



Cooperative Housing in the Spotlight

ABZ Koch-Quartier

June 5 2019 | Referent: Hans Rupp, CEO





ABZ - History and Organisation

Right to Housing

- Founded in 1916 by 15 workers
- Provide affordable and healthy housing
- First settlement built in 1920 (Oerlikon)
- Today: Biggest housing cooperative in Switzerland



Housing Cooperative

- Non Profit Organization
- Rental system
- Take the land away from speculation
- Cost rent
- Solidarity systems to support other coops/housing projects and individuals (two separate funds)



Based in Zurich





Key Figures

Key Figures

People

- 12'000 residents
- 8234 members
- 90 employees

Housing Stock

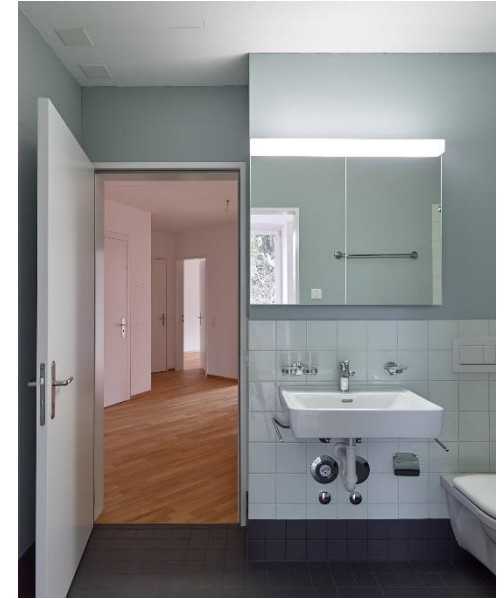
- 4985 apartments/houses
- 163 subsidised apartments

Financial

- 1.078 Billion balance sheet
- 64.3 Mio. turnover

Average Rent

- CHF 852 (3,5 rooms)
- CHF 1367 (4,5 rooms)



Koch Quartier – Overview



- 350 non-profit rental housing units
- 6000 m2 of affordable industrial real estate
- 13.200 m2 public park including historic coal warehouse

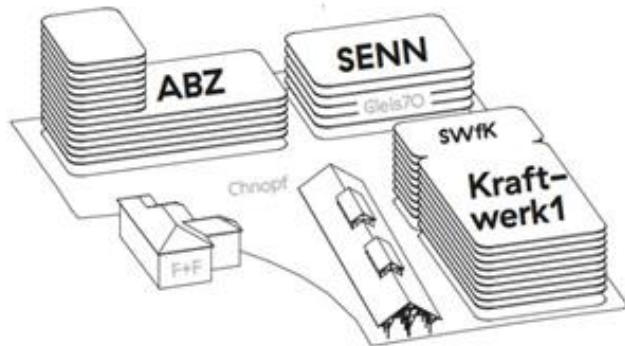
Koch Quartier - Goals

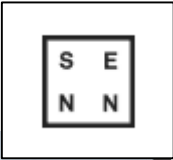
- Building apartments and spaces for in order to provide lifelong housing.
- Affordable spaces for productive industries and culture
- A park
- Mix it all together near the expensive center of Zurich
- To provide for a vivid city worth living in – a city for humans



Koch Quartier - Cooperation

- Alliance of 3 property developers and the town of Zurich
- Each real estate developer is accountable for his building area





Kraftwerk1



SENN: Affordable Industrial Space

- 6000 m2 of affordable industrial real estate
- Production, not offices
- Focus on small to medium sized local businesses
- Made in Zurich initiative



ABZ: Community in a High-rise

- 180 apartments
- Clusters of 3 stories and 24 apartments
- Private rooftop garden
- Communal rooms
- Supermarket on ground-floor



Kraftwerk1: Community and Culture



- 160 apartments
- Cluster-living
- Training facilities for circus school
- Venue for shows
- Cafe, public terrace and communal spaces on 1st floor
- Easy access to park

Grün Stadt Zürich: Public Park

- 13.200 m² public park
- Big central lawn
- Wild on the edges
- Historic coal warehouse as covered events space
- Center of the Koch Quartier



Conclusions

Cooperation of such different investors doesn't come for free:

- Invest in the future: start with trust building tomorrow
- Be prepared: if you see a chance, jump on it
- Share a common vision: it helps with the alignment of all involved partners
- Know your core competencies: develop a healthy self-consciousness by knowing what you're good at (and at what not)
- Respect the strengths of the others: they'll excel in what you're not so good at: let them do the job.





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