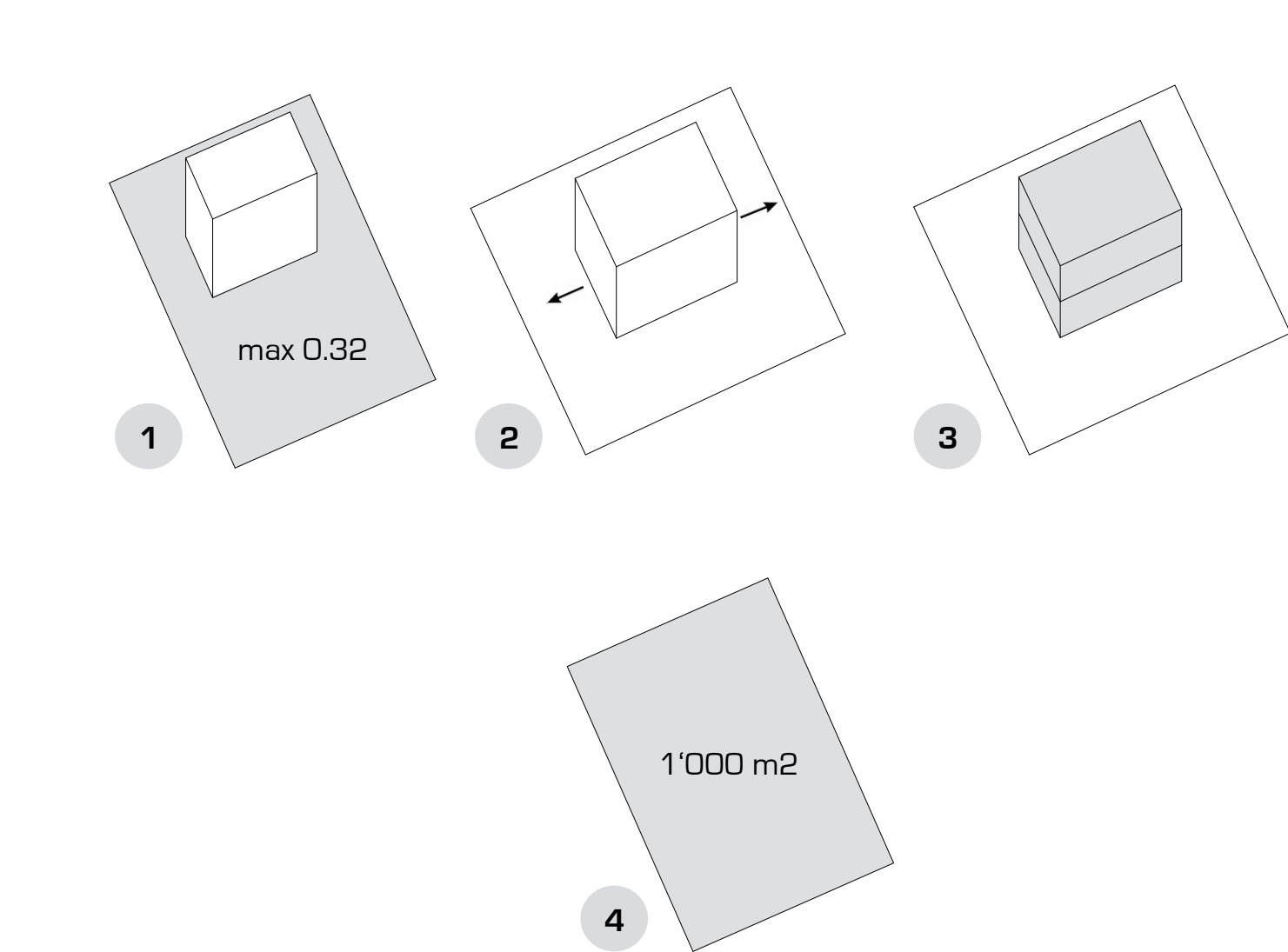


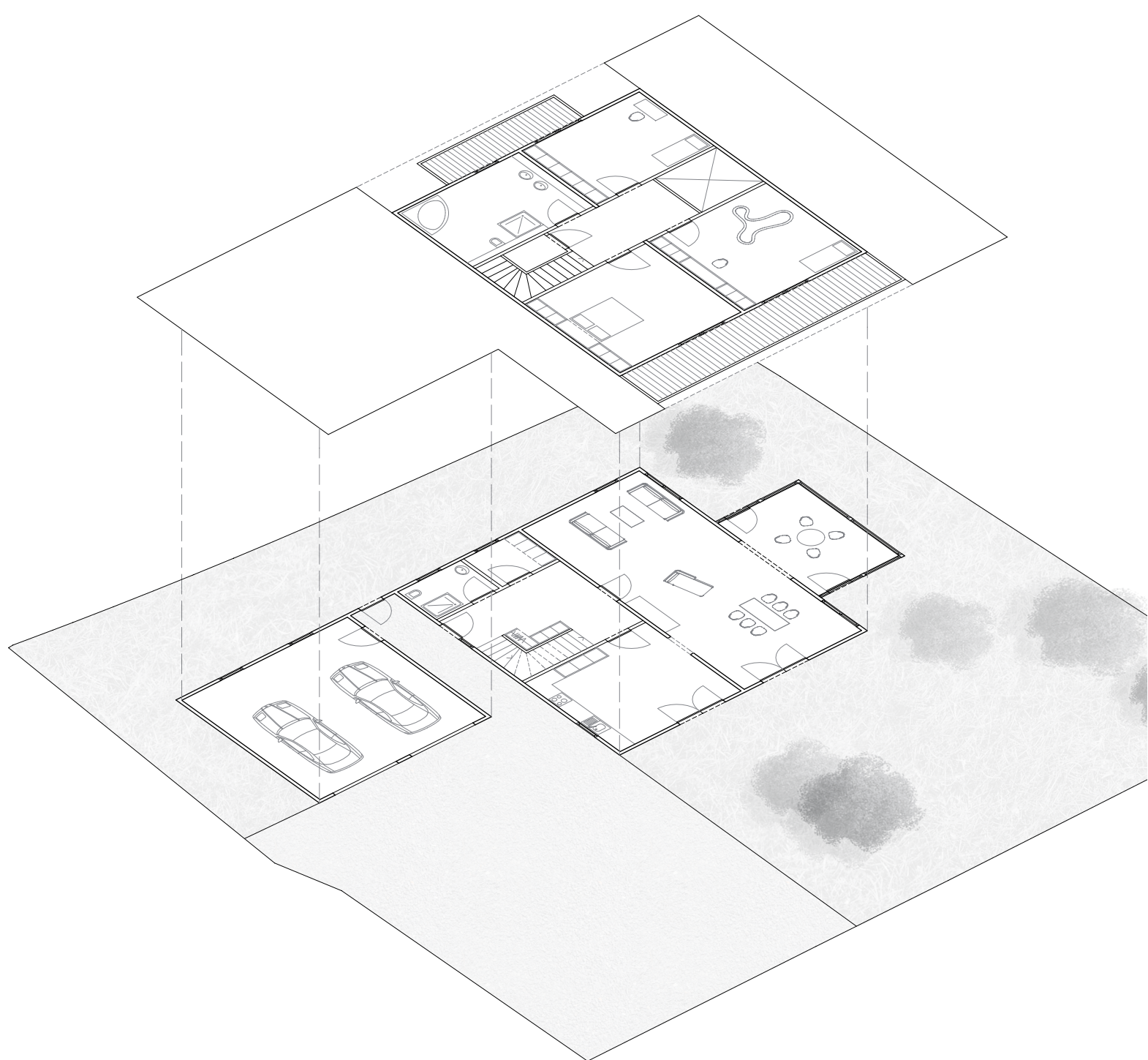
Management



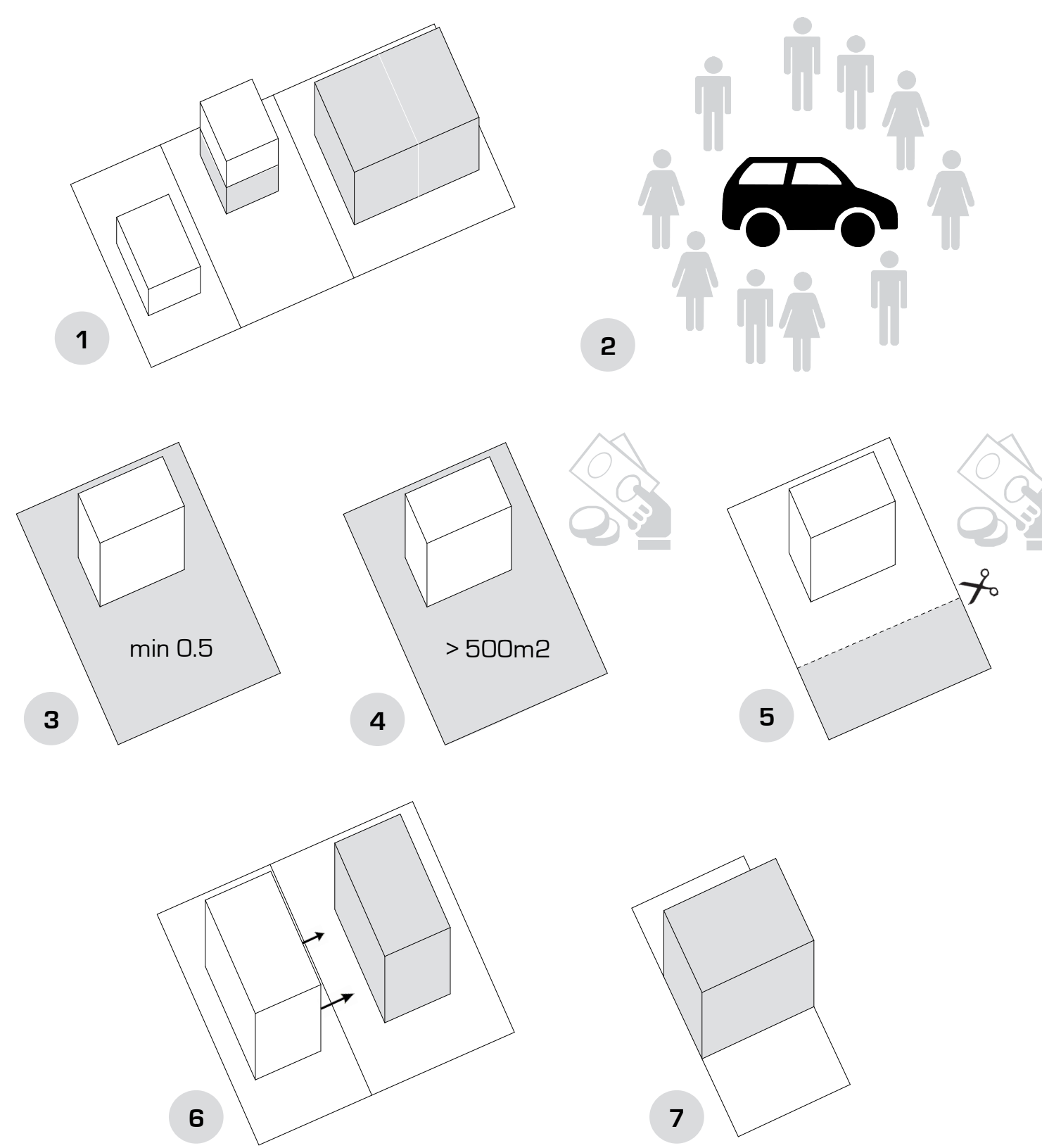
Example



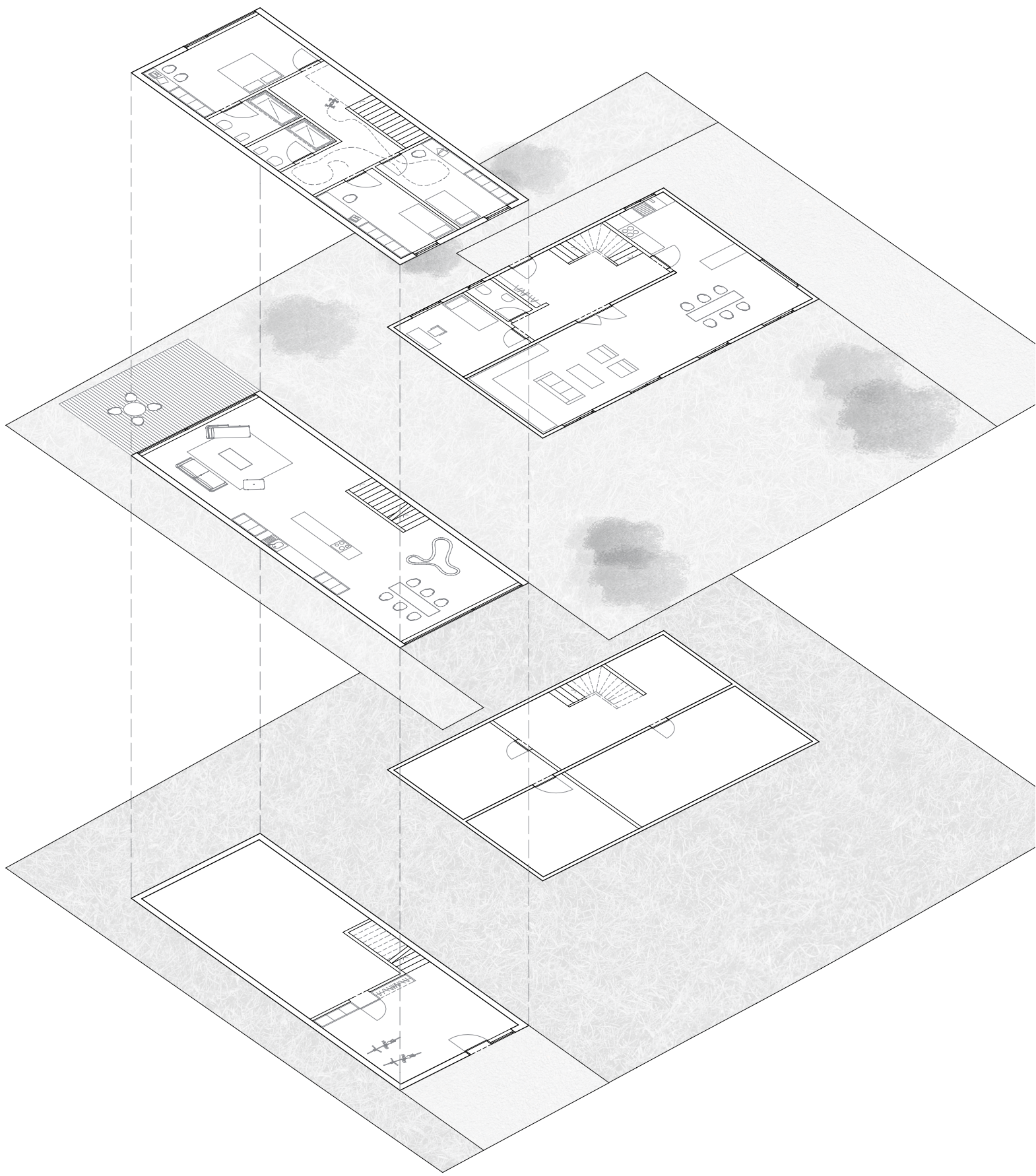
The three main difficulties of nowadays constructing regulations are **1** the lowly anticipated utilisation factor in single-family house districts, **2** the big minimum spaces and **3** the strict zonal structure that only allows two storey buildings within these districts. A densification is blocked in all manners. Further, **4** the extremely big building plots which are zoned by the municipality oppose a problem. As a standard, nowadays building plots of single family houses are approximately 1'000 square metres big although the demand for plots as big as this are tending to be regressive. In most families both spouses are engaged in an employment and do not have the time to tend a that big garden. This conclusion could also be seen in my interviews in the „*énoncé théorique*“. The majority of my interview partners would have preferred smaller building plots. Not only do the outdated construction regulations have to be revised, but also smaller and more flexible building lots are necessary for a sustainable development of single family house neighbourhoods.



