

HOUSING CO-OPERATIVES IN DENMARK.

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Deborah Dearing, August, 1989.

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INTRODUCTION

Co-operative Housing movements have tended to flourish in times of housing crisis.

In Western Europe, the origin of the co-operative housing movement is closely related to the Industrial Revolution and the process of rapid urbanisation at the middle of the nineteenth century.

The Poor Law Boards "Report on the Sanitary Conditions of the Labouring Population and on the Means of it's Improvement", published in England in 1842, described the housing situation:

"In the manufacturing towns of England, most of which have enlarged with great rapidity, the additions have been made without regard to either the personal comfort of the inhabitants or the necessity which congregation requires. To build the largest number of cottages on the smallest allowable space seems to have been the original view of the speculators, and having the houses up and tenanted, the 'ne plus ultra' of their desires. Thus neighbourhoods have arisen in which there is neither water or out-offices nor any conveniences for the absolute domestic wants of the occupier. But more than this, the land has been disposed of in so many small lots, to petty proprietors, who have subsequently built at pleasure, both as to outward form and inward ideas, that the street presents all sorts of incongruities in the architecture". (1)

"In the manufacturing districts, the tenements erected by building clubs and by speculating builders of the class of the workmen, are frequently the subject of complaint, as being the least substantial and the most destitute of proper accommodation...". (2)

The Rochdale Equitable Pioneers Society of 1844 is generally held to be the cornerstone of the co-operative movement. Victorian England developed a new kind of social responsibility, and philanthropic societies tried to provide practical help and housing for those who suffered as a result of industrial progress. (3)

In Britain, however, the social and political climate altered so much during the late 1800's that when an acute housing shortage arose after World War 1, the responsibility for provision of public housing passed into the Municipal Council hands.

Inspired by Rochdale, the housing co-operative movement had its real beginnings in the 1860's in Scandinavia. The success of this movement rested on the early establishment of promotional organisations which could cope with housing crises and foster co-operative solutions, and their support by Government legislation.

The common characteristic in all co-operative enterprises is that they are associations of persons, small producers or consumers who are associated by a collective ideology and economic enterprise, working for their common benefit with pooled resources. The movement has always been committed to the principle of collective ownership. Co-operative laws and by-laws protect the rights of members to determine all the major questions relevant to the organization, management, financing, development, membership, and other affairs of the enterprise in accordance with the principle of democratic management.

The principle inherent in most Housing Co-operatives is that each member owns a share, not a dwelling. The value of the share is not speculative as it increases only according to the consumer price index or an agreed fixed rate. Generally, Co-operative housing has no financial incentive but rather can be seen as a commitment intending to provide security of tenure, self management and affordability.

Today, over 9 million people in 18 nations live in co-operatives. The International Co-operatives Alliance set out the principles of the movement in their charter of 1966:

- i) Open and voluntary membership
- ii) Democratic control; one member, one vote
- iii) Fair distribution of economic results, according to labour or consumption rather than ownership of capital; capital should receive fixed, rather than variable interest
- iv) Provision of education in co-operative principles and activities, and
- v) Co-operation between co-operatives. (4)

Whilst housing co-operatives have existed in Australia for a few decades, it wasn't until 1984 that they were considered by Government as a viable housing sector. In April 1985 the Federal Labour Government set up the Local Government and Community Housing Programme whose specific purpose was to investigate innovative programmes to combat the growing decline in private rental housing. Since this time most State Governments have set up Housing Co-op programmes with remarkable success in Victoria, South Australia and Western Australia, where they seem set to provide a continuing and self-sustaining form of housing.

In the present political climate in New South Wales, housing co-operatives are still seen to be a novel housing type with limited Government support. The paternalistic attitude and bureaucracy evident in British housing has been echoed here.

In 1975, however, Britain's Department of the Environment released the Campbell Report and since this time co-operative housing is now widely quoted by politicians of all parties and by many others, including the Prince of Wales, as offering promising solutions to many of the housing problems in Britain today.

"The crucial issue today is how to give people more pride in their environment, involvement in their housing and more control over their lives, all this leading to increased confidence and hope, a development of new organisational skills and a consequent flourishing of new enterprise. We are talking about the regeneration of thousands of local communities, and this is the really essential point about the whole thing". (5)

The resurgence of housing co-operatives in Britain, with its stress on tenant participation, may lead to increased interest and support here. As a Government supported housing type it encourages self-help rather than free-loading, it admits the people at the receiving end into a dialogue about options for them and their neighbourhood, and it devolves a little bit of power to those whom our public housing system has normally sought to disenfranchise from decision making.

HOUSING CO-OPERATIVES IN DENMARK

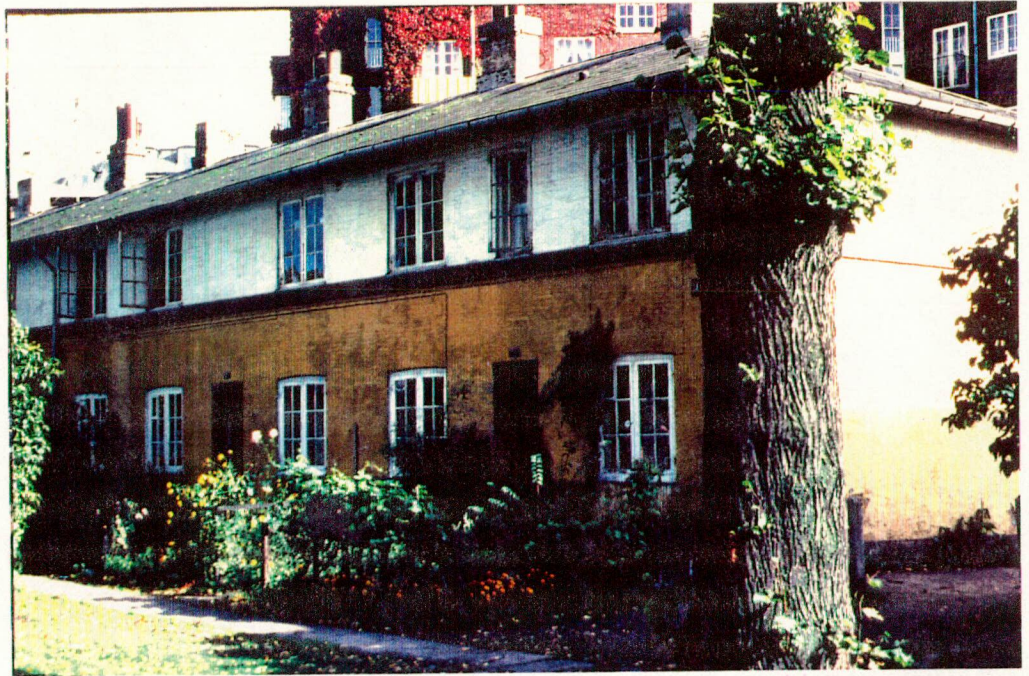
In the mid-^{1850s}1900's a cholera epidemic raged in Copenhagen, taking thousands of lives. The Physicians believed that the severity and rapid spread of the disease could be partly attributed to the poor housing conditions in which the working class was forced to live. The Medical Doctors' Association raised money which was used in 1857 to construct their first "limited profit" housing development. It was a very far sighted project, social in character, which included a co-operative grocery store, a library, a community centre, a public bath, a nursery and green areas.

A few years later in 1865, the first non-profit Workers' Building Association was established by workers from the large shipyard, Burmeister, in Copenhagen. It built 1440 appartments and 29 shops from its common fund. Members then rented the accommodation which not only gave them ownership through payment of instalments, but also enabled the initial fund to be continued to finance new schemes. The "Potato Rows" as they were known, were extremely popular, both initially, and throughout their history, but more importantly the project stimulated the Government and the legislature to be concerned with housing.

In 1887, a Government Bill was passed to permit loans from the State Government to Local Governments or to building associations that built low rent housing. The Bill also stipulated that any profits derived from such housing were to be used to extend the programme of the building association, a principal which is still in effect today.

Unfortunately, very few of the population were affected by these new types of housing. The majority were living under extremely miserable conditions in private rental accommodation.

The legislation itself was unable to overcome the enormous incongruities in housing provision, as lower class workers were still unable to amass even the modest down payment required. It was the private builders and speculators who were providing the housing for the majority of the Danes.



Typical Dwellings



Common facilities in common courtyard include laundries, kindergarten, meeting hall and shop.

Medical Doctors' Association Housing Project (Laegeforeningens Boliger) in Copenhagen, built 250 flats in 1857 and additional 300 flats in 1873.



'The Potato Rows' (Kartofflraekkerne) in Copenhagen. Built in 1879 by the Workers' Building Association (Arbejdernes Byggeforening), comprises 1440 dwellings and 29 shops.

The 1900's saw a boom in the production of houses which became uncontrolled and ended in an economic crash. At this time, the co-operative building movement was re-examined both as a means to stimulate the building industry and as a means of providing worker housing.

In 1919, the first co-operative housing associations were amalgamated into a National Federation of Non-Profit Housing Associations (Boligselskabernes Landsforening) which began to play a major role in the provision of housing. The Federation was originally formed to safeguard the interests of the non-profit associations and to maintain their essential role of providing housing for lower income groups. In 1920, it set up the Copenhagen Housing Association (KAB) to work specifically on the housing problems of Copenhagen. This association today is the largest non-profit association in Denmark and is responsible for more than 30,000 dwellings.

At present there are over 650 non-profit associations in Denmark owning some 340,000 dwellings. Most of the associations are, however, smaller and the majority own less than 1000 dwellings each. The original non-profit associations were formed by groups of people who came together to solve their housing problems on a collective basis, for example, trade unions and tenant organisations. Whilst the co-operatives do build primarily for members of their own group, they are also available for the general public.

During the early 1900's, not only did the co-operative movement begin to play a major role, but housing became a "real" job for the Architects. It became the arena for progressive design, with new housing schemes being presented as model solutions.

As early as 1908, a design competition was held for standard houses for state smallholders, and in 1915, the young Architects in their "Fight Against Ugliness" formed a National Association for Better Building Practices. Whilst not particularly avant garde the association never-the-less sought to promote the sound Danish building tradition and "to design newer houses as simple, homelike and beautiful as the old houses". (6)

From this period onwards, Architects became more intensely involved in the social and sociological problems of buildings and it was housing design which not only mirrored but often stimulated many of the cultural, social and political changes which followed.

The history of Danish housing design is beyond the scope of this paper, yet it is necessary to note that throughout this century and particularly over the past 25 years, housing design has been the subject of numerous Architectural competitions and of keen public debate. Denmark has become reknown throughout Europe for it's research and innovation in dwelling design and layout.

THE HOUSING STATISTICS

In 1977, the population of Denmark was 5,090,000 and the number of dwellings was 1,977,000, ie: an average of 2.5 persons per dwelling.

The "average" Dane's ideal home is clearly an individual detached family dwelling in a low density area (as shown by Table (A) from the Danish Bureau of Statistics).

Approximately 60% of the housing stock is privately owner-occupied; 23.5% privately rented; and approximately 16.5% are rental properties belonging to non-profit housing associations.

The development of housing associations and co-operatives has meant that the Government plays a negligible role in the direct construction of housing but affects the housing market through legislation and direct and indirect subsidies.

NEW DIRECTIONS IN HOUSING

In the 1960's and 70's there was a growing disenchantment, particularly amongst the younger generation, with the housing situation in Denmark. Single family homes located in the suburbs resulted in an isolated existence whilst the housing complexes built by the non-profit associations were seen to be the product of vast "machines" which bore the imprint of centralised management by experts.

The co-operative system had developed from very small scale operations to one which was highly institutionalised and impersonal.

The outcome of the ensuing public debate highlighted the following issues:

Administrative:

Housing developments must be capable of being administered by the people actually living in them. Decisions in connection with programming, design, management and re-organisation should be taken by the residents themselves. In 1976, the State Building Research Institute recommended (in Report No.83) that direct democracy and basis democracy be legalised through the establishment of rules for non-profit housing societies and organisations of owner occupiers.

Social:

Housing must fulfil more than just economic and physical needs.

"Many of our traditional, "permanent" living patterns are in a state of flux, and have been for a decade or two. Family structure based chiefly on the secure unity of the nuclear family, is gradually altering. The family barely knows it's next door neighbour and certainly does not know the people across the road, and if it wants to know people other than the immediate relatives, opportunities are limited.

But these conditions are by no means confined to a single family housing developments. In many high rise apartment blocks there is virtually no contact between residents. An apartment with stairway on one side and a view of the well swept courtyard on the other can be every bit as lonely as a house in the country." (7)

Each individual should exist within the community which facilitates natural contact and common activities in addition to the personal and private needs satisfied by the family. Outdoor spaces should be designed to ensure a smooth transition from the completely private garden to the more public spaces. But community should be more than just chatting over the garden fence, it should be based on an interdependence.

Community activities should solve problems and perform tasks which satisfy basic material and social needs of the group. The development of such local communities has been recognised as a solution to social problems related to isolation and broken families, to health problems, to vandalism and increasing crime rates in housing areas. (8)

Design:

The houses themselves should be flexible in order to meet the changing habits and needs of the residents. House design should provide greater opportunities through:

- the "multi-purpose" plan which can accommodate the occupant's functional requirements without having to change the plan;

- the "adjustable" plan which is capable of alteration without altering the house; and

- the "flexible" plan which allows for extension of the house without altering the plan.

Energy considerations:

The energy/oil crisis of the early 1970's developed an awareness of the limit of our resources and a protest against a continual blind faith in technology.

Designers must utilise passive energy principles in the layout and construction of dwellings.

Recent examples:

The most recent solutions to the housing problem have developed through a rebirth of the co-operative movement.

