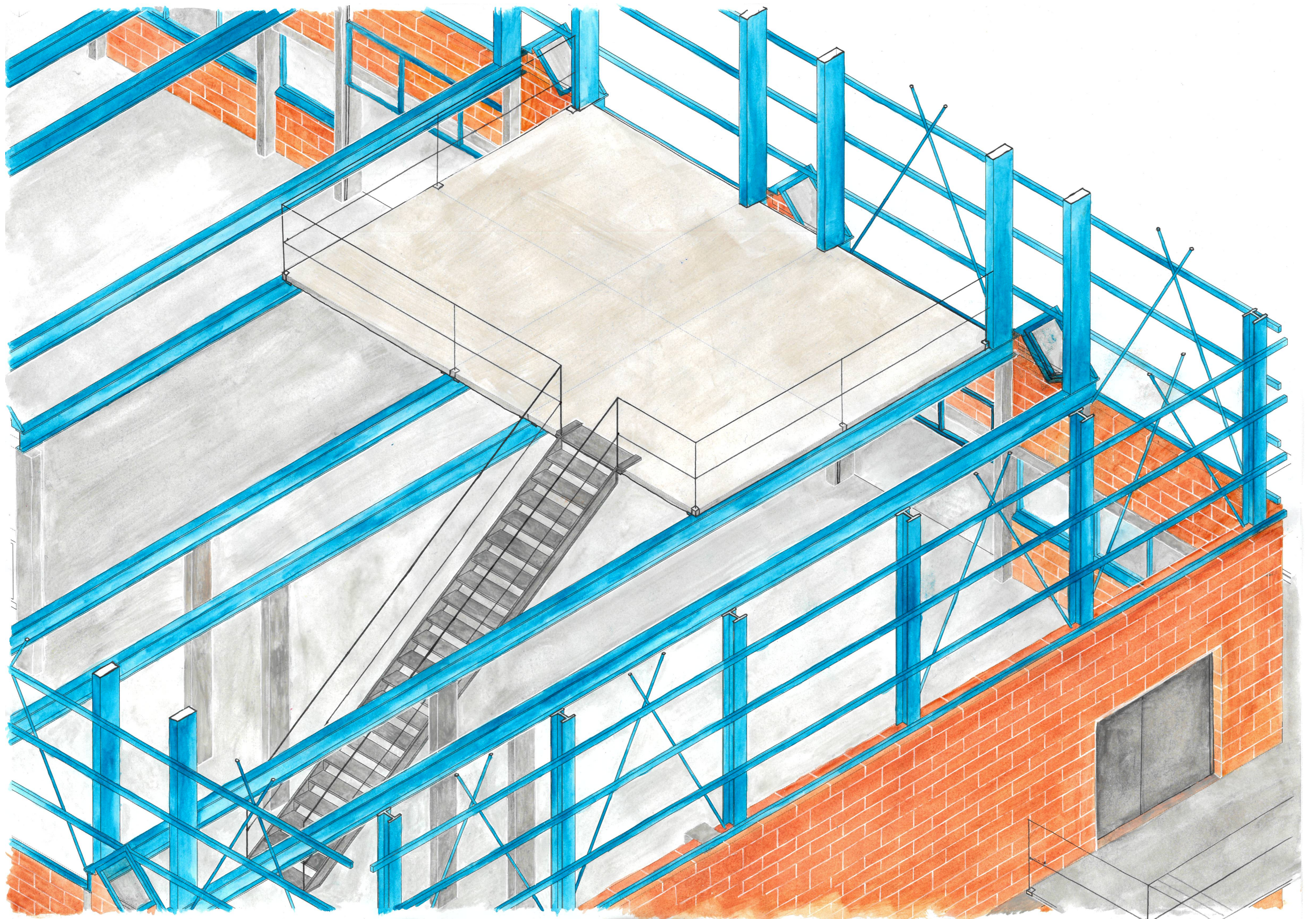


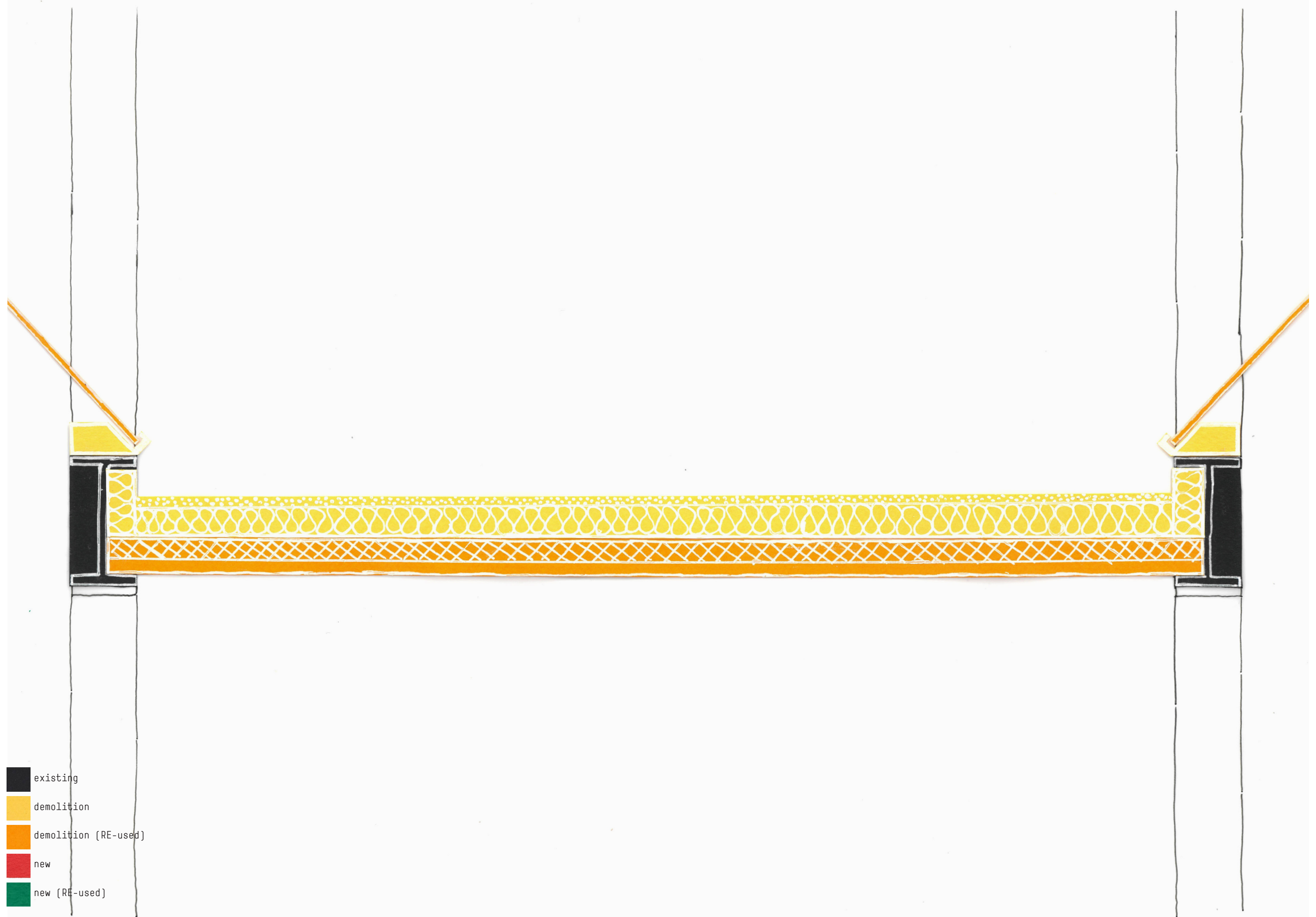


- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

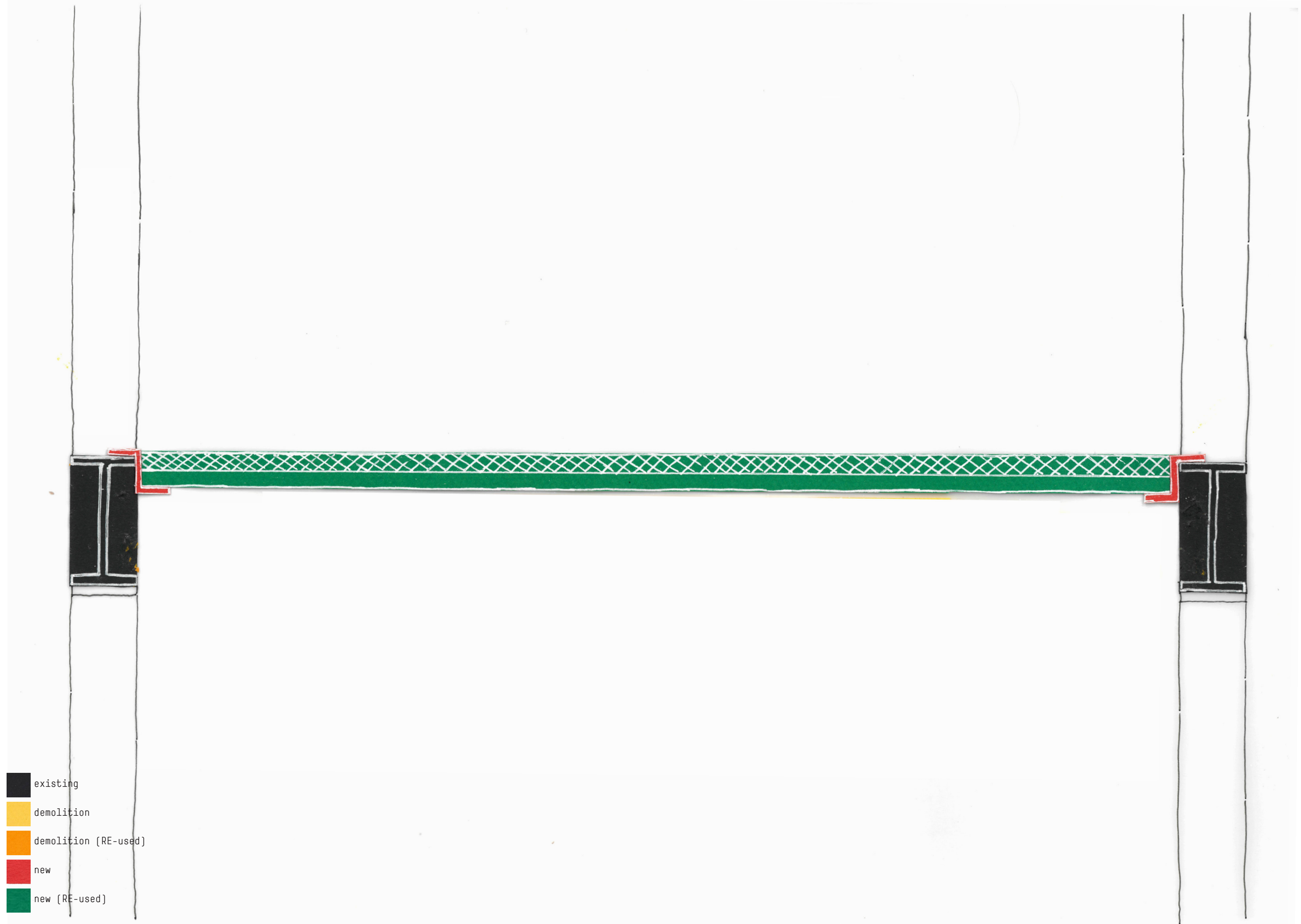


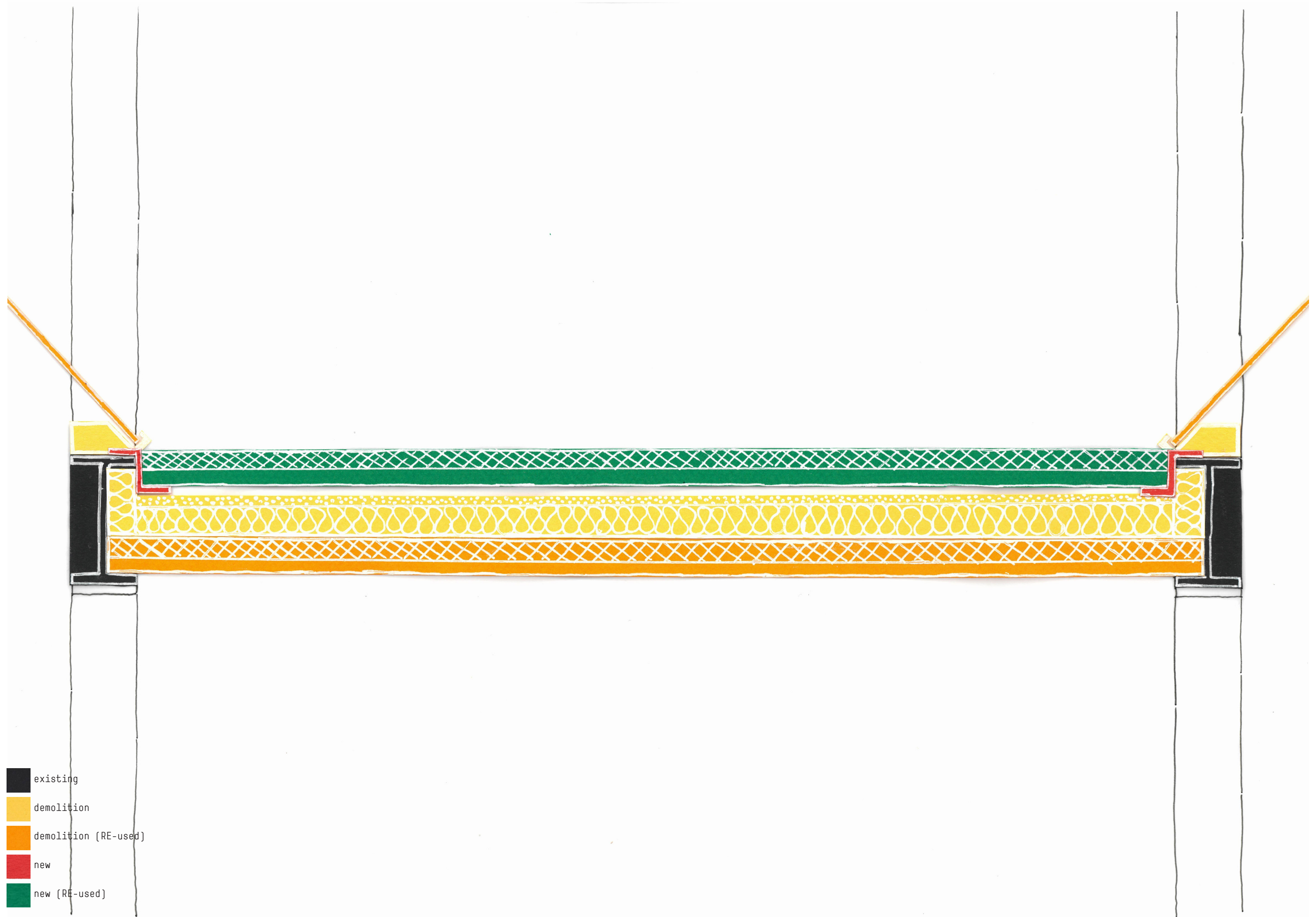
- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