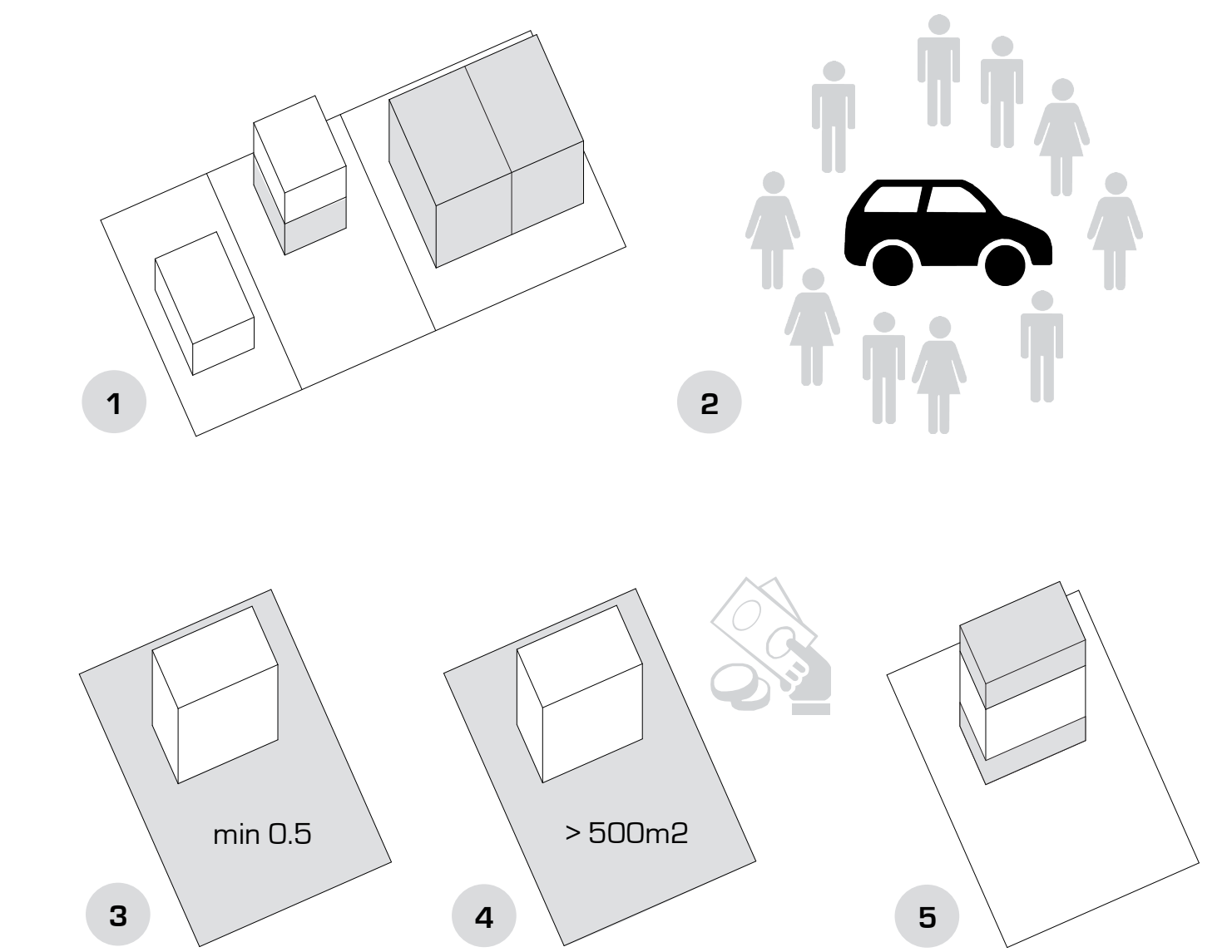
The family Müller: two children – eight and eleven years old, the husband works as self-employed auto mechanic, the wife is housewife and mother. They have decided on a one family house because they were looking for individuality. They wanted to do how they please without having someone else complaining about it. Their own big garage for both cars and the extensive garden were the main criteria why they decided on this house.