"During 1967, a young Architect, Jan Gudmand-Hoyer, influenced by an article "Children should have a hundred parents" which appeared in a local newspaper around this time, designed a small project containing 30 odd houses intended for collective living. His drawings, with an article describing this new way of living, were published in a Danish newspaper. As a result of the surprisingly large response generated by the article a group was formed with the aim of realising these proposals. In 1972 the construction commenced and now the last family, that of the architect himself, has moved into the 33-house development."
(10)

This scheme, known as "Skraplanet" (the slope) after the uphill battle, was the first project completed which tackled all of the housing criteria outlined above.

Soon more common housing projects (Bofaellesskaber) began to appear and by 1984 there were 51 such developments functioning and 14 other being established.

The smallest consisted of about 25 people and the largest had more than 120 residents.



Jernstøberiet, in Roskilde.
Built 1981 and comprises 21 dwellings around
common living areas. The project is located in
a renovated Foundry.

The Foundry prior to renovation.

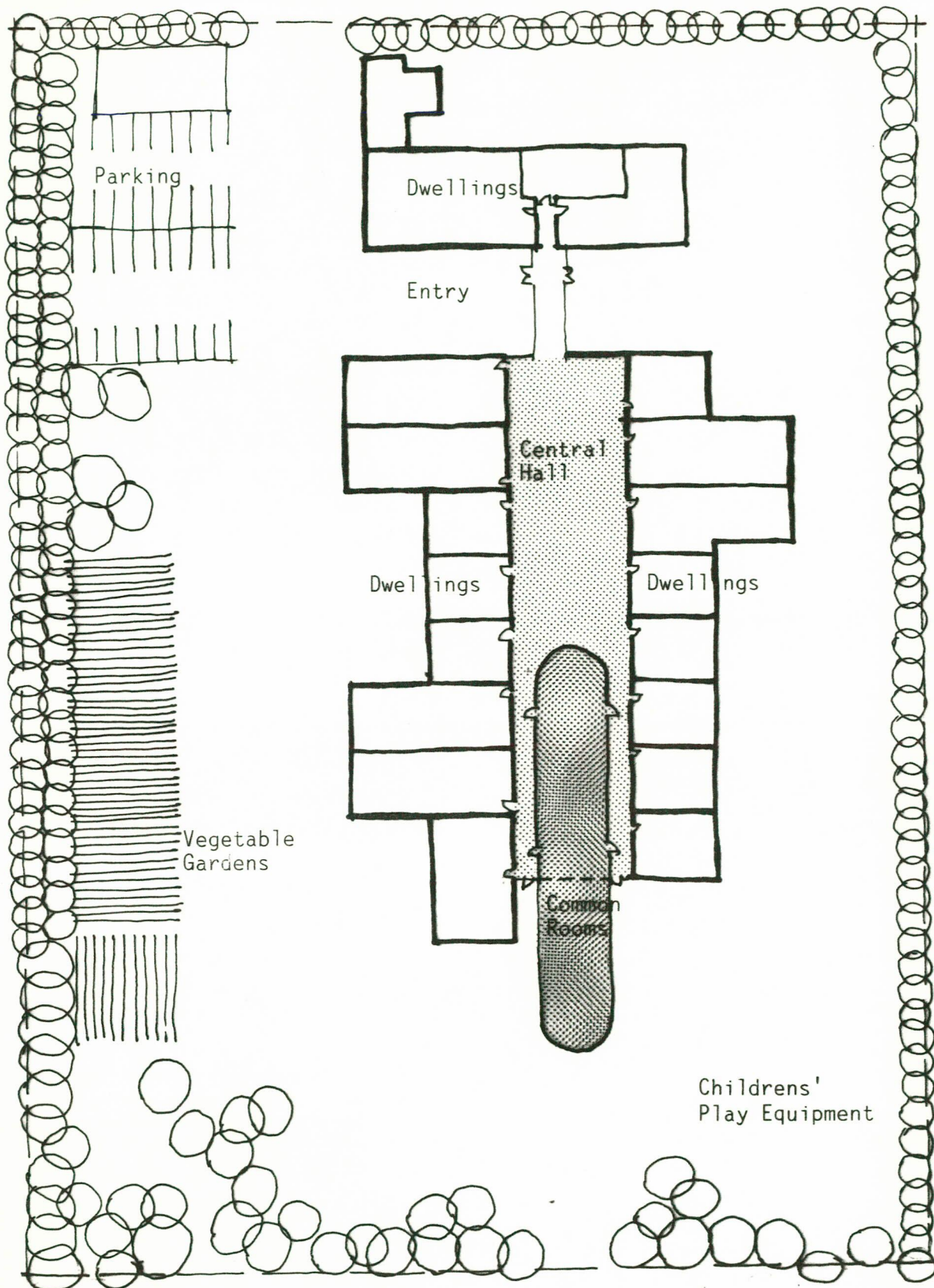


Main entry to the Co-operative.



External garden area.

Jernstøberiet.



Ground Floor Plan

JERNSTØBERIET



Internal common areas.



Entries to individual dwellings.

Jernstøberiet.



Common Noticeboard.

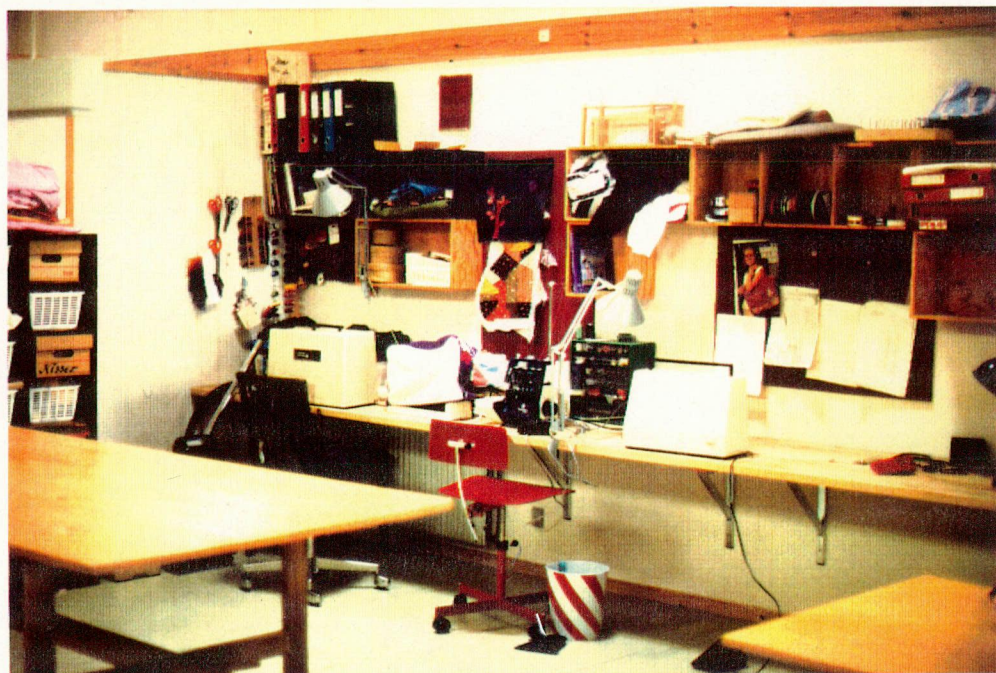
JANUARI Mødeliste for 1964

JERNSTØBERIETS SPISEHUS
TILMELDINGSLISTE

DATO	KØKKE	MENU	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	ALT	REMARK
1	Helga + Jørgen	Madst. m. sup. og salat																								
2	Lisbeth + Hans-Gert	Kødbøf med syltetøj																								
3	Steen + Anne-Marie	Kødbøf med syltetøj																								
4	Trine + Dina	Kødbøf med syltetøj																								
5	Steen + Anne-Marie	Kødbøf med syltetøj																								
6	Steen + Anne-Marie	Kødbøf med syltetøj																								
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31	Steen + Anne-Marie	Kødbøf med syltetøj																								

Typical kitchen/dining bookings.

Jernstøberiet.



Common rooms.●

Jernstøberiet.

BOFAELLESSKABER

The "Bofaellesskaber" movement has no radical motive to change life and family relations, but rather aims simply to create a new local community as a link between ordinary families living in their own dwellings.

The "Bofaellesskaber" have several common physical, social and organisational features; the typical development having a number of terraced houses or houses built in clusters (from 6 to 36 houses) together with a communal house with shared facilities additional to those in the private realm.

Typically, the co-operatives begin with some families wanting to build their own houses and getting together.

Often they are people who have lived in communal situation before, either as students or young adults. The initial group then advertizes for others who may be interested and a series of meetings are held.

Still being a relatively new phenomenon, co-ops are frequently met with suspicion from neighbours and the local authorities until sufficient communication develops normal relations.

"Experience to date has shown that it is of fundamental importance that members of a co-operative themselves have the power to decide on social organisation and on the physical design and shape of the co-operative." (11)

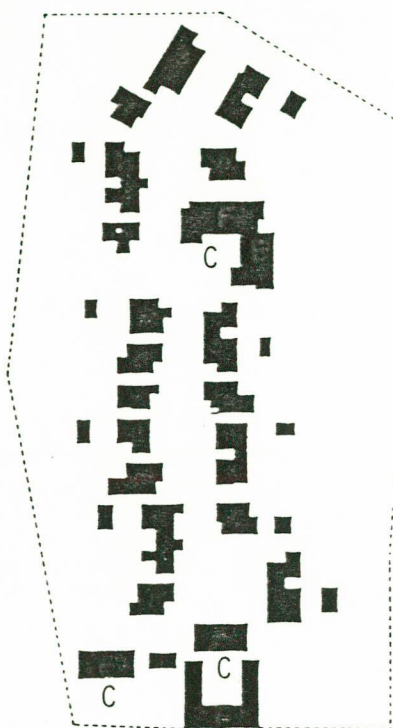
The collective organisation takes over totally or partly a variety of tasks from the family and public sectors, such as:

- 1) Meal Preparation:
Whilst each dwelling contains a private kitchen and eating area, most co-ops have some form of shared cooking as an alternative. The work is done in turns by the members with, for instance, each person doing communal cooking once a month. Eating together is often considered one of the most important practical and social activities.
- 2) Shopping:
Many co-ops have established a type of wholesale company which organises a common store room with a variety of goods (mostly food).

- 3) Food Production for own Consumption:
Some co-ops grow vegetables and/or have chickens.
- 4) Washing:
Shared laundries which incorporate commercial equipment are a common feature.
- 5) Child Care:
Many co-ops have day care arrangements for small children as an alternative to public child care facilities.
- 6) Social Assistance:
When a member of the co-op becomes ill or experiences a personal crisis, help and support comes from the other occupants.
- 7) Investment in Consumer Goods:
Either a number of families within the co-op or the co-op itself frequently invest in items for collective use, such as: freezers, workshops, darkrooms, garden tools, T.V., computer, boats, weekend cottages, etc.
- 8) Evening Classes:
Evening classes, e.g. yoga, language, sewing etc. are often arranged in the common rooms.



Bakken, in Humlebaek.
Built 1980 and comprises 25 dwellings and 800m²
of communal houses.
Architects: Tegnestue Bakken



C Communal house

Bakken

Location: Teglgardsvej, Humlebaek

Architect: Tegnesteue Bakken

Completed: 1980

No. of Houses: 25

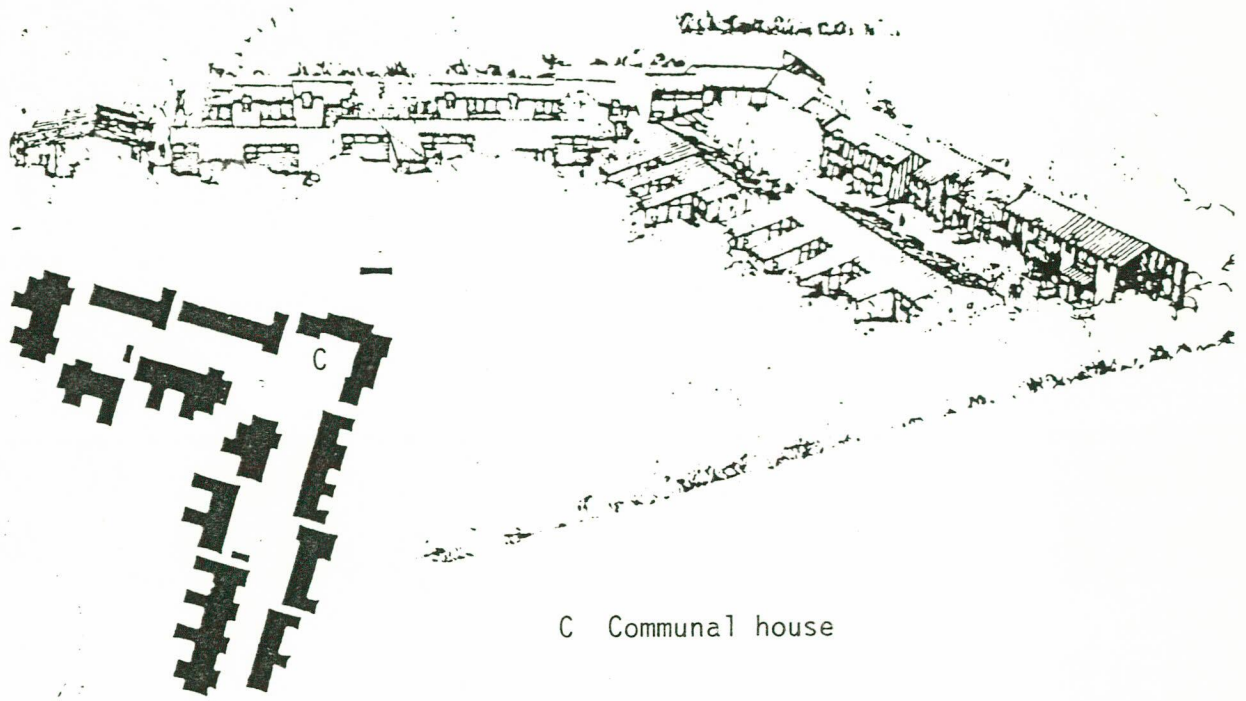
Common House Area: 800 m²

Total Built Area: 3362 m²

Ground Area: 25000 m²



Trudeslund, in Birkerød.
Built 1981 and comprises 33 dwellings and 875m²
of communal houses.
Architects: Tegnestue Vandkunsten.