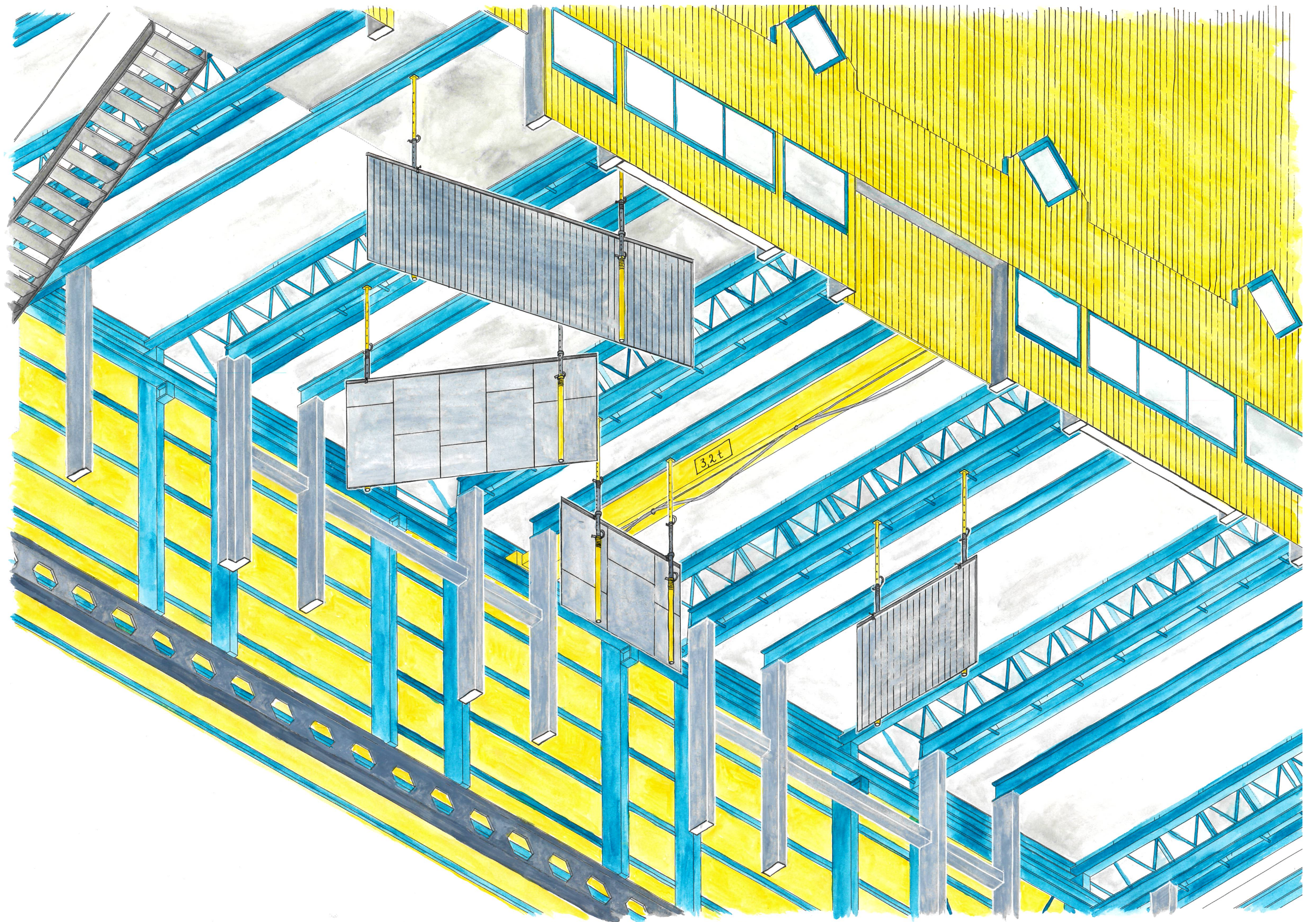


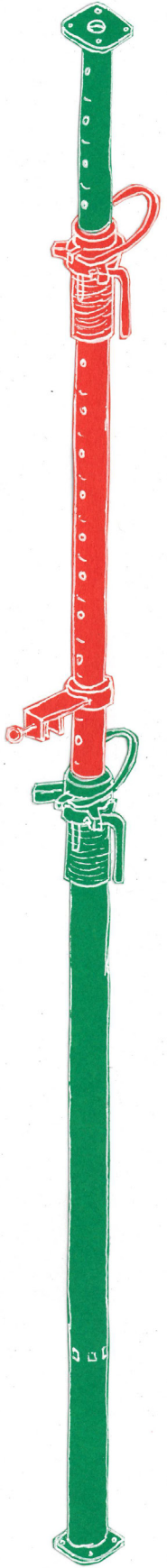
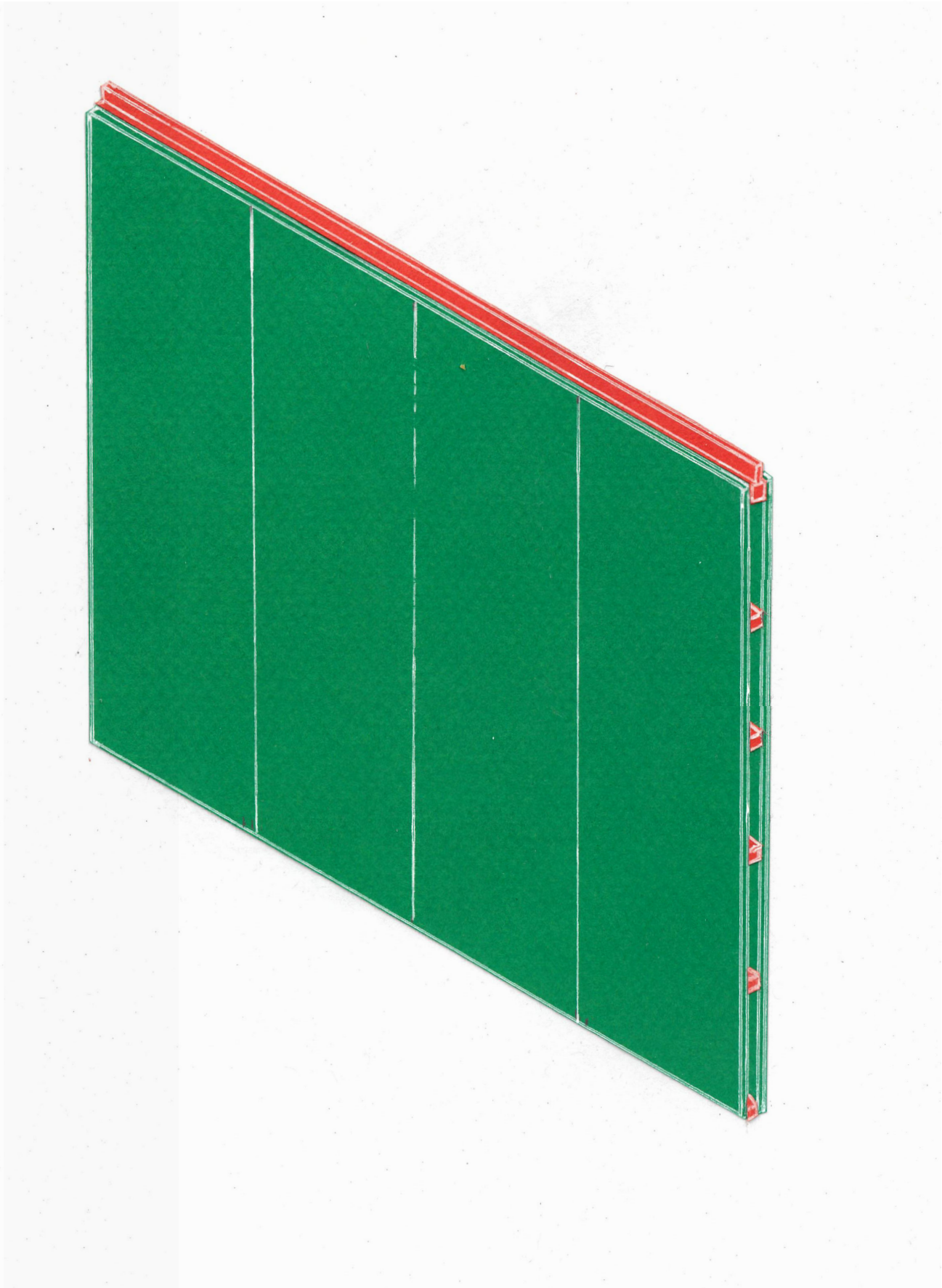
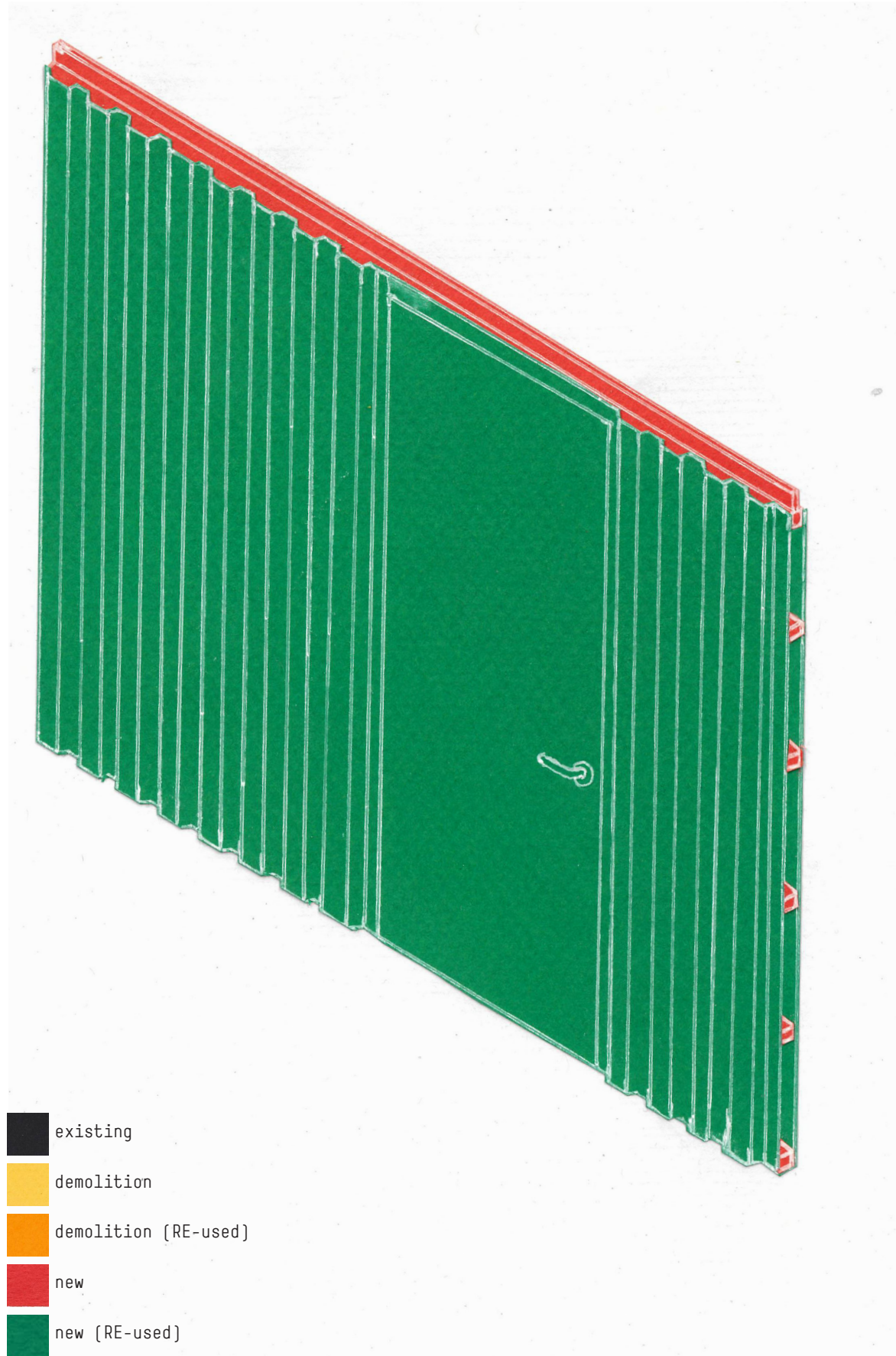


- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)

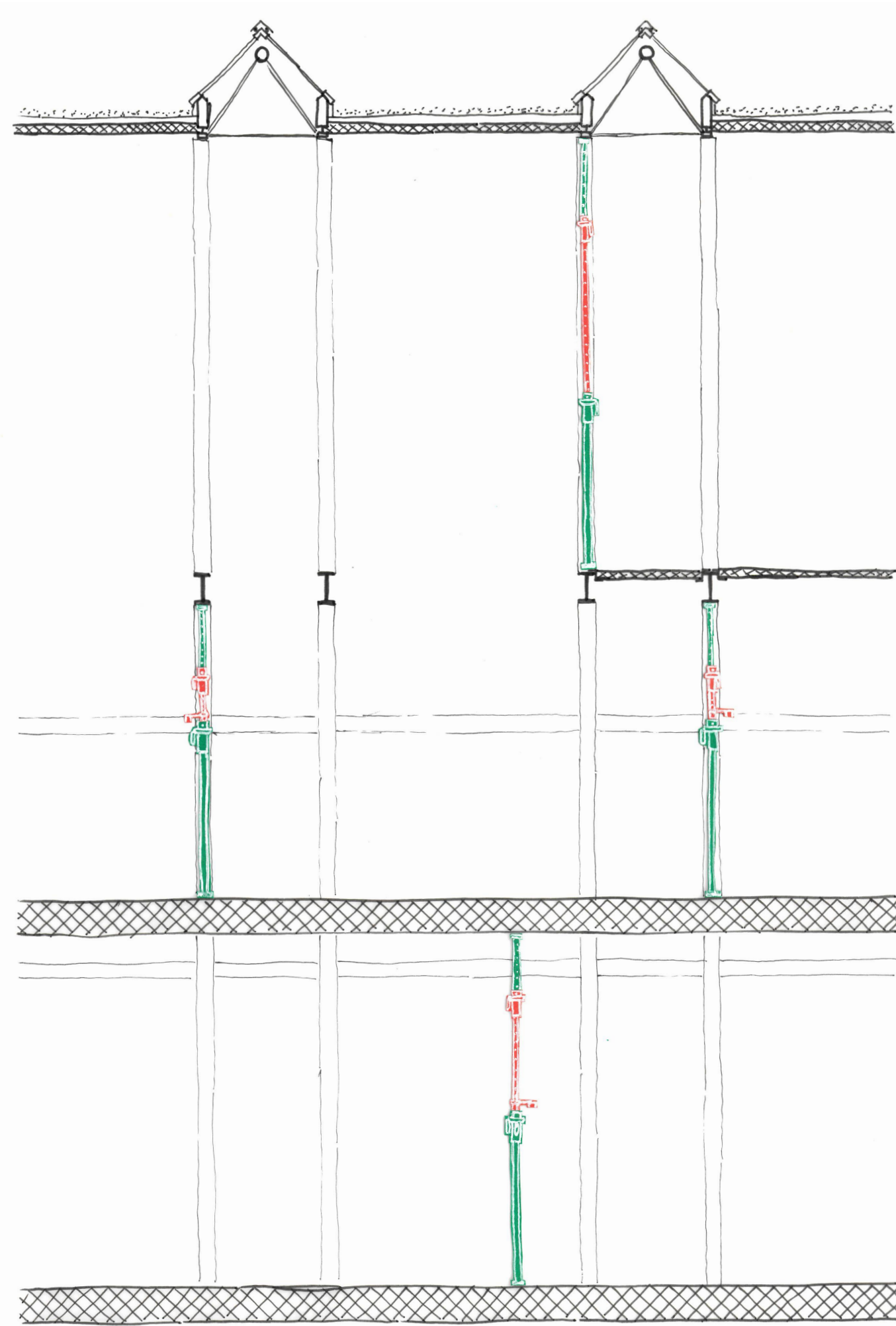


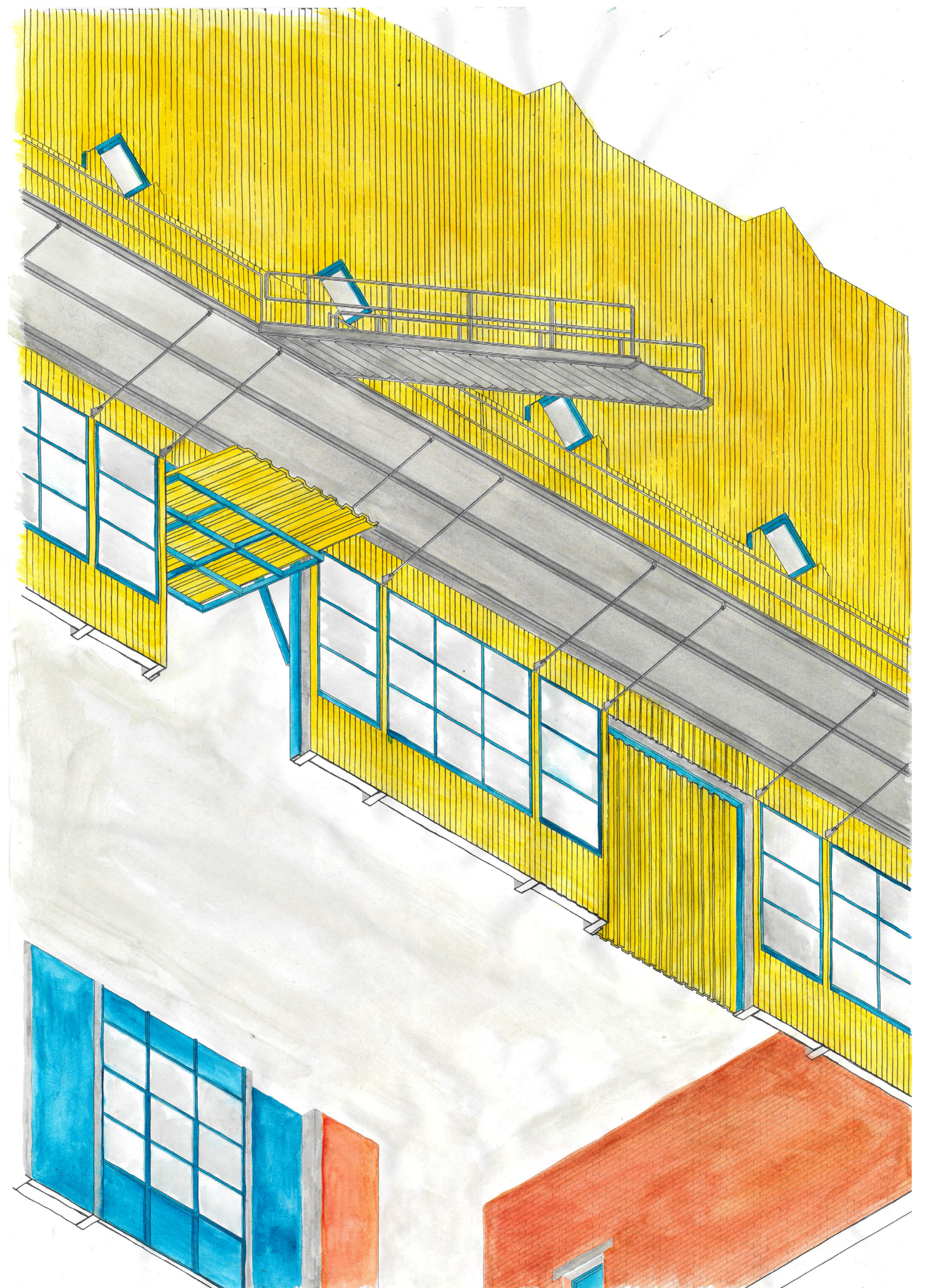
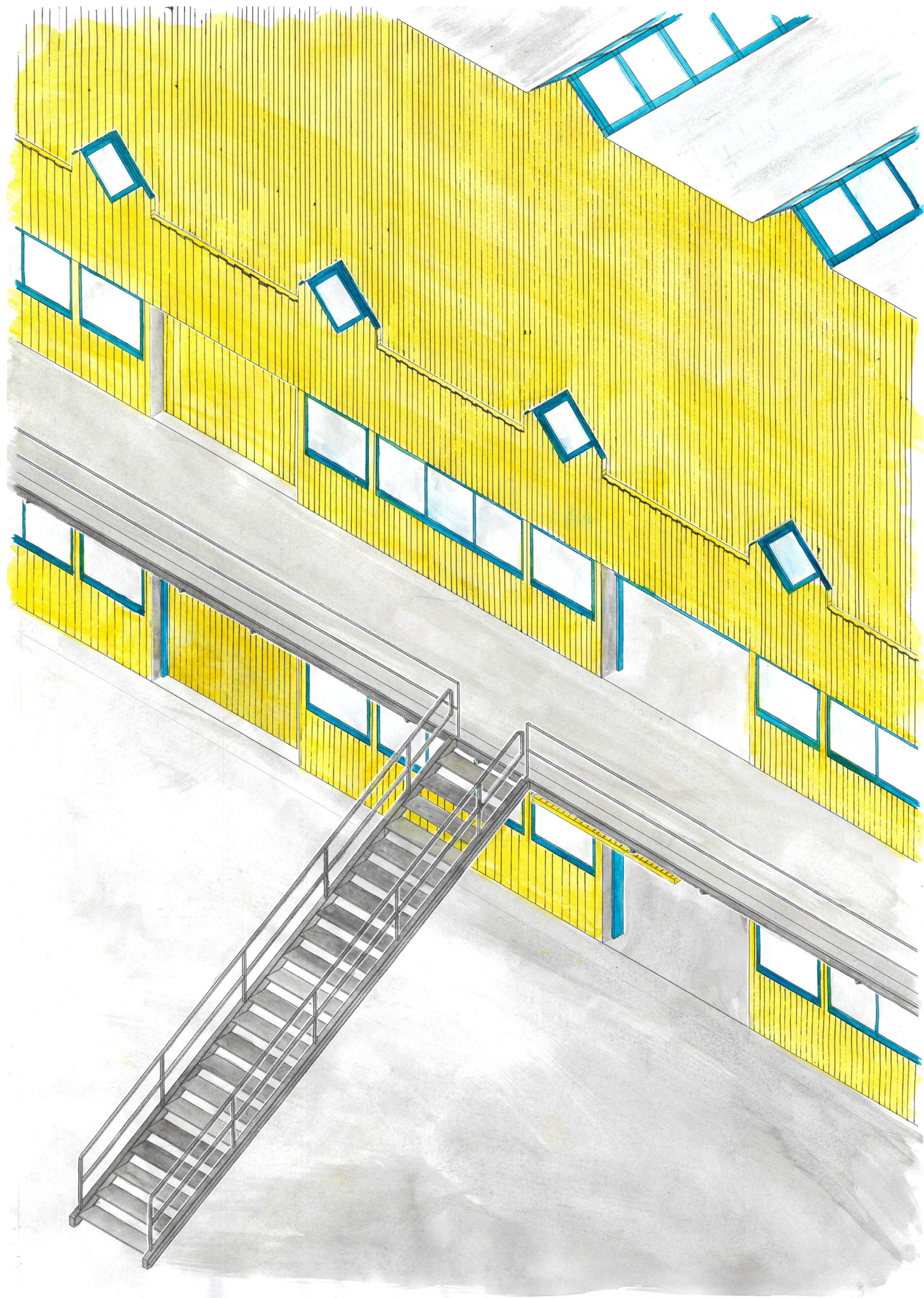


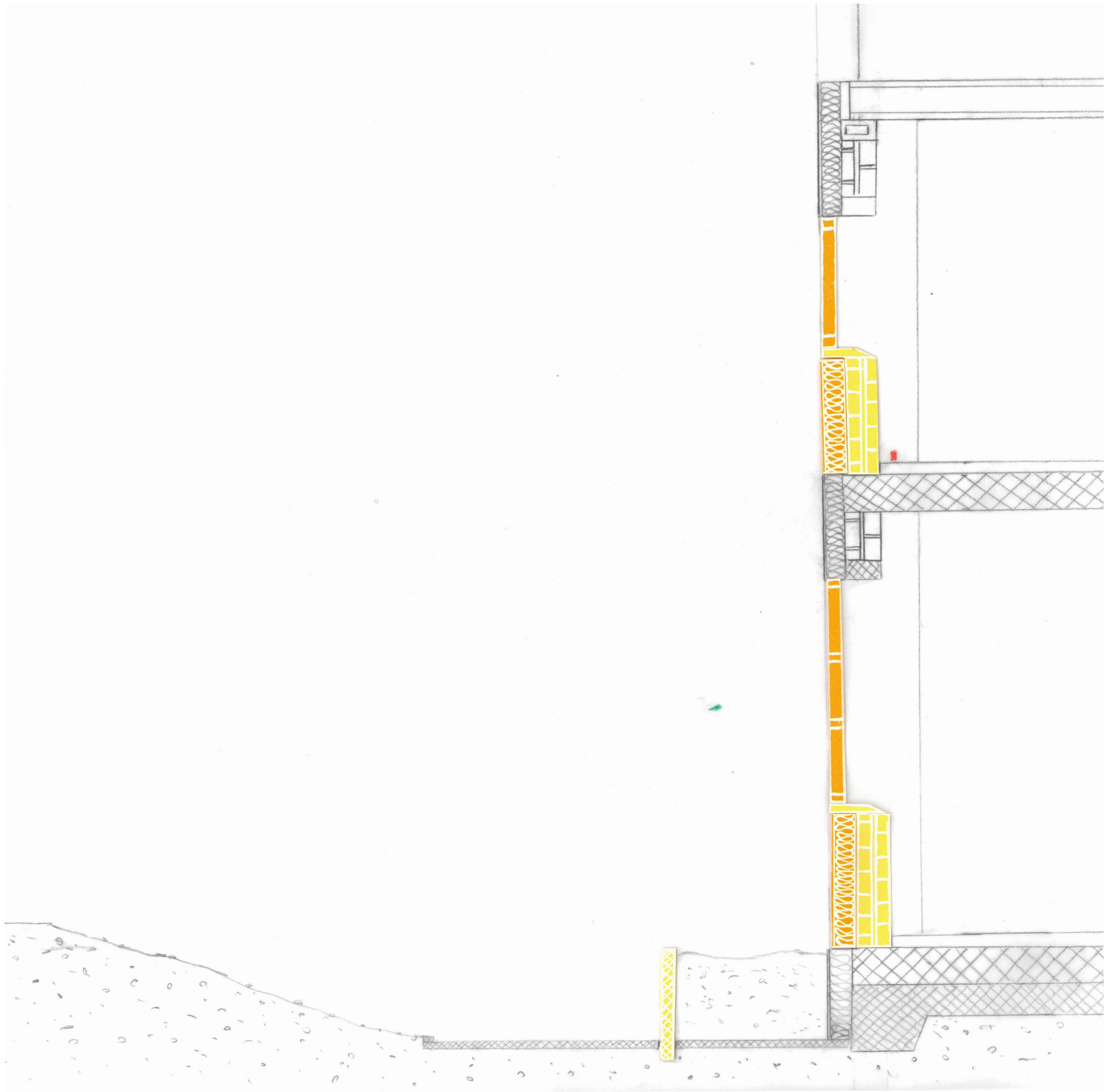




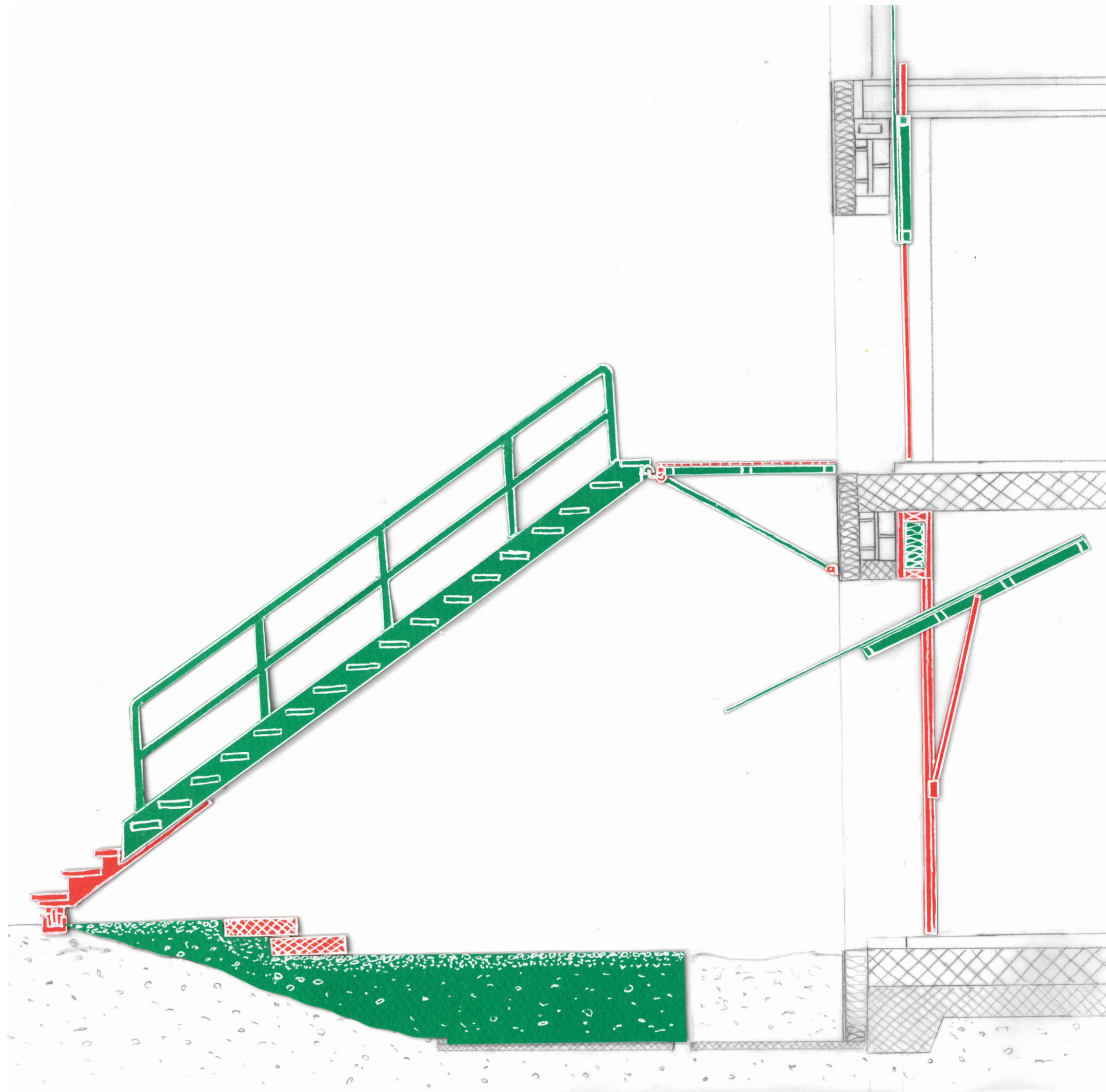
- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)



