



FREIMUNDO

KLIMA GERECHT LEBEN

Guide

Version 6, 30.07.2025

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Introduction

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- A.01 Principles of Cooperatives
- A.02 KOOPERATIVE GROSSSTADT eG

A0101 Cooperative The cooperative is a member-based business enterprise, so it is committed to the well-being of all its members. A principle that is already anchored in the first sentence of the statutes, in a sense the basic law of the cooperative: "The purpose of the cooperative is to promote its members primarily through good, safe and socially responsible housing."

Every member should therefore benefit from a fordable housing and, above all, from long-term secure housing. The image of the "tenant in their own house" best illustrates how the cooperative is intended.

As a member, you hold shares in the overall company Kooperative Grossstadt, i.e. you own parts of the cooperative and have a say in the general direction of the cooperative. You pay what is known as cost rent for the apartment. Your rent only covers the actual costs incurred from ongoing expenses and financing. ou only pay for the construction and maintenance of the apartment.

Usually, the houses remain in the possession of the cooperative for the long term. In this way, the cooperative removes land from speculation.

The community creates added value and provides mutual support. First of all, this is primarily related to financing; in a shared house, this principle naturally applies on many levels.

A0101 Participation A cooperative house offers much more than your own apartment. You can get involved in the project work right from the start. Depending on the project phase, the options range from participation to involvement and having a say to co-determination.

Participation is what fills the house with life. The house initially only provides the infrastructure for communal living. You and the „Baugruppe“ design the respective offers and facilities, organize, manage and operate them.

All participation is voluntary. Offers and facilities in the house are only possible in the long term through the commitment of the residents. Whether, in which areas and to what extent you get involved is entirely your decision.

In principle, participation can be divided into the phase before moving in (Baugruppe meetings, working groups) and the living phase (self-management).

A0102 Vision

KOOGRO was founded in 2015.

Its aim is to expand the typical cooperative model and increase the focus on architecture, neighborhood development and urban development. The cooperative is aimed at everyone who is concerned with the problems of living in the city and wants to actively change something.

The aim is to create a lively and livable city where different forms of life have space. It is important to look at the housing issue from a social, political, ecological and architectural perspective.

A0102 Projects

San Riemo
ca. 100 residents in Messestadt Riem
Inhabited since 10/2020

Freihampton
ca. 110 residents in München-Freiham
Inhabited since 12/2022

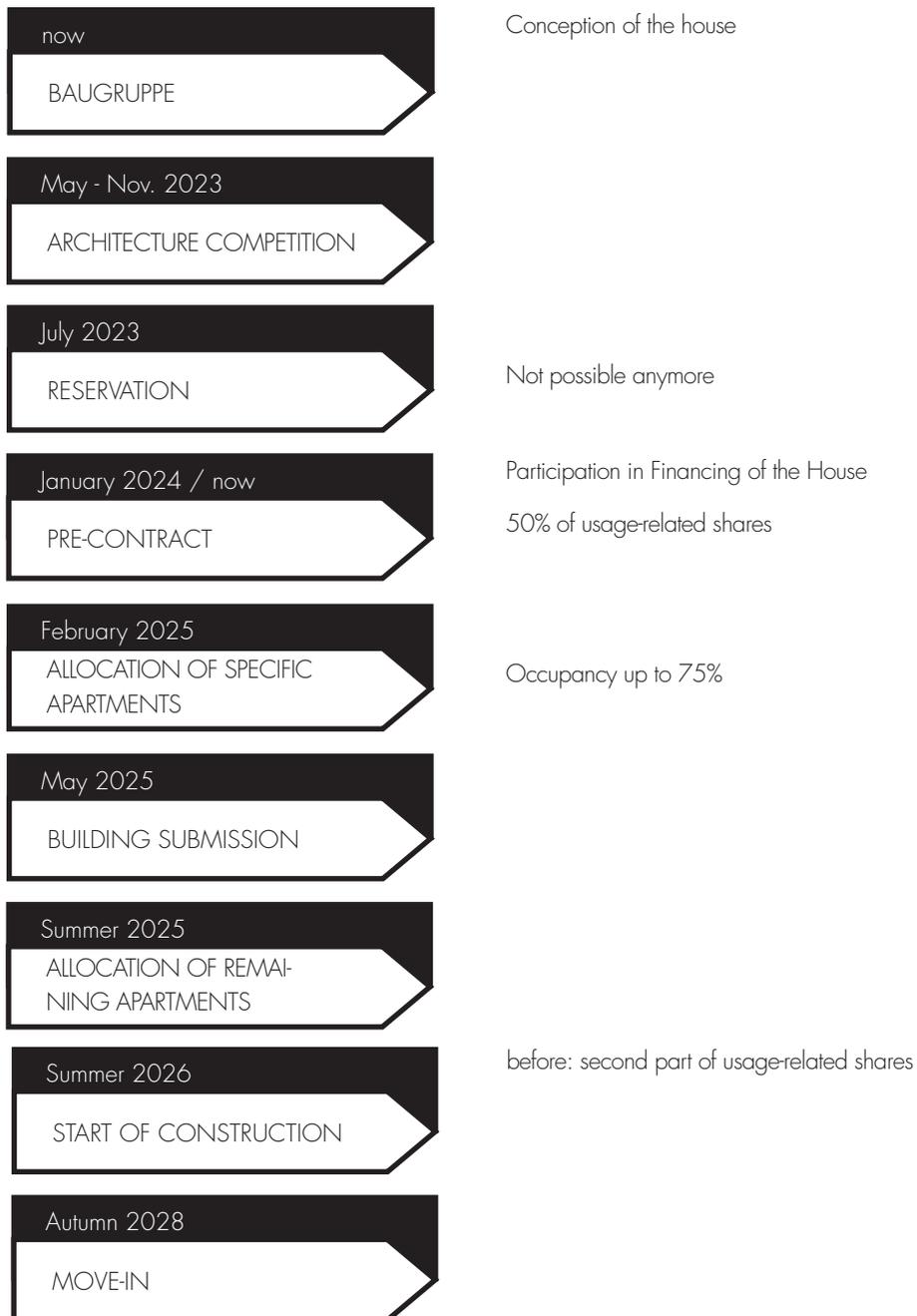
metso' metso
an inclusive community housing project with a prototypical living concept and pilot implementation of circular construction in Haidhausen
Currently in planning phase, move-in 2027

