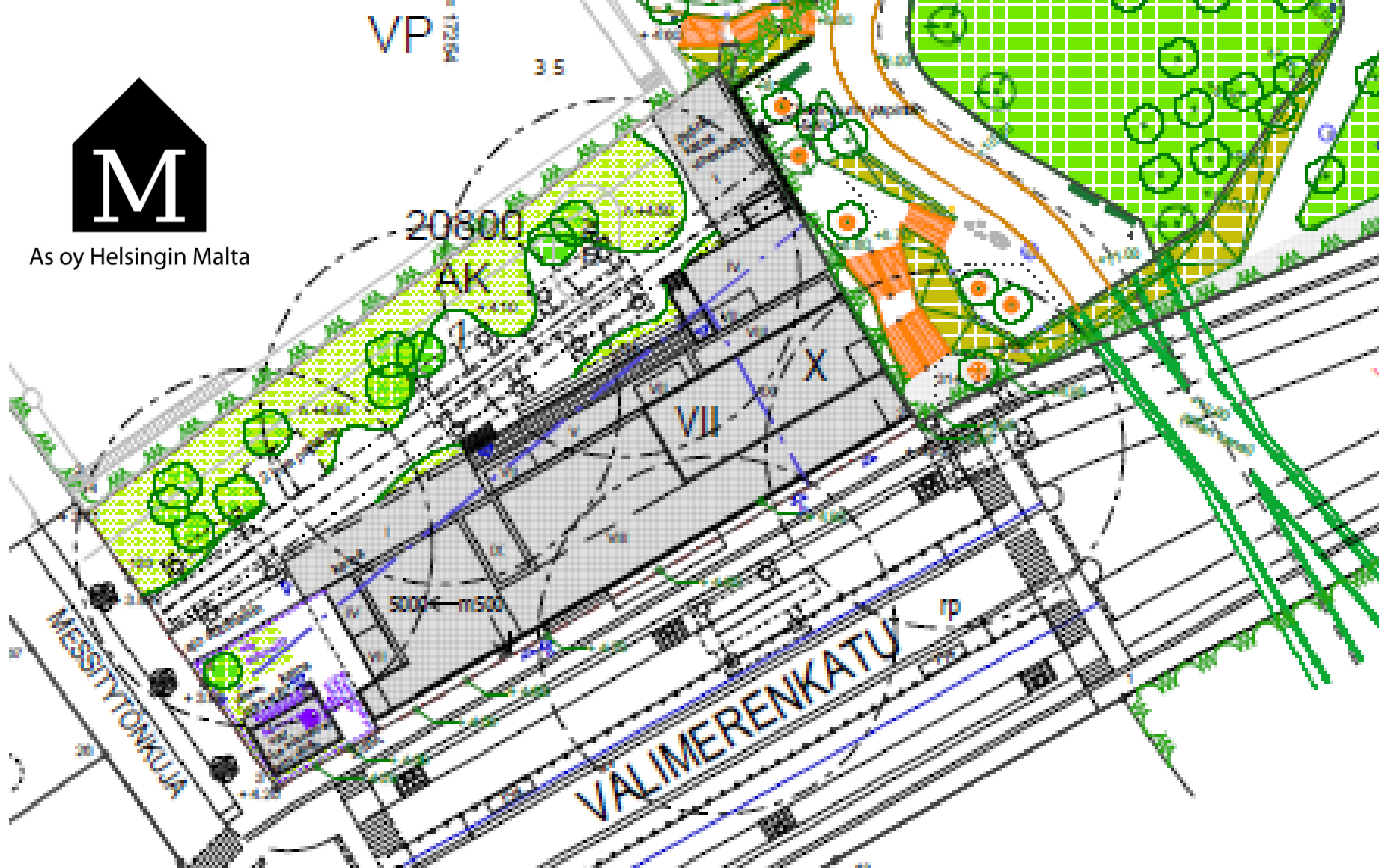




As oy Helsingin Malta

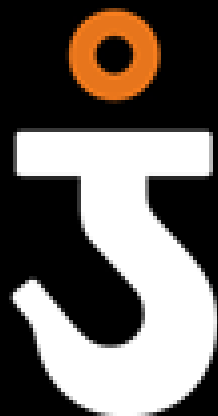


Co-housing: Malta of Helsinki

SBE16 Tallinn and Helsinki Build green and Renovate deep

Eric Pollock, architect, Metropolia UAS, Helsinki

"HYVÄ JÄTKÄ"



JÄTKÄSAARI



Home in the City organisation (Koti Kaupungissa – Hem i Stan –yhdistys)



Meeting notes.