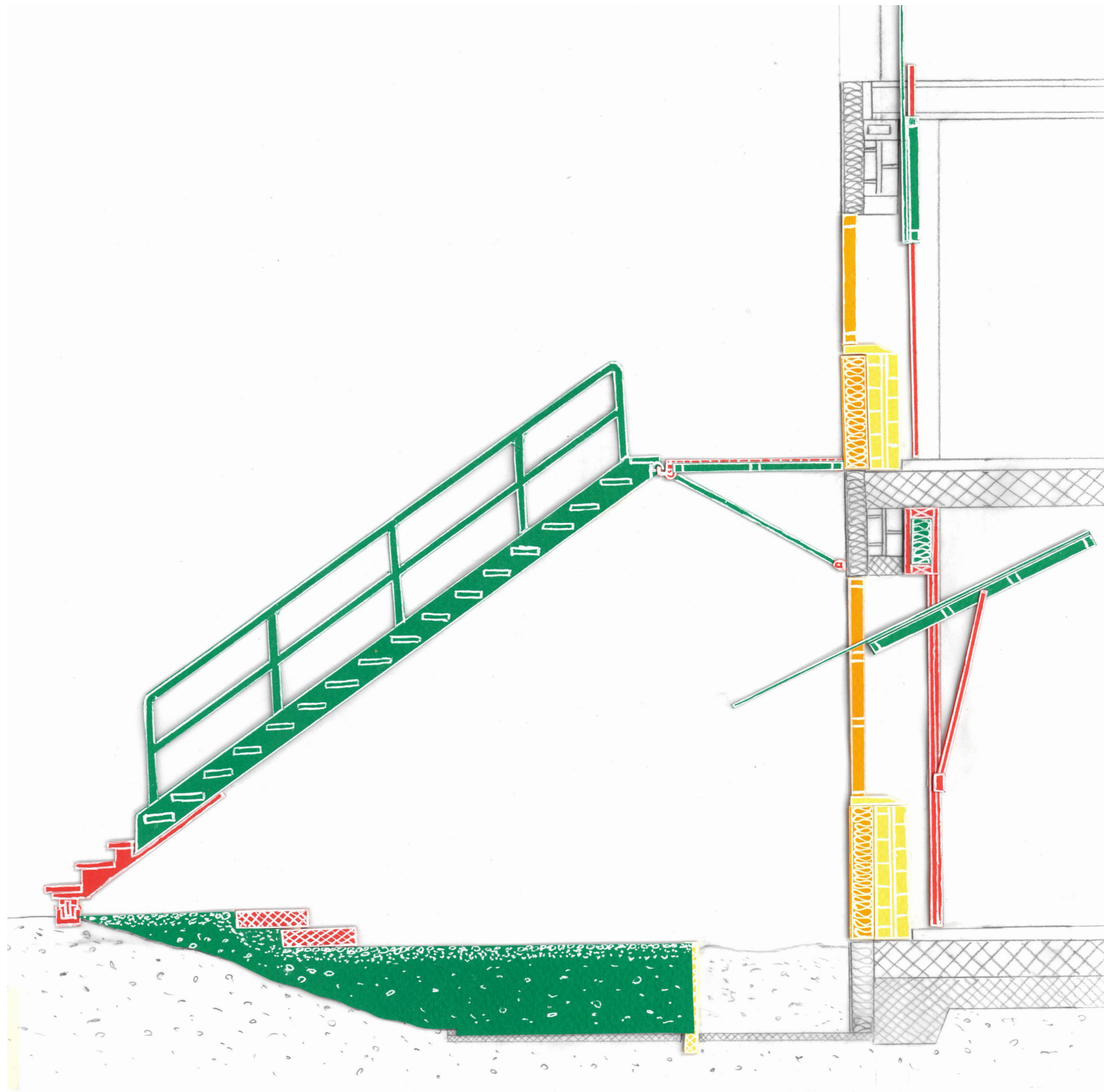


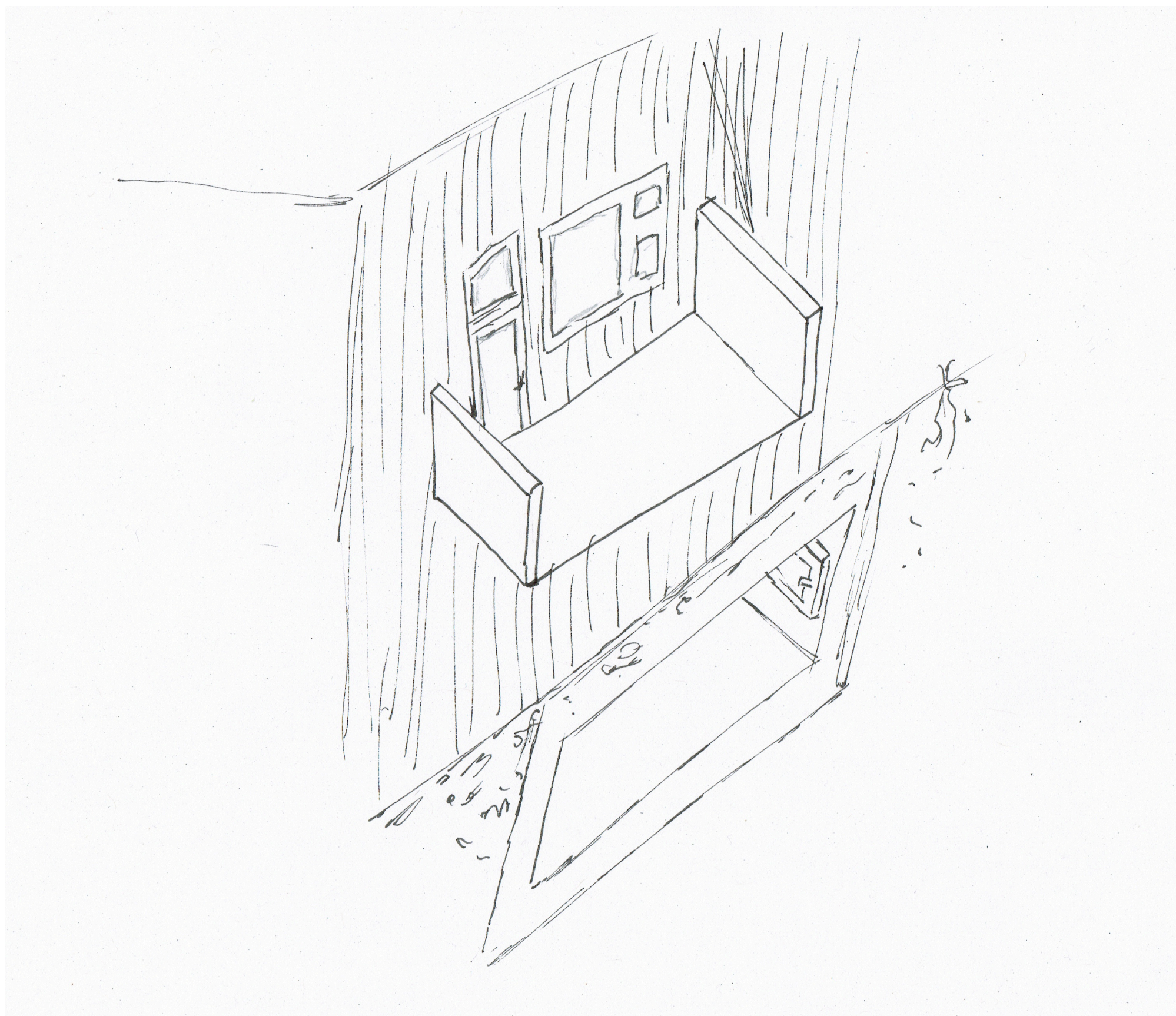


- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)



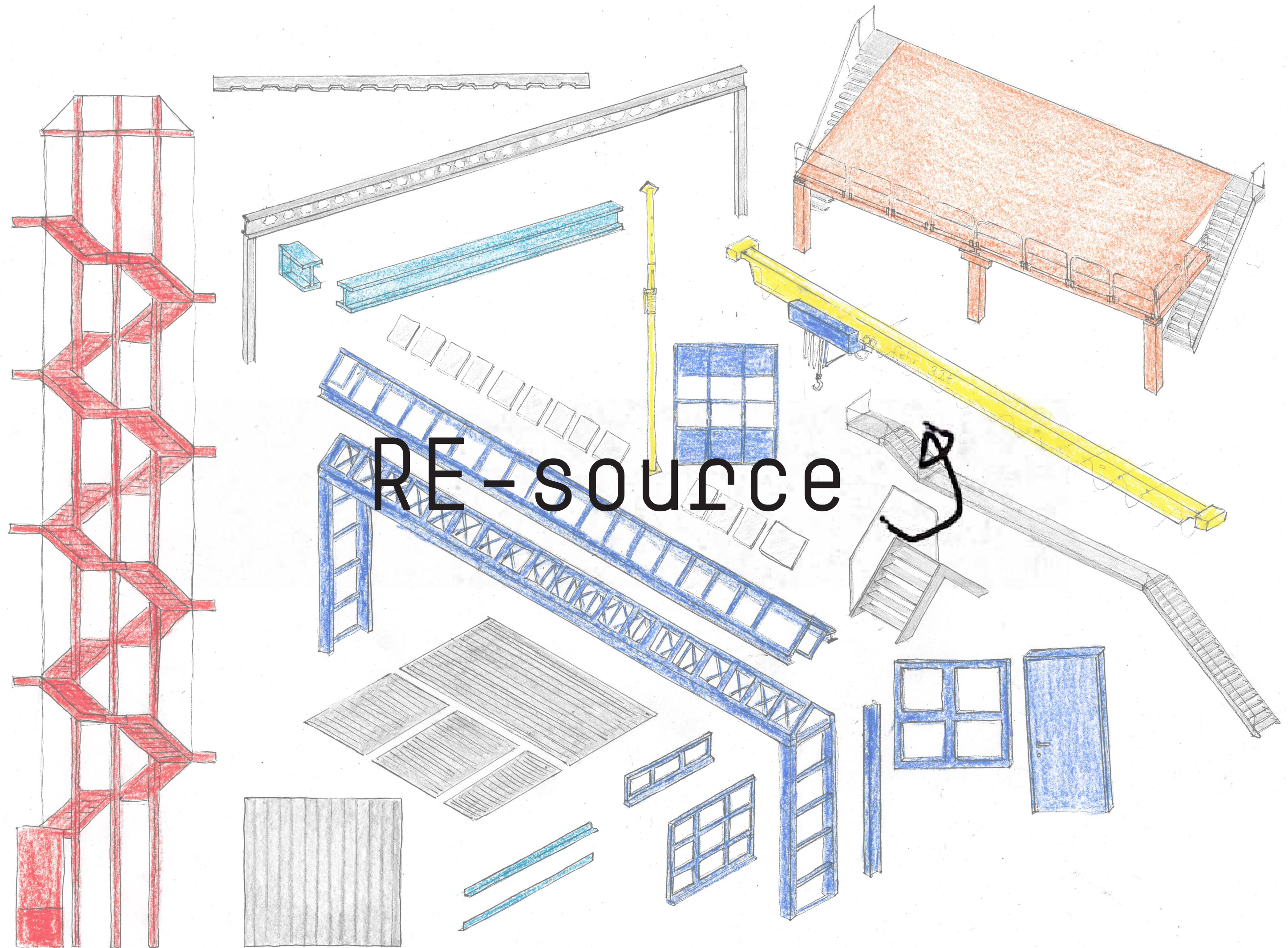
- existing
- demolition
- demolition (RE-used)
- new
- new (RE-used)