Project

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B01 Timeline



B0201 general

The house is designed to help residents live in a more environmentally friendly and sustainable way. At the beginning of the project, the future residents agreed on the identity-forming basic idea of communal and sustainable living.

When designing and operating the house, we also place a strong focus on CO2 avoidance and climate adaptation.

We see low space consumption per resident as a decisive lever for sensibly limiting resource consumption. Our goal is to use the living space efficiently, not just at the beginning, but also in the long term.

A house project that wants to achieve this, requires the cooperation of the residents and the flexibility to adapt to their changing living circumstances. The concept of the "breathing house" is based on the idea that the house can respond flexibly to different life situations.

B0202 breathing house

The term "breathing house" refers to the shrinking and growing of apartments. They should expand and contract like a lung in order to be able to respond to the changing space requirements of a family over time.

The house should be able to respond to the changing needs of its residents throughout their entire lifespan. Knowing that the apartment can grow if necessary also makes it easier to decide on a smaller apartment when moving in. Conversely, it is easier to reduce the individual living space if you do not have to move. Flexibility is made possible by the Kombirooms (B.05).

B0203 Partners

Siaf e.V. - association for women's projects

Siaf e.V. supports single mothers in a variety of ways. The aim of our cooperation is to provide single parents and their children with affordable, community-oriented housing, because they have a particularly hard time on the free housing market. Housing tailored to the needs of families is developed.

hpkj e.V. - Child and youth welfare

The hpkj e.V. looks after children and young people who need help on their path through life because of their personal situation. The aim is for these young people to be able to develop independently. The aim is to strengthen or rebuild the family system, help the young people to plan their future and offer them a safe home. There will be two residential groups in the house.

The hpkj e.V. advice center will also be located on the ground floor of the house

B0301 Neufreimann The new "Neufreimann" district is being built on the former site of the Bayernkaserne in the north of Munich.

The city of Munich is pursuing new approaches in the development of the district. Neufreimann will be built much more densely than previous new districts. The density is based on popular districts such as Schwabing or Haidhausen. Similar to these lively districts, the ground floor area is mainly planned to be filled with shops and restaurants, which will bring a lot of life and activity to the district.

Information Neufreimann: <https://www.neufreimann.de>

There are also detailed maps with all the offers planned for the district.