C Communal house

Trudeslund

Location: Mannenvej, Birkerød

Architect: Tegnestue Vandkunsten

Completed: 1981

No. of Houses: 33

Common House Area: 875 m²

Total Built Area: 3600 m²

Ground Area: 20000 m²

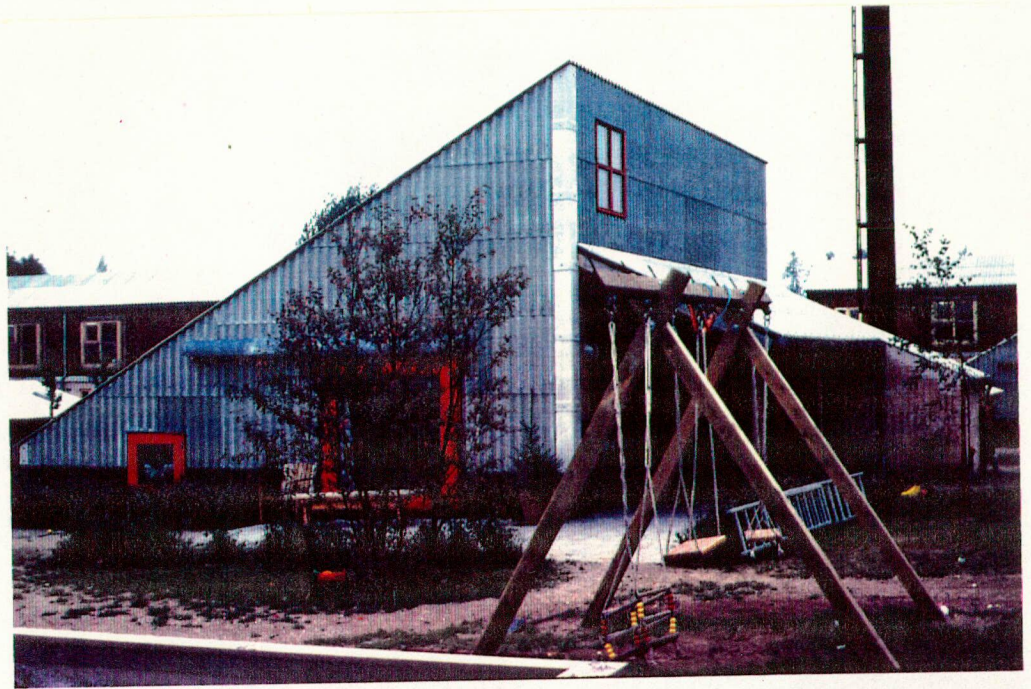
The present "Bofaellesskaber" exhibit three forms of tenure:

- a) The majority of the oldest co-operatives were built as traditional owner-occupied housing, with each member contributing to the common facilities on the basis of a percentage of his individual dwelling size.
- b) A number of estates were built as rental dwellings by non-profit housing organisations, and
- c) recent legislation has made it possible to build "Bofaellesskaber" as private profit sharing co-ownerships, eligible for state subsidy when certain Government requirements with regard to floor area are met.

The co-operatives are dominated by young professionals and middle class people. Part of the explanation for this could be that the ideas of living in common with other people are mostly found in middle class ideology. More obviously, however, it was this group which not only had the pressures of work and family, the intellectual skills and talents for organization, but also the income to experiment. It was not until the passing of the legislation mentioned above that this form of accommodation came within the economic reach of a large proportion of the population.



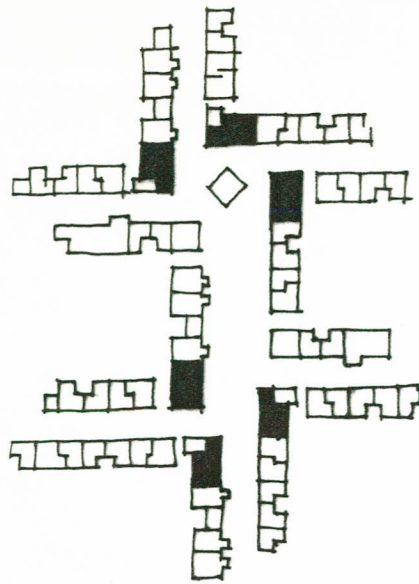
Tinggarden, Stage 1, in Herfølge.
Built 1978 and contains 79 row houses, 6 communal
houses and 1 meeting house.
Architects: Tegnestuen Vandkunsten



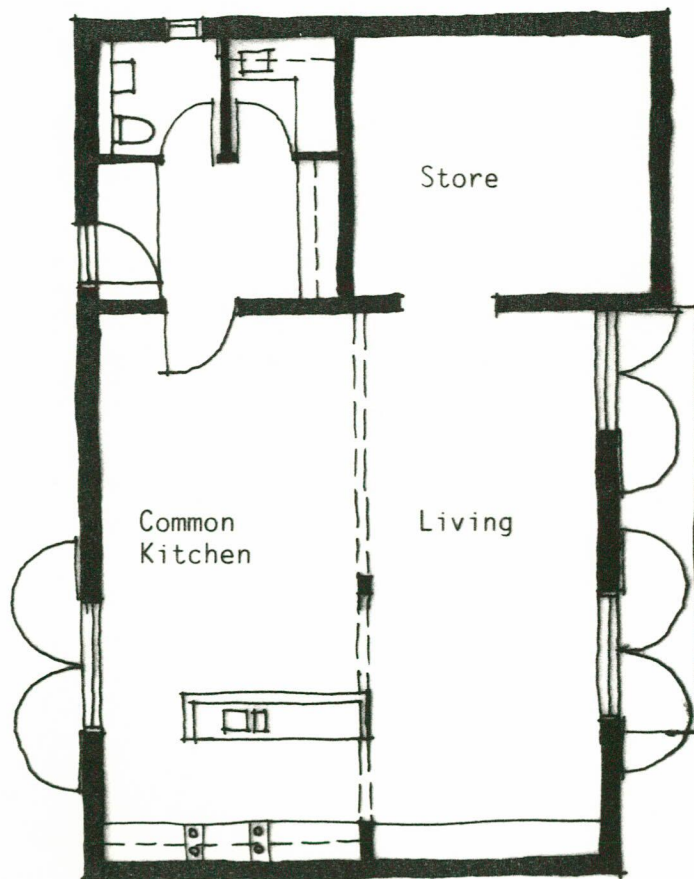
Tinggarden, Stage 1
Typical communal houses.



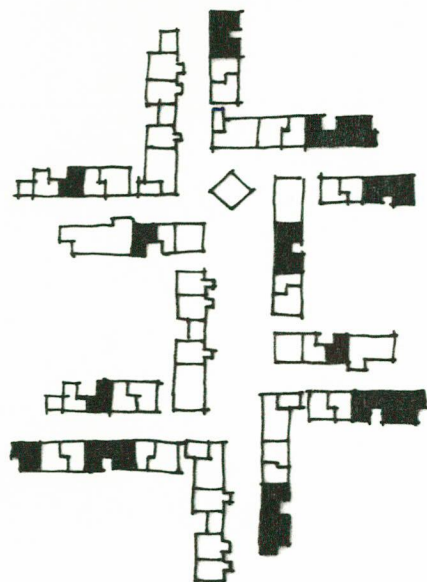
Tinggarden, Stage 2, in Herfolge, adjacent Stage 1.