de - struction ↓

↻ re - source

de - struction ↓

↻ re - struction

de - colour

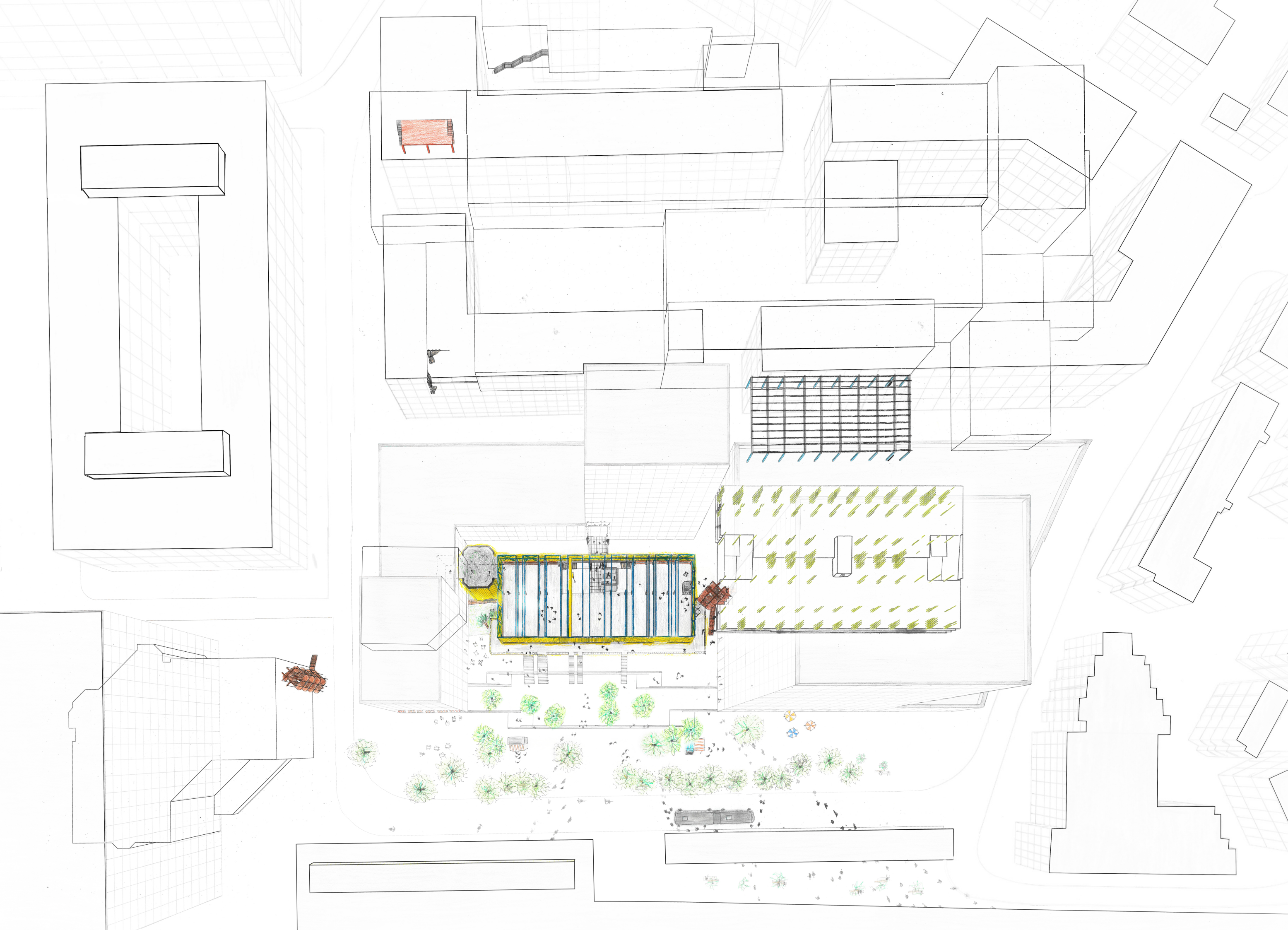
de - identification ↓

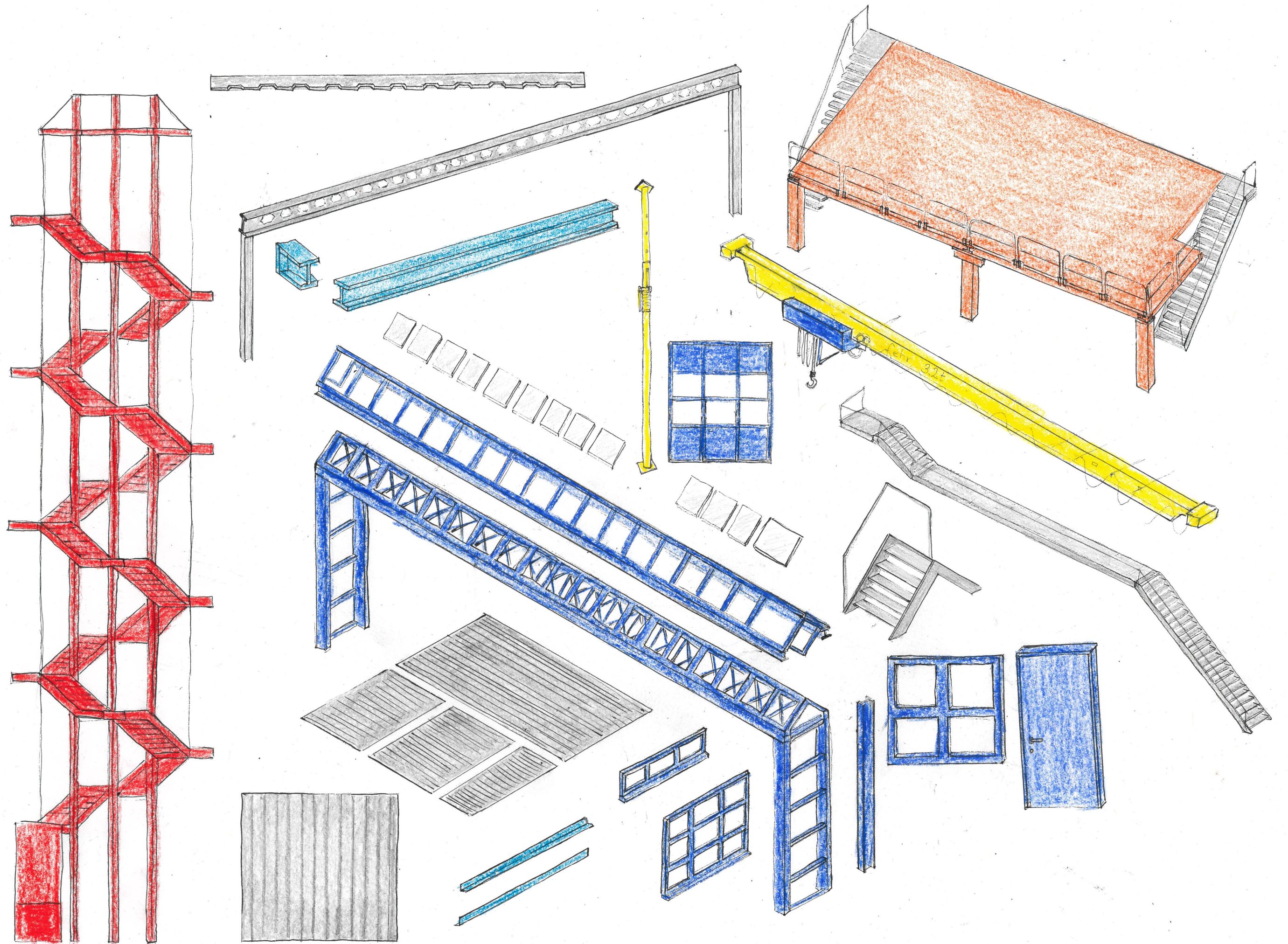
↻ re - colour
re - identification

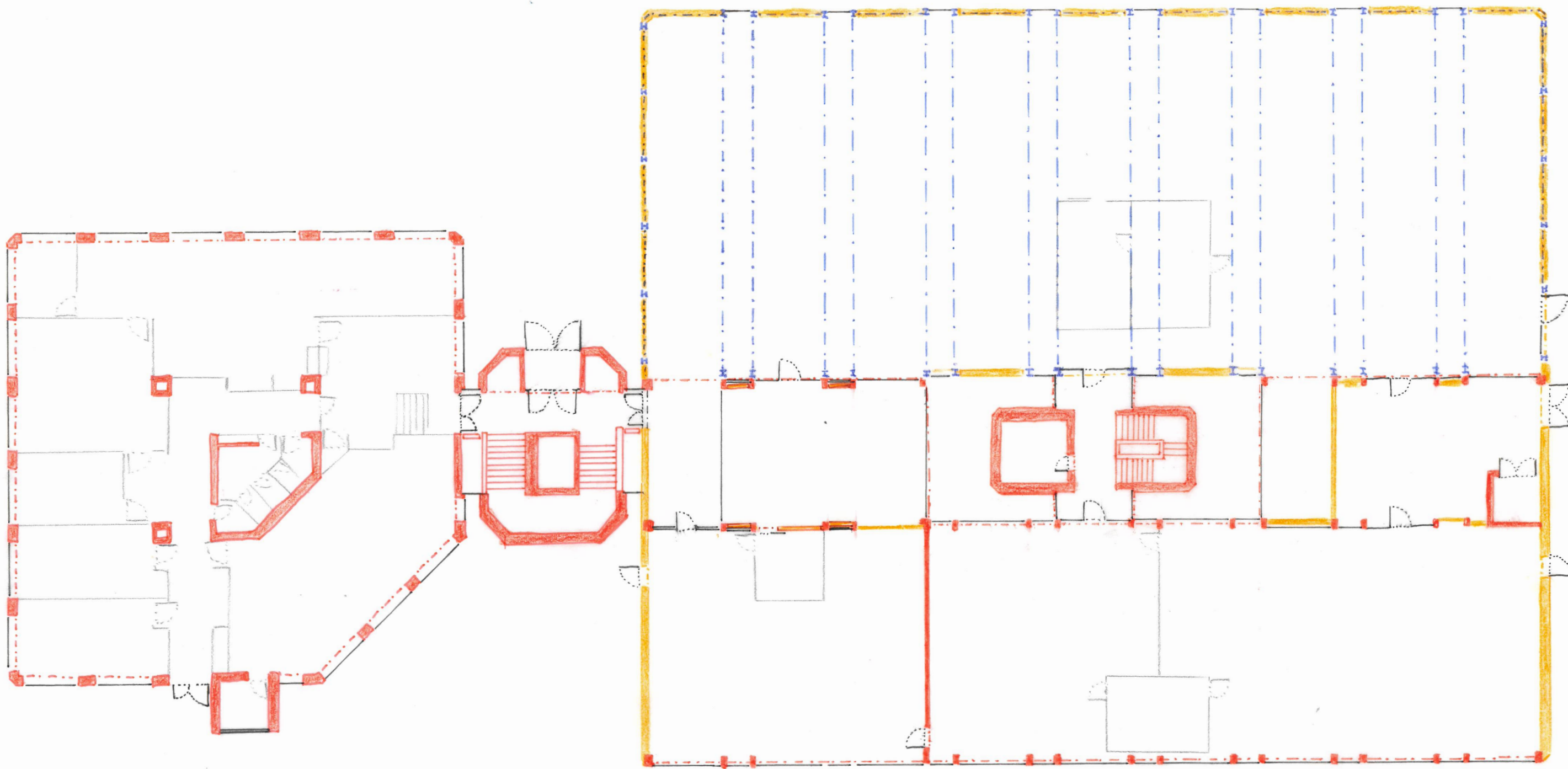
RE-source



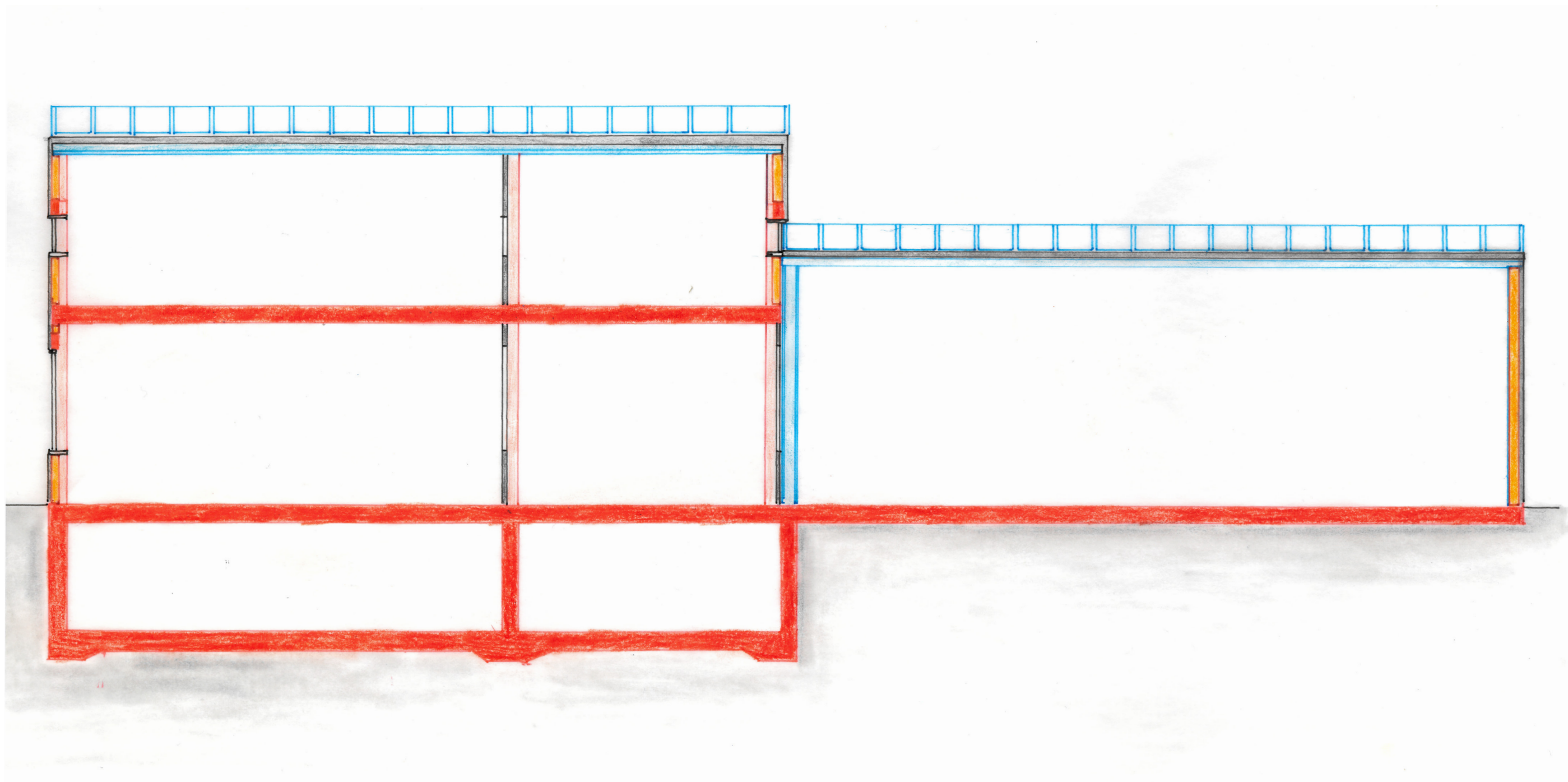
K118, Baubüro in Situ



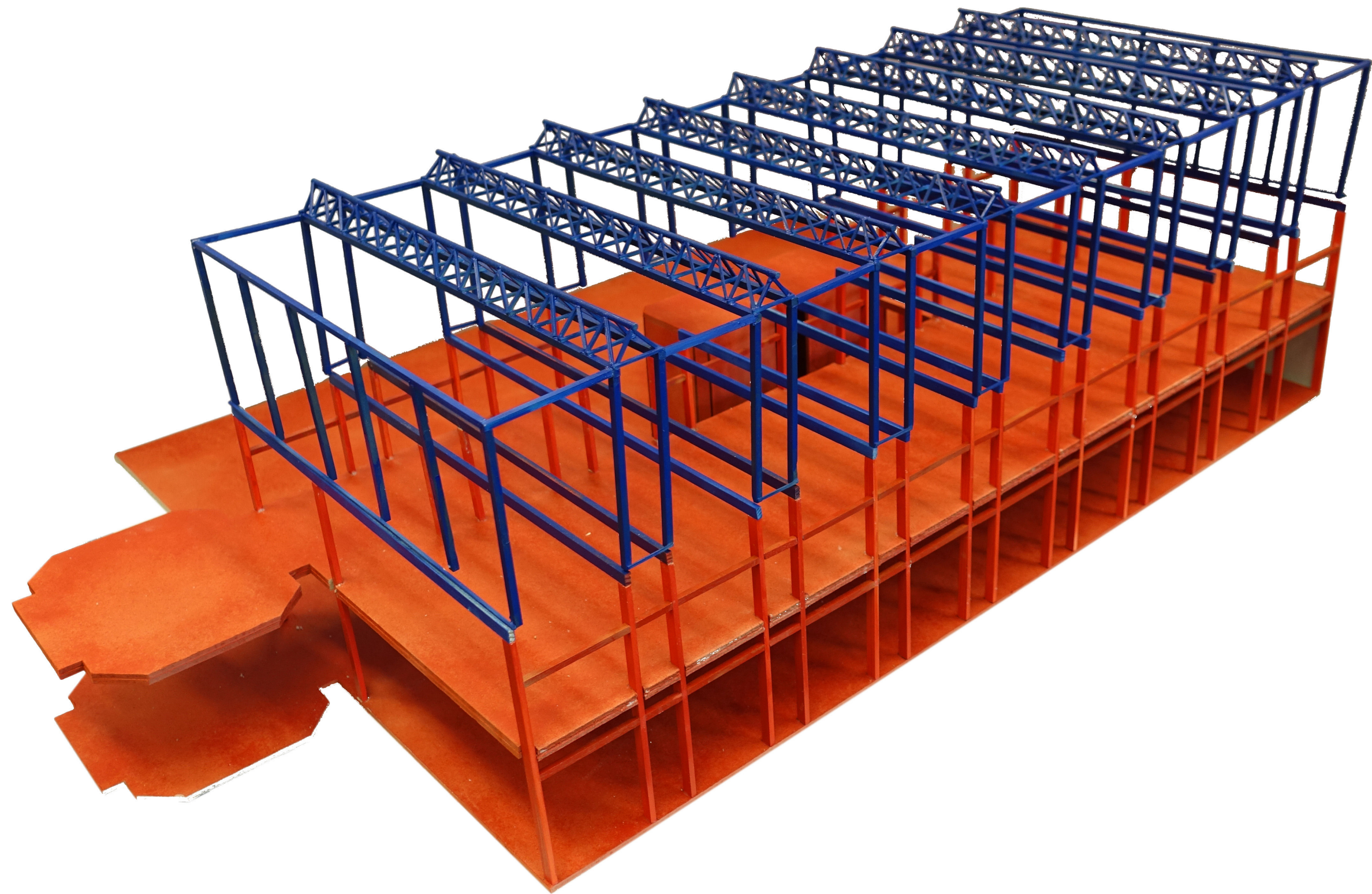


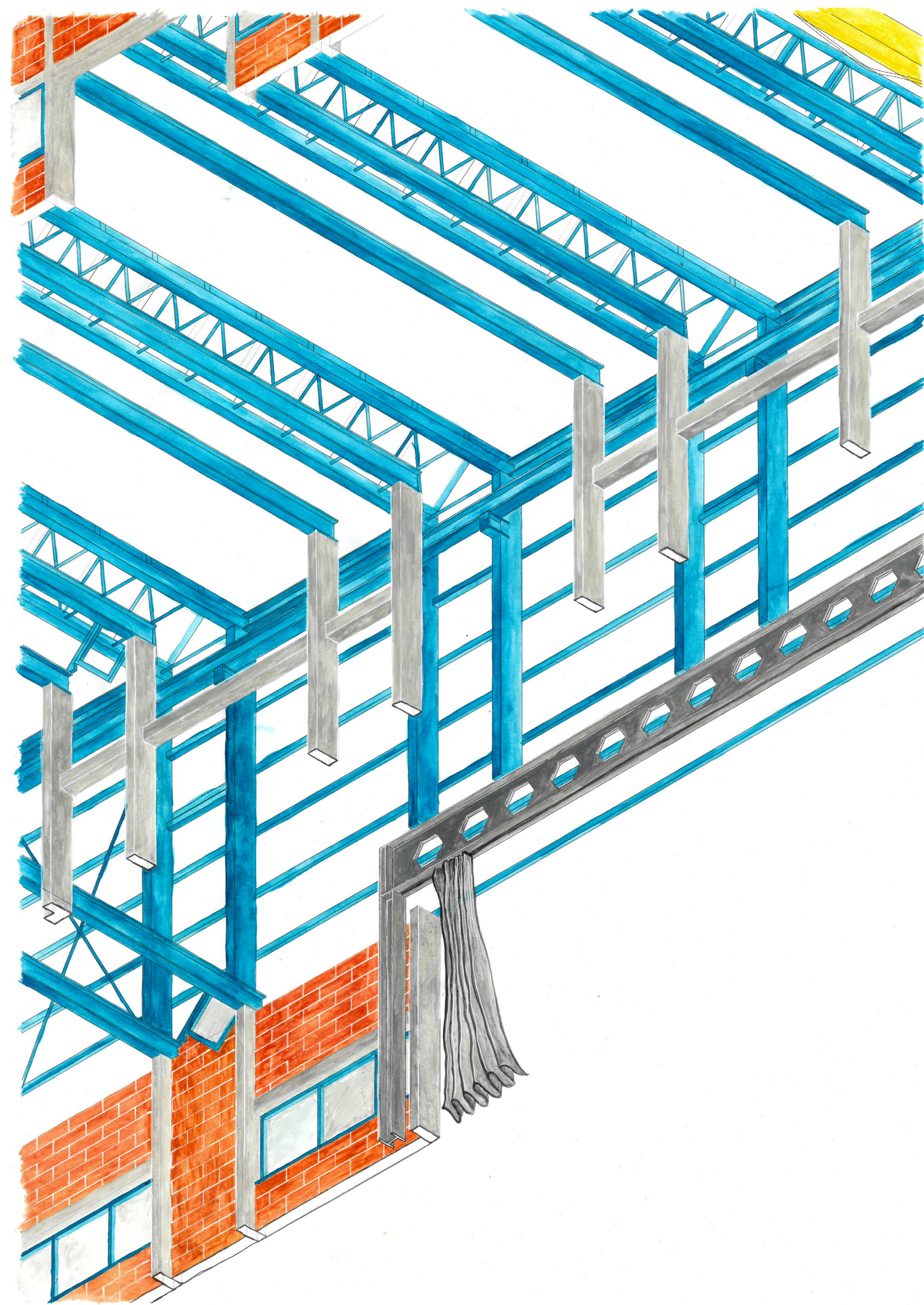
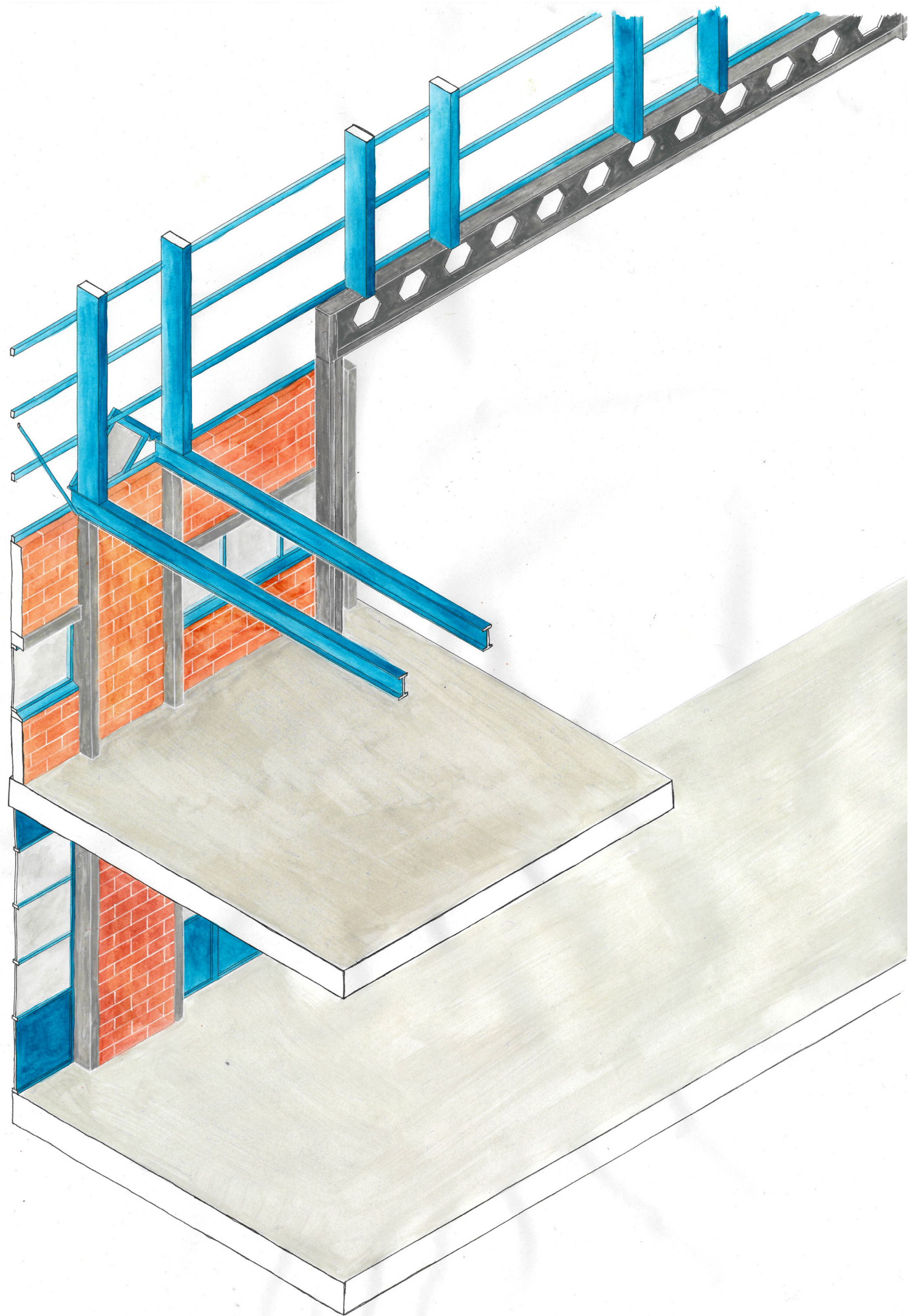