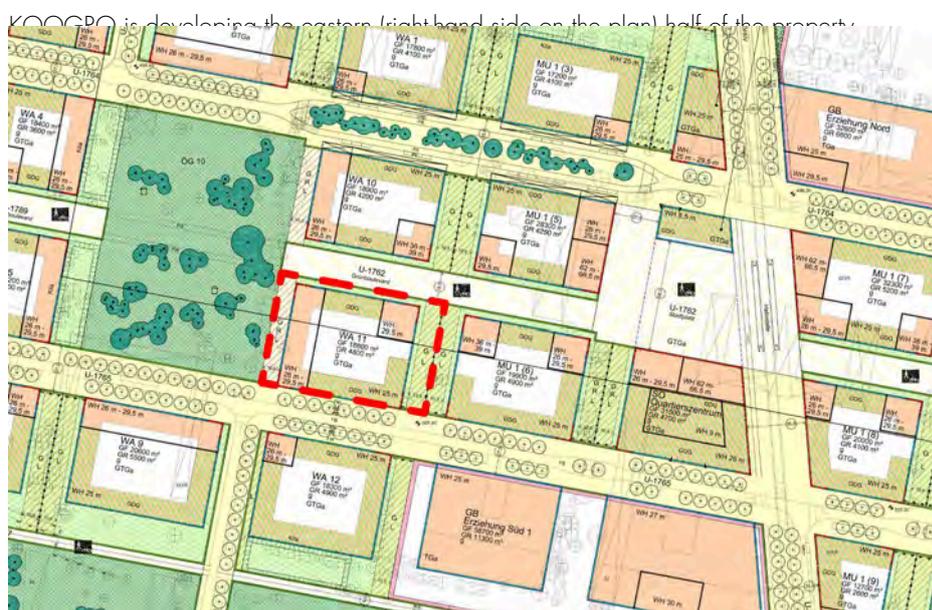


Visualization: ARGE Max Dudler, Hilmer & Sattler und Albrecht, Adelheid Schönborn Gartenarchitektin

B0302 property WA11 Together with another cooperative, Progeno eG, we are developing the WA 11 property (marked in red on the plan).

The property is located in the middle of Neufreimann, between the park and the square in the center of the district. Schools are only a few minutes walking distance

The property is divided into two equal halves. Both halves of the property will function completely independently of each other. Each cooperative is building an individual building with around 100 apartments each.



B04 association

B0401 general The property is being developed jointly with PROGNO eG. Both cooperatives are building individual houses, but they share the courtyard and the communal facilities.

Both cooperatives are working with the same landscape architecture firm to design the courtyard.

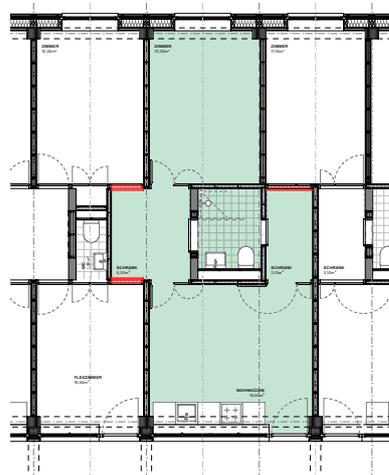
Residents of both cooperatives can use the communal facilities of the other house free of charge.

PROGNO is planning, among other things, a coworking space and a large common room.

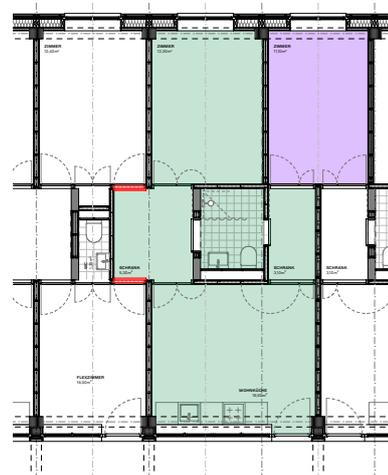
B0402 association The management and maintenance of the jointly used areas and services is to be regulated by a house association to which all residents of both cooperatives join.

B0501 general

Kombirooms are rooms that are located between two apartments and can be assigned to both apartments. Your apartment can therefore be expanded to include individual Kombirooms or give up individual rooms to reduce your rented area. Your individual core apartment (kitchen, bathroom) always remains the same.



core apartment
1-Zimmerwohnung



core apartment + 1 Kombiroom
2-Zimmerwohnung



core apartment + 3 Kombirooms
4-Zimmerwohnung

B0503 contractual details

Unlike the main apartment, the combination rooms are not intended to be permanently rented through long-term contracts.