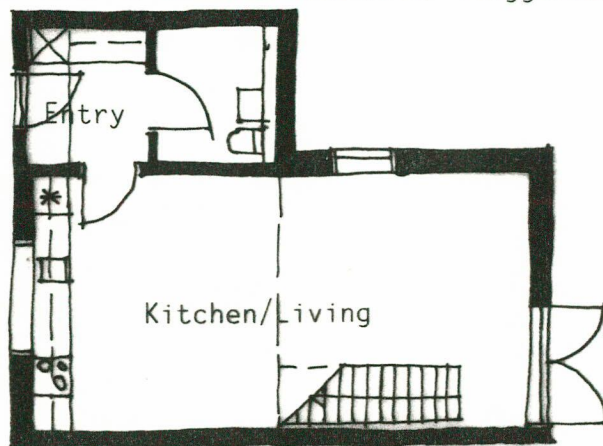
TYPICAL COMMUNAL HOUSE, Tinggarden



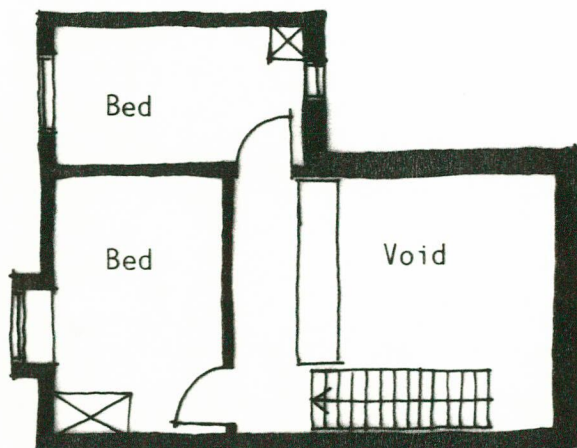
Ground Floor Plan



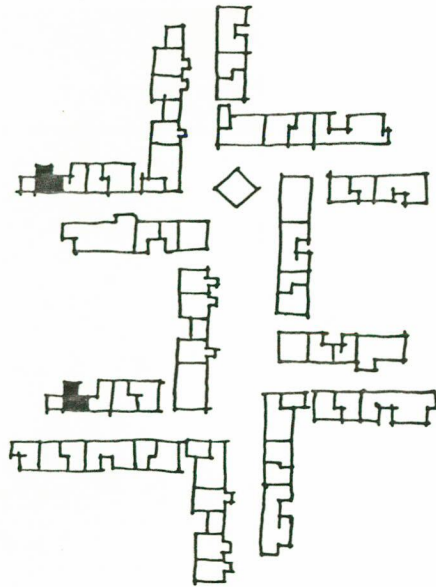
TYPICAL THREE-ROOM DWELLING, Tinggarden



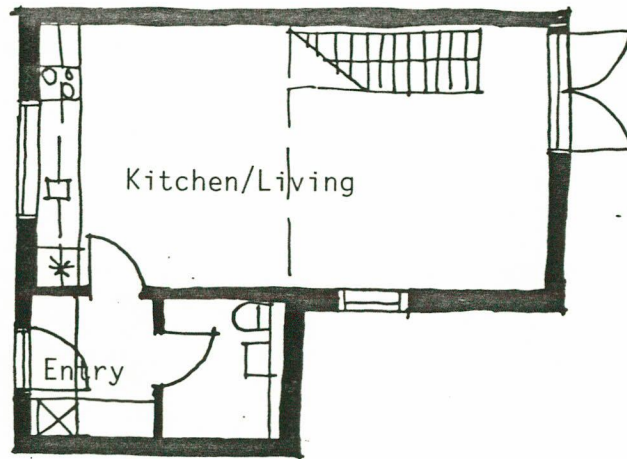
Ground Floor Plan



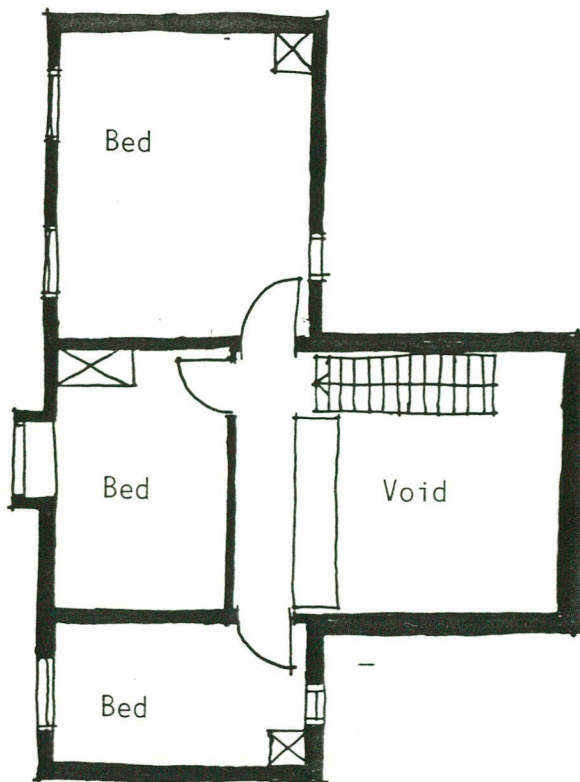
First Floor Plan



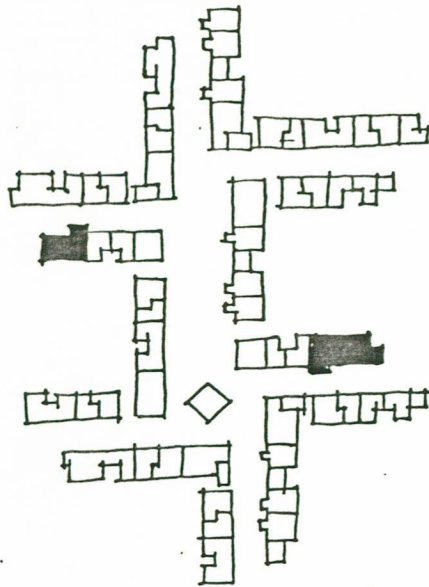
TYPICAL FOUR-ROOM DWELLING, Tinggarden



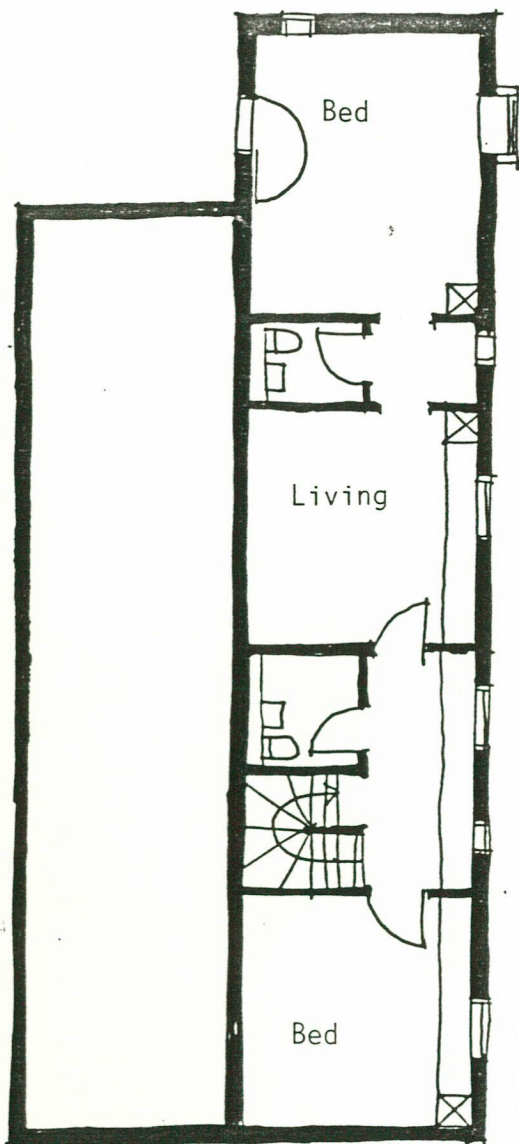
Ground Floor Plan



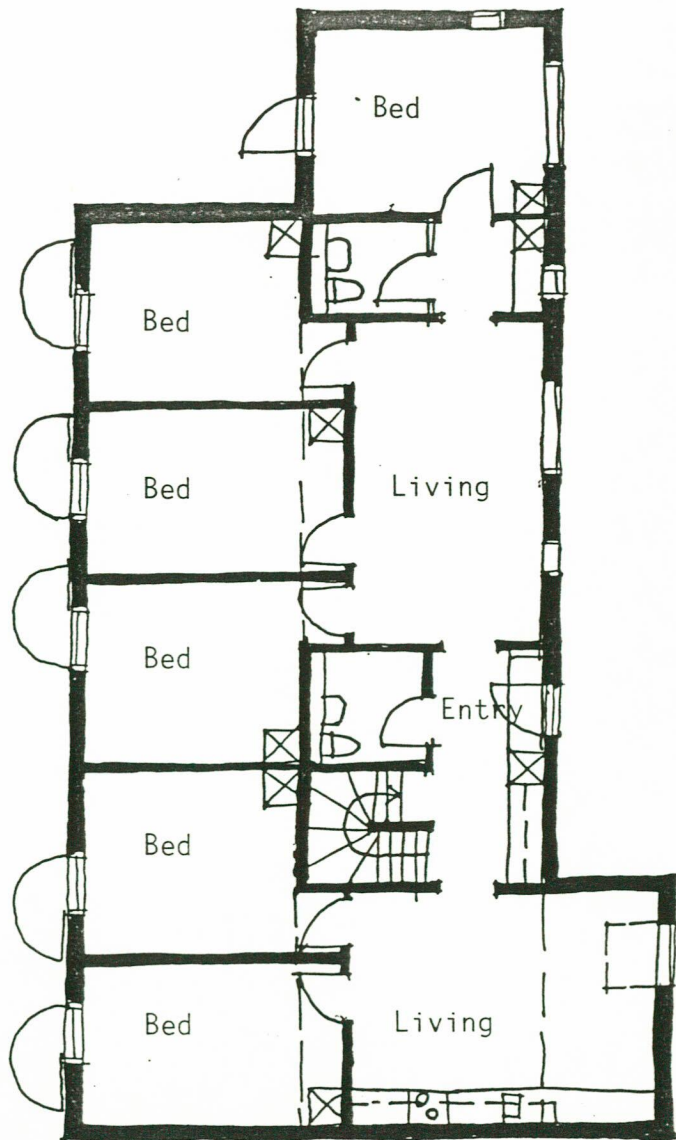
First Floor Plan



TYPICAL YOUTH HOUSING, Tinggarden



First Floor Plan



Ground Floor Plan

EXPERIENCES, PROBLEMS AND POSSIBILITIES..THE
CONTINUING DEBATE.

"Bofaellesskaber" have by no means been
without healthy criticism:

"Viewed in their absence (from the
city) Nils Ole Lund, Head of the
School of Architecture in Aarhus,
considers housing communities or "group
cities" to be counter productive to the
more important redevelopment of the
existing cities as a large multi-
faceted community". (12)

Dan Morgensen, Architect, when writing in
"Blod By" (Soft City) concludes:

"Just as functionalism showed an
opening towards bourgeoisie technology
so the community movement shows an
opening to the bourgeoisie primitive
ideology. With the local society the
community movement has gone to the
right". (13)

A study has recently been made by Hans
Skiffer Anderson of the Danish Building
Research Institute which notes:

"The Bofaellesskaber have shown that it
is possible to establish a stable kind
of local community organisation
primarily based on collective
organisation. They have shown that if
one can establish common tasks and
functions serving some of the
fundamental needs of the residents in
a housing area, then a social
organisation network between the
residents will develop and flourish".

"There are two main problems for
"Bofaellesskaber". The housing costs
are high, especially in owner-occupied
housing. This means that the residents
are dependent upon good and permanent
jobs providing high incomes. Since
jobs are often tiring and demanding,
the human resources for the co-
operative are reduced. The situation
for the other tenures is different
because the housing costs are lower.
Here the problem is restrictions in
subsidised housing on the number and
character of shared facilities and on
the equipment of communal areas".

"The other basic problem concerns the difficulties for the individual family due to the change from standard family life to life in the co-operative. In fact co-operative life is not very different from the usual family life. Never-the-less several kinds of organisations may be initially tried by a co-operative before an acceptable form is found". (14)

During 1987, C. Seiderman and L. Kragh undertook a survey of some of the major co-operatives and concluded as follows:

"As far as social relations within the co-ops are concerned, everyone seems quite happy, the children especially so. People spend time with one another during evening meals, working together or just meeting informally in the common spaces, but they also maintain private lives. We have not heard of any problems with cliques or gossip, nor about people feeling their private spaces being invaded too much. People did say that things were a bit uncertain at the beginning when everybody was getting used to each other and the situation, but it was not long before things settled down into what they feel is a normal living pattern".

"In many ways people have much more flexibility, freedom, and opportunities with this arrangement than with a single-family house. There is much more area, many more facilities a family could not possibly afford on its own (work shops, play equipment etc), and more time since one is relieved of a lot of daily responsibilities on a constant basis (shopping, cooking). Children can play freely, enabling parents to go about other chores with minds at ease".

"One thing that came out clearly is that people who live in these co-ops really want to live there. They have invested a great deal of time, resources, and energy to creating a place in which they wish to live. They have a commitment to the projects and a vested interest in making them work".

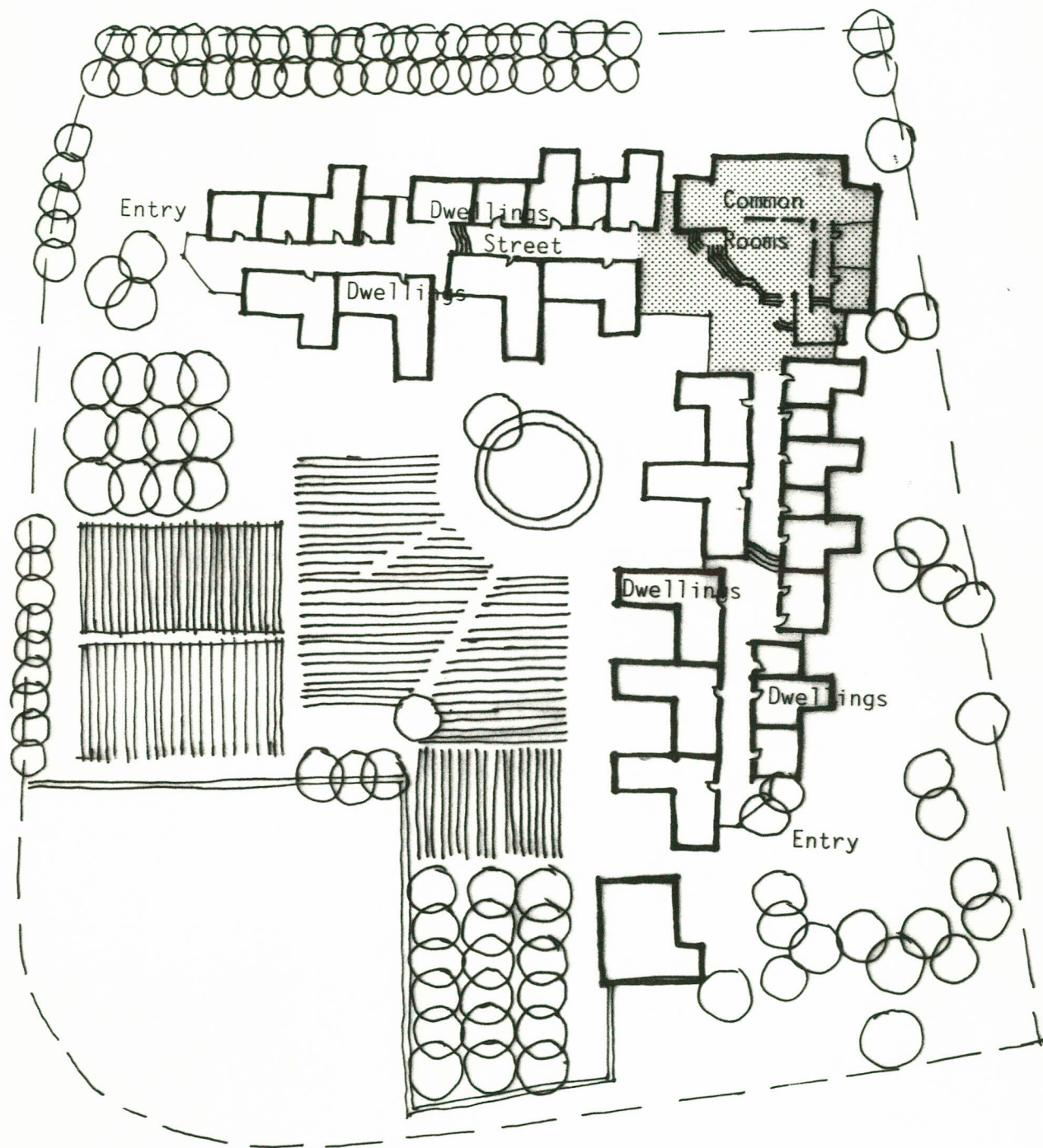
"We have heard of a situation in another area where a regular housing project found itself between two co-op projects of the type described here. After 5 years of living along side them, the regular housing group decided that they too would like a co-operative living situation. So, they bought out their apartments, chipped in and built a common house, and all the families stayed except for three".

"Finally a comment about laws and Government support:

It was only after the Government took action in passing supporting laws and giving financial support that the boom in these co-ops actually took off; in fact there was a veritable explosion once the door was opened". (15)



Savvaerket, in Jystrup.
Built 1984 and comprises 21 dwellings and 400m²
of common living space.
Architects: Tegnestuen Vandkunsten.



Ground Floor Plan

SAVVAERKET



Internal common street.

Savvaerket.



Common Living Areas.
Savvaerket.

CONCLUSION:

The idea of sharing facilities is not new and can be compared with the radical experiments built by the Soviet Constructivists in the 1920's. The aim of the Soviet collective houses was to free workers who could be directed into the industrialization of a socialist society. All the functions of the home, eg. cooking, cleaning, children's education, were taken over by paid workers and the women were liberated to take part in production. Few such collective houses were built, but those that were failed due to overcrowding or due to the radical degree to which they took collectivism.

As pointed out by Dolores Hayden, in her paper "Non-Sexist City",

"Most employed women (or men ... Ed) are not interested in taking themselves and their families to live in communal families, nor are they interested in having state bureaucracies run family life. They desire, not an end to private life altogether, but community services which reinforce independence and maximise their personal choices about child rearing and sociability."

The Danish "Bofaelleskaber" are not part of a new cultural revolution but rather are a housing form developed in response to communities built on the existing society, ie. the inhabitants conform to society's norms.

In fact, it has been the young professionals with one or two children who have been the pioneers of the new "common housing". Not surprising, since they not only have to face the pressures of work and family, but they also have the money to experiment.

They have developed a new housing form which better suits our changing lifestyle, one which supports rather than restricts the activities of employed persons and their families, and one which is based on the ideal of community and working together. It is from this ideal that we in Australia have much to learn.