brick
concrete
steel

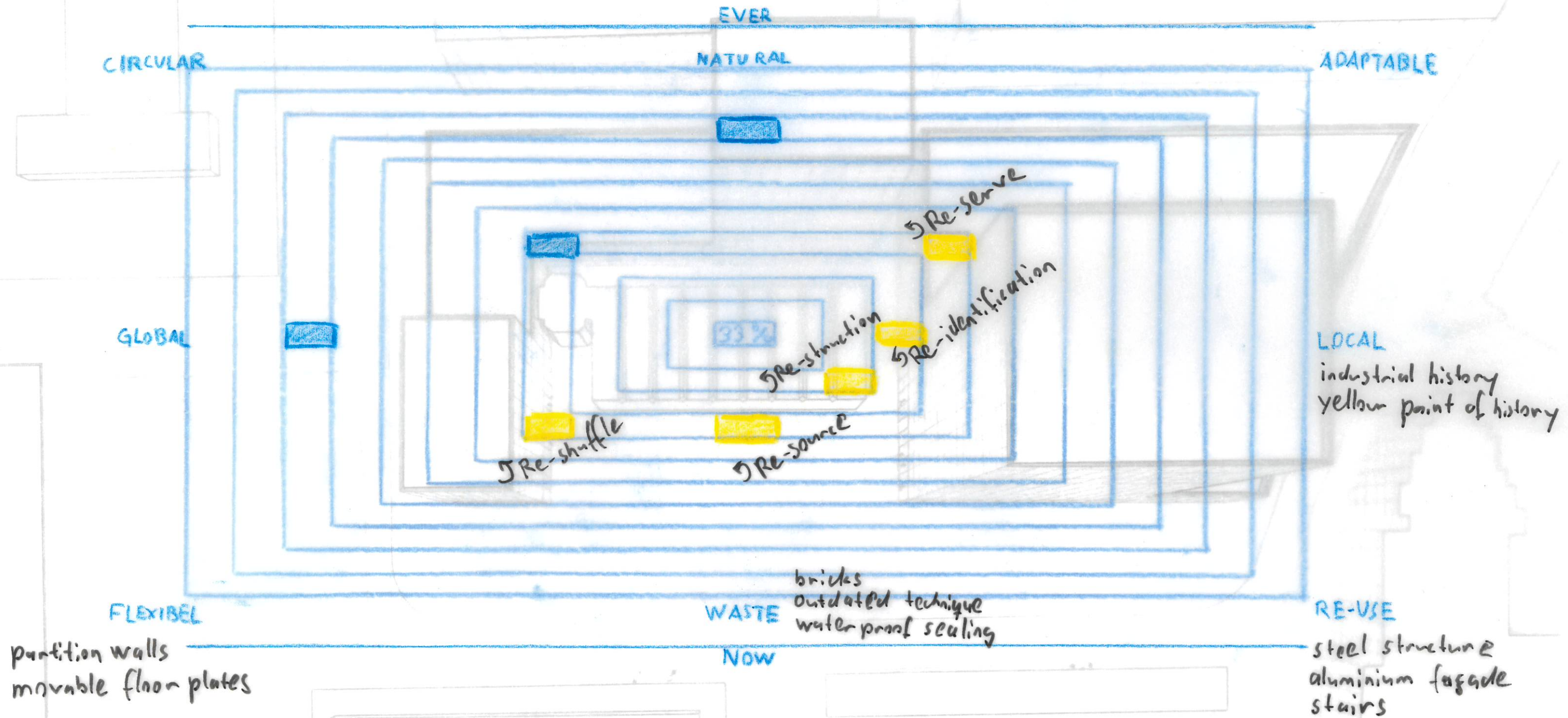


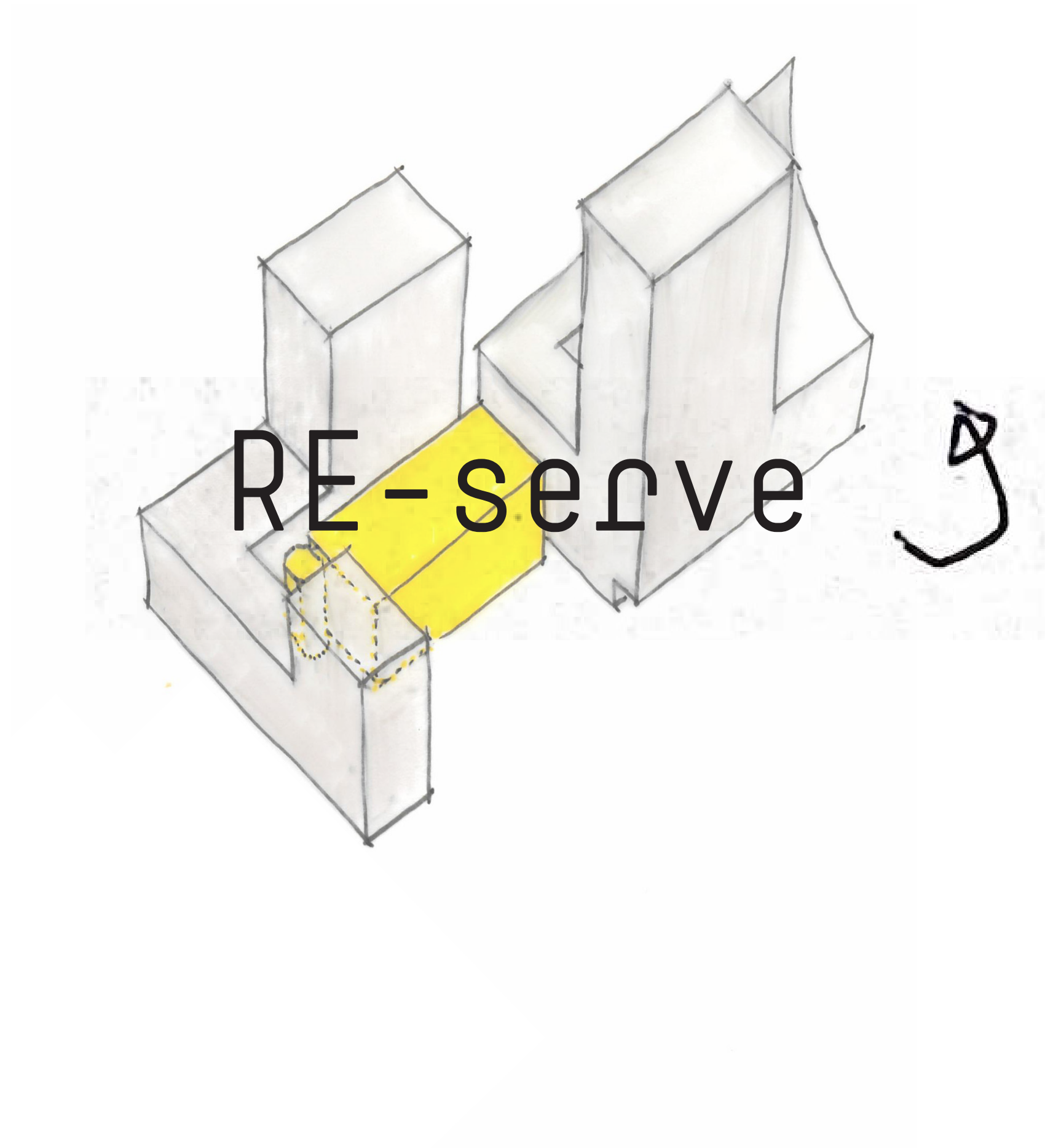
brick
concrete
steel





ECOLOGY





de - use ↓

↗ re - serve

de - struction ↓

↗ re - source

de - struction ↓

↗ re - struction

de - colour

de - identification ↓

↗ re - colour
↗ re - identification

RE-serve

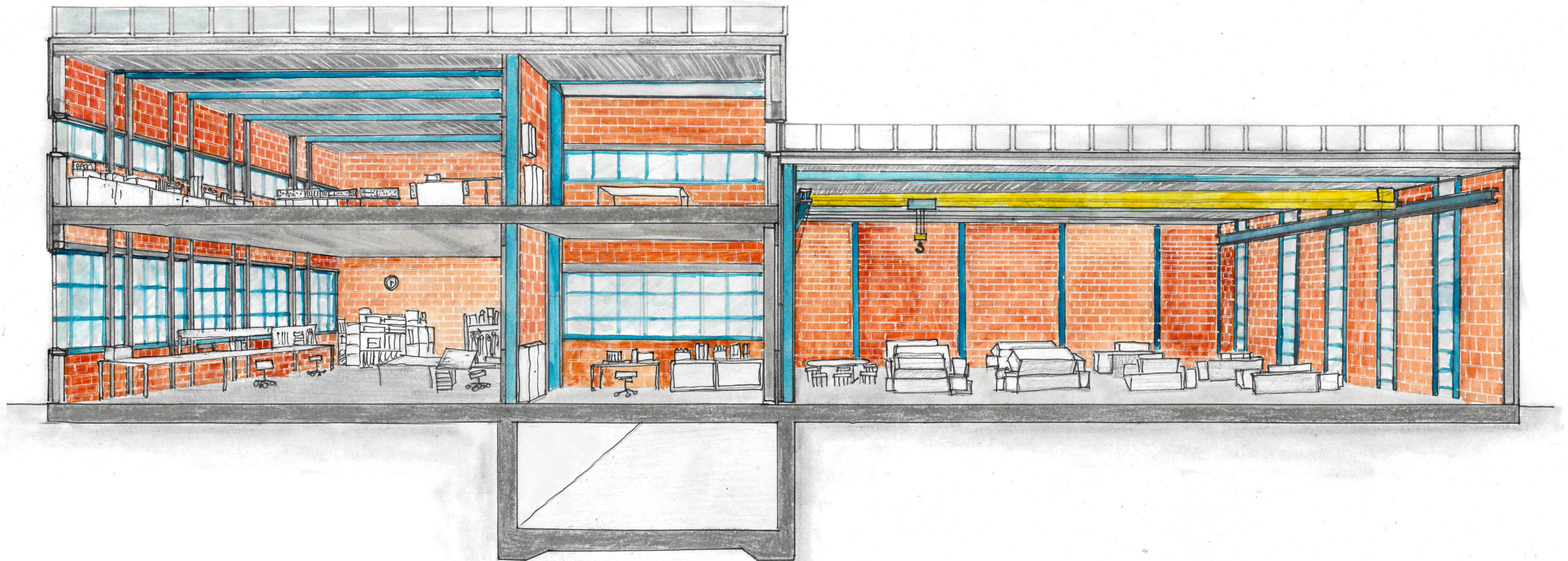


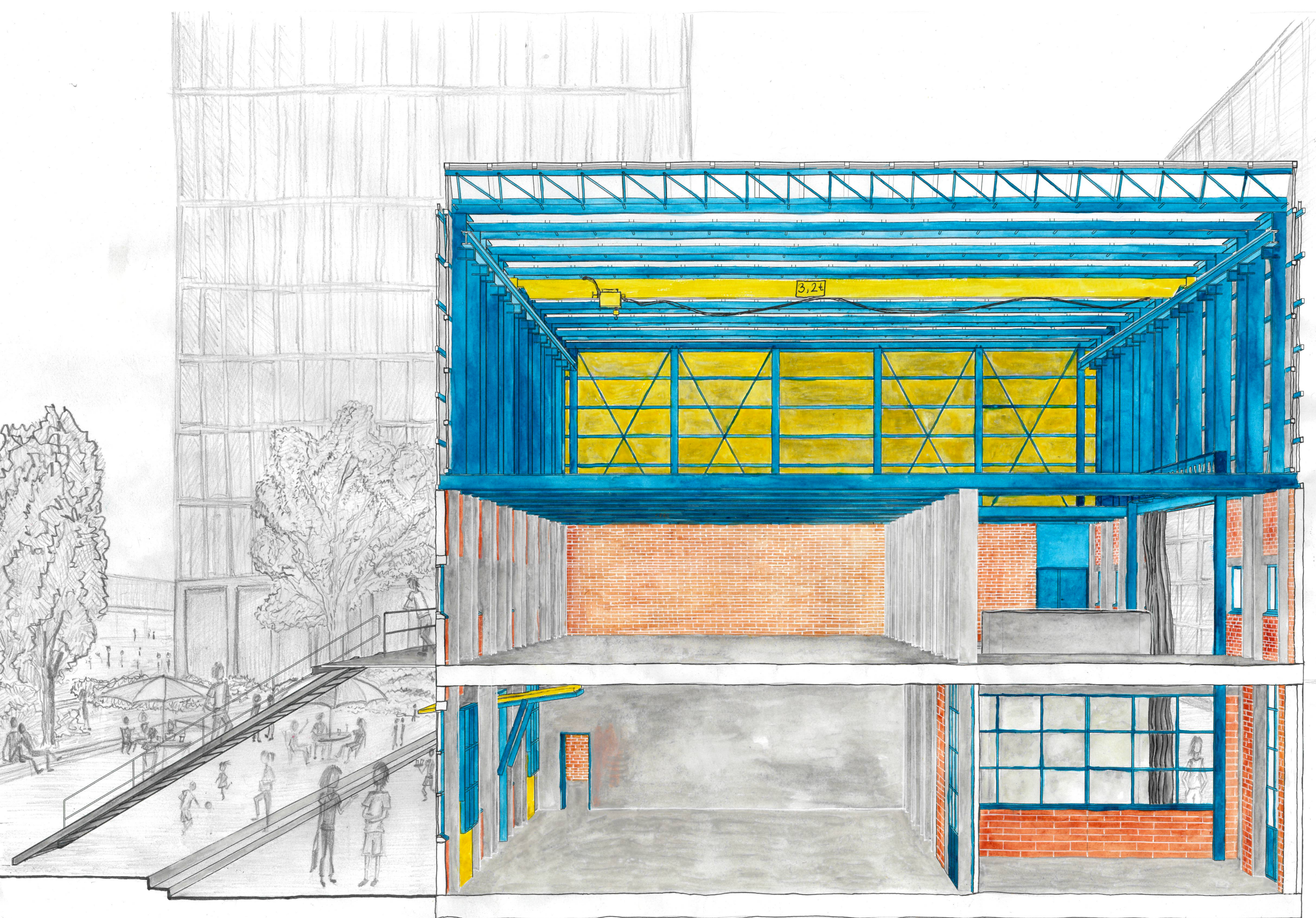
arthall FRAC, Laccaton Vassal

RE-serve

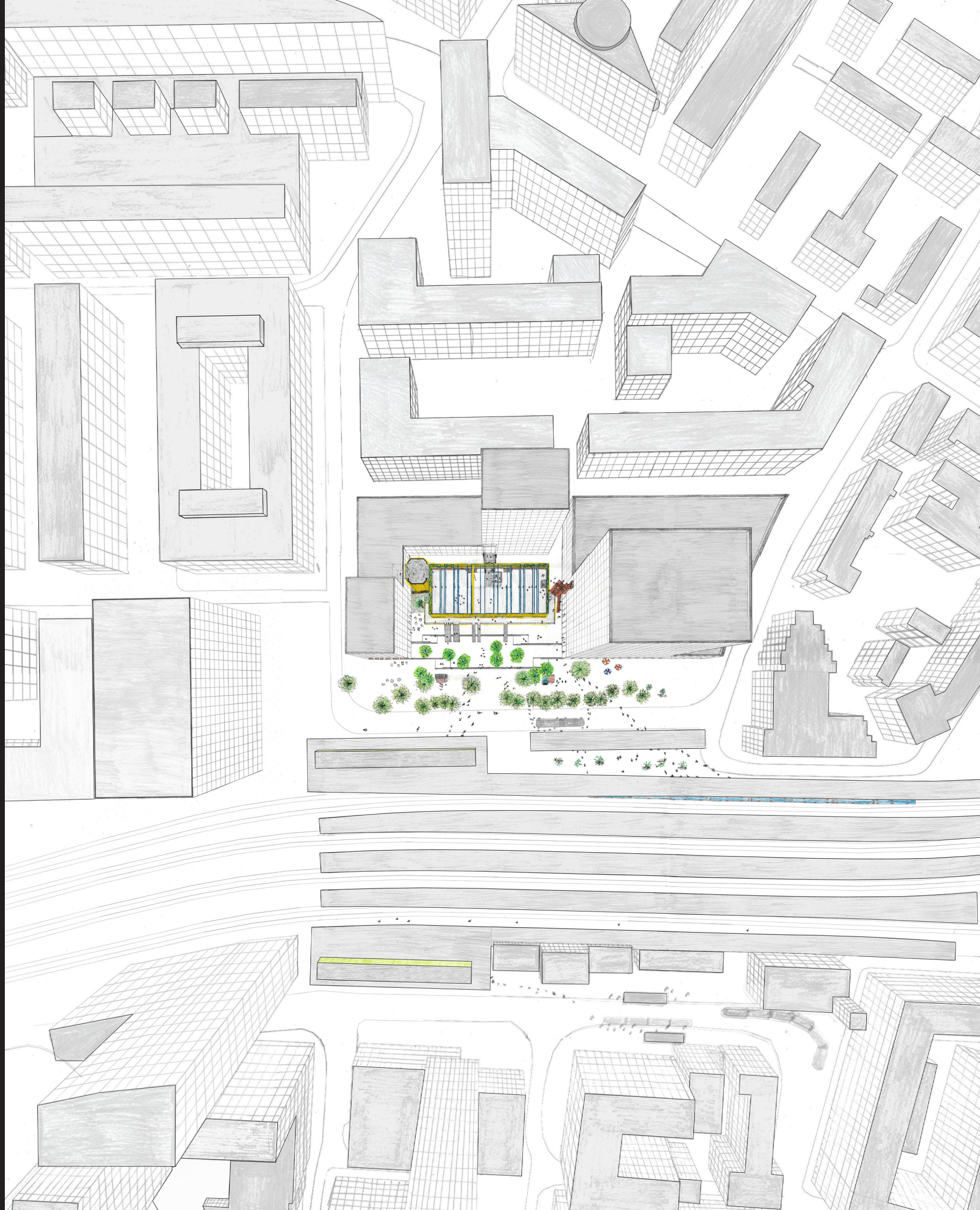


Bahnhofshalle Zürich









ERGONOMIC

SHARED junior cooperative

OUTSIDE

SEASON

insulated ground floor
non-insulated hall

JRe-temperate

JRe-re-move

JRe-public

33%

JRe-serve

JRe-socialise

JRe-maintenance

MAINTENANCE

STORAGE

of floors & partition walls
moved in hall by crane

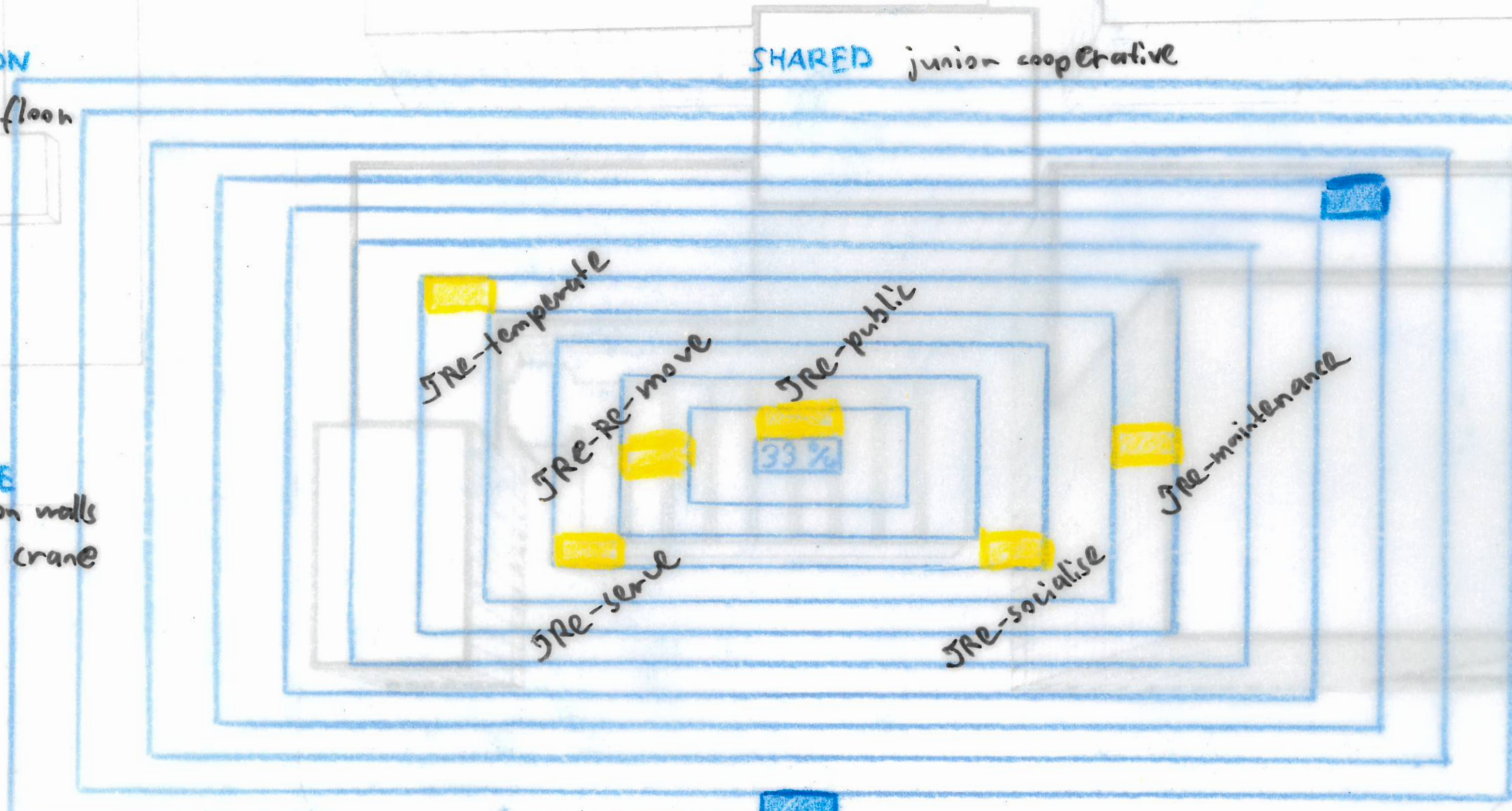
INSIDE

space re-setve
big industrial hall

PRIVATE

PROGRAM

community centre
flexible use



RE-maintenance



de-maintenance ↓

↻ re-maintenance

de-use ↓

↻ re-serve

de-struction ↓

↻ re-source

de-struction ↓

↻ re-struction

de-colour

de-identification ↓

↻ re-colour
re-identification

Bad maintenance



Defect



Destroy



Build again!



4.2.1 Verlotterungs-Strategie (Obsoleszenz-Strategie)

Die Bewirtschaftung auf Abbruch zielt auf einen der Wertsteigerung des Grundstücks entsprechenden Neubau ab.

Zwei Voraussetzungen sind dabei einzeln oder gemeinsam ausschlaggebend:

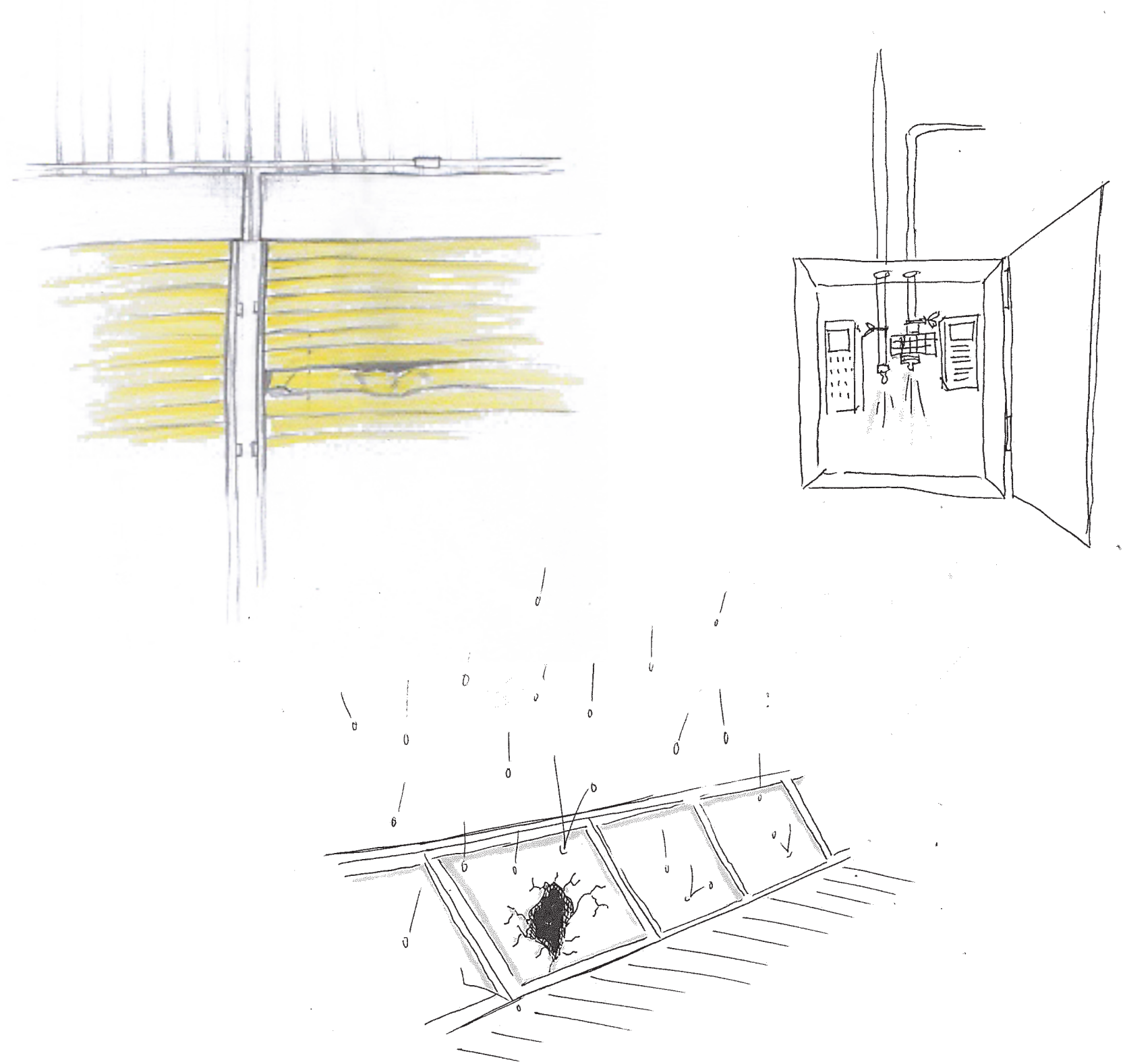
1. Eine erhebliche Wertsteigerung des Grundstückpreises verhindert eine maximale Rendite der Liegenschaft.
2. Am Kapitalmarkt sind bessere Renditen zu erzielen als am Immobilienmarkt. (Zu prüfen ist dabei der längerfristige Mietzinsverlust.)

Die Bewirtschaftung auf Abbruch ist für den ausschliesslich wirtschaftlich denkenden Investor unter den genannten Prämissen naheliegend.

Es gilt aber zu beachten, dass Preise nicht immer steigen. Auch Wertverminderungen können eintreten. Gerade in vernachlässigten Gebieten müssen solche Wertberichtigungen vermehrt vorgenommen werden, was die Verlotterungsstrategie in Frage stellt.

Selbst wenn diese Strategie ökonomisch gewinnbringend sein kann, ist sie aus psychologischer, sozialer und politischer Sicht höchst unerwünscht. Ein verlottertes Haus wirkt störend auf seine Umgebung, weil es Randgruppen der Gesellschaft anzieht. Wer es sich leisten kann, meidet oder verlässt eine solche Nachbarschaft. Die Verlotterungsstrategie führt in den Teufelskreis der Verslumung.