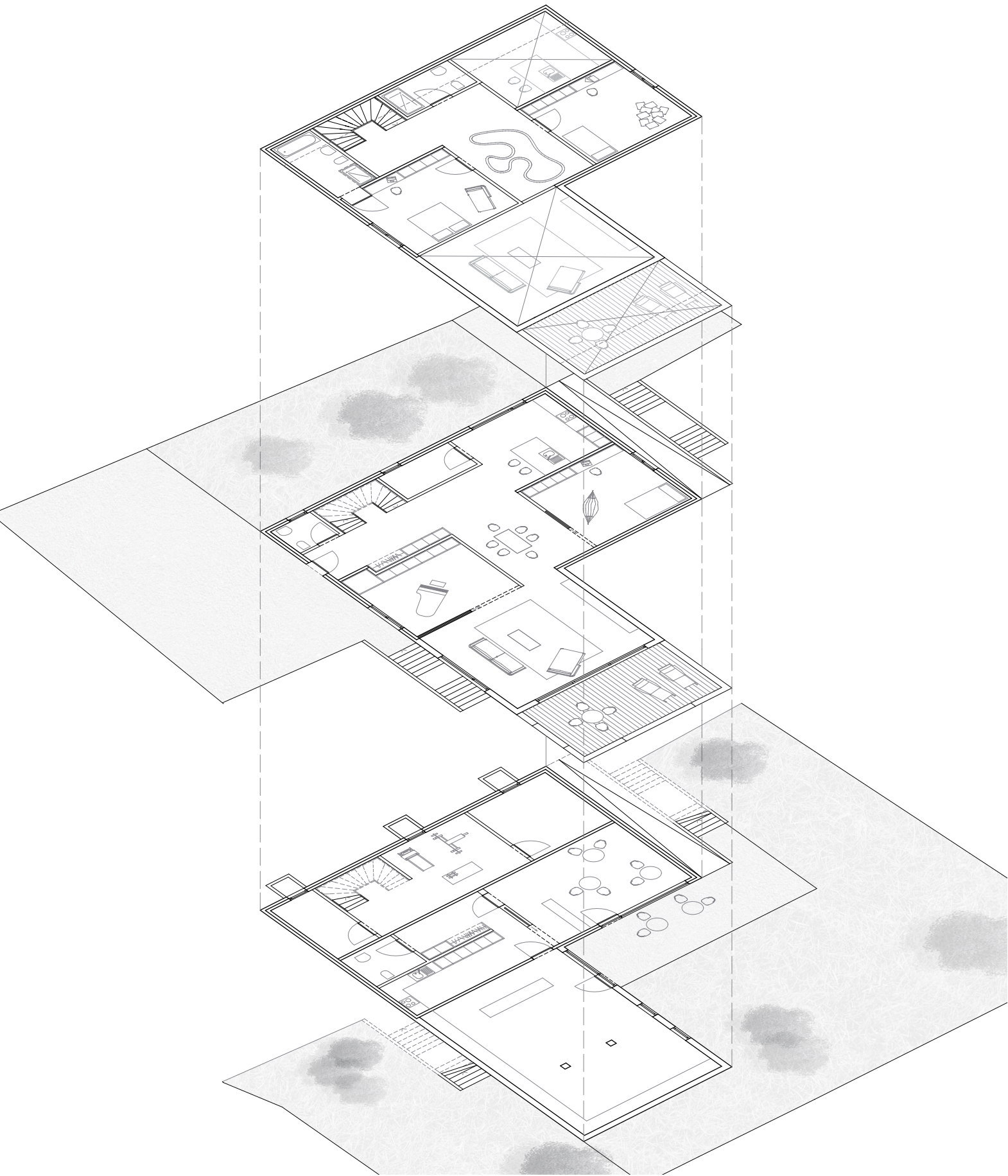
1 The pure living zone will be eliminated and future districts shall be multifunctional. Trade and multi-family houses should enrich single-family house districts. **2** A network of centrally situated parking lots allows the principle of carsharing. For ten residents one car is available. **3** The utilisation factor will no longer be rated at the maximum but at the minimum (0.5). **4** Newly zoned properties are 500 square metres big at the most. Property owners, who's plots measure more than 500 square metres presently have to pay an annual plot-tax per each additional square metre. **5** If a property owner decides on giving away a part of his plot he will receive a "plot-bonus" which can directly be subtracted from his taxes. **6** The distance between buildings will replace the contemporary minimum space. It is defined at five metres. **7** As long as one complex with these five metres distance one can even build right on the boundaries. Nevertheless, the affected front side must be built as a compartment wall.



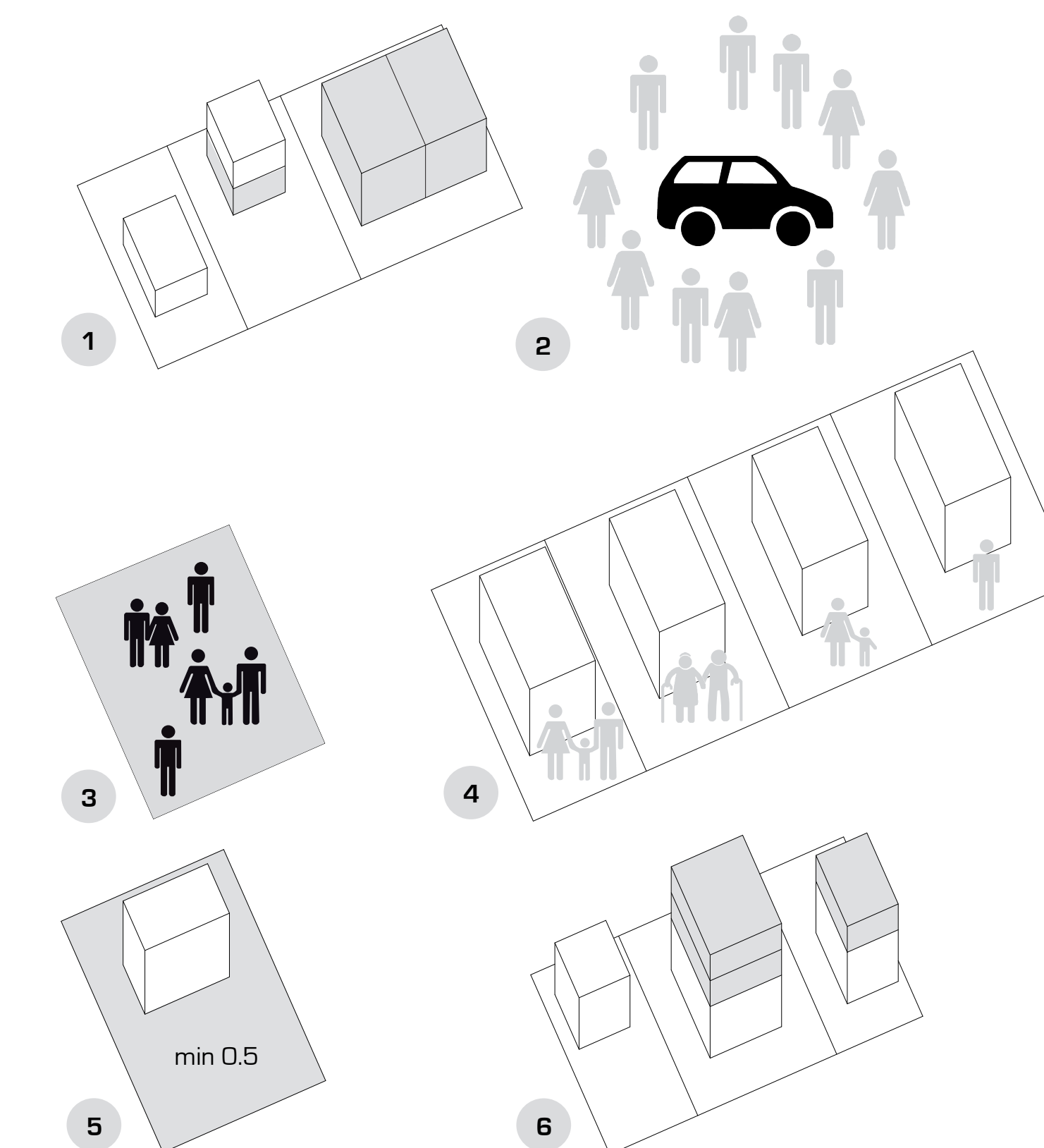
