

**STANOVANJSKEHOUSING**  
**ZADRUGECOOPERATIVES**

PRILOŽNOST ZA SLOVENIJO OPPORTUNITY FOR SLOVENIA

**27., 28.10.2016 LJUBLJANA**

KONFERENCA & DELAVNICA CONFERENCE & WORKSHOP

FAKULTETA ZA ARHITEKTURO FACULTY OF ARCHITECTURE

# STANOVANJSKE HOUSING ZADRUGE COOPERATIVES

PRILožNOST ZA SLOVENIJO OPPORTUNITY FOR SLOVENIA

27.10. 2016, 9.30 – 15.30

KONFERENCA CONFERENCE

LJUBLJANA, FAKULTETA ZA ARHITEKTURO LJUBLJANA, FACULTY OF ARCHITECTURE

9.30	UVOD INTRODUCTION <b>TADEJ SLAPNIK</b> Državni sekretar Republike Slovenije State Secretary, Republic of Slovenia <b>PETER GABRIJELČIČ</b> Dekan Fakultete za arhitekturo Dean of Faculty of Architecture <b>KLEMEN PLOŠTAJNER</b> Zadruga Zadrugator Zadrugator Cooperative <b>ANJA PLANIŠČEK</b> Fakulteta za arhitekturo Faculty of Architecture
10.00	<b>ANDREAS HOFER</b> Archipel, Zürich <b>Skupnostne oblike razmišljanja o stanovanjih in trajnostni prihodnosti Collaborative Ways of Thinking Housing and Sustainable Future</b>
10.45	<b>DAVID LEUTHOLD</b> pool Architekten, Zürich <b>Kooperativa inovacija Innovation Cooperative</b>
11.30–11.45	ODMOR BREAK
11.45	<b>ROBERT BURGHARDT, ENRICO SCHÖNBERG</b> Mietshäuser Syndikat, Berlin <b>Mietshäuser Syndikat: podporna mreža in ogrodje za razvoj in ohranitev skupnih nepremičnin v Nemčiji Mietshäuser Syndikat: A Support Network and a Structure for the Development and Safeguarding of Commonly Owned Rental Real Estate in Germany</b>
12.30	<b>MICHAEL LAFOND</b> id22: Institute for Creative Sustainability, Berlin <b>Preobrazba stanovanjske gradnje: vključujoči skupnostni stanovanjski projekti in sedanji razvoj sosesek v Berlinu in drugih evropskih mestih A Housing Metamorphosis: Inclusive CoHousing Projects and Current Neighborhood Developments from Berlin and Other European Cities</b>
13.15–13.30	ODMOR BREAK
13.30	<b>FLORIAN KÖHL</b> fatkoehl architekten, Berlin <b>Arhitektura izbire Architecture of Choice</b>
14.15	<b>KATHARINA BAYER</b> einszueins architektur, Wien <b>Wohnprojekt Wien - skupnostna stanovanjska gradnja na Dunaju: možnosti za skupno gradnjo in bivanje Wohnprojekt Wien - CoHousing in Vienna: Potentials of Building and Living Together</b>

28.10.2016, 10.00 – 13.00

DELAVNICA WORKSHOP

LJUBLJANA, FAKULTETA ZA ARHITEKTURO LJUBLJANA, FACULTY OF ARCHITECTURE

**IZMENJAVA IZKUŠENJ** iniciativ in mrež, ki so se v zadnjih letih ukvarjali s stanovanjskimi zadrugami. **DOLOČITEV SMERNIC** za razvoj modela stanovanjskih zadrug v Sloveniji. **EXPERIENCE EXCHANGE** of initiatives, and networks, promoting housing cooperatives in the last years. **SETTING GUIDELINES** for development of a housing cooperative model for Slovenia.

MODERATORJI MODERATORS

**BLAŽ HABJAN, MARKO PETERLIN, KLEMEN PLOŠTAJNER**

K sodelovanju vabimo vse zainteresirane iniciative, posameznike in institucije. Spletna prijava: [www.zadrugator.org](http://www.zadrugator.org)

Participation is open to all interested initiatives, individuals and institutions. Web application: [www.zadrugator.org](http://www.zadrugator.org)

## INFORMACIJE INFORMATION

SPLETNE STRANI WEB SITES

**WWW.TRAJEKT.ORG, WWW.ZADRUGATOR.ORG**

ORGANIZACIJA ORGANISATION

**TRAJEKT - ZAVOD ZA PROSTORSKO KULTURO TRAJEKT - INSTITUTE FOR SPATIAL CULTURE ZADRUGA ZADRUGATOR ZADRUGATOR COOPERATIVE UNIVERZA V LJUBLJANI, FAKULTETA ZA ARHITEKTURO UNIVERSITY OF LJUBLJANA, FACULTY OF ARCHITECTURE MREŽA ZA PROSTOR NETWORK FOR SPACE**

SOFINANCERJI CO-FINANCIERS

**MINISTRSTVO ZA OKOLJE IN PROSTOR REPUBLIKE SLOVENIJE MINISTRY OF THE ENVIRONMENT AND SPATIAL PLANNING, REPUBLIC OF SLOVENIA OPEN SOCIETY FOUNDATION**

Dogodki so del "Meseca prostora". Udeležba je brezplačna. Konferenca bo angleškem jeziku in delavnica v slovenskem. Events are part of "Month of Habitat" and are free of charge. Conference will be in English, Workshop in Slovene.