Alterungsverhalten von Bauteilen und Unterhaltskosten,
IP Bau, Bundesamt für Konjunkturfragen

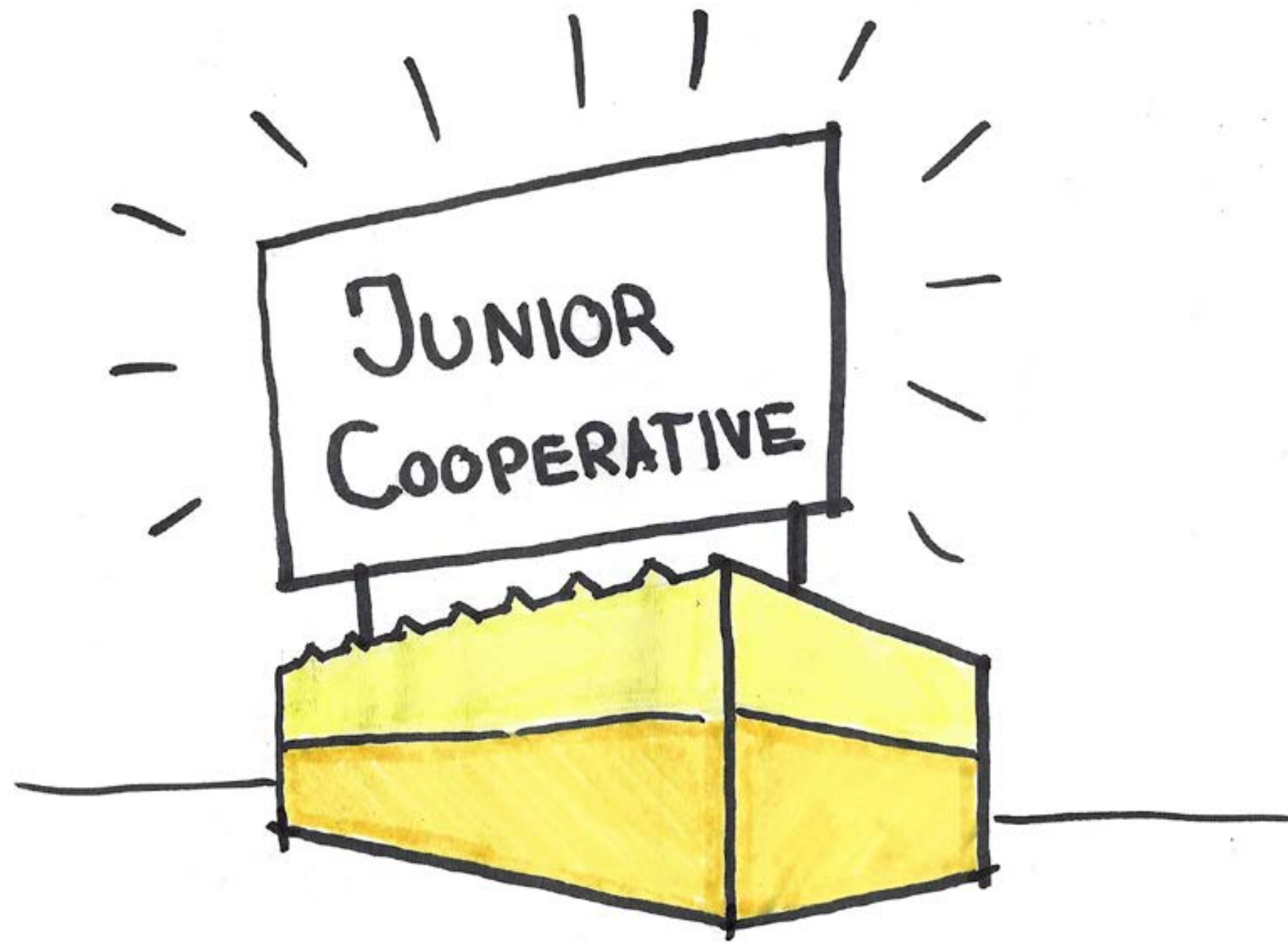


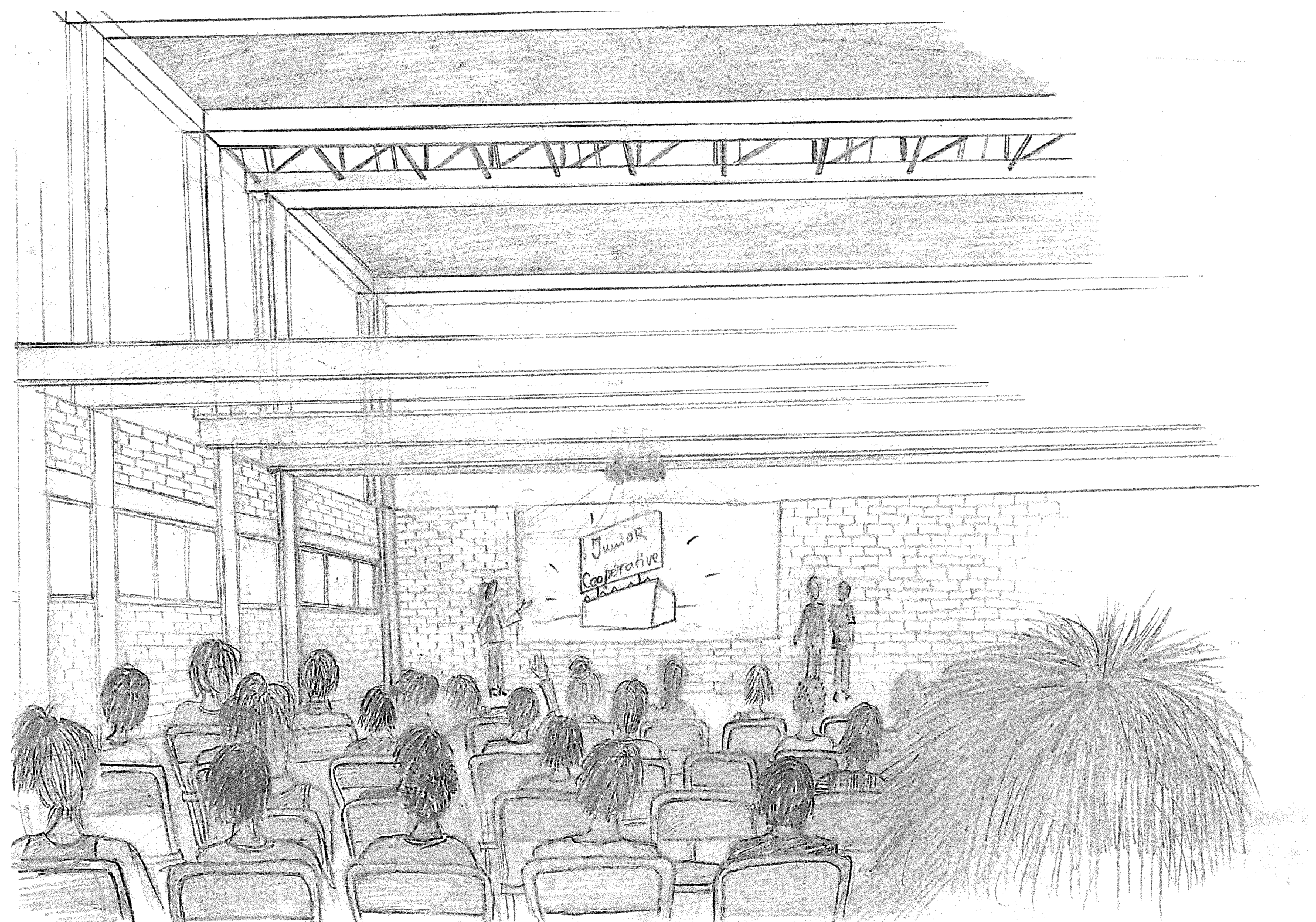
RE-maintenance

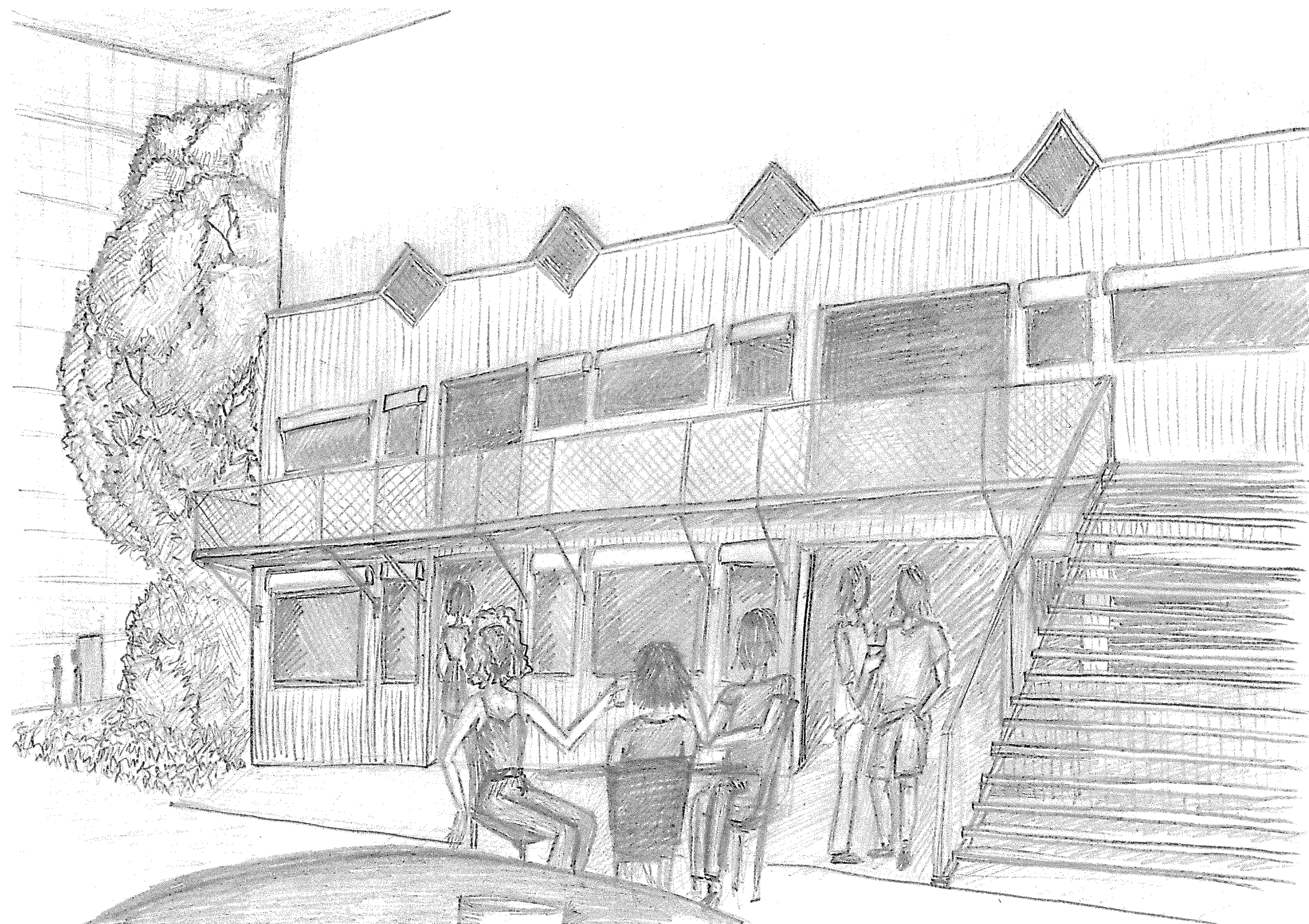


place leon aucoc, Laccaton Vassal

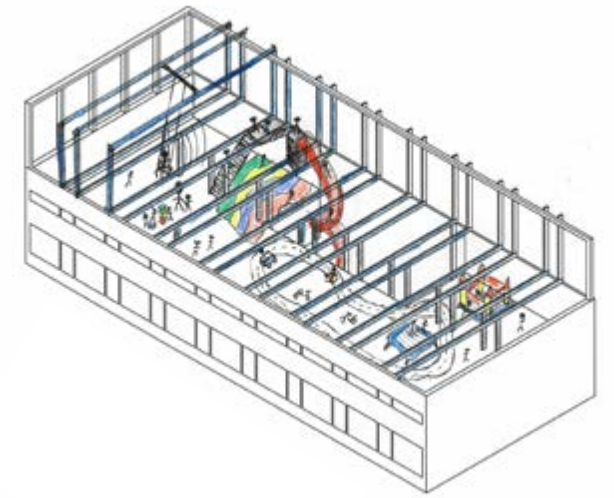
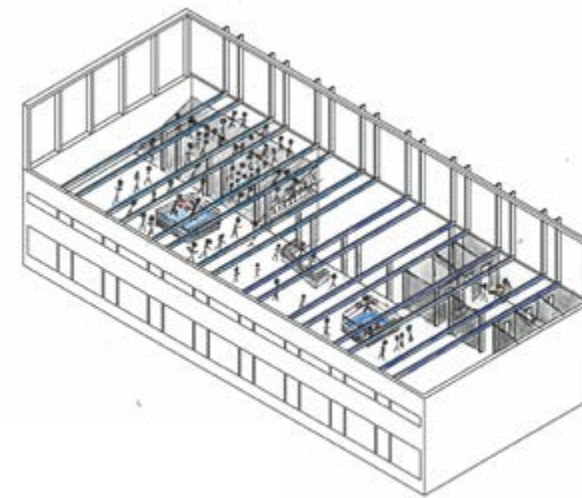
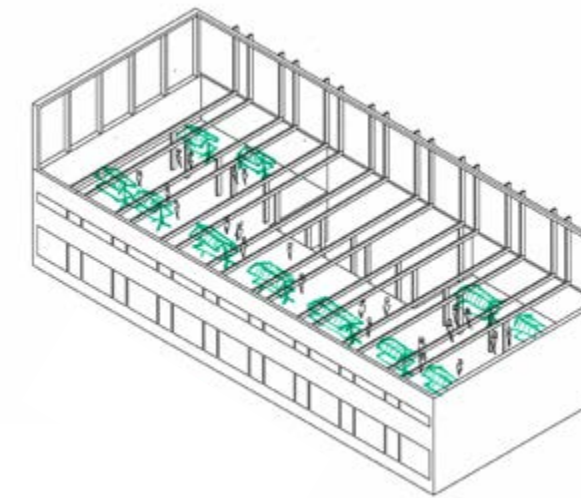
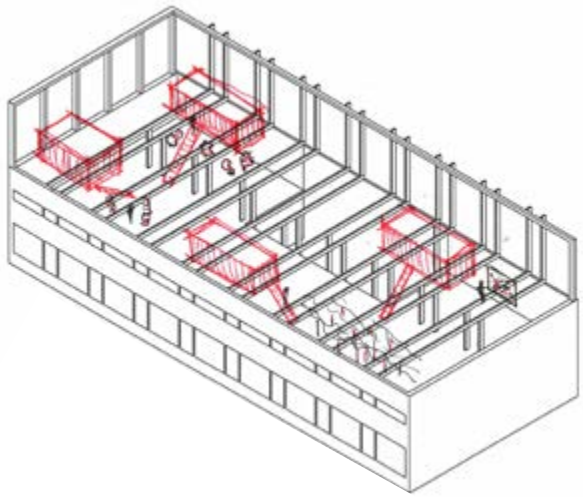
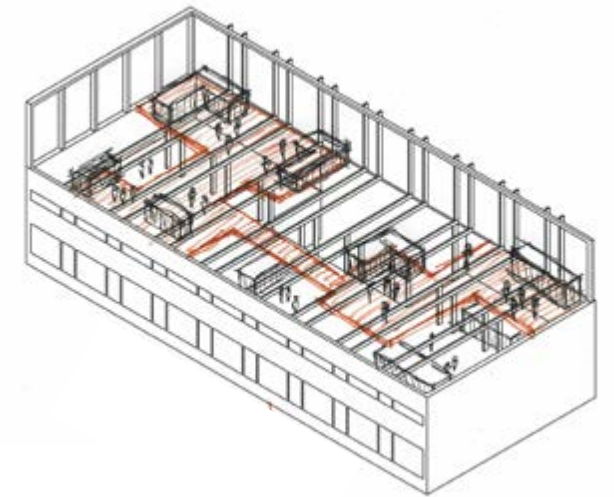
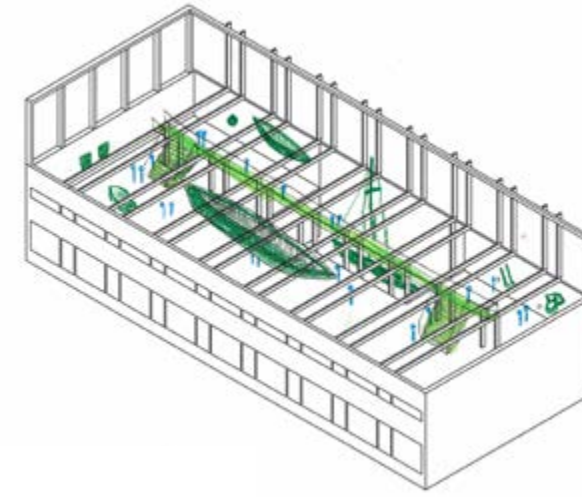
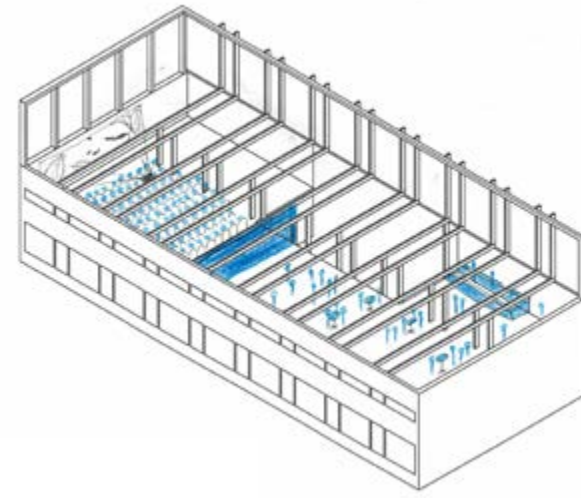
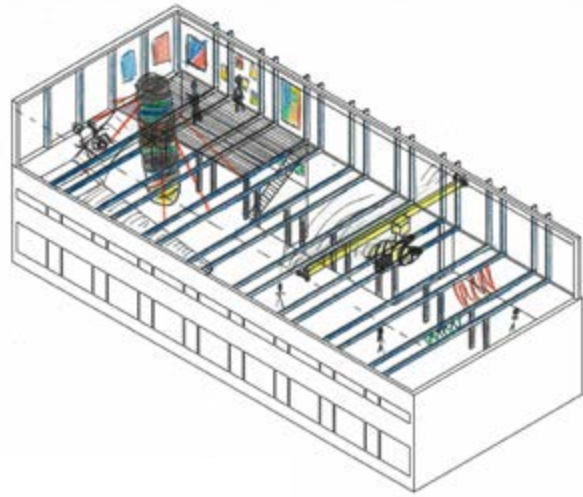
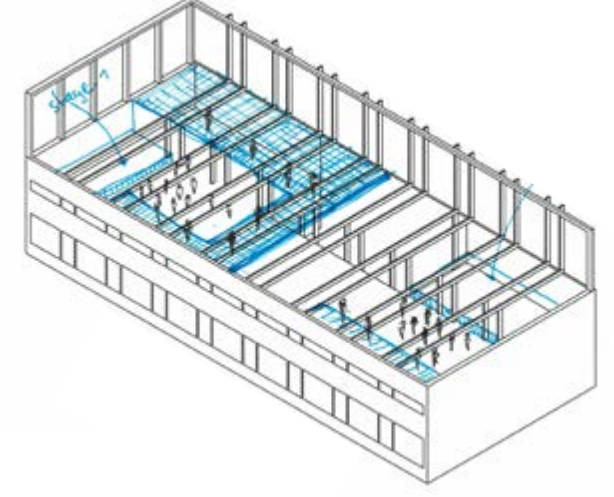
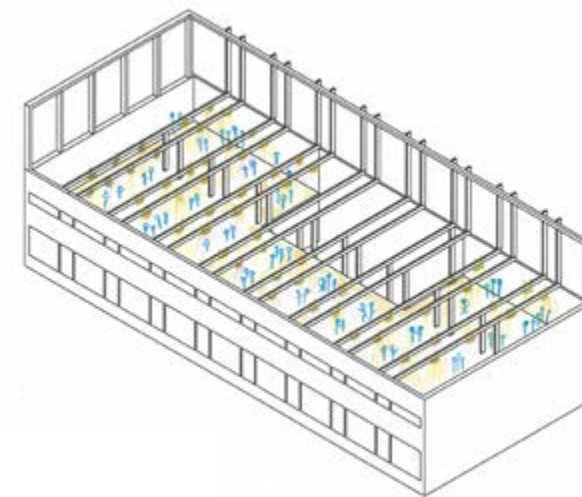
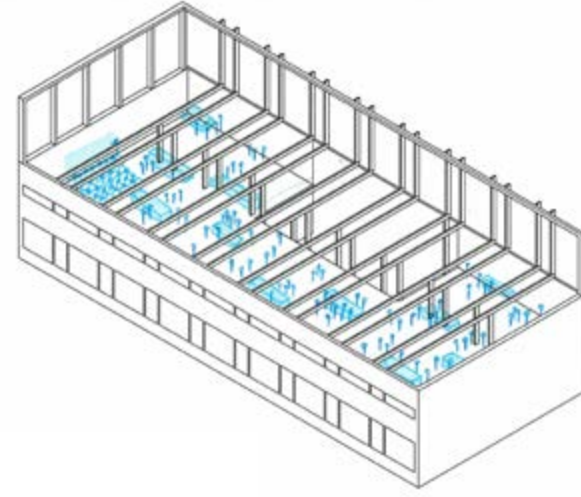
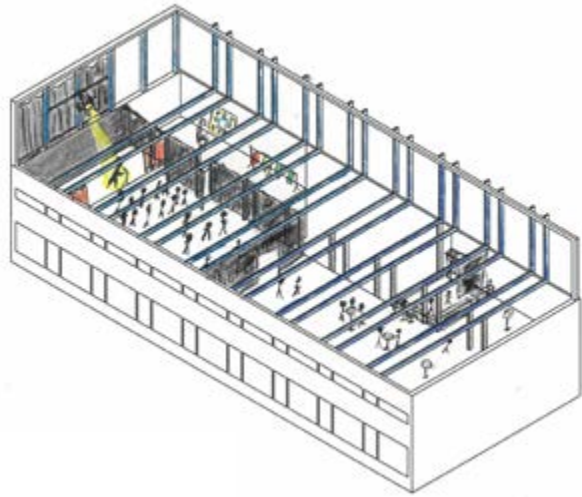
RE-maintenance