1. Tarn, J.N., "Five Per Cent Philanthropy", Cambridge University Press, 1973, Section I.
2. Ibid.
3. The "Society for Improving Conditions of Labouring Classes" was founded in 1844, and set out in it's Charter that the dividend each year be limited to 4%. Investors at this time required a far greater return than this so that in reality, support was limited to philanthropists. They built numerous dwellings, intended as model cottages, for agricultural workers and later built lodging houses in London.
4. Norrie, K. & Trinh, P., "Design Report", B.Arch. degree, Univ. of Sydney, 1989.
5. H.R.H., The Prince of Wales, taken from his speech at the presentation of The Times/RIBA Community Enterprises Awards, London, 13 June, 1986.
6. Arkitektur DK 7-8, 1979, p. 274.
7. Ministry of Housing, "Danish Journal", Copenhagen, 1978, p.19.
8. "Scandinavian Housing and Planning Research 2," Copenhagen, 1985, p.51.
9. "The Architects' Journal", 2 April, 1975, p.727.
10. "Scandinavian Housing and Planning Research 2," Copenhagen, 1985, p.55.
11. Ibid., p.58.
12. Carter, N., Graduate Thesis, Architecture, Portsmouth Polytechnic, U.K., 1986.
13. Ibid.
14. "Scandinavian Housing and Planning Research 2," Copenhagen, 1985, pp. 62-63.
15. Seiderman, C. & Kragh, L., "Danish Co-Housing", Copenhagen, 1987.

TABLE A

Table showing no. of completed dwellings in
1978 by no. of rooms and type of dwelling:

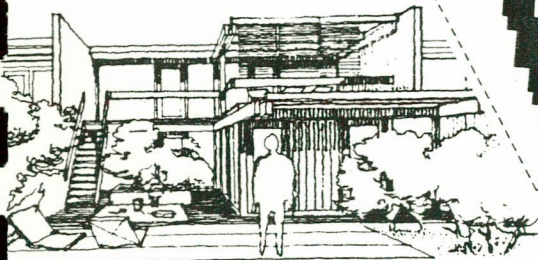
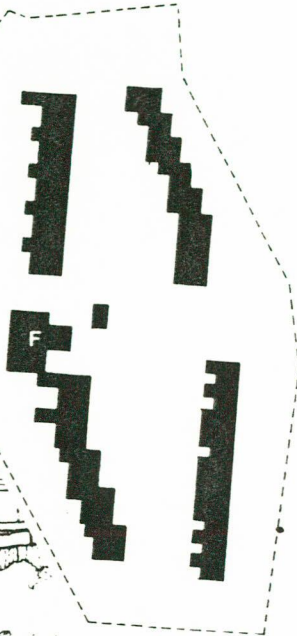
	Total
1978	34.218
By no. of rooms	
1 room with cooking facilities or access to shared kitchen....	245
1 room and kitchen.....	565
2 rooms and kitchen.....	3.791
3 rooms and kitchen.....	4.717
4 rooms and kitchen.....	13.754
5 or more rooms and kitchen.....	11.146
<u>By type of dwelling</u>	
Detached, single-family houses...	22.091
Terrace, chain or semi-detached houses.....	6.177
Multi-family housing.....	5.046
Commercial properties, institutions.....	579
Resulting from alteration.....	325

Danmarks tæt, lav bofællesskaber

alle planer i mål 1:2750
nord opad på alle planer
F = fællesbygning

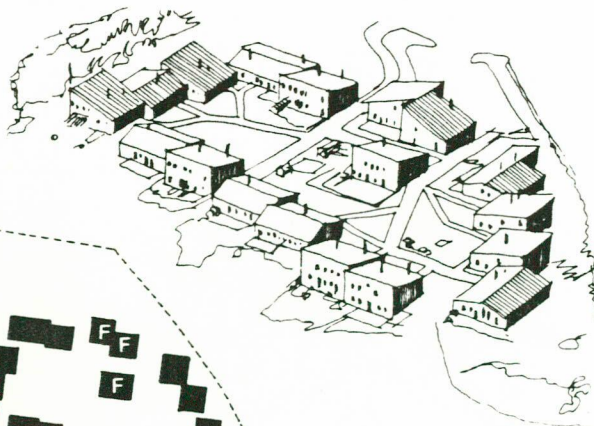
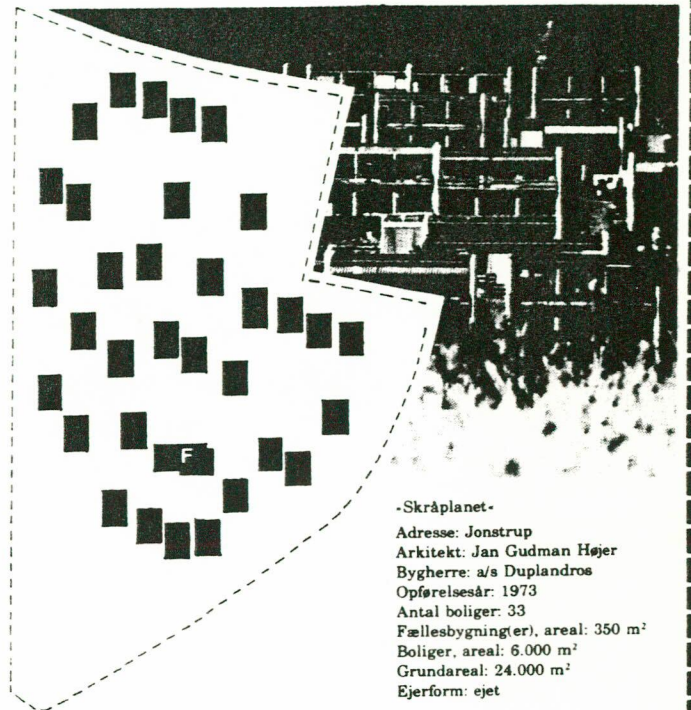
-Sættedammen-

Adresse: Ny Hammershoit, Hillerød
Arkitekt: Teo Bjerg, Palle Dyrreborg
Bygherre: Koll. Sættedammen
Opførelsesår: 1973
Antal boliger: 27
Fællesbygning(er), areal: 280 m²
Boliger, areal: 4.500 m²
Grundareal: 30.000 m²
Ejerform: ejt



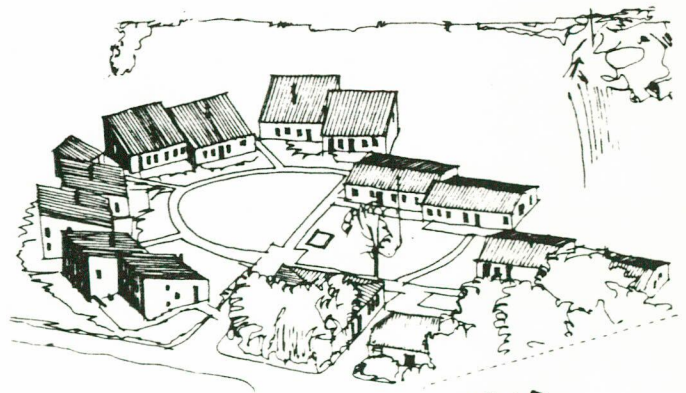
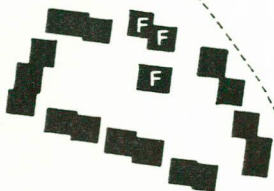
-Skråplanet-

Adresse: Jonstrup
Arkitekt: Jan Gudman Højer
Bygherre: a/s Duplandros
Opførelsesår: 1973
Antal boliger: 33
Fællesbygning(er), areal: 350 m²
Boliger, areal: 6.000 m²
Grundareal: 24.000 m²
Ejerform: ejt



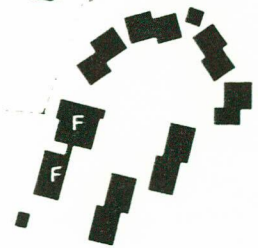
-Nonbo Hede-

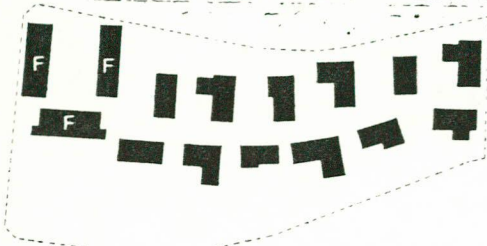
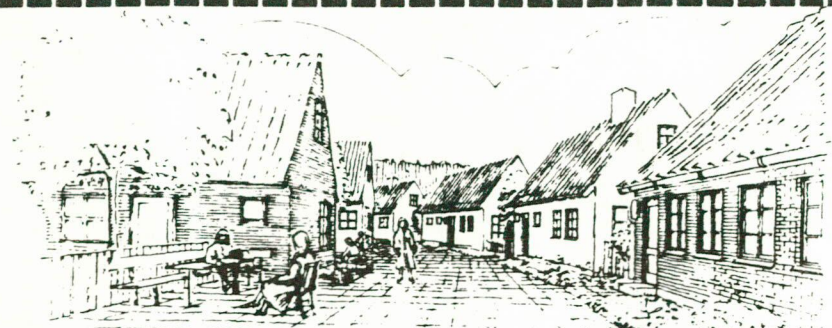
Adresse: Hald Ege, Viborg
Arkitekt: Frank Vestergård
Bygherre: Boligkollektivet Nonbo Hede
Opførelsesår: 1976
Antal boliger: 15
Fællesbygning(er), areal: 420 m²
Boliger, areal: 2.300 m²
Grundareal: 22.000 m²
Ejerform: ejt



-Gyldenmuld-

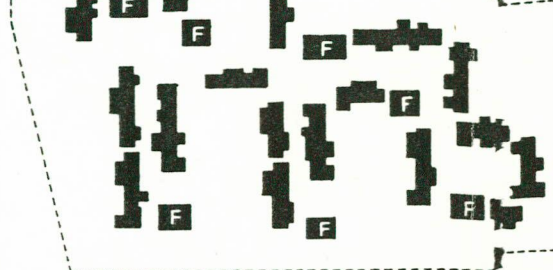
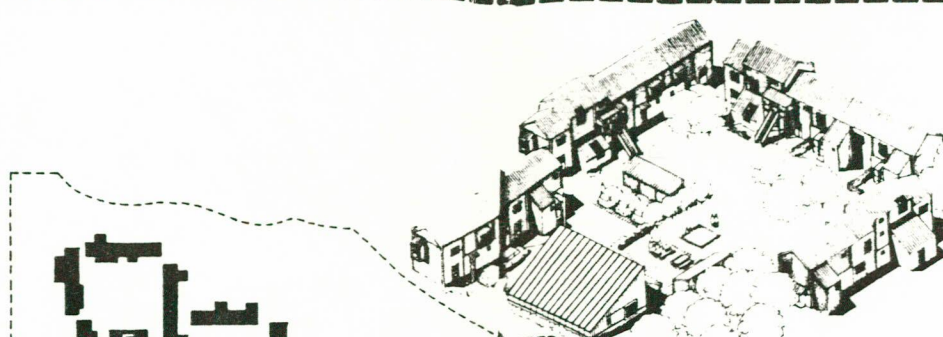
Adresse: Gram, Skanderborg
Arkitekt: Frank Vestergård
Bygherre: Boligkollektivet Gyldenmuld
Opførelsesår: 1976
Antal boliger: 12
Fællesbygning(er), areal: 250 m²
Boliger, areal: 1.400 m²
Grundareal: 15.000 m²
Ejerform: ejt





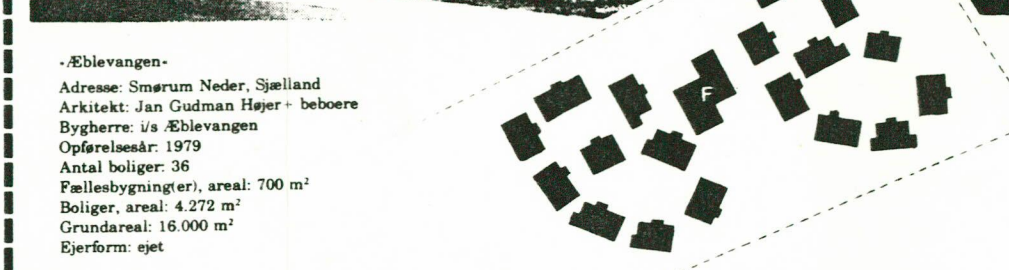
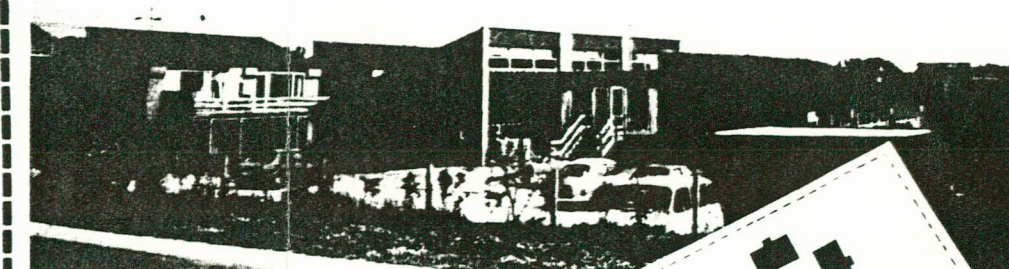
•Gyndbjerg•

Adresse: Kolding
Arkitekt: Claus Vedel
Bygherre: Beboere + Beboerforening
Opførelsesår: 1976
Antal boliger: 12
Fællesbygning(er), areal: 385 m²
Boliger, areal: 1.800 m²
Grundareal: 12.000 m²
Ejerform: ejt



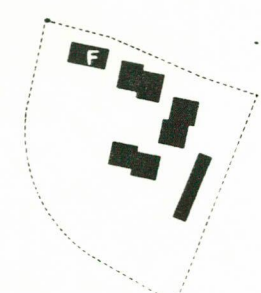
•Tinggården•

Adresse: Herfølge, Køge
Arkitekt: T.S. Vandkunsten
Bygherre: Dansk Almennyttigt Boligselskab
Opførelsesår: 1978
Antal boliger: 79
Fællesbygning(er), areal: 900 m²
Boliger, areal: 7.758 m²
Grundareal: 26.620 m²
Ejerform: lejet