10.9.2007/ Salla Korpela ja Eric Pollock

Co-housing project in Jätkäsaari

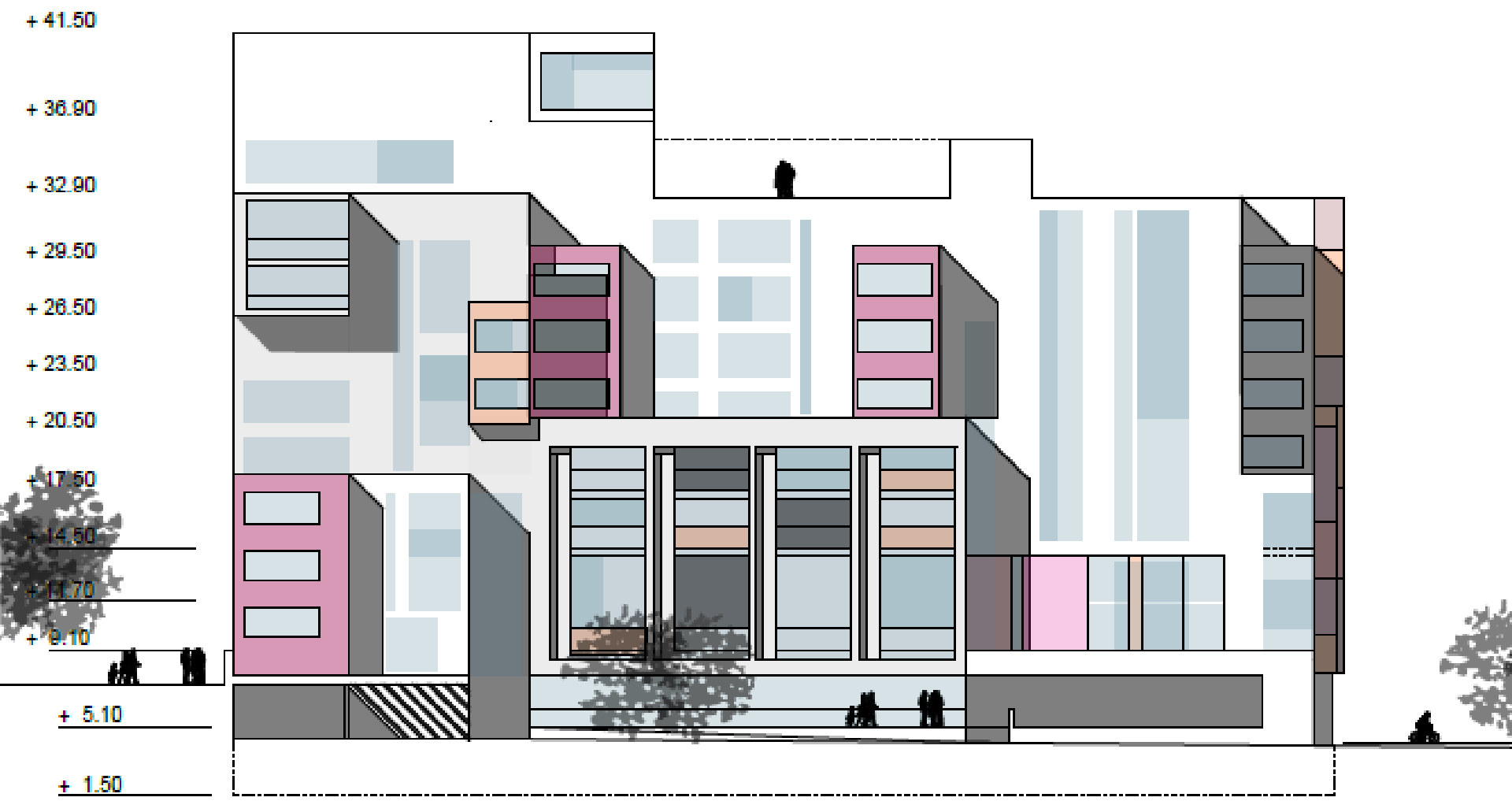
Home in the City org. established to create urban dwelling alternatives, and Jätkäsaari the first realisation.

Koti kaupungissa – Hem i Stan on yhteisöllisen kaupunkiasumisen edistämiseksi perustettu yhdistys, jonka käytännöllisenä tavoitteena on rakentaa yhteisöllinen kerrostalo Jätkäsaaren tulevaan kaupunginosaan.

- *Promote ecological and social multi-storey urban housing*
- *Individual, barrier-free and sustainable dwellings*
- *Bring generations together and prevent loneliness*
- *Improving quality of urban life.*

2010





Challenges to co-housing projects, 2007:

- Finnish housing construction very centrally organised, market shares stable, good average product.
- Municipality works with (5) Big players, no co-housing tradition
- Co-housing individual design time-consuming
- Co-housing living is different than co-housing construction

Malta Co-housing

- 61 ownership flats, ca. 120 residents (2 mo.-81)
- 9 floors, 30-150m² flats, 8 lofts, total 8.000m²
- District heating, individual ventilation unit
- Amenities:
 - Only common saunas (aito, standard, walk-in)
 - laundry and drying room
 - bike storage, shareholding box bikes
 - large kitchen and dining room
 - passive greenhouse and terrace
- (mistakes: no music room, no gym)

