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
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**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
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
- Supemarket 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-consciousnes by knowing what you’re good at (and at what not)
• Respect the strengths of the others: they’ll excell in what you’re not so good at: let them do the job.