

ARCHITECTURAL SYSTEM

ARCHITECTURAL TOOL:
STRUCTURAL FRAME & MATRIX

ARCHITECTURAL STRATEGY:
TO MULTIPLY GROUND VERTICALLY

2038

Today, land cannot be owned anymore. Just as water, air and light it is a common good that belongs to all, human and non-human.

"What took us so long?", one might ask looking back at our own history: how we lived together, built, organized and managed our co-existence. It was only after the crises that we realized, which options were already there and which challenges needed to be solved in order to grow into viable alternatives and systems.

LEGISLATIVE STRATEGY:
TO SEPERATE THE BUILDING USE
FROM LAND OWNERSHIP

LEGISLATIVE TOOL:
HERITABLE BUILDING RIGHT

LEGISLATIVE SYSTEM

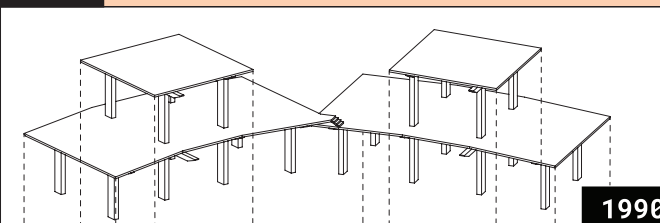
1914



Maison Dom-Ino, 1914
Le Corbusier

Highrise of Homes
1981, James Wines

1981



1990

ÖKOHÄUSER, FREI OTTO

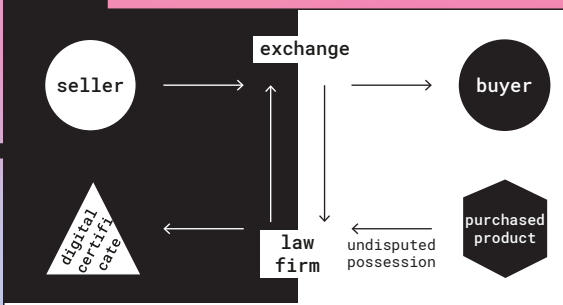
Realized in the context of the international building exhibition (IBA-Neu) in Berlin, "Eco-Houses" can be understood as a strategy for increasing building land in the city. Concrete frames with two plateaus, each at a height of 6 and 12 meters, are built around 25 trees. The over-dimensional support structure allows future residents to build their units individually. Installation shafts run along the pillars that carry the load into punctual foundations, in order to reduce the footprint on the ground. At Frei Otto's request, the land remained in public hands. A Heritable Building Right was thus arranged between the building owners and the city. After the construction of the stacked plots together with the developments, Frei Otto handed over the planning responsibility to the users, who then started to build the 18 housing-units themselves or commissioned other architects to do so.

DIGITAL SYSTEM

DIGITAL STRATEGY:
TO DECENTRALIZE AND AUTOMATE
COMPLEX NEGOTIATIONS BETWEEN
MULTIPLE STAKEHOLDERS

TOOL:
SMART CONTRACTS

1993



A Smart Contract is a protocol that automates the execution of contractual terms between multiple parties. It takes real-world, legally governed events and may additionally collect data to inform the execution. Particularly blockchain-based smart contracts can lower the cost of operation, offer high accuracy, and reduce fraud due to fewer intermediaries.

2004

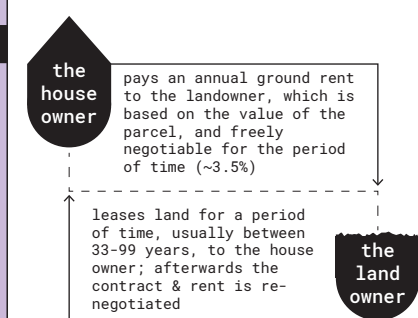
EXROTAPRINT, EXROTAPRINT GMBH

ExRotaprint is a model for urban development that rules out financial profit and exponential growth. ExRotaprint is based on Heritable Building Rights and a non-profit status, to ensure long-term affordable rent and a development for the common good. The project goes back to an initiative by Daniela Brahm & Les Schliesser, who wanted to take over the former "Rotaprint" industrial site in Berlin, to develop the location for heterogeneous mix of uses: art, community and work. They founded a non-profit company and teamed up with two foundations for the financing of the project:

The foundations bought the land and leased it, based on a 99 year Heritable Building Right, to ExRotaprint. ExRotaprint own the buildings, manage and take care of the site. As a non-profit organization, they are committed to own non-profit objectives: any financial profits shall be invested in the preservation of the buildings and the promotion of art and culture. A goal that is consistent with the foundations, which are against property speculation and invest the revenues from the ground rent into similar co-housing and community projects. For the common good.

1919

The Heritable Building Right law was implemented in Germany after the First World War in order to stimulate housing construction and to enable lower-income populations to build their own home, without owning the land the house is built on.