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**Sklop dogodkov “Stanovanjske zadruge - priložnost za Slovenijo” združuje konferenco, delavnico, promocijo primerov dobre prakse in izdajo publikacije. Dogodki bodo slovenski javnosti predstavili ideje o stanovanjskem združništvu s ciljem razvoja modela za Slovenijo.**

**Na konferenci 27. oktobra 2016 bodo predavali strokovnjaki iz Švice, Nemčije in Avstrije. V teh državah so stanovanjske zadruge že utečeni modeli stanovanjske preskrbe, ki jih podpirajo javni akterji ali pa aktivistično naravnane strategije ‘od spodaj navzgor’. Predavatelji bodo predstavili modele sistemskega financiranja in upravljanja stanovanjskih zadrug, participativne oblike načrtovanja ter arhitekturo skupnostne stanovanjske gradnje.**

**Delavnica, ki bo 28. oktobra 2016, bo namenjena izmenjavi izkušenj članic in članov slovenskih skupin, organizacij in mrež, ki so se v zadnjih letih ukvarjali s promocijo in zagonom stanovanjskih zadrug ali skupnostnih oblik gradnje in bivanja. Cilj delavnice je oblikovanje smernic za model stanovanjskih zadrug v Sloveniji.**

**Razmere na stanovanjskem področju v Sloveniji so zaostrene** zaradi skoraj popolne odsotnosti stanovanjske politike in predvsem neuravnoteženega razmerja med lastniškimi in najemnimi stanovanji. Danes preko 90% prebivalcev biva v lastniških stanovanjih, kar je posledica privatizacije družbenih stanovanj v času tranzicije. Tako visok lastniški delež je državi ponudil zadovoljiv izgovor, da preneha financirati in regulirati stanovanjsko področje. Delež neprofitnih najemnih stanovanj se je v nasprotju z napovedmi in potrebami skrčil ter postaja vse bolj obrobjen, tržna najemna stanovanja pa se večinoma oddajajo na črnemu trgu brez učinkovite regulacije in nadzora. Ker ni ustrezne alternative, ostaja lastniško stanovanje kljub visokim cenam še vedno primarna izbira večine državljanov.

**Primerno in cenovno dostopno stanovanje je pogoj za kakovostno bivanje** ter za uresničevanje pravic kot so svoboden dostop do izbire dela, kraja bivanja, načrtovanja družine in prihodnosti. Omejen dostop do stanovanja pogosto pomeni omejevanje teh pravic. Mnogi slovenski državljani si želijo prebivati in delati v istem kraju, zato so se za nakup stanovanja pripravljene globoko zadolžiti, tudi ob pomoči širšega sorodstva. Tisti, ki nakupa ne zmorejo ali ne želijo, so primorani sprejeti negotov status najemnika ali pa kupiti cenejše stanovanje v suburbanih naseljih ter se vsakodnevno voziti na delo.

**Stanovanja so še posebej nedostopna mladim in tistim**, ki si v razmerah pospešene prekarizacije dela vse težje zagotovijo primerno bivališče. Negotova delovna razmerja jim onemogočajo dostop do posojil, hkrati pa jih premajhen delež javnih neprofitnih najemnih stanovanj pušča v čakalnih vrstah. Mnogi mladi so se po zaključku izobraževanja primorani vrniti k staršem ali najemati draga stanovanja na trgu. Možnost njihovega osamosvajanja in načrtovanja prihodnosti je zaradi omejenega dostopa do dostojnega stanovanja močno otežena. Trenutne razmere se pospešeno slabšajo in zahtevajo konkretne odgovore in rešitve.

**Priložnost za rešitev so stanovanjske zadruge**, ki so v tujini razširjena oblika stanovanjske preskrbe. V zadnjih letih so postale bolj prepoznavne tudi v Sloveniji: pojavile so se zadržne inicitive in tudi javni akterji, vključno z Nacionalnim stanovanjskim programom 2015-25, obravnavajo zadruge kot priložnost za izboljšanje razmer. Stanovanjske zadruge imajo potencial, da postanejo pomemben del stanovanjske politike, ki bi temeljila na preskrbi kakovostnih ter cenovno dostopnih stanovanj preko partnerstva med državo, občinami ter civilno družbo. Kot neprofitne stanovanjske organizacije lahko pomagajo javnim akterjem pri učinkovitem zadovoljevanju stanovanjskih potreb prebivalstva.