The family Torriani: two grown up children and both the parents are retired. The daughter just gave birth to her second child and the young family is now looking for a house. In order that the family members can support each other in the child-minding and household the couple Torriani has determined to split off a part of their plot for their daughter's house construction.



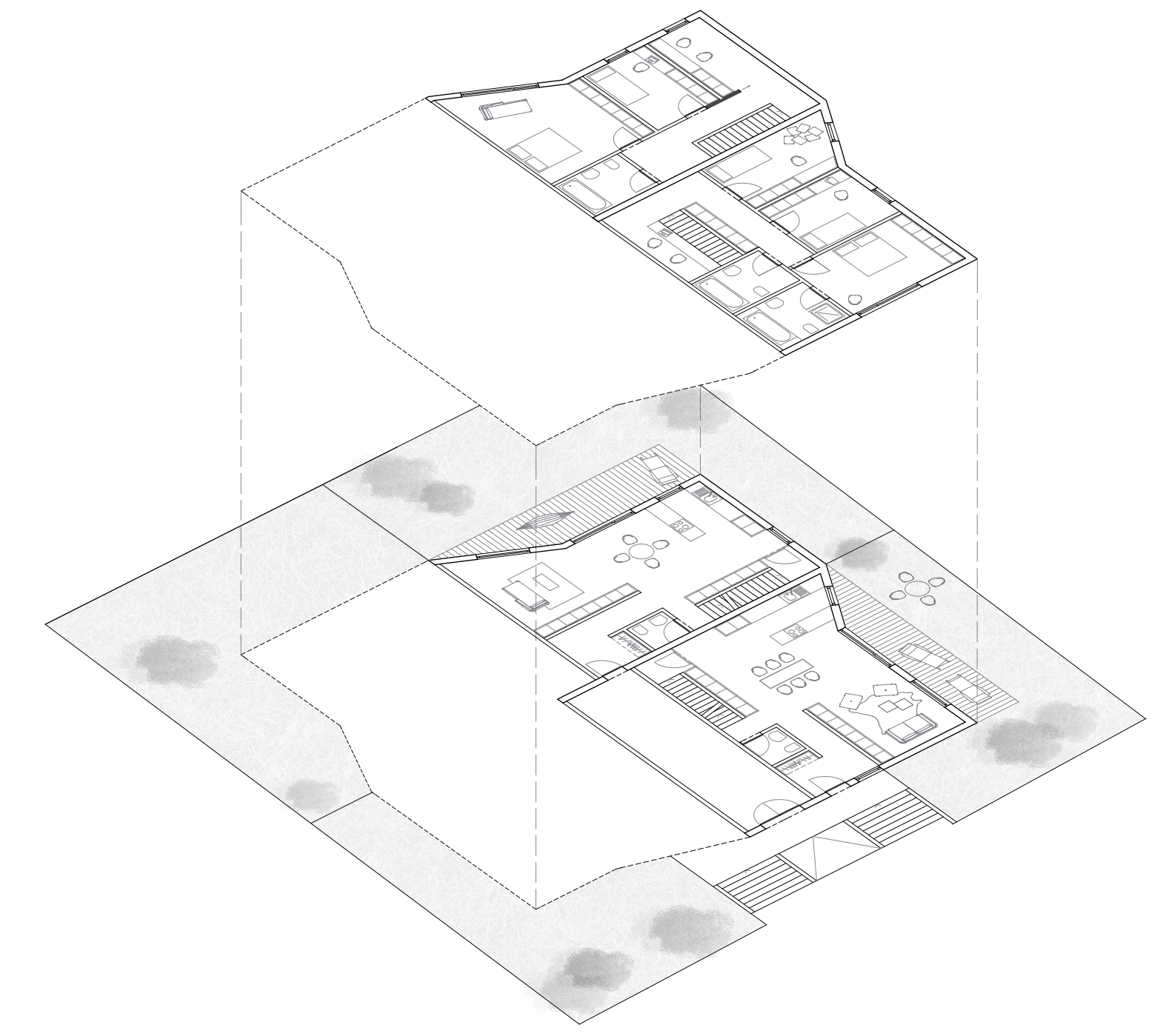
1 The pure living zone will be eliminated and future districts shall be multifunctional. Trade and multi-family houses should enrich single-family house districts. **2** A network of centrally situated parking lots allows the principle of carsharing. For ten residents one car is available. **3** The utilisation factor will no longer be rated at the maximum but at the minimum (0.5). **4** Property owners, who's plots measure more than 500 square metres presently have to pay an annual plot-tax per each additional square meter. **5** Property owners have the possibility to build 50% additionally to the utilisation factor, if they open a part of their house to public usage. Doing so, both plot parts have to be registered as single plots in the land register.