The detailed contractual arrangement is still being coordinated with the funding agencies and decided upon by the Baugruppe.

It is likely that the rooms will be renegotiated and allocated by the Baugruppe every few years. It will be ensured that no one who urgently needs the room (for example as a child's room) loses the room.

B0601 Neufreimann

There will be fewer cars in the district and more space for pedestrians and cyclists. There will be many different ways to get around, so you don't need your own car. There will also be more space for attractive open spaces.

Trams, buses and bicycles are the means of transport of choice. Walking is always safe, easy and possible everywhere, even for people who need help getting around. Road safety is a priority.

Expansion of the tram network is planned:



B0602 Freimundo

The mobility offer is provided jointly with PROGENO eG.

More detailed information will be available once planning is advanced.

In any case, there will be a sharing offer for cargo bikes, bike trailers and Isarcards.

A mobility station for pumping up, repairing and cleaning bicycles is planned on the ground floor.

B0701 general There will be an app-based sharing platform for using some of the community services, such as mobility or guest apartments. In order to use the services, the app's privacy policy must be accepted.

The Isarwatt eG klink app will be used.

Data protection and general terms and conditions can be viewed on the website:

<https://klink.app/book?type=accommodation>

B0801 general

The hub can be understood as a foyer for ground floor community offerings. It is a project area, a work and exchange area and a synergy area for a variety of communal uses that can expand into this area.

From previous debates with the future residents, the need for parts of the room that can be switched on and off is apparent. Smaller side rooms can use the shared project area for larger sessions.

As a central contact point, the hub is also a distribution and exchange point: It is used for the delivery of bulk purchases and as a food co-op distribution point.

The exact concept will be developed in the relevant working group.

B0901 general

The "Comedor" is a community-supported and organized offering to simplify individual everyday life. The Comedor can be understood as a kind of canteen that supplies the house with inexpensive meals.

The concept is being developed by the AG Comedor (D05).

B0902 Idea

The Comedor's menu will be characterized by local and seasonal ingredients, with a strong emphasis on sustainability and quality. A discounted offer will be made available to the residents of the house, enabling them to eat a healthy and balanced diet every day without straining their budget. External residents from the neighborhood are also welcome.

The costs will be partially passed on to the residents of the house, which enables high-quality meals to be provided cost-effectively. A tenant or committed residents prepare fresh and healthy dishes. These meals not only offer a convenient alternative to cooking at home, but also promote social exchange and community cohesion.

The Comedor will become a place where people from the house and the neighborhood can come together, regardless of age, background or life situation. Children meet here after school to do homework and eat together. Young families find a meeting place here to gather for a meal and spend the evening together. Working people also come to the Comedor in the evening for dinner, where they not only enjoy delicious food, but also have the opportunity to chat with others and make new acquaintances.

B1001 general

There will be an open workshop in the building, which will be designed and operated by the relevant AG.

There is no further information available on the current planning status.

B11 Tenant Electricity

B1101 Isarwatt eG The tenant electricity concept is run by our partner ISARWAT eG.

Photovoltaic systems on the roof are used to generate electricity. The electricity produced on site is delivered directly to the apartment without using the public power grid. This is very ecological, and also reduces grid fees and other charges.

The amounts of electricity that cannot be covered by the solar system on the roof are supplied by their partner Naturstrom AG via a hydroelectric power station in Töging am Inn, Bavaria.