AS OY HELSINGIN MALTA – OWNERS' AGREEMENT

- Standard Finnish shareholding agreement, and:
- For owners' use and their families
- Owners agree to participate in building operation, according to ability
- Common spaces for owners/dwellers' use

AS OY HELSINGIN MALTA – DWELLERS' AGREEMENT

- All are accepted as they are. Interaction offered, privacy is respected.
- Working Malta group based on transparency, equality and and constructive dialog.
- Common spaces are used as your own dwelling, agreed by dwellers meetings (guests, cleaning, maintenance)
- Dweller agree to participate in Malta activities, according to their ability, health and free time. Common Dinner cooking and cleanup is voluntary (normally ca 50 persons)

Building permit application



Matti on new bicycle path



sauna in Pakila



Christmas party 2010

Summer 2013









Pauli and Tauno, 2010



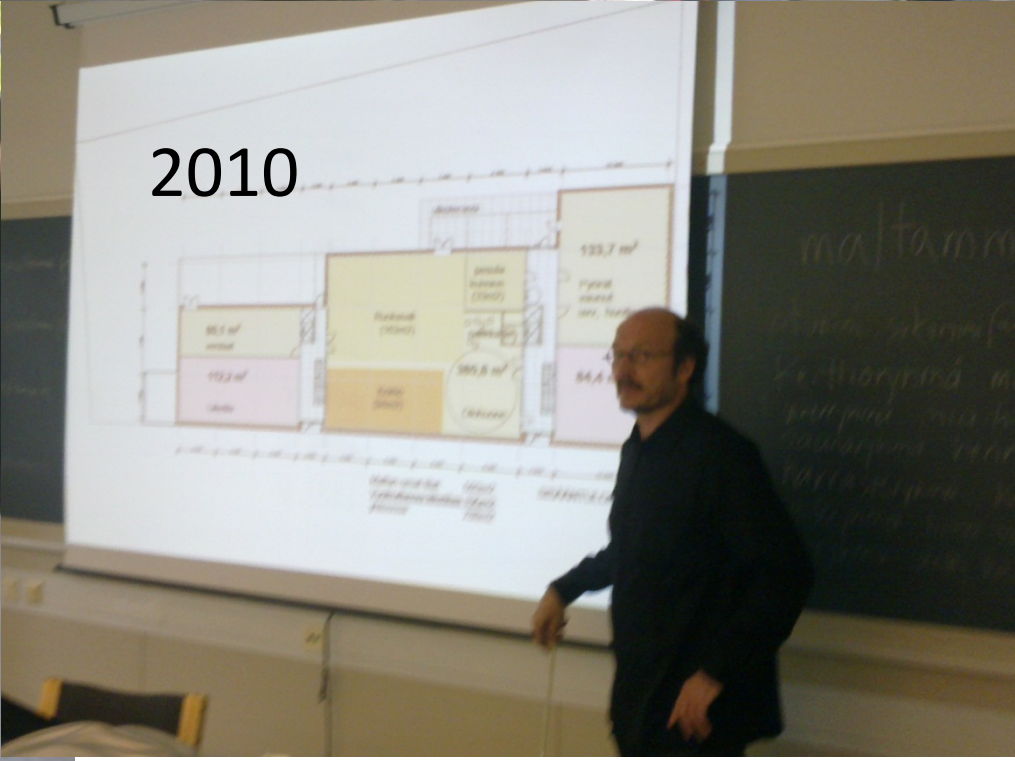
2011



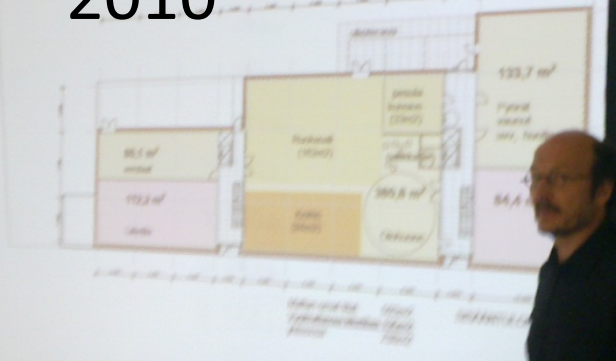
2013



2012



2010



Loftien asennustyöt helmikuussa 2013



Greenhouse roof beams, 29.5.2013





According to Ilmonen 2007 “Individuality is possible to implement in a block of flats, too.”

version 1.6.2008	2006	2007	2008	2009	2010	2011	2012	2013
Programming								
	Members apply				members ready			
Project concept								
			project					
			manager					
Site negotiations	1	2	3					
				site	establish			
				acquisition	hsg assoc			
Project brief								
				low energy	design			
Design								
						life cycle	costing	
Construction								
							bids	job site

Housing Utopias in Finland

- Dweller driven co-housing challenges:
 - Members dedication
 - Financing solid
 - Design team really prepared
 - Better management
- Co-housing construction here to stay