**Stanovanjska zadruga je članska organizacija**, ki z združevanjem ljudi in finančnih virov omogoča bolj učinkovito, solidarno in cenovno dostopno reševanje stanovanjskega primanjkljaja. V evropskih državah poznajo lastniške in najemne zadržne modele in za vse je značilna visoka varnost bivanja. Za Slovenijo je najbolj zanimiv najemni model, pri katerem so člani hkrati lastniki zadruga in prebivalci stavbe, ki je v lasti zadruga. Člani upravljajo zadrugo po demokratičnem načelu ‘en človek en glas’ – sodelujejo pri načrtovanju stavb, soodločajo o uporabi bivanjskih prostorov, vzdrževanju in nadaljnjih investicijah. Stanovanja z združevanjem ljudi in demokratičnim upravljanjem tako postanejo skupna dobrina, ne le špekulativna investicija ali individualno premoženje.

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**“Housing Cooperatives – An Opportunity for Slovenia” is a series of events comprising a conference, a workshop, presentations of good practices and the publication of conference proceedings. The events will present to the Slovenian audience the idea of housing cooperatives with the goal of developing a model for Slovenia.**

**The conference on 27th October will include lectures by experts from Switzerland, Germany and Austria. In these countries, housing cooperatives are established models of providing housing and are supported by public agencies or activist bottom-up strategies. The lecturers will present models of systemic financing and managing housing cooperatives, participatory types of planning, and the architecture of collaborative residential construction.**

**The workshop on 28th October, 2016 will focus on sharing experiences of the members of Slovenian groups, organizations and networks who in recent years have worked to promote and set up housing cooperatives or collaborative types of construction and living. The goal of the workshop is to formulate the guidelines for a model of housing cooperatives in Slovenia.**

**In Slovenia the housing situation is problematic** because of the near-lack of a housing policy and especially because of an imbalanced ratio between privately owned and rental apartments. Today, over 90% of the population lives in apartments they own – a consequence of the privatization of social housing in the period of political transition. A share of ownership this high was a ready excuse for the state to stop financing and regulating the housing field. Contrary to the projections and needs, the share of non-profit rental apartments has shrunk and is becoming more and more marginal, while for-profit rentals are usually rented informally without efficient regulation and control. Lacking appropriate alternatives, a privately owned apartment remains the primary choice for the majority of citizens despite high prices.

**Appropriate and affordable housing is the key for quality living** and the realization of rights such as free access to the choice of work, place of living, planning for family and future. Limited access to housing often means limiting these rights. Many Slovenian citizens want to live and work in the same place, so they're prepared to incur significant debt to buy an apartment, often with the help of their extended family. Those who can't afford to purchase or don't want to, are forced into the precarious position of being a tenant or buy a cheaper housing unit in suburban developments and commute to work daily.

**Housing is particularly inaccessible to young people** and to those in the quickly growing precarious workforce who all face increasingly more difficulties securing a suitable living space. Precarious work situations are an obstacle to obtaining a mortgage, while at the same time too low a share of non-profit rental apartments leaves them with nothing but a space on waiting lists. After completing their education, many young people are forced to return to their parents or rent expensive apartments available on the market. Limited access to suitable housing thus seriously hinders their possibilities for independence and planning for the future. The current situation is rapidly deteriorating and requires concrete responses and solutions.

**Housing cooperatives are one such opportunity** and are a widespread form of housing services. In the recent years, they've become more recognizable in Slovenia, too: cooperative initiatives have appeared, and public agencies, including the National Housing Programme 2015–25, also consider them as an opportunity for improving the situation. Housing cooperatives have the potential to become an important part of the housing policy that would be based on providing quality and affordable housing through a partnership between the state, municipalities and civil society. As non-profit housing organizations, they can help public agencies efficiently meet the housing needs of the population.

**A housing cooperative is a membership-based organization** that, by joining people and financial sources, enables more efficient, unified and affordable solutions to housing deficits. European countries are familiar with ownership and tenant cooperative models, with both providing a characteristically high security of living. For Slovenia, the tenant model is the most interesting, in which the members are at the same time the owners of the cooperative and the inhabitants of the building that the cooperative owns. The members manage the cooperative according to the democratic principle “one person, one voice” – they participate in planning buildings, make joint decisions on the use of living spaces, maintenance and further investments. Apartments, by linking people and democratic management, thus become a common good, not only a speculative investment or individual estate.

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