RE-maintenance



ECONOMY

CLOSED

PROFESSIONAL moving the steel structure

FINISHING

junior cooperative

GLOBAL
benefit good
city image Zurich

TECHNICAL
low-tech

DIY

junior cooperative
re-assembled & re-used
doors, stairs, floor plates

CONSTRUCTION
re-used

LOCAL
community centre

33%

5Re-structure

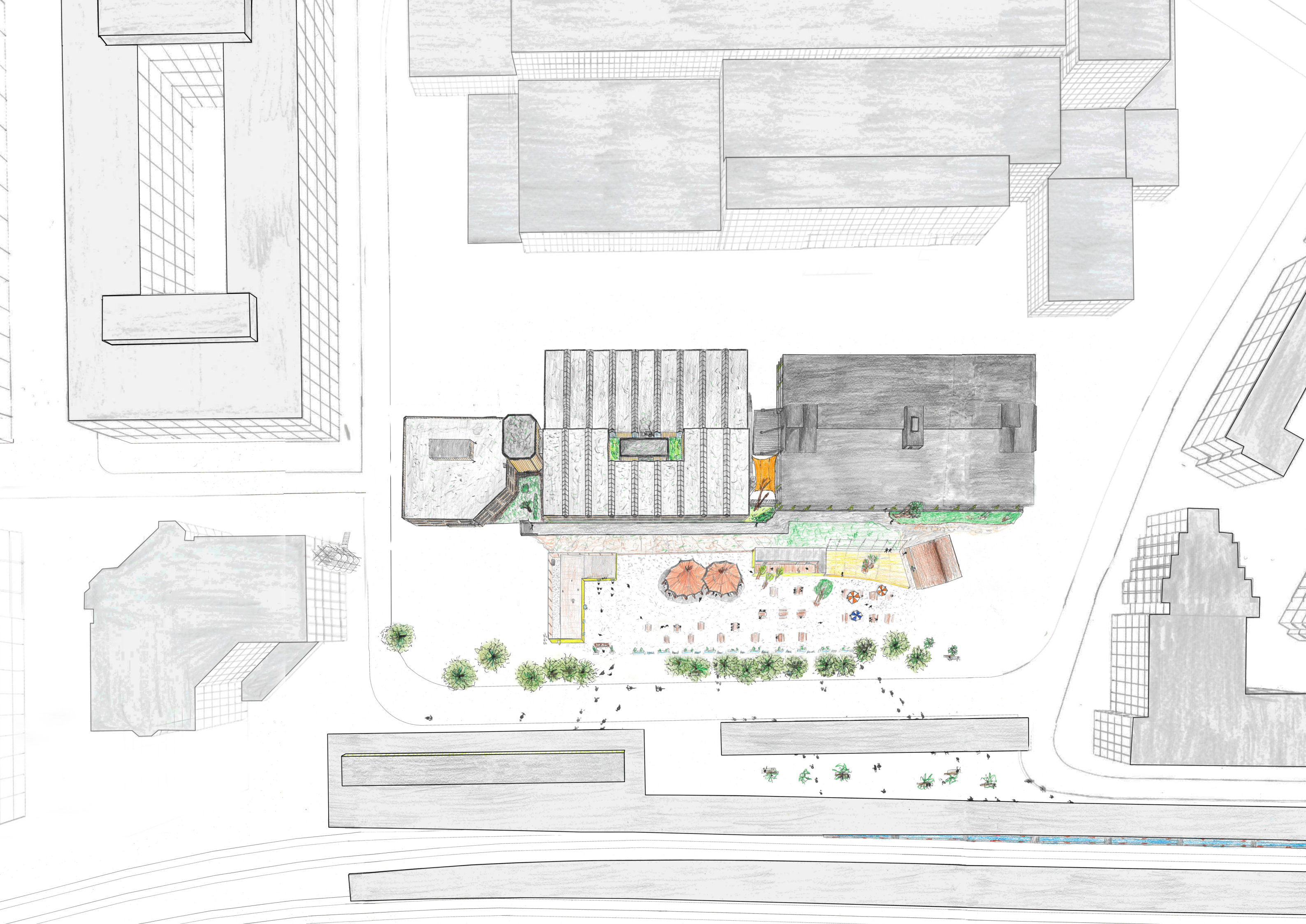
5Re-maintenance

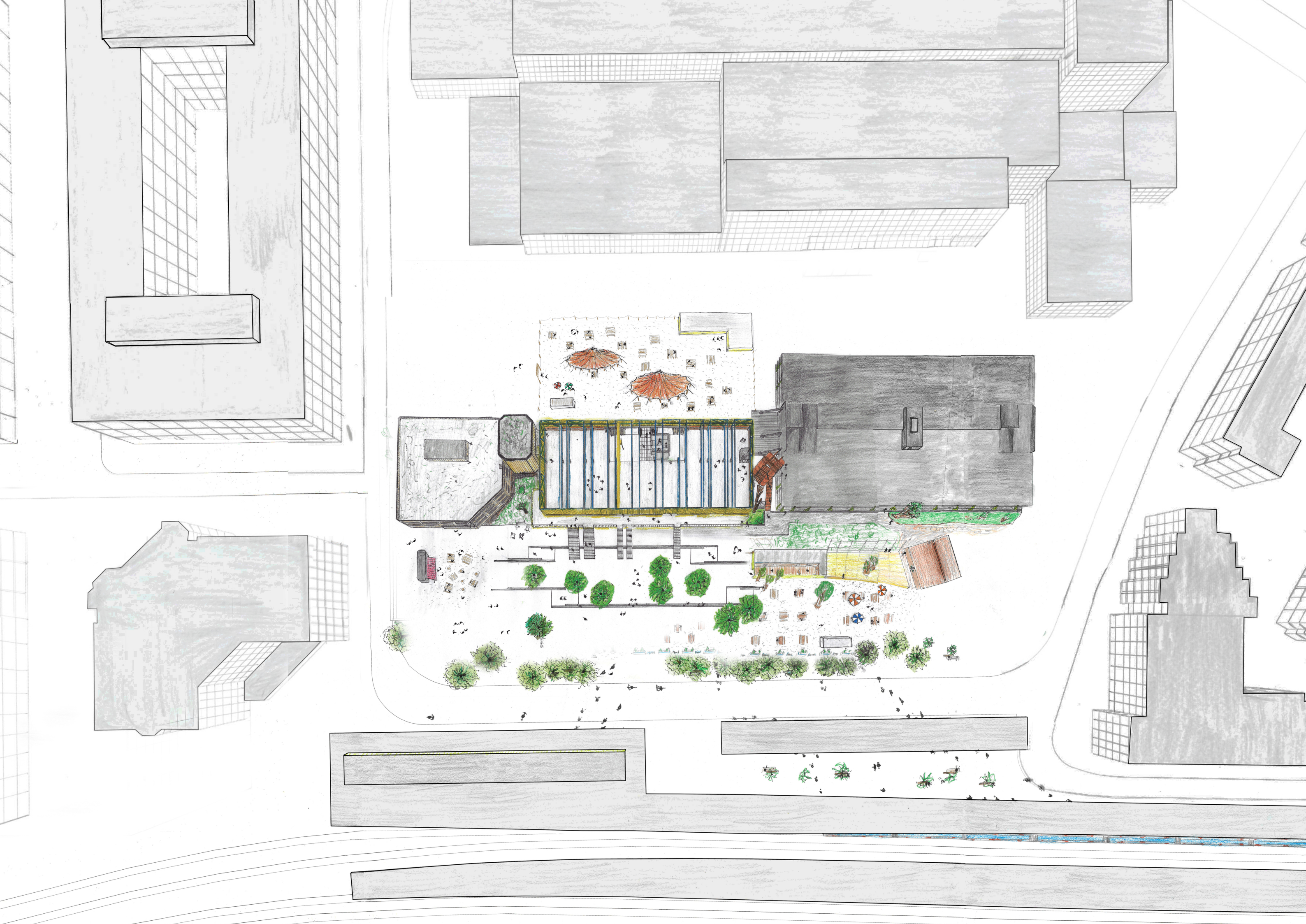
5Re-identity

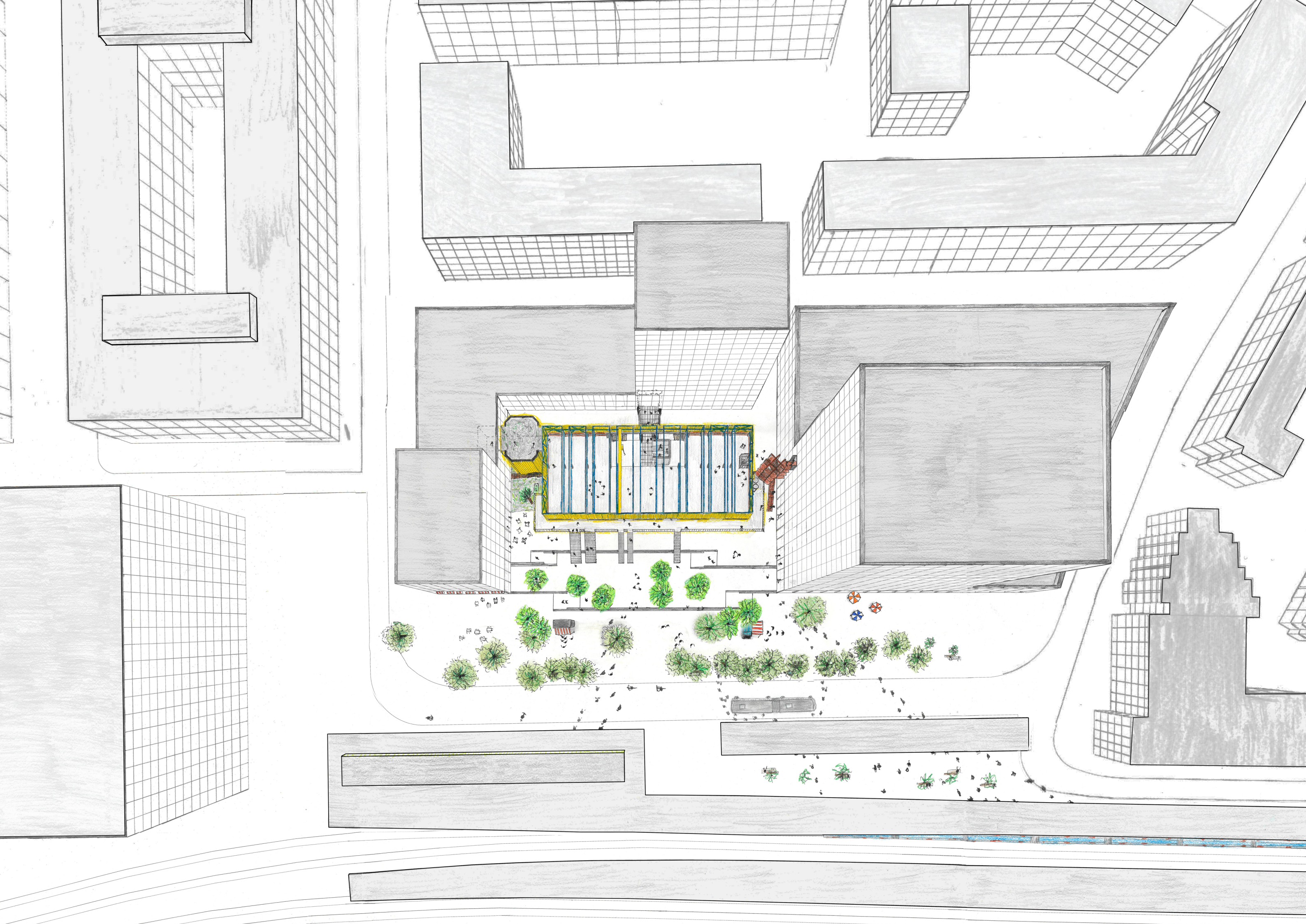
5Re-shuffle

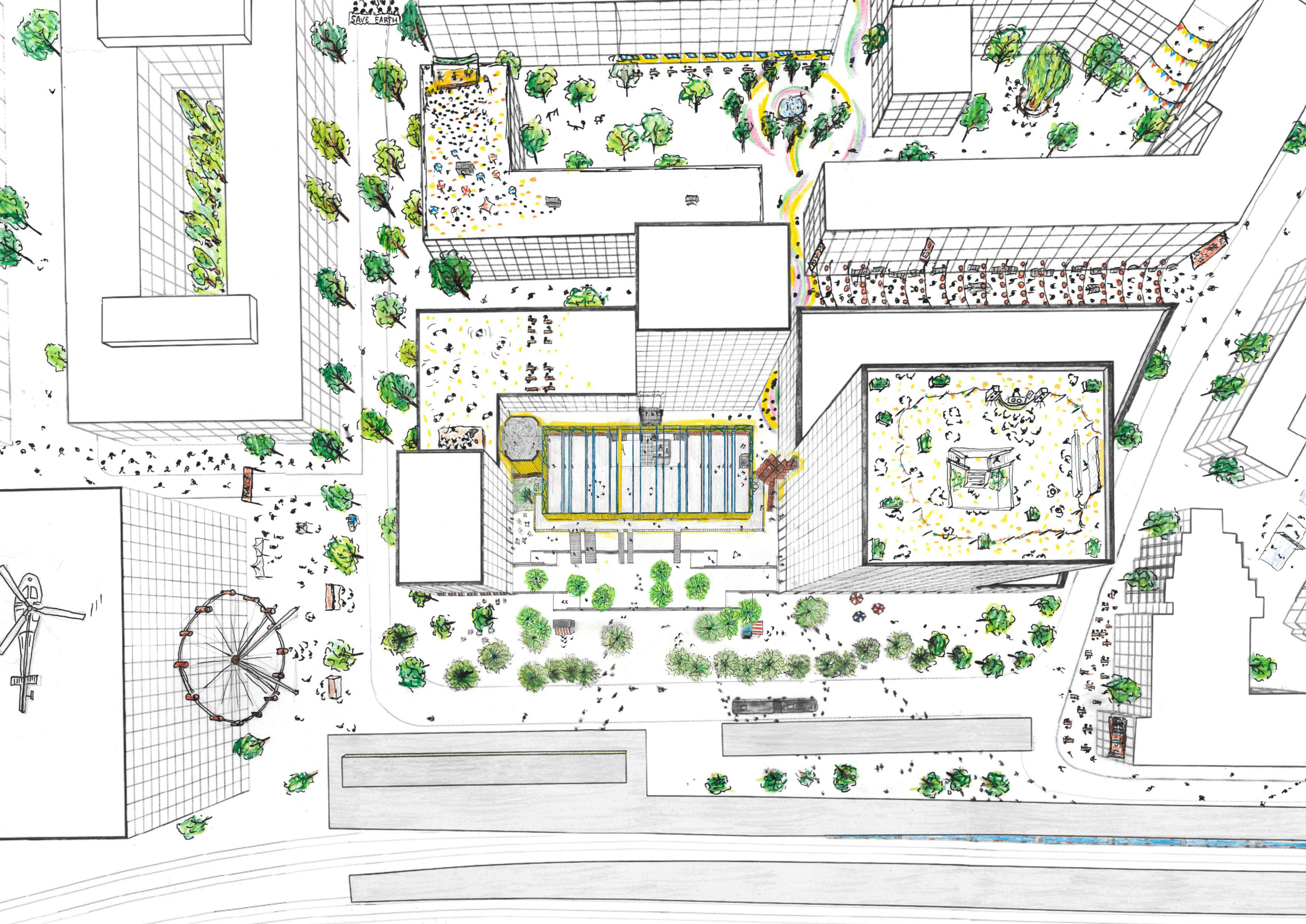
5Re-maintenance

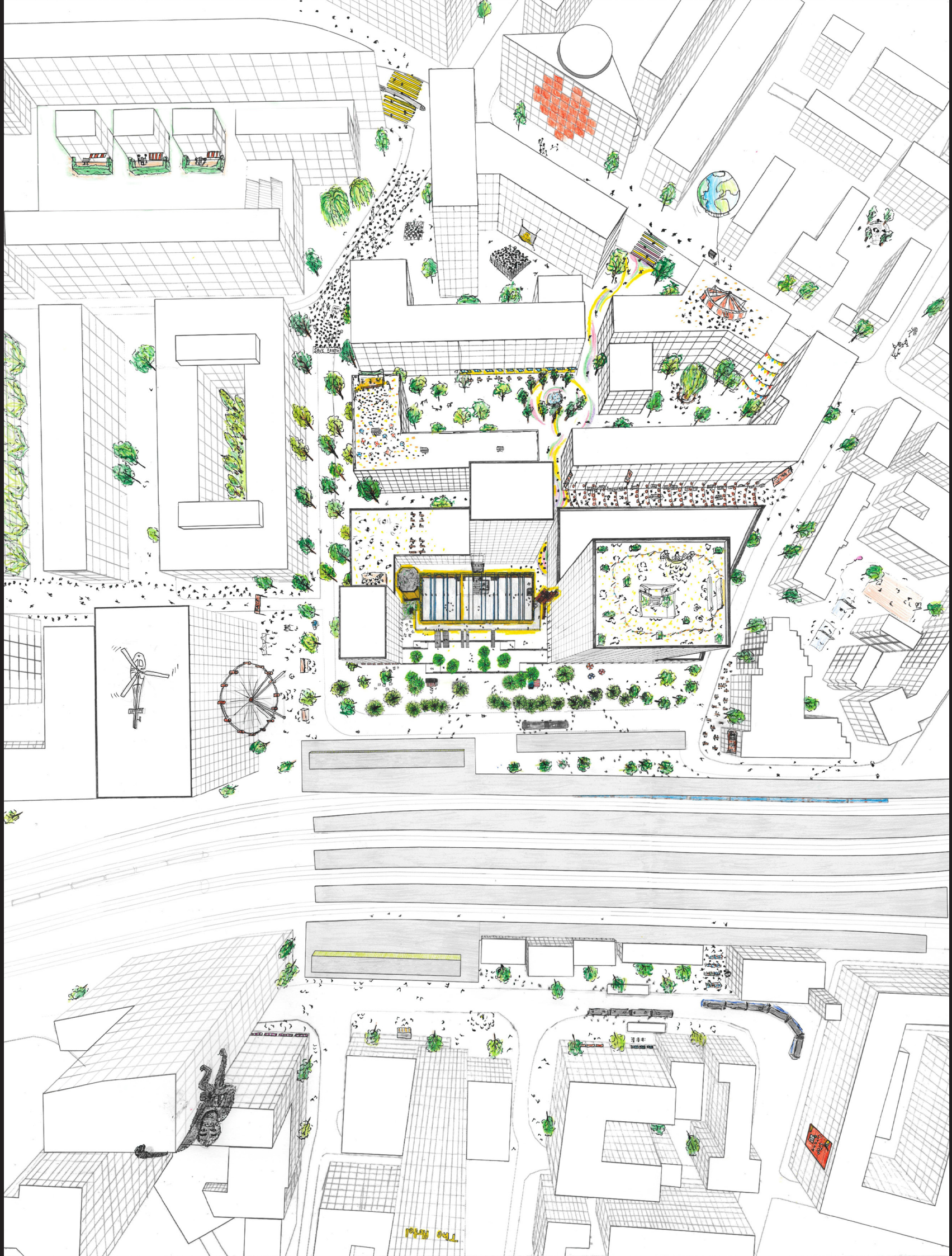
5Re-maintenance

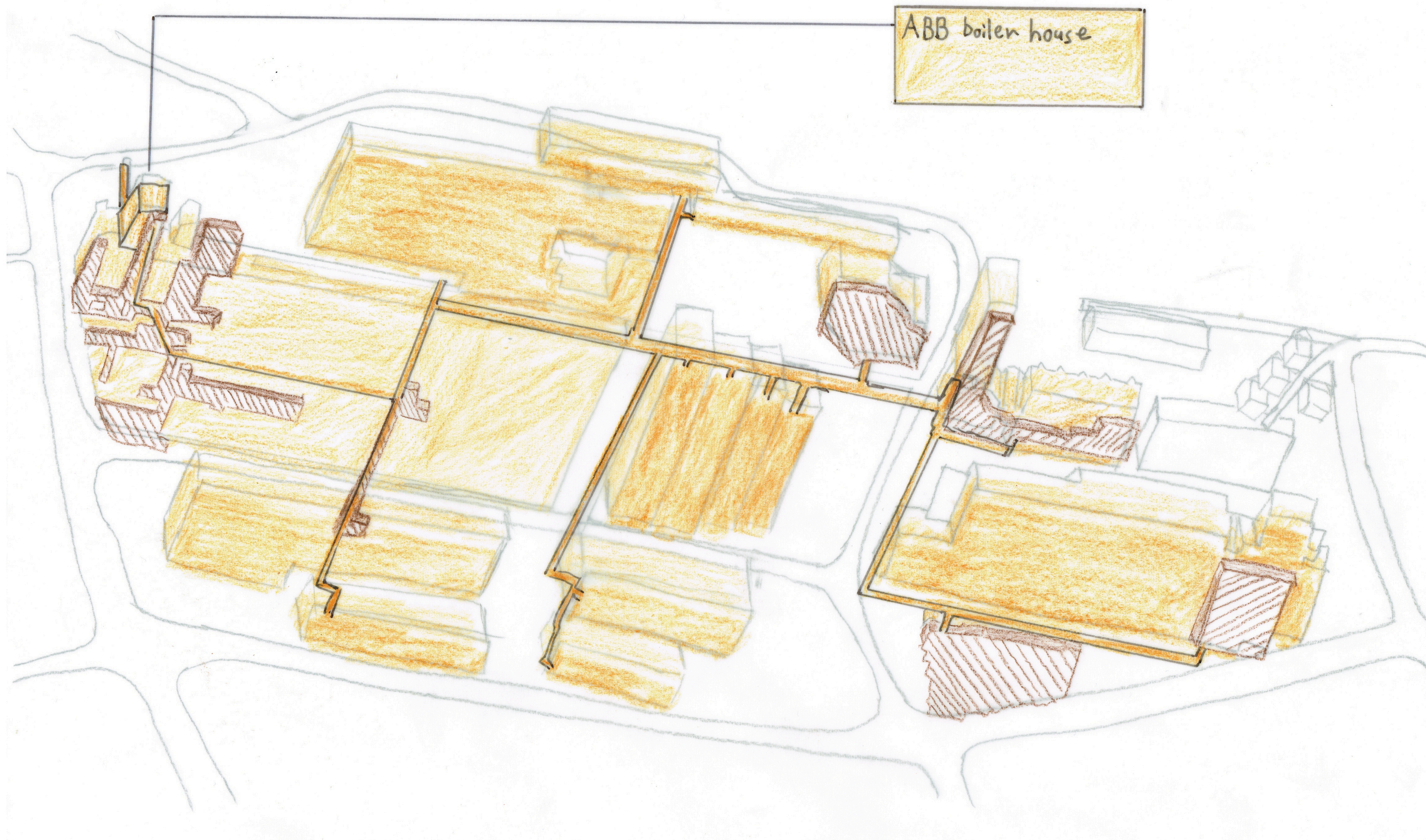


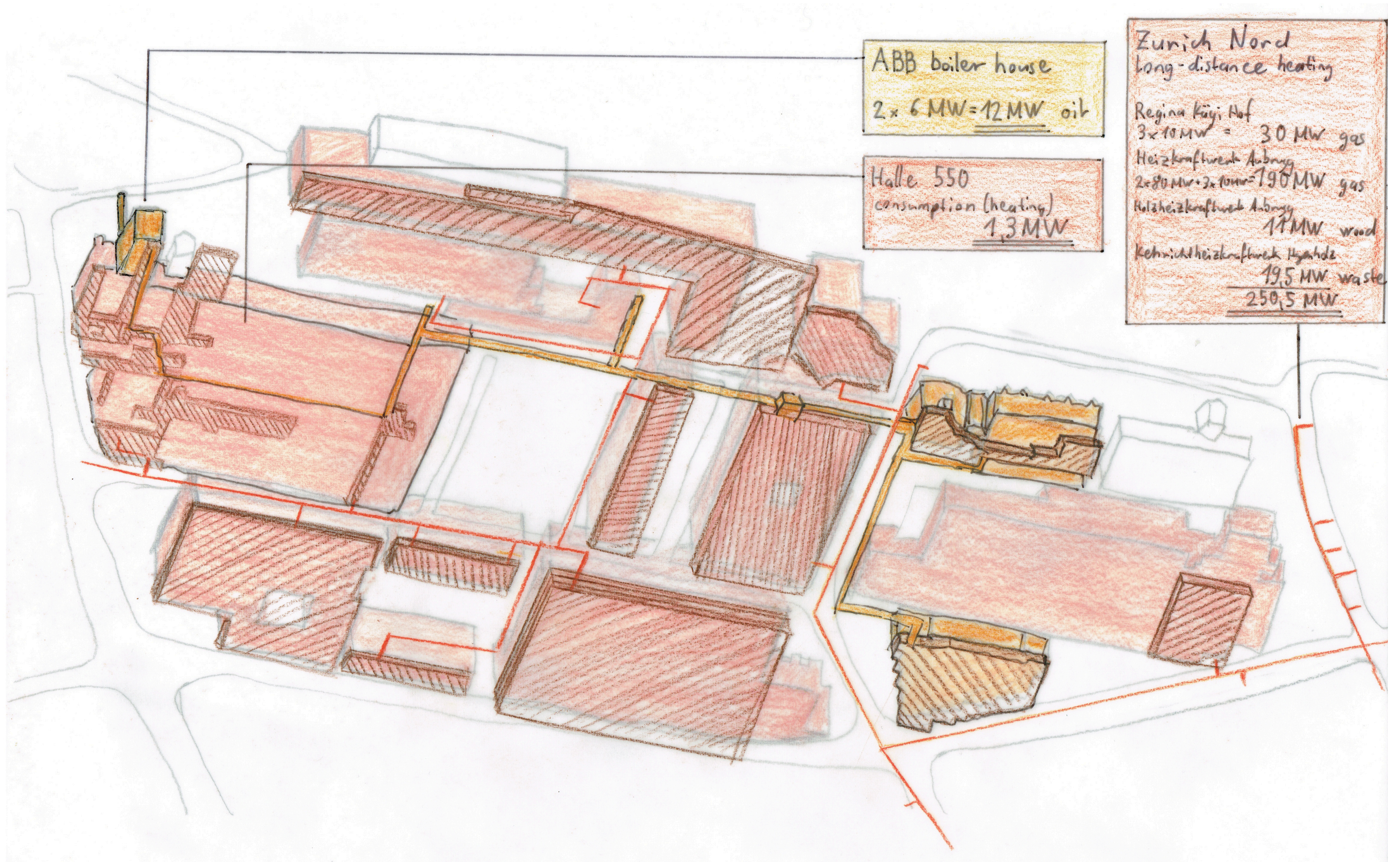


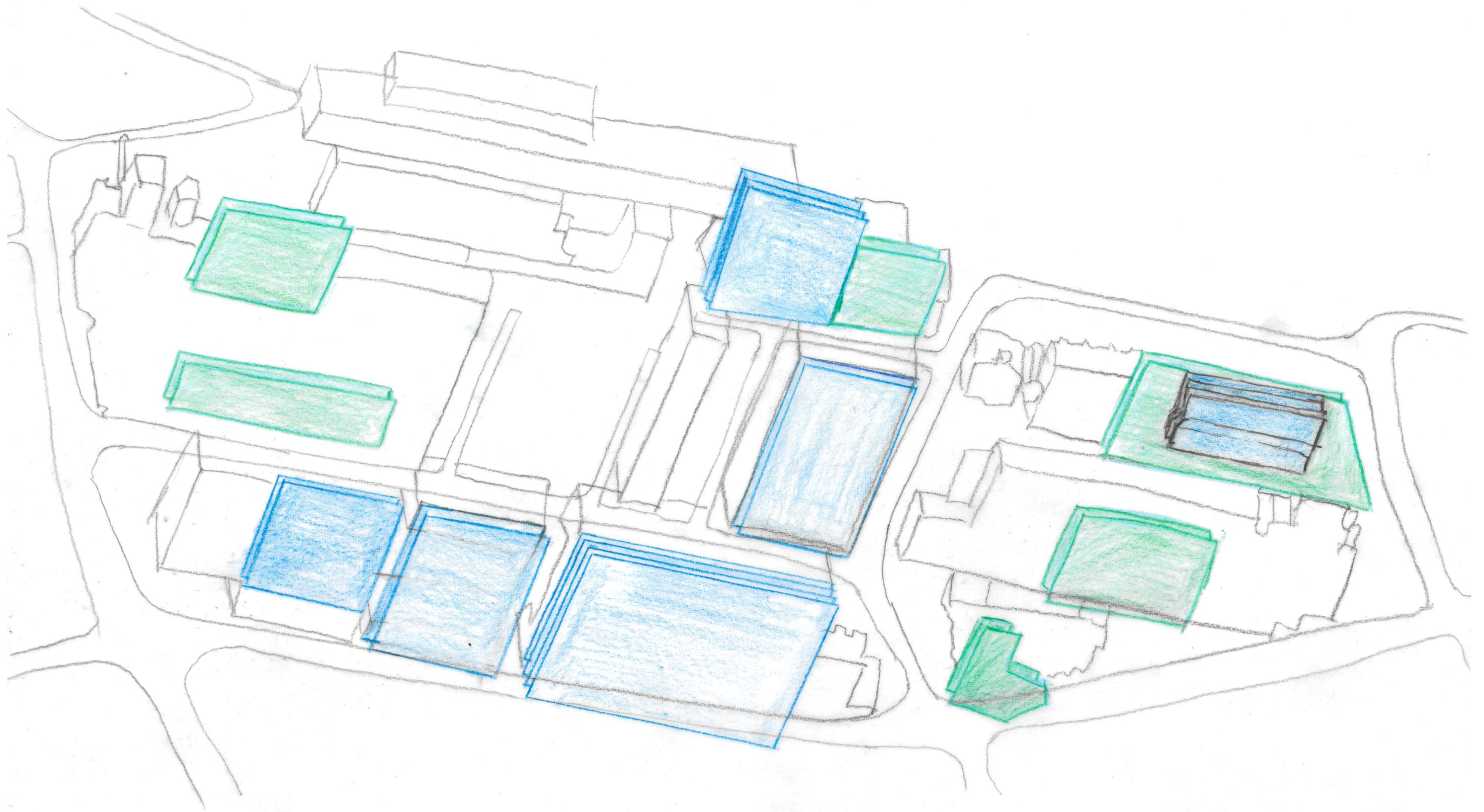


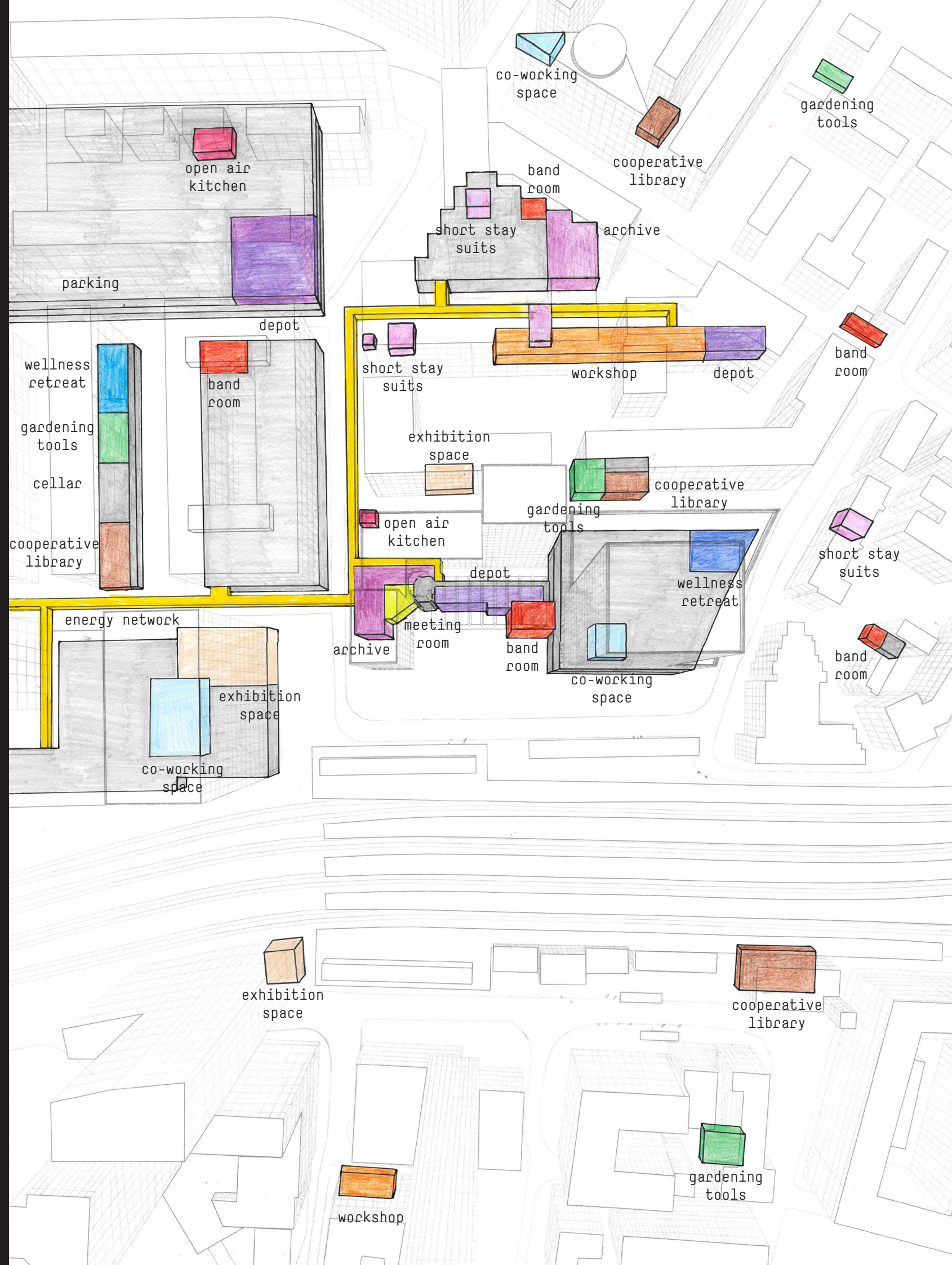