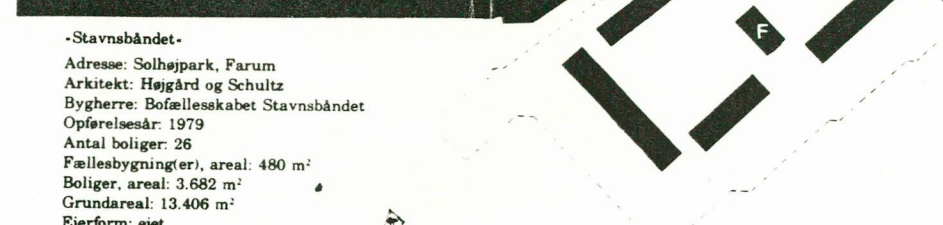
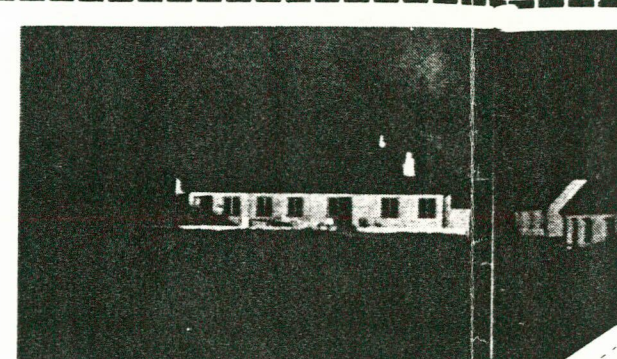
•Æblevangen•

Adresse: Smørum Neder, Sjælland
Arkitekt: Jan Gudman Højer + beboere
Bygherre: i/s Æblevangen
Opførelsesår: 1979
Antal boliger: 36
Fællesbygning(er), areal: 700 m²
Boliger, areal: 4.272 m²
Grundareal: 16.000 m²
Ejerform: ejt



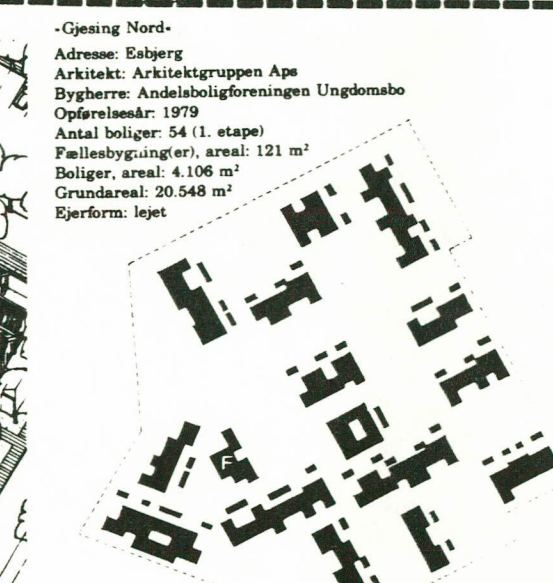
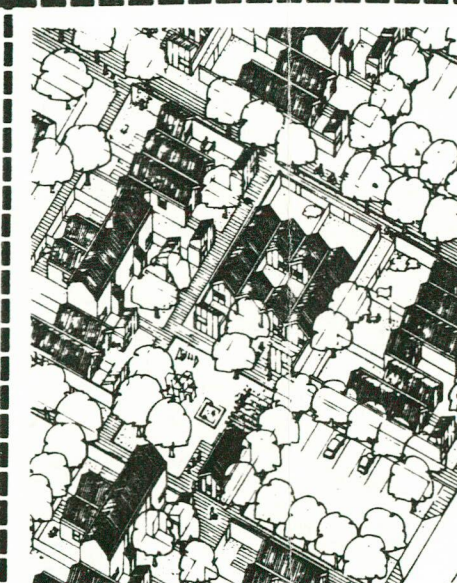
•Tornevangsvej•

Adresse: Tornevangsvej, Birkerød
Arkitekt: Arkitektgruppen Aps
Bygherre: Selskabet for fællesbebyggelse
Opførelsesår: 1978
Antal boliger: 6
Fællesbygning(er), areal: 108 m²
Boliger, areal: 745 m²
Grundareal: 5535 m²
Ejerform: ejt



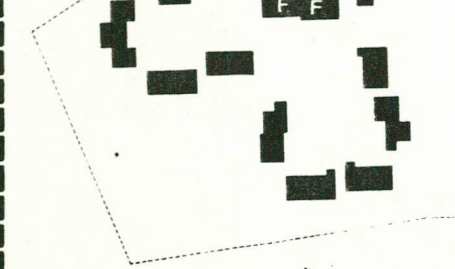
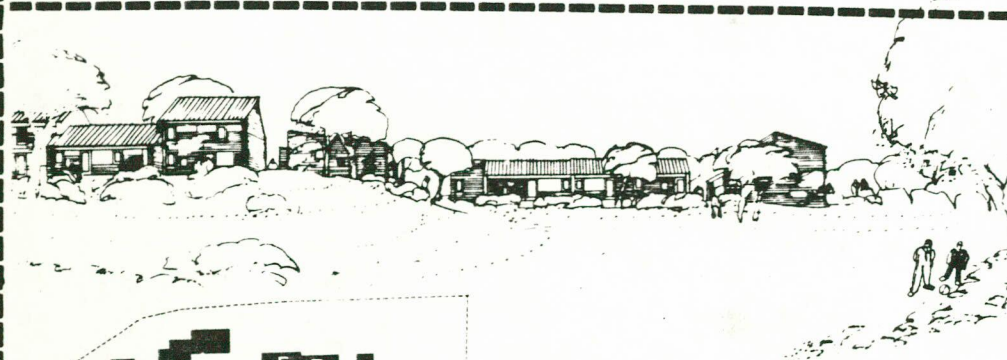
•Stavnsbåndet•

Adresse: Solhøjpark, Farum
Arkitekt: Højgård og Schultz
Bygherre: Bofællesskabet Stavnsbåndet
Opførelsesår: 1979
Antal boliger: 26
Fællesbygning(er), areal: 480 m²
Boliger, areal: 3.682 m²
Grundareal: 13.406 m²
Ejerform: ejt



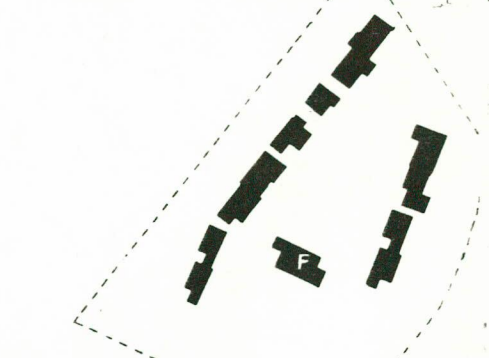
•Gjesing Nord•

Adresse: Esbjerg
Arkitekt: Arkitektgruppen Aps
Bygherre: Andelsboligforeningen Ungdomsbo
Opførelsesår: 1979
Antal boliger: 54 (1. etape)
Fællesbygning(er), areal: 121 m²
Boliger, areal: 4.106 m²
Grundareal: 20.548 m²
Ejerform: lejet



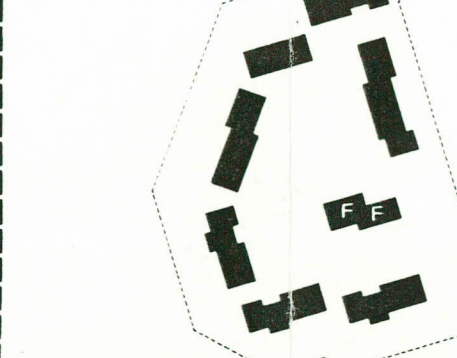
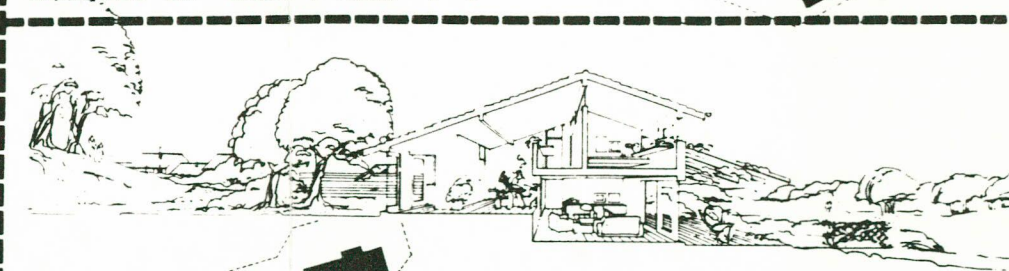
•Drejerbanken•

Adresse: Skaldbjerg, Vissenbjerg, Fyn
Arkitekt: Arkitektgruppen Aps
Bygherre: Vissenbjerg sogns Andelsboligforening + private ejere
Opførelsesår: 1978
Antal boliger: 20
Fællesbygning(er), areal: 475 m²
Boliger, areal: 1.970 m²
Grundareal: 15.000 m²
Ejerform: ejt + lejet



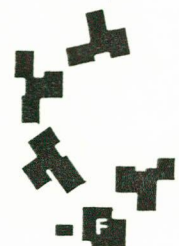
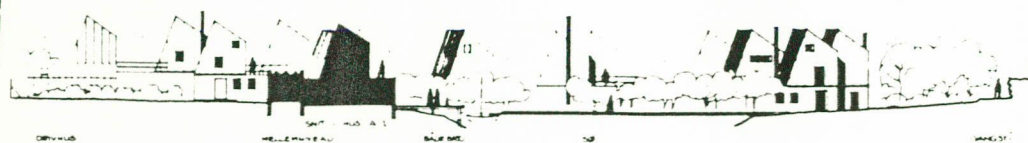
•Mejdal•

Adresse: Mejdal, Holstebro
Arkitekt: Søren Andersen
Bygherre: Familierne
Opførelsesår: 1979
Antal boliger: 12
Fællesbygning(er), areal: 270 m²
Boliger, areal: 1.952 m²
Grundareal: 14.000 m²
Ejerform: ejt

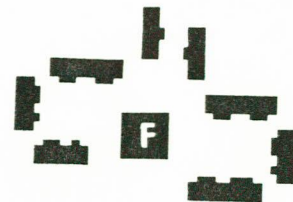


•Lerbjerg Lod•

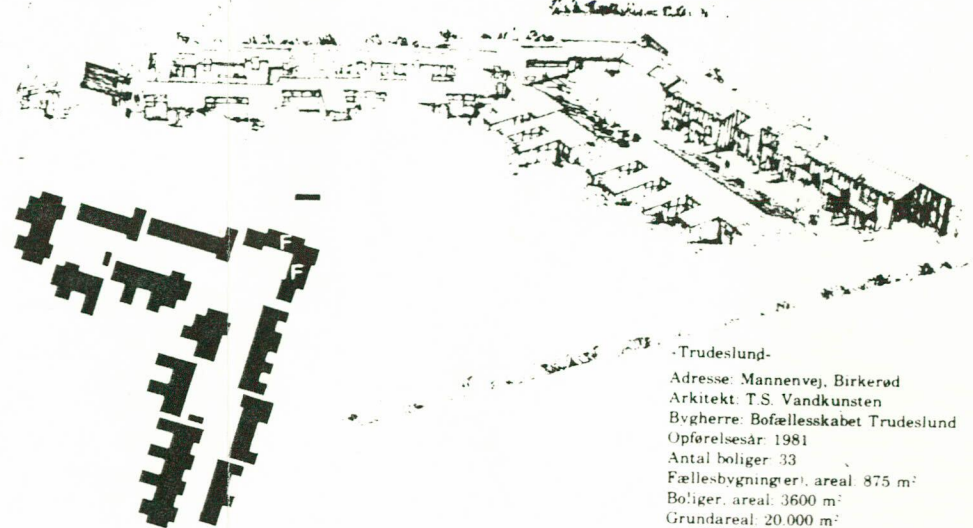
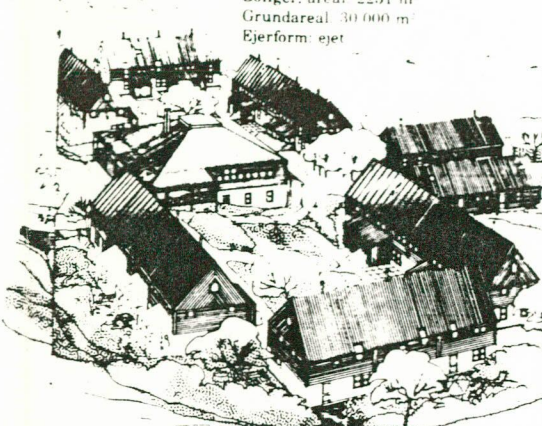
Adresse: Hammersholt, Hillerød
Arkitekt: Arkitektgruppen Aps
Bygherre: Bofællesskabet Lerbjerg Lod
Opførelsesår: 1979
Antal boliger: 30
Fællesbygning(er), areal: 600 m²
Boliger, areal: 3.647 m²
Grundareal: 35.310 m²
Ejerform: ejt