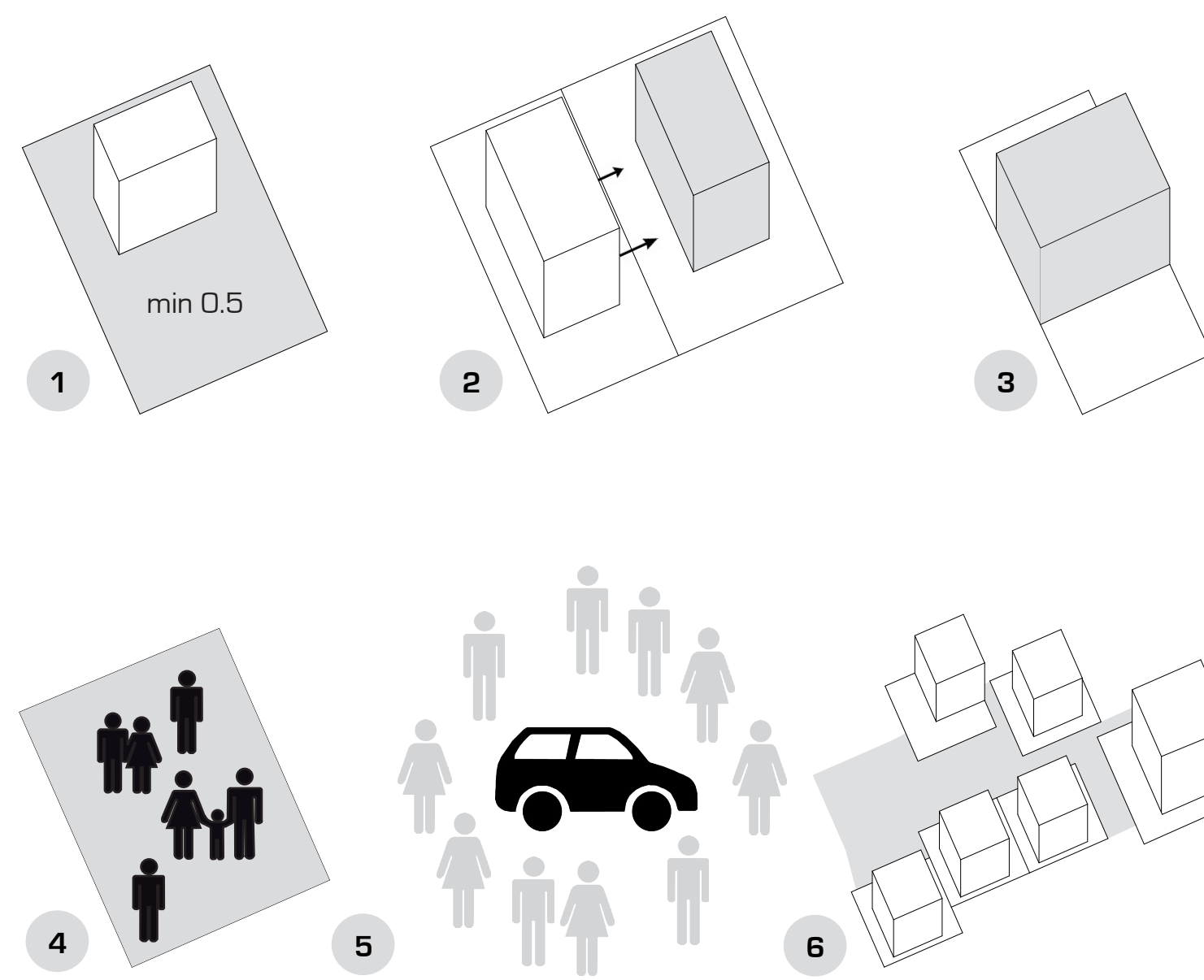
The family Minger-Stauffer: blended family. The wife is working as a self-employed music teacher and the husband has his own dental clinic. Shortly after the birth of their son they started looking for an alternative for the five bedroom city apartment which they inhabited up till now. As a short while ago the construction-rules have been adjusted by various municipalities the family bought this house envisaging to enlarge the building from the 70ies. They do not mind at all that they have to make a part of the house accessible to a public purpose. Mrs Minger as well as Mr Stauffer neither have green fingers nor have they got time to mend a big garden.