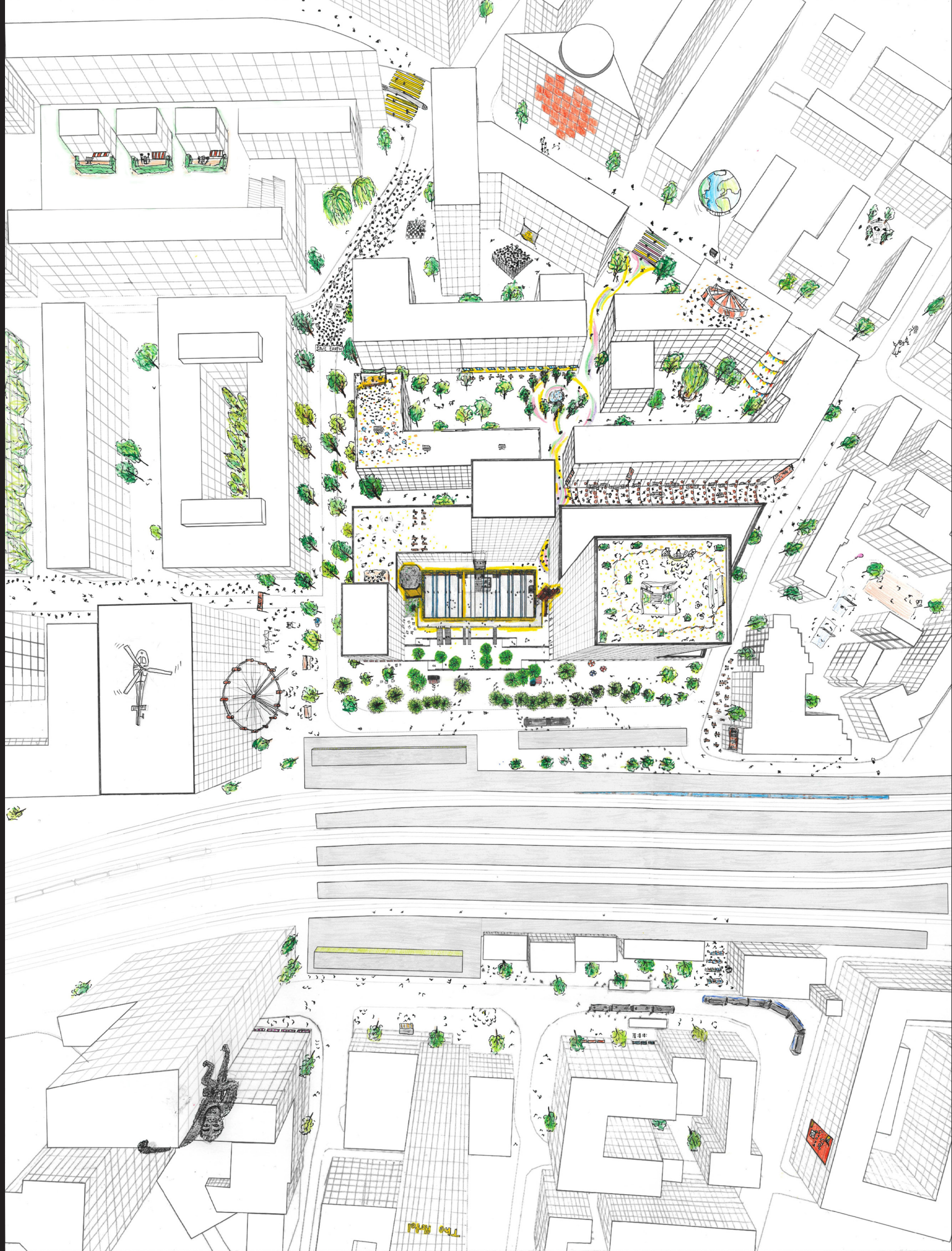






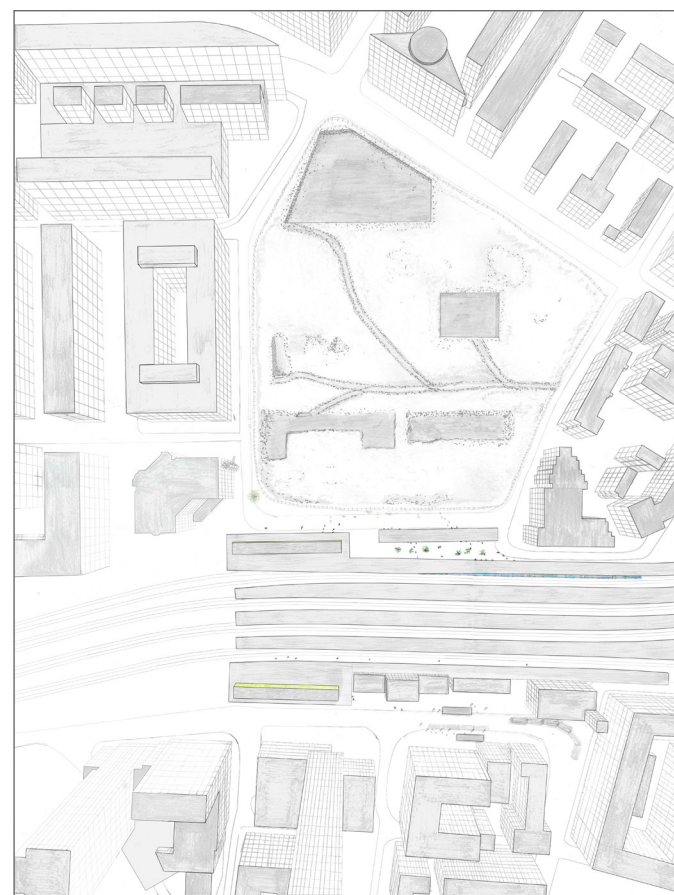




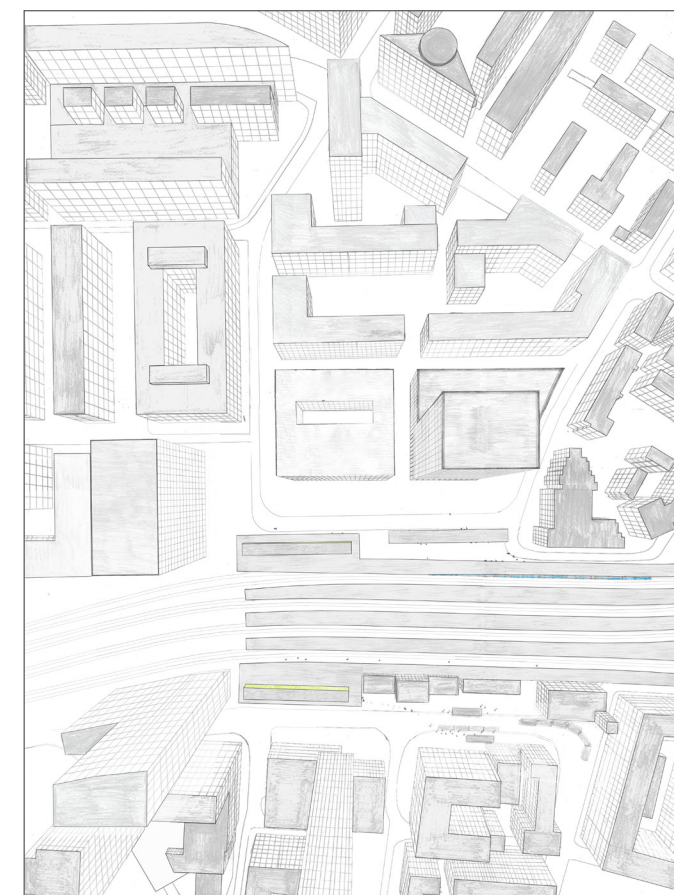




now



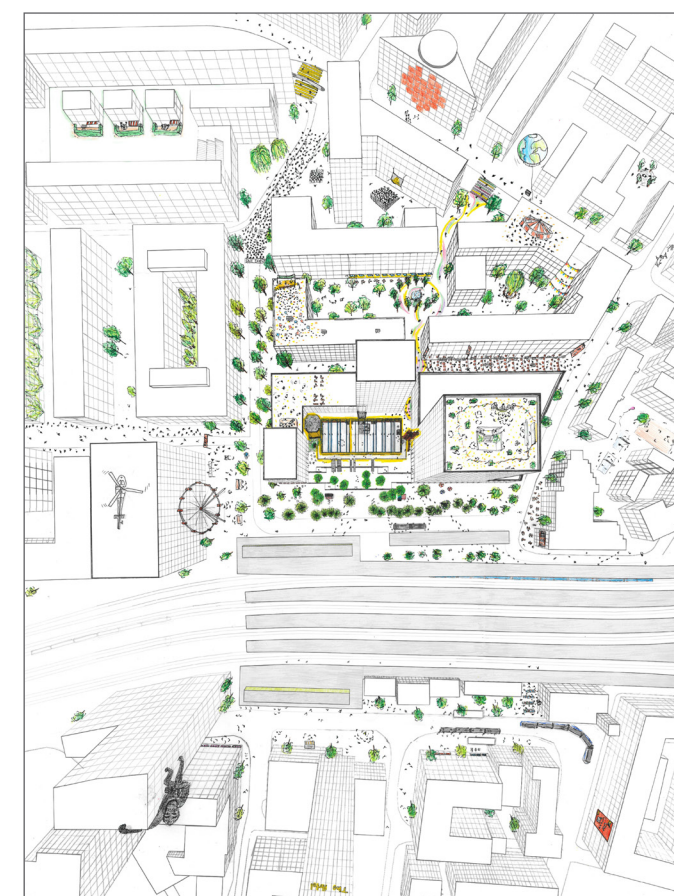
DE-structured space



DE-coloured future



RE-structured space



RE-coloured future

RE-colour your mind
RE-colour re-Oerlikon
RE-colour the world
RE-colour the social sphere
RE-colour the re-public
RE-colour res publica *(the common good)*
RE-colour the paint of history
RE-colour-topia *(place)*
RE-colour-utopia *(no-place)*
RE-colour-eutopia *(good place)*

de - value

de - maintenance ↓

de - use ↓

de - struction ↓

de - struction ↓

de - colour

de - identification ↓

re - value

↻ re - maintenance

↻ re - serve

↻ re - source

↻ re - struction

↻ re - colour

re - identification