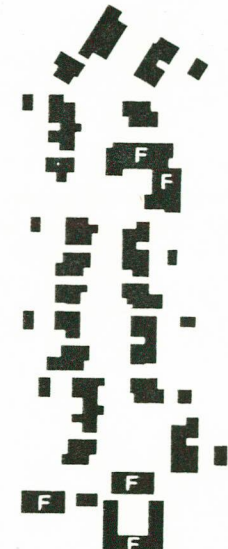
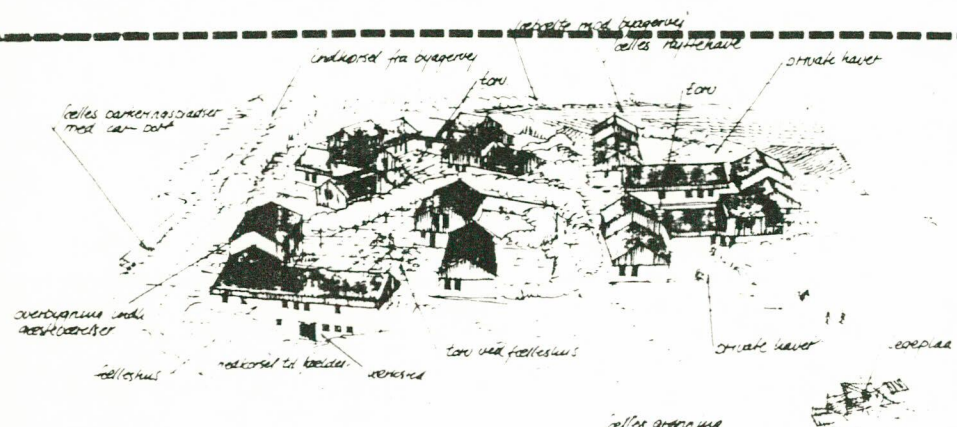
Frugthaven-
Adresse: Skørping
Arkitekt: Frank Vestergård
Bygherre: Boligkollektivet Frugthaven
Opførelsesår: 1980
Antal boliger: 12
Fællesbygningens areal: 230 m²
Boliger, areal: 1770 m²
Grundareal: 15000 m²
Ejerform: ejt



Overdrevet
Adresse: Hinnerup
Arkitekt: Arkitektgruppe - E. Nyhavn
Bygherre: Bofællesskabet Overdrevet
Opførelsesår: 1980
Antal boliger: 25
Fællesbygningens areal: 750 m²
Boliger, areal: 2251 m²
Grundareal: 30.000 m²
Ejerform: ejt



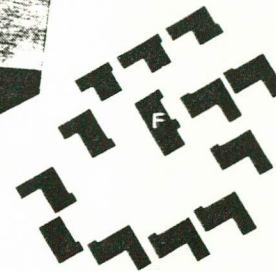
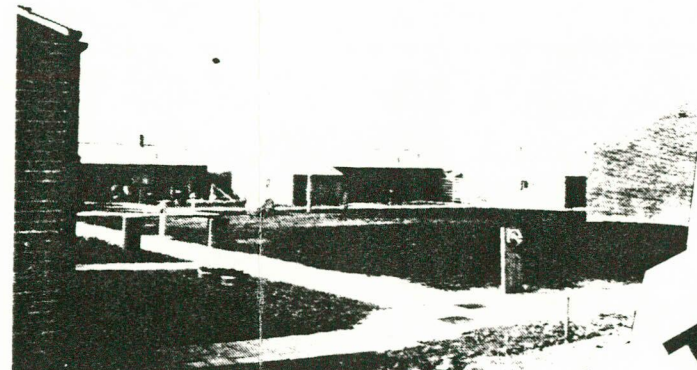
Trudslund-
Adresse: Mannenvej, Birkerød
Arkitekt: T.S. Vandkunsten
Bygherre: Bofællesskabet Trudslund
Opførelsesår: 1981
Antal boliger: 33
Fællesbygningens areal: 875 m²
Boliger, areal: 3600 m²
Grundareal: 20.000 m²
Ejerform: ejt



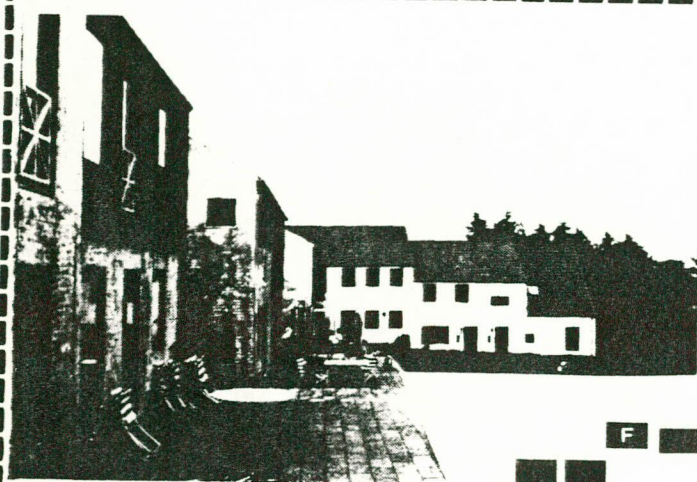
Søndenu-
Adresse: Beder, Århus
Arkitekt: Frank Vestergård
Bygherre: us afd. 1778
Opførelsesår: 1980
Antal boliger: 12
Fællesbygningens areal: 400 m²
Boliger, areal: 1584 m²
Grundareal: 14000 m²
Ejerform: ejt



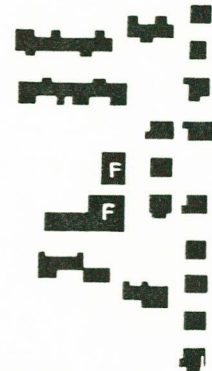
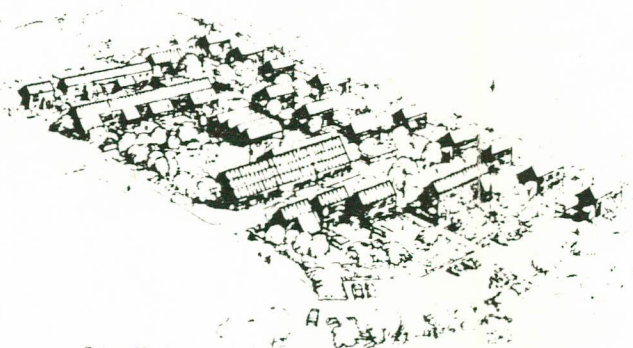
Bakken-
Adresse: Teglgårdsvej, Humlebæk
Arkitekt: T.S. Bakken
Bygherre: Bofællesskabet Bakken
Opførelsesår: 1980
Antal boliger: 25
Fællesbygningens areal: 800 m²
Boliger, areal: 3.362 m²
Grundareal: 25.000 m²
Ejerform: ejt



Fladengrund-
Adresse: Fvrparken, Esbjerg
Arkitekt: Tapdrups Tegnesteue
Bygherre: Ungdomsbo
Opførelsesår: 1981
Antal boliger: 12
Fællesbygningens areal: 360 m²
Boliger, areal: 1.210 m²
Grundareal: 12.300 m²
Ejerform: ejt

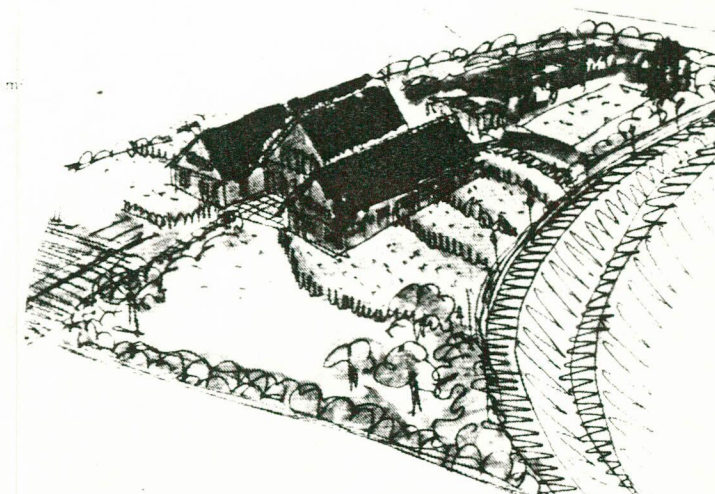


Gug-
Adresse: Gug, Ålborg
Arkitekt: Frank Vestergård
Bygherre: Bofællesskabet i Gug
Opførelsesår: 1980
Antal boliger: 22
Fællesbygningens areal: 550 m²
Boliger, areal: 2670 m²
Grundareal: 17500 m²
Ejerform: ejt



Sol og Vind-
Adresse: Beder, Århus
Arkitekt: T.S. Regnbuen
Bygherre: Bofællesskabet Sol og Vind
Opførelsesår: 1980
Antal boliger: 27
Fællesbygningens areal: 550 m²
Boliger, areal: 2.946 m²
Grundareal: 7.000 m²
Ejerform: ejt

Kolbøtten-
Adresse: Høje Kolstrup, Åbenrå
Arkitekt: us Kolbøtten
Bygherre: us Kolbøtten
Opførelsesår: 1981
Antal boliger: 6
Fællesbygningens areal: 110 m²
Boliger, areal: 777 m²
Grundareal: 6.956 m²
Ejerform: ejt




Riv ud og gem

De nyeste bofællesskaber

Registrering udarbejdet af: Susanne Aagaard og Frank Jespersen

Nord opad på alle planer
F = fællesbygning




ca. mål 1:2.000

-Klinteby-

Adresse: Klintevej, Fakse Ladeplads
Arkitekt: I/S Klinteby
Bygherre: Private - I/S -Klinteby-
Opførelsesår: 1984/1985
Antal boliger: 5
Fællesbygning(er): 150 m²
Boligareal: 800 m²
Grundareal: 9.000 m²
Ejerform: Ejerboliger samt I/S -Klinteby-

-True Byvej 23-

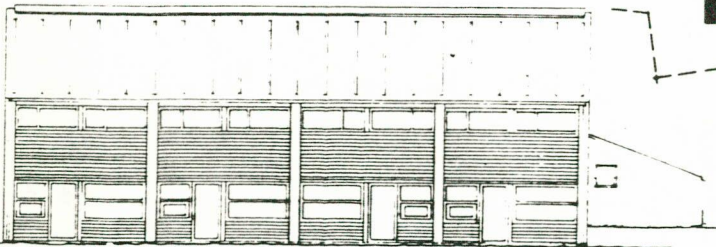
Adresse: True Byvej, True
Arkitekt: Beboerne
Bygherre: Bofællesskabet True Byvej 23
Opførelsesår: 1982-83
Antal boliger: 5
Fællesbygning(er): 100 m²
Boligareal: 500 m²
Grundareal: 3.900 m²
Ejerform: Andelsboliger



ca. mål 1:2.000

-Uldalen-

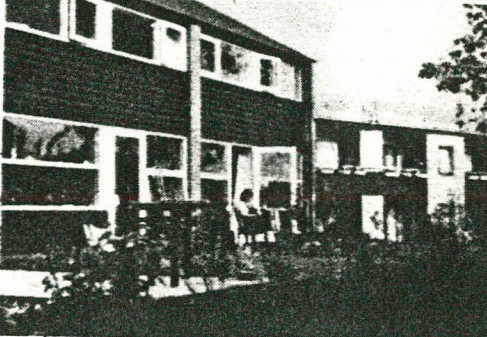
Adresse: Uldalen, Nr. Sundby
Arkitekt: Friis & Moltke, Århus
Bygherre: Andelsboligforeningen -Uldalen-
Opførelsesår: 1983
Antal boliger: 18
Fællesbygning(er): 200 m² - kælder
Boligareal: 1.640 m²
Grundareal: 5.100 m²
Ejerform: Andelsboliger



ca. mål 1:2.000

-Askebakken-

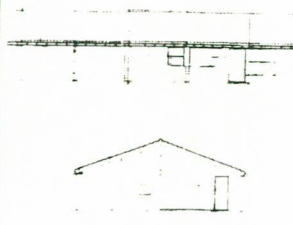
Adresse: Uldalen, Nr. Sundby
Arkitekt: Friis & Moltke, Århus
Bygherre: Andelsboligforeningen -Askebakken-
Opførelsesår: 1984
Antal boliger: 17
Fællesbygning(er): 170 m² - kælder
Boligareal: 1.486 m²
Grundareal: 4.260 m²
Ejerform: Andelsboliger



ca. mål 1:2.000

-Nørgårds Plantage-

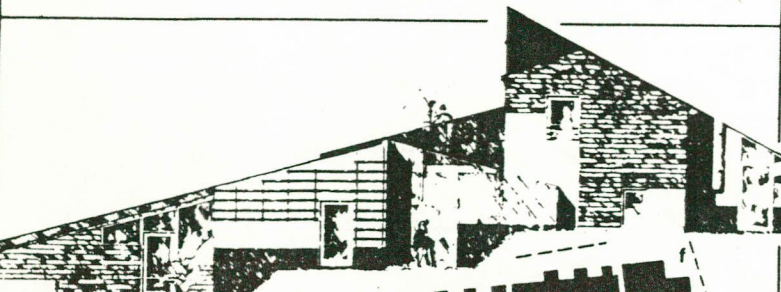
Adresse: Sækkedamsvej, Værløse
Arkitekt: Vandkunsten, København
Bygherre: Andelsboligforeningen -Nørgårds Plantage-
Opførelsesår: 1983
Antal boliger: 24
Fællesbygning(er): 110 m²
Boligareal: 2.256 m²
Grundareal: ? m²
Ejerform: Andelsboliger



ca. mål 1:2.000

-Savværket-

Adresse: Hædvej, Jystrup
Arkitekt: Vandkunsten, København
Bygherre: Andelsboligforeningen -Savværket-
Opførelsesår: 1983-84
Antal boliger: 21
Fællesbygning(er): 400 m²
Boligareal: 1.300 m²
Grundareal: 12.500 m²
Ejerform: Andelsboliger