B12 Floor plan - example

B1201 general

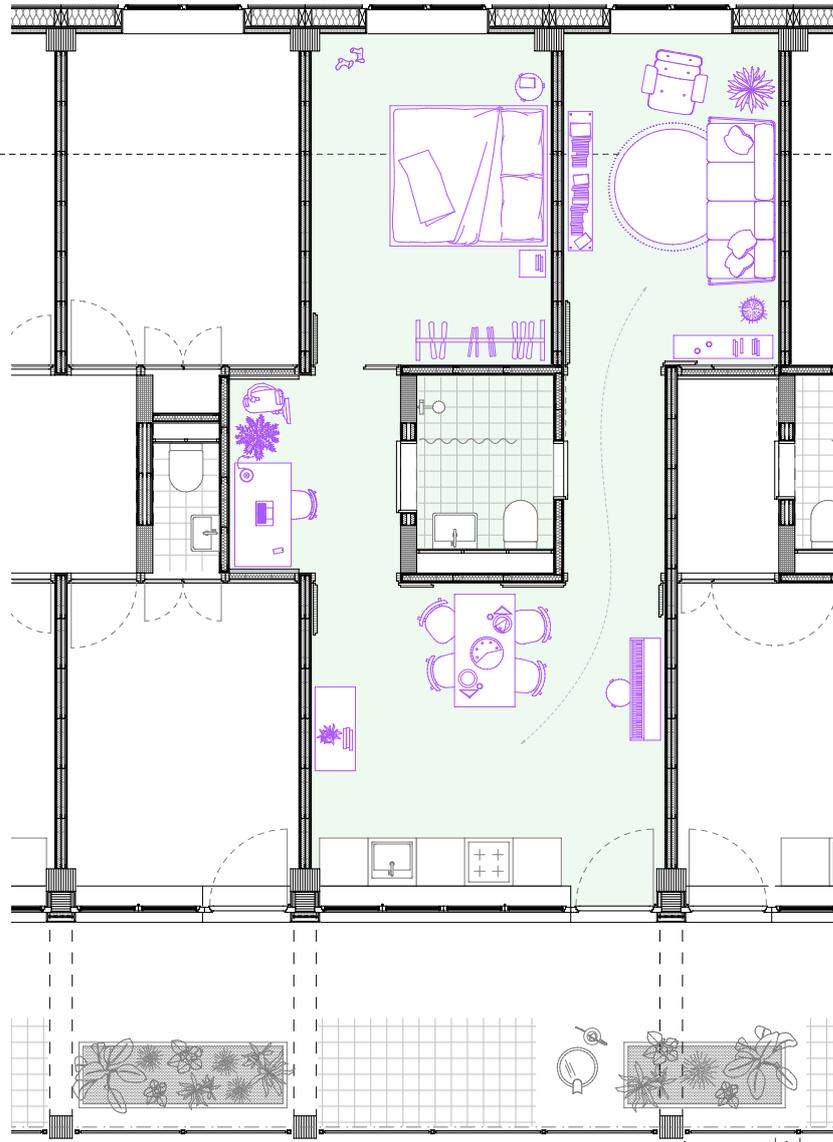
These are only sample floor plans. They are intended to give an impression of how the apartments work. There will also be apartments with a different layout. Since the planning is not yet complete, a lot will still change.

B1202 1-Zimmer
Wohnung



B12 Floor plan - example

B1203 2-Zimmer
Wohnung



menu surprise + wurzelsieben



Alternative use with
two separate
bedrooms

menu surprise + wurzelsieben

B12 Floor plan - example

B1203 3-Zimmer
Wohnung



menu surprise + wurzelsieben

B12 Floor plan - example

B1203 4-Zimmer
Wohnung



Get your Apartment

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> Info-event KOOGRO	sign in on homepage
> Become a member	
> Join the „Baugruppe“	
> Pre-contract	now possible
> Sign first part of usage-related shares	with pre-contract
> allocation of specific apartments	February 2025
> Sign second part usage-related shares	Autumn 2025
> apply for funding warrant EOF or MüMod	2026-2027
> contract	
> announcement move-in date	3 months in advance
> Move-in	2028

FIRST STEPS

Information event

Dates and registration on the homepage under “AKTUELLES”

Become a member

Declaration of membership (Beitrittserklärung zur Genossenschaft) on the homepage under “DOWNLOADS” -> send to KOOGRO by post (original signature needed)

Apply for an apartment

Available apartments will be announced on our homepage

C02 apartments

C0201 Types

<u>Types</u>	<u>„Wohnküche“</u>	<u>min. occupancy</u>	<u>size</u>
1-Zimmerwohnung	with WK	min. 1 Person	Ca. 32 - 40 m ²
2-Zimmerwohnung	with WK	min. 2 Persons	Ca. 45 - 55 m ²
3-Zimmerwohnung	with WK	min. 3 Persons	Ca. 60 - 75 m ²
4-Zimmerwohnung	with WK	min. 4 Persons	Ca. 75 - 90m ²
5-Zimmerwohnung	with/without WK	min. 5 Persons	Ca. 105 m ²
6-Zimmerwohnung		min. 6 Persons	Ca. 112 m ²

C0202 Wohnküche (WK) Rooms can be used as a bedroom, living room or office as needed. A „ohnküche“ under 18 m² is not considered a room.