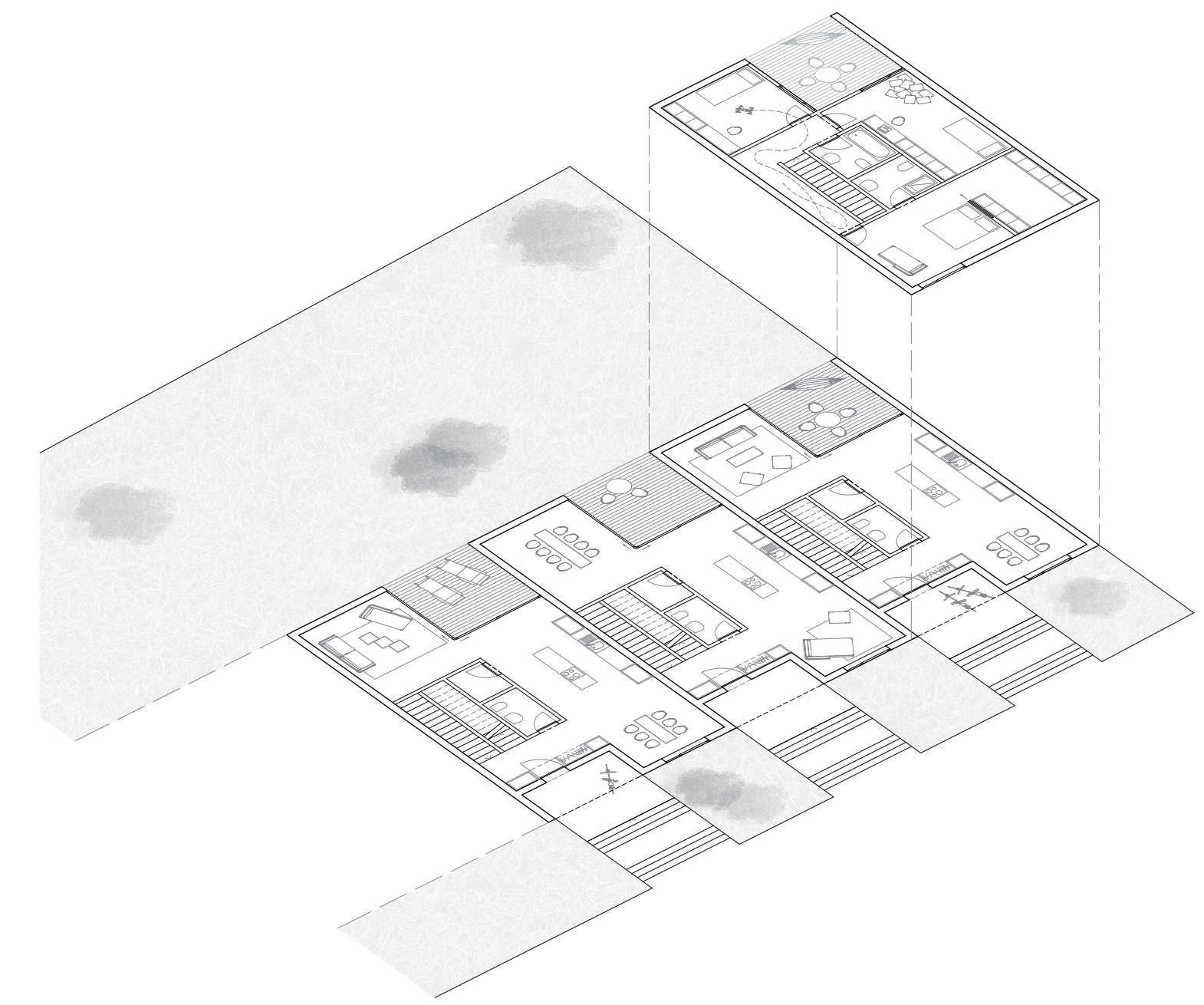
1 The pure living zone will be eliminated and future districts shall be multifunctional. Trade and multi-family houses should enrich single-family house districts. **2** A network of centrally situated parking lots allows the principle of carsharing. For ten residents one car is available. **3** More than one owner can be registered for one plot (housing cooperative). Changes made to the plot or changes of owner have to be decided together. **4** The neighbourhood should provide space for people in different ages and with diverse ways of living. **5** The utilisation factor will no longer be rated at the maximum but at the minimum (0.5). **6** Each single-family house owner can enlarge his building with one additional story. Those who do not want to profit from this amendment can sell the rights of an addition of stories to a neighbour. Height differences between individual buildings are highly desirable, but neighboring buildings shall not differ in height by more than 100 % of their total heights.



The family Keller – childless, family Perucca – blended family and couple with one child each from their first marriages, Mr Dubois – single and retired and the parents-to-be Martinez: all of them share the dream of a house and garden. But as all of them are low on funds they have merged to a cooperative and built a house that contains four most equivalent apartments. But nevertheless each apartment has the main attributes of a detached single-family house: a private garden and living on several floors.



1 The utilisation factor will no longer be rated at the maximum but at the minimum (0.5). **2** The distance between buildings will replace the contemporary minimum space. It is defined at five metres. One row house block is determined as one building. **3** As long as one complex with these five metres distance one can even build right on the boundaries. Nevertheless, the affected front side must be built as a compartment wall. **4** More than one owner can be registered for one plot (housing cooperative). Changes made to the plot or changes of owner have to be decided together. **5** A network of centrally situated parking lots allows the principle of carsharing. For ten residents one car is available. **6** More common areas should be installed where neighbours can meet and exchange views on different topics. These common areas will be designed and maintained by the residents themselves.



Ms Keller, single mother of two children – five and three years old, is working part time as a nurse. She had to move out of the shared house after the divorce. As both children had already mad friends in the village and the father lives in the same place as well the mother did not want to unroot her children from their familiar setting. The possibility to build within a plot of a cooperative came in useful for her. Here, the tenants help each other with the childminding as well as with daily errands.