

The house I live in is to be sold! What should be done?

In our town tenements change their ownership at speculative prices and then get luxury renovated or torn down more and more frequently. Yet even without a sale, total renovations with simultaneous mass terminations are increasingly imminent. Formerly inexpensive tene-

ments are being transformed into condominiums or rents are raised as much as possible after alteration. Living space is thus converted into a pure object of profit. Only a few of those affected manage to resist this trend.



The «Villa Carmen» was demolished in 2016 and all tenants were given notice of termination.

Who is the Mietshäuser Syndikat?

The Mietshäuser Syndikat is a cooperative with unsalaried management committed to the conservation and creation of inexpensive living space in north-western Switzerland.

By cooperative ownership as many houses as possible are to be taken away from speculation for good. The principle of a residential cooperative provides many advantages for residents:

- secure living conditions
- inexpensive rental fees by consistent application of rent according to cost
- the possibility to co-decide on pending renovations and investments
- comparatively favorable financial conditions of participation for individual members

Contact

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The Mietshäuser Syndikat is understood as a roof cooperative for more or less self-governing home communities.

The model of a common roof cooperative constitutes the best prerequisite for groups interested in purchasing, is tried and tested many times in Switzerland and provides:

- autonomy for the respective home community (if so desired)
- quick and flexible support by the cooperative (which is often crucial for the success of purchasing a house)
- inexpensive and secure financing by the solidarity of the other home communities who are already members of the cooperative.
- existing contacts with financial institutions
- access to housing promotion programs



Genossenschaft
Mietshäuser Syndikat

The houses to those who live in them!

DIE HÄUSER
DENEN, DIE
DRIN WOHNEN!

Preparing for collective house purchase

1. Contacting the owners

In order to be able at all to purchase a house in the current market environment without having to raise fees to priceless levels, contact to potential sellers is crucial. Thereby Sympathy can be built up. Communicate with them and discuss topics concerning the house together. When the time seems right, tell the owners about your wish to be able to remain in the house for as long as possible and mention the possibility of a collective cooperative purchase of the house by existing tenants.

If this is not possible, consider ways of putting the owner under pressure (see box to the right).

2. Act early

as soon as the owner hands over the sale to a broker it is often too late: the house is being offered at the market at a speculative price which is much too high, and takeover by the cooperative gets difficult.

3. Self-Organisation

Talk to the other tenants about your ideas and needs. What is their stance towards a possible house purchase and a self-governing cooperative solution? Which neighbors might be your potential allies? If all act together, chances of success are much higher.

4. Money

Unfortunately no houses are given away for free. It's worth to think about this in time: how much money could we raise as a home community? Are there relatives or acquaintances who could help out with a loan?

5. Get help

Is it getting complicated? You no longer understand the financial details? You can't concretely imagine all of this? There are bureaucratic details beyond your horizon at the moment? We are happy to help.

We will explain to you the first basic facts about cooperative self-help and initiate first steps towards a collective house purchase if possible.

We'll find out if there can be a common future. In principle we are open for new houses that want to cooperatively organise

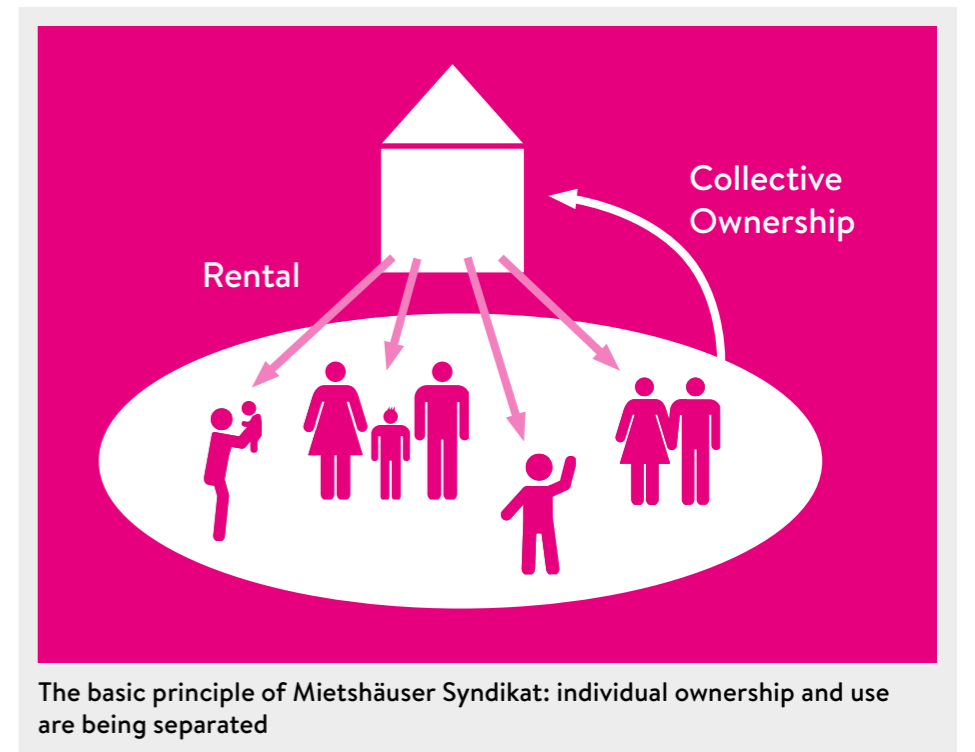
together with the Miethäuser Syndikat. Unfortunately at the moment consultations are possible only in German, French, Italian or English.

Please organise an interpreter if you wish for consultation in any other language.

This is not the only way of procedure in case of impending loss of living space. Many home communities were capable of receiving good payable living space only after struggling for years. In Basel right now several projects are involved in such struggles, e.g. Steinengraben (www.steinengraben.ch) or Mülhauserstrasse 26 (www.mülhauserstrasse26.ch).



The houses at Steinengraben have been in discord with their owners for a long time: the Helvetia Insurance company wants to tear them down and create an office building.



The basic principle of Miethäuser Syndikat: individual ownership and use are being separated

You are looking for a social succession solution for your house?

You own a house and want to sell it? You wish for a social succession solution and that the residents can stay in the house? You do not want to sell to an income-oriented investor? You wish that your house not become a speculation object?

The cooperative Miethäuser Syndikat can guarantee that to you and makes sure your house will be operated and managed in a cooperative spirit also in the future. We will maintain the building fabric long-term and there will be no demolition.