The „Wohnküche“ (WK) is characterized by the fact that it offers up to 18 m² of additional living space that is not counted as a room. This makes it possible to have as many individual rooms as possible and thus greater flexibility in terms of use. It is also well suited for single parents. This offers the parent the opportunity to have their own bedroom without losing the shared living area.

C0203 Minimum occupancy A certain number of people must live in the apartments. A household with fewer members is not allowed to move into the apartment. The time at which you move into the apartment is crucial. This is a regulation of the City of Munich.

In the case of pregnancy, the unborn child is considered a person as soon as it is entered in the maternity record. Planned children who are to be added after moving in cannot be taken into account. The combination rooms (B05) allow the apartment to be expanded later.

C0204 special requirements The building and its entrances will be barrier-free according to DIN 18040. All apartments will be planned to be barrier-free according to DIN 18040 Part 2. Additional wheelchair-accessible apartments are still possible (depending on the planning progress).

C0205 additional storage Each apartment has a basement compartment or comparable storage space of approx. 5 m².

C0206 Parking space If a parking space is required, this can be stated when applying for a pre-contract. A monthly rent (approx. €120) is required for the use of a parking space. There is no transfer fee, nor do you need to subscribe to any further shares.

C0301 general The state capital of Munich and the Free State of Bavaria support the creation of affordable housing with various funding models. KOOGRO receives money for the construction of apartments. In return, the rents may not exceed a maximum amount and the apartments are allocated to people who do not exceed certain income limits.

There are three funding models in the house:

EOF (Einkommensorientierte Förderung)	20% der Wfl
MüMod (München Modell)	37,5% der Wfl
KMB (Konzepzioneller Mietwohnungsbau)	42,5% der Wfl

To move into an apartment in EOF or MüMod, you must have the relevant warrant(C07).

You are responsible for assessing your own funding model (we will try to accommodate subsequent requests for changes, but there is no entitlement).

C0302 Change of model Fördermodell It is relevant is whether the income limits are met on the date of applying for the warrant. If your income increases during after you move in or if a person with a higher income moves in later, you do not have to move out of the apartment.

Apartment reservations and pre-ontracts are concluded in connection with the funding model. You must therefore consider which funding model you are will be at the time of moving in or applying for the warrant.

It is important that a corresponding warrant is available at the time of moving in. It may be useful to apply for the eligibility certificates earlier and then extend them

C0303 Example calculation of income limit To help you understand, here's a short example:
A family of four in MüMod (2 parents + 2 children)

78.300€	for both parents
+ 2x 19.000€	for every additional member of household (also children)
+ 2x 5.700€	additionaly for each child
=127.700€	possible yearly income (brutto)

The total income of the family of four must not exceed €127,700 in order for the family to qualify for an apartment under the MüMod.

The table is intended to provide an initial assessment of which funding model is suitable for you. In addition to income, there are other funding requirements. Only the Office for Housing and Migration can give you definitive information about your eligibility for funding.

C0401 allocation 60% of the apartments in the EOF can be occupied by KOOGRO itself. The remaining 40% are allocated via the municipal housing platform SOWON according to urgency.

Even if KOOGRO allocates apartments, an eligibility certificate must be presented. The necessary requirements for this are explained below.

C0402 Income limit The income limits must not be exceeded.

EOF - Einkommensstufe I		
Size of household	Income limit	corresponds to annual gross income of approx.
1 Person	17.500 €	26.200 €*
2 Persons	27.500 €	40.500 €*
Per additional person	5.000 €	7.100 €*
Per child (additionaly)	1.300 €	1.800 €*
For every person with severe disability (from degree of disability of 50)	4.000 €	
For married couples / life partners under 7 years married / registered	5.000 €	

EOF - Einkommensstufe II		
Size of household	Income limit	corresponds to annual gross income of approx.
1 Person	22.900 €	33.900 €*
2 Persons	35.350 €	51.700 €*
Per additional person	7.850 €	11.200 €*
Per child (additionaly)	2.250 €	3.200 €*
For every person with severe disability (from degree of disability of 50)	4.000 €	
For married couples / life partners under 7 years married / registered	5.000 €	

As of: 01.09.2023

*Information without guarantee

C0403 Urgency score An urgency score is set in the funding decision.

To qualify for an EOF apartment, a minimum of 50 points must be achieved.