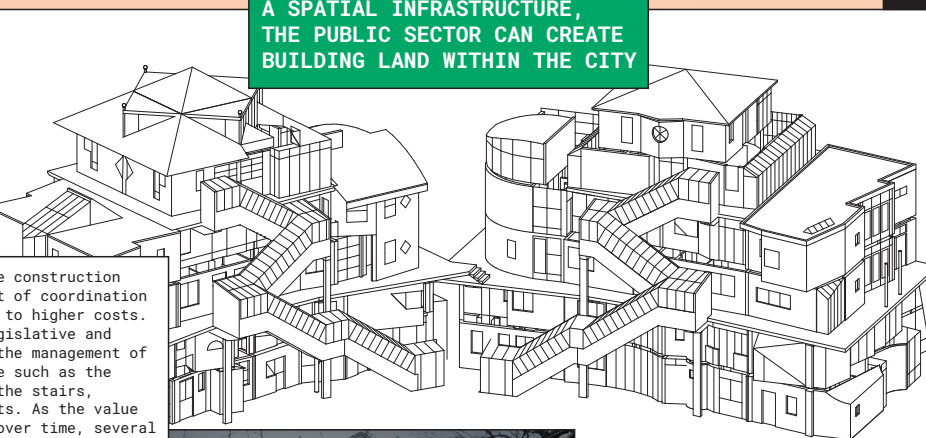


2007

The proximity of the construction sites required a lot of coordination and lead ultimately to higher costs. Due to a lack of legislative and contractual tools, the management of the common structure such as the concrete frame and the stairs, resulted in conflicts. As the value of the houses rose over time, several owners decided to sell their Heritable Building Right for three or four times the price they had paid.

PRO:
BY BUILDING A FRAMEWORK,
A SPATIAL INFRASTRUCTURE,
THE PUBLIC SECTOR CAN CREATE
BUILDING LAND WITHIN THE CITY

2020



drawing: Cornelia Müller
© The Dialogic City

2023

CHALLENGE:
HOW TO CREATE A VIABLE
CONTRACTUAL SYSTEM, THAT
MANAGES THE COMPLEXITY OF
PRIVATE & PUBLIC INTERESTS,
BETWEEN USE AND OWNERSHIP

ARCHITECTING

We learned from this model that architecture is never a finished object. It is a process that must not be driven by economic interests that lead to competition and artificially created scarcity and make space a commodity. Technology helps us to negotiate and integrate the multiple stakeholders. Digital contracts govern our co-existence with the non-humans, that today have an equal share and say in our built environment.

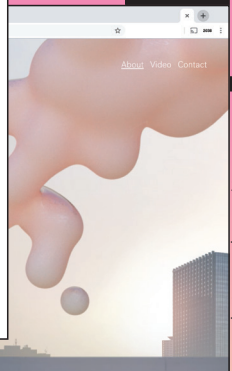
Architecture is both the managing of and being managed by the environment. It is part of this circular system, creating viable solutions over time, that constantly rebuild themselves.

SPACE & TIME

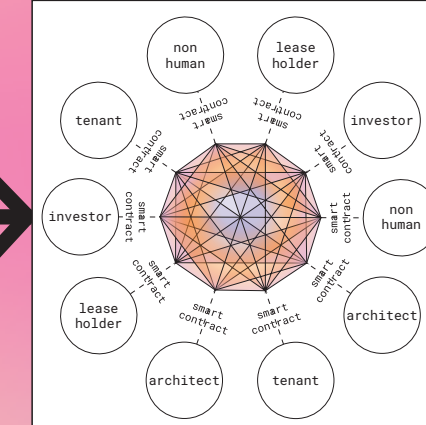
DOMA, ****

DOMA is a blockchain- and Smart Contract based platform that turns its users into home owners over time. The project provides an alternative to the binary of renting or buying a home and the inherent financial power imbalance between owners and tenants. Instead, it proposes a third way, which doesn't rely on banks and mortgages, but on a decentralized, non-profit network of people and places, that provide each other property equity shares in return for monthly payments. Doma users are thus becoming homeowners: the longer you live in a Doma unit, the less you pay for it and the more you own a share of it. Doma V 0.1 was developed by 'Melissa Frost, 'Maksym Rokmaniko, 'Francesco Sebergondi and 'Enrico Zago.

2018



screenshot www.doma.city
© DOMA

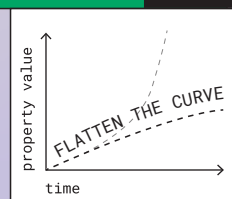
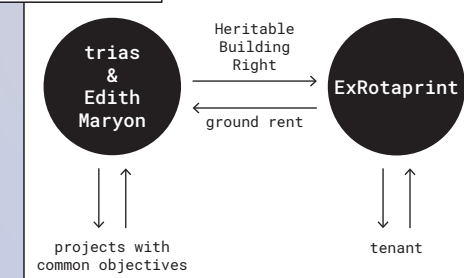


2007

To finance its renovation ExRotaprint took out a building loan with a Swiss pension fund for 2.25 million Euros. The pension fund has committed itself - vis-à-vis its investors - to invest its contribution in sustainable, social-oriented, ecological, or cultural projects. Therefore, ExRotaprint was able to raise sustainable capital to develop the site. Nevertheless, this model is based on the good will of private investors and foundations and their commitment to non-profit projects.

PRO:
WITH ITS FOUNDATION AS THE PROVIDER
OF A HERITABLE BUILDING RIGHT, IT CAN
BE ENSURED THAT A PROJECT FOLLOWS
COMMON OBJECTIVES, INDEPENDENTLY FROM
INDIVIDUAL INTERESTS. ADDITIONALLY,
THE REVENUES CAN FINANCE ALIKE
PROJECTS. THUS A CAPITAL FLOW
SOLIDARITY IS CREATED.

2020



2023

CHALLENGE:
HOW TO APPLY AND SCALE THE
LEGISLATIVE, AS WELL AS THE
ORGANIZATIONAL PRINCIPALS OF
EXROTAPRINT IN ORDER TO
ESTABLISH A NEW SYSTEM OF
OWNERSHIP AND USE?