Financing Housing Co-operatives in Switzerland
About Switzerland

- In the centre of Europe
- 8 million inhabitants
- More than 50% rented flats
- Growing part of property owned flats
Housing Co-operatives in Switzerland

Important key points

• Market share 5% in cities until 20%
• Number of co-operatives 1’800
• Number of flats per co-operative Ø 90 (max. 5’000)
• Local acting co-operatives 98%
• Part of detached or row houses 5%

and

• Privately organised, only little support from the government
• Principle of «Cost-rent» = Nonprofit
Normal financing system of houses and flats

Structure of Financing

- Owner Capital: 20%
- 2. Mortgage (bank): 35%
- 1. Mortgage (bank): 65%
Co-operative Housing System

![Bar chart comparing financing sources for co-operatives vs. normal housing systems]

- Co-operatives:
  - Owner Capital: 10%
  - Revolving Funds: 15%
  - 1. Mortgage (bank): 65%
  - 2. Mortgage (bank): 15%

- Normal:
  - Owner Capital: 20%
  - Revolving Funds: 15%
  - 1. Mortgage (bank): 65%
  - 2. Mortgage (bank): 15%

Legend:
- Owner Capital
- Revolving Funds
- 1. Mortgage (bank)
- 2. Mortgage (bank)
Housing Co-operatives in Switzerland

Financial Help

a) From Government
   - Revolving funds from the government
   - Finance Emission given out by banks for co-operatives that have a guarantee by the national government
   - Loans for co-operatives to reduce the rent for people with low income

b) From the co-operatives and federation as self help
   - co-operative, that guarantees the second mortgage of housing co-operatives
   - Foundation for solidarity funds to give loans for owner capital
   - Foundation that gives sharing capital to co-operatives
Financing Cooperative Housing in Switzerland
New Co-operative Kalkbreite
Co-operatives in Switzerland stand for:

- Innovation
- Ecological sustainability
- Good neighbourhood
- Deeper rent than market
- Common orientation
Thank you!