More information:

<https://stadt.muenchen.de/service/info/soziale-wohnraumversorgung/1073964/>

Gründe	Fall	Punkte
Wohnungslosigkeit	Gesamter Haushalt wohnungslos	120
Wohnung zu klein/groß	Wohnungsgröße angemessen	10
	1 Wohnraum zu wenig	40
	2 Wohnräume zu wenig	70
	3 Wohnräume zu wenig	100
	Ab 4 Wohnräumen zu wenig	120
	Bad/Küche wird geteilt / Auszug von Eltern	60
	Wohnung zu groß	110
Beendigung Mietverhältnis	Beendigung nicht rechtswirksam/ungeklärt	10
	Rechtswirksame Beendigung	120
Wohnung zu teuer	Mietbelastungsquote weniger als 40 %	10
	Mietbelastungsquote 40 % bis weniger als 60 %	50
	Mietbelastungsquote ab 60 %	80
	Andröhung/Kürzung der Mietkosten durch das Jobcenter/Amt für Soziale Sicherung	80
Gesundheitliche Gründe	Geringfügige Beeinträchtigungen (Grund A)	20
	Erhebliche Beeinträchtigungen (Grund B)	80
	Lebensbedrohliche Beeinträchtigungen (Grund C)	120
	Häusliche Gewalt / gefährdete Jugendliche	120
Trennung	Antrag auf Zuweisung möglich/ungeklärt	10
Studium/Ausbildung	Zwischen Zuzug und Beginn Studium/Ausbildung liegen weniger als 12 Monate	10
Auswärtige	Kein zwingender Zuzugsgrund	10
	Zwingender Zuzugsgrund	70
Fehlende Mitwirkung	Keine/nicht ausreichende Dringlichkeitsunterlagen	10
Andere Gründe	beispielsweise Lärmbelästigung, Nachbarschaftskonflikte, Lage im Stadtgebiet	10
Vorrangpunkte	Schwangere	30
	Älterer Mensch ab 75 Jahre	25
	Älterer Mensch (60 bis einschließlich 74 Jahre), Mensch mit Schwerbehinderung, Haushalt mit Kind	20

Stand: November 2023

C0404 EOZF

The „Einkommensorientierte Zusatzförderung“ is a subsidy for tenants of EOF apartments. The amount of the additional funding depends on the income level (C0402).

The application can be submitted online: www.muenchen.de/eozf-antrag

The application can only be submitted after moving into the apartment.

The EOZF decision is valid for 2 years.

If you have any questions, please contact the Office for Housing and Migration directly.

C0501 Income limit

München Modell		
Size of household	Income limit	entspricht jährlichem Bruttoeinkommen von ca.
1 Person	35.300 €	51.600 €
2 Persons	54.000 €	78.300 €
Per additional person	13.300 €	19.000 €
Per child (additionaly)	4.000 €	5.700 €
For every person with severe disability (from degree of disability of 50)	4.000 €	
For married couples / life partners under 7 years married / registered	5.000 €	

Stand: 01.09.2023

C0601 KMB

Konzeptioneller Mietwohnungsbau

40% der Wohnungen im KMB werden OHNE Auflagen vergeben

60% der Wohnungen im KMB werden an Mangelberufe, integrative Wohnprojekte oder nach Einkommensgrenze V vergeben.

Mangelberufe:

- Öffentliche Daseinsvorsorge
- Öffentliche Sicherheit und Ordnung
- Freie Wohlfahrtspfleg
- Gesundheits- und Krankenpfleg
- Erziehungsdienst

Der Nachweis zur Einhaltung der Einkommensgrenze V kann beim Amt für Wohnen und Migration beantragt werden (Einkommensbestätigung KMB).

Einkommensgrenze im KMB (Art. 11 BayWoFG + 50 %)		
Haushaltsgröße	Einkommensgrenze	entspricht jährlichem Bruttoeinkommen von ca.
1 Person	42.400 €	61.500 €
2 Personen	64.800 €	94.500 €
Per additional person	16.000 €	22.800 €
Per child (additionaly)	4.800 €	6.800 €

Stand: 01.09.2023

C0701 EOF und
MüMod

For apartments in the EOF and MüMod funding models, there is only a right to conclude a long-term use contract if a valid confirmation of eligibility for funded housing is presented by the Office for Housing and Migration of the State Capital of Munich at least three months before moving in.

To do this, an application for an income check for a publicly subsidized apartment must be submitted. In addition to income, there are other criteria. Processing time is expected to be around 4 months. Applications can also be submitted online.