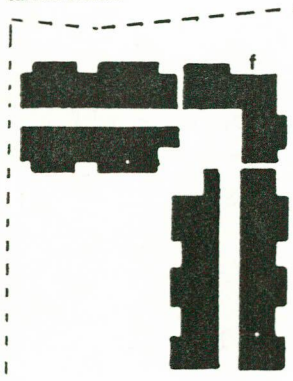


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-Margretheshåb-

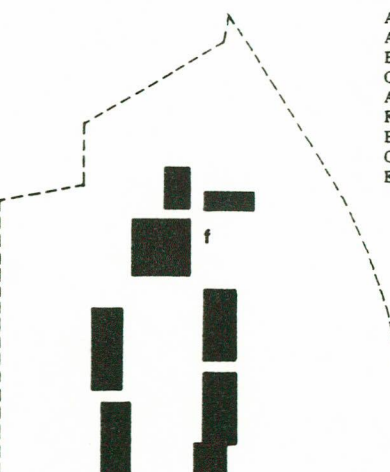
Adresse: Helgebakken, Roskilde
Arkitekt: Jes Edvards, Roskilde
Bygherre: Private
Opførelsesår: 1985 (under planlægning)
Antal boliger: 21
Fællesbygning(er): 250 m²
Boligareal: ca. 1400 m²
Grundareal: 6.500 m²
Ejerform: Andelsboliger



ca. mål 1:2.000

-Hammel United-


Adresse: Voldbyvej, Hammel
Arkitekt: Niels Madsen, Århus
Bygherre: Andelsforeningen Hammel United
Opførelsesår: 1985-86 (under planlægning)
Antal boliger: 18
Fællesbygning(er): 250-300 m²
Boligareal: 16-1800 m²
Grundareal: 10-12.000 m²
Ejerform: Andelsboliger



ca. mål 1:2.000

-Åbakken-


Adresse: Åbakken, Strøby
Arkitekt: Ingeniørfirmaet Haller & Rokkedal, Haslev + beboerne
Bygherre: Andelsforeningen Åbakken
Opførelsesår: 1984
Antal boliger: 15
Fællesbygning(er): 277 m²
Boligareal: 1.425 m²
Grundareal: 15.700 m²
Ejerform: Andelsboliger



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-Vadestedet-

Adresse: Søkildevvej, Ry
Arkitekt: Niels Madsen, Århus
Bygherre: Andelsforeningen af 1983
Opførelsesår: 1985 (under opførelse)
Antal boliger: 20
Fællesbygning(er): 600 m²
Boligareal: 1.625 m²
Grundareal: 12.000 m²
Ejerform: Andelsboliger



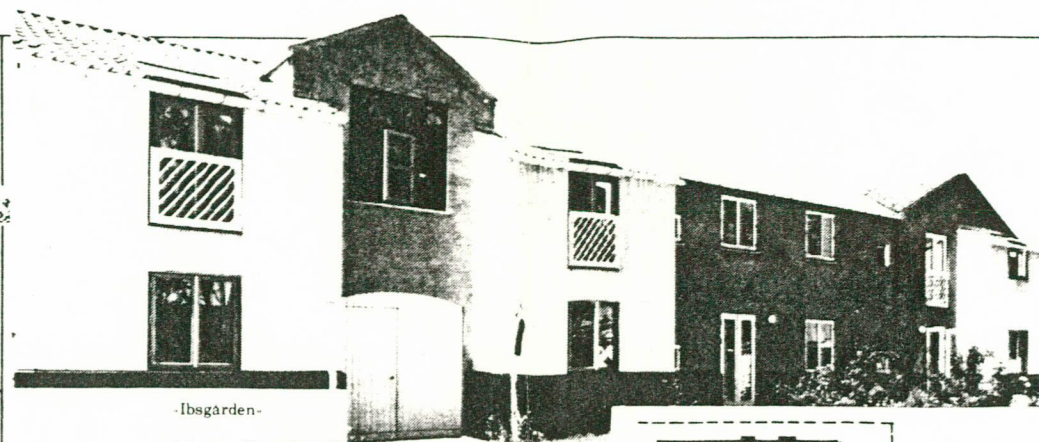


-Håndværkerparken-

Adresse: Bjødstrupvej, Holme
Arkitekt: Arkitektgruppen i Århus A/S
Bygherre: Højberg Andelsboligforening
Opførelsesår: 1984-85 (under opførelse)
Antal boliger: 32
Fællesbygninger: 527 m²
Boligareal: 1.975 m²
Grundareal: 7.599 m²
Ejerform: Lejeboliger

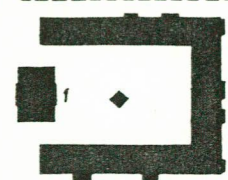


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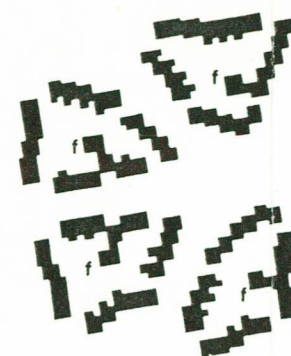


-Ibsgården-

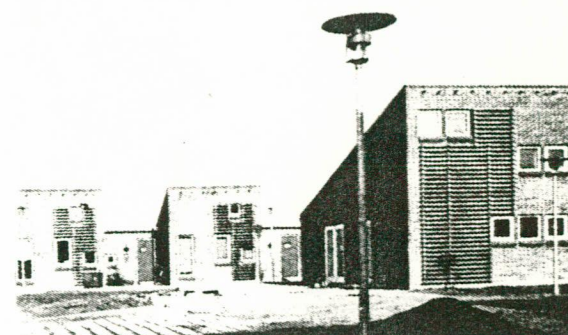
Adresse: Ibsgården, Himmelev
Arkitekt: Jes Edvars, Roskilde
Helge Christiansen, København
Bygherre: Bofællesskabet Ibsgården
Opførelsesår: 1983
Antal boliger: 21
Fællesbygninger: 273 m²
Boligareal: 1.680 m²
Grundareal: 6.000 m²
Ejerform: Andelsboliger



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ca. mål 1:6.000



Bondebjerget-

Adresse: Sædekildegårdsvej, Odense
Arkitekt: Fællestegnstuen, Assens
Bygherre: Odense Andelsboligforening, OAB
Opførelsesår: 1982-83
Antal boliger: 80
Fællesbygninger: 4 a 360 m²
Boligareal: 7.100 m²
Grundareal: 42.456 m²
Ejerform: Lejeboliger

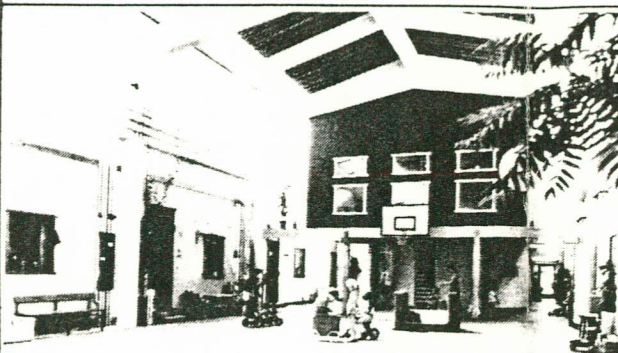
-Bofællesskab 83-

Adresse: Skelagervej, Århus
Arkitekt: Arkitektgruppen i Århus A/S
Bygherre: Andelsboligforeningen Bofællesskab 83
Opførelsesår: 1984-85
Antal boliger: 25

Fællesbygninger: 550 m² i 2 plan
Boligareal: 2.225 m²
Grundareal: 9.963 m²
Ejerform: Andelsboliger



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-Jernstøberiet-

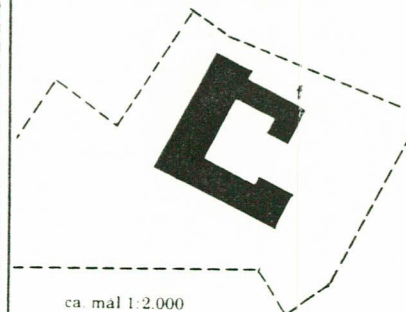
Adresse: Langagervej, Himmelev
Arkitekt: Jan Gudmand Høyer, Jes Edvars,
Roskilde & Helge Christiansen, København
Bygherre: Ejendomsforeningen Jernstøberiet
Opførelsesår: 1981-82
Antal boliger: 21
Fællesbygninger: 300 m² + 600 m² overdækket gade
Boligareal: 1.680 m²
Grundareal: 6.000 m²
Ejerform: Ejeboliger

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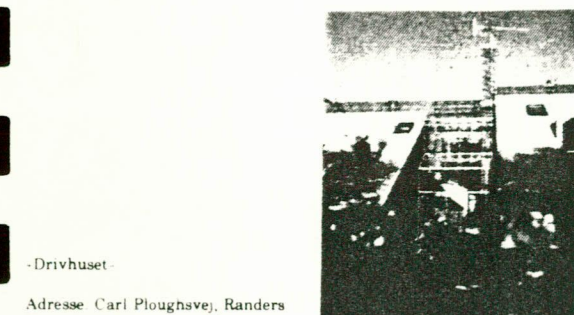
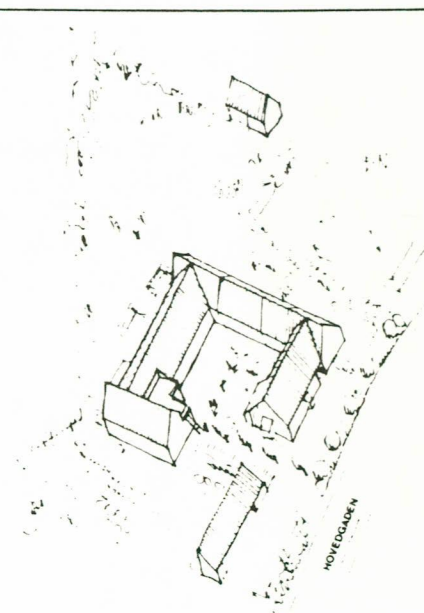


-Vanningstedgård-

Adresse: Hovedgaden, Karlslunde
Arkitekt: John Holmer, Karlslunde
Bygherre: Ejendomsforeningen Vanningstedgård
Opførelsesår: 1984
Antal boliger: 6
Fællesbygninger: 175 m²
Boligareal: 825 m²
Grundareal: 5.000 m²
Ejerform: Ejeboliger

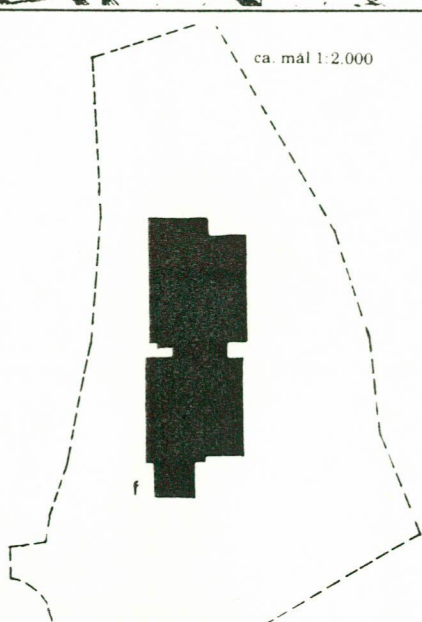


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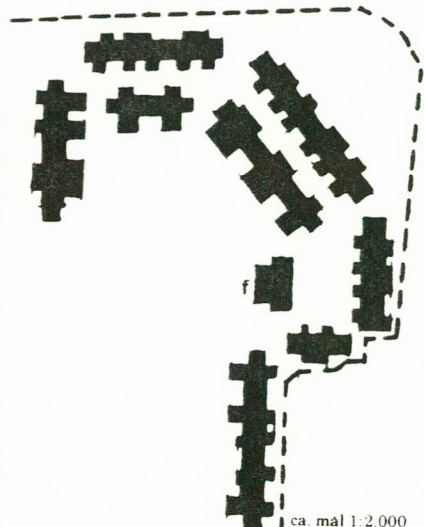


-Drivhuset-

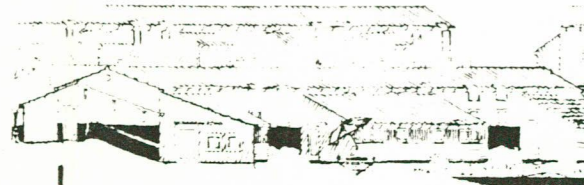
Adresse: Carl Ploughsvej, Randers
Arkitekt: Niels Madsen, Århus
Bygherre: Bikuben - Andelsboligforeningen Drivhuset
Opførelsesår: 1983
Antal boliger: 18
Fællesbygninger: 125 m² + kælder
+ 300 m² glasoverdækket gade
Boligareal: 1.710 m²
Grundareal: 11.000 m²
Ejerform: Andelsboliger



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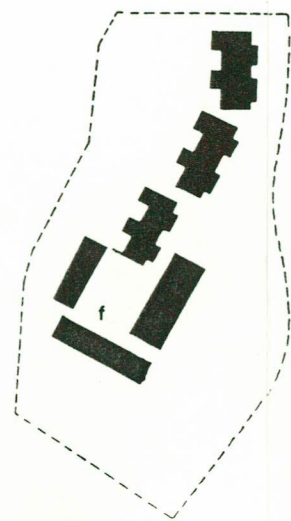
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-Stejlepladsen-

Adresse: Strandmøllevej, Holbæk
Arkitekt: Jes Edvars, Roskilde &
Helge Christiansen, København
Bygherre: Andelsboligforeningen Stejlepladsen
Opførelsesår: 1983-84
Antal boliger: 31
Fællesbygninger: 79 m²
Boligareal: 2.790 m²
Grundareal: 18.000 m²
Ejerform: Andelsboliger

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-Grønmosgård-

Adresse: Studstrupvej, Studstrup
Arkitekt: Søren Poulsen m.fl., Århus
Bygherre: Ejendomsforeningen Grønmosgård
Opførelsesår: 1982-83
Antal boliger: 7

Fællesbygninger: 300 m²
Boligareal: 900 m²
Grundareal: 6.000 m²
Ejerform: Ejeboliger