Information and application München Modell:

<https://stadt.muenchen.de/service/info/soziale-wohnraumversorgung/1080518/>
Informationen und Antrag EOF:

<https://stadt.muenchen.de/service/info/soziale-wohnraumversorgung/1073964/>

The warrants are valid for 1 or 2 years, depending on the level of income.

If several people are moving in, the application must be submitted for the entire household. It is not enough for one person to have a warrant.

If it becomes apparent between the preliminary contract and moving in that you cannot present an appropriate warrant, KOOGRO will try to offer you another, suitable apartment. However, we cannot guarantee whether this will be possible. Therefore, there is no entitlement.

C0701 KMB

For apartments in KMB you don't need a warrant.

C0801 Usage fee In cooperative housing, one does not speak of rent, but of a usage fee. The rent depends on the current regulations of the municipal housing regulations.

	EOF 1	EOF 2	MüMo	KMB
Usage fee (Kaltmiete)	12,00 €/m ²	12,00 €/m ²	13,20 €/m ²	13,50 €/m ²

(figures as of October 2024)

KOOGRO works according to the cost-rental principle, i.e. only the actual costs are passed on to the rent.

KOOGRO's aim is not to increase the usage fee over the remainder of the usage contract. However the fee can be increased if mortgage interest and other costs of property management increase significantly or if KOOGRO makes fundamental decisions on rental prices.

In addition to the basic usage fee, there are advance payments for operating and heating costs, which are offset against the actual operating and heating costs once a year.

A fee of approximately €120.00 per month is also charged for the use of parking spaces.

C0802 Levy for Community offers KOOGRO will set a levy to finance the construction and operation of the communal facilities (e.g. comedor, hub, guest apartments) and the mobility offer. The levy is calculated per square meter of living space and is charged monthly in addition to the usage fee.

The amount of the levy has not yet been determined. It is expected to be 60 - 80 cents per square meter of living space.

C0803 shares To move into an apartment, you have to sign usage-related shares per square meter of living space. If you ever move out, you will get the money for the shares back.

	EOF 1	EOF 2	MüMo	KMB
Usage-related shares	100 €/m ²	150 €/m ²	1.000 €/m ²	1.650 €/m ²

Example (apartment with 50m² in MüMod:

$$50\text{m}^2 \times 1.000\text{€/m}^2 = 50.000\text{€ usage-related shares}$$

When newly joining the cooperative, additional mandatory shares of €1,000 must be subscribed. There is also an entry fee of €200.

C0901 general

- > Establishing commitment/reliability for both parties
- > Membership not yet necessary
- > 7.500 € (in EOF 500€), optional as
 - A) freiwillige shares
 - interest (goal: 2%)
 - Termination 6 months to the end of the year
 - Payment after general meeting at the earliest
 - B) Wohnungsoptionsgeld
 - Refund 2 weeks after cancellation of the apartment reservation
 - no interest

C0902 process

- > Fill out and submit the apartment reservation form
- > Feedback or confirmation
- > Payment of shares / apartment option money within 3 weeks of receiving confirmation. After that, the reservation expires
- > Every member has the right to withdraw from the reservation at any time without notice. This must be in writing
- > When a preliminary contract is concluded, the apartment option money / voluntary shares are converted into usage-related rental shares

C0903 FAQ

Due to the time gap between reserving an apartment and moving in, there may be differences in terms of household size and funding model.

Only the information provided in the reservation form is binding. The people who apply must decide for themselves which apartment they need and are allowed to move into when they move in.

Apartment reservations are no longer possible in FREIMUNDO. Anyone who wants to secure an apartment must sign a pre-contract.

C1001 general

With the pre-contract, you sign 50% of the usage-related shares and are thus entitled to conclude a long-term use contract for an apartment. This means that you have secured an apartment.

With the pre-contract, joining the cooperative is mandatory.

The pre-contract only records the apartment characteristics and the funding model. The allocation of a specific apartment takes place later.

The pre-contract is only valid for the funding model recorded in it. A warrant does not have to be available yet.

A pre-contract can be applied for using the "Application for a preliminary contract" form.

C1002 cancellation

You can terminate the pre-contract at any time with one month's notice to the end of the month.

The provisions and deadlines of Section 18 of the Articles of Association apply to the termination and repayment periods for the shares.

In this case, KOOGRO will endeavor to enable the repayment of the usage-related shares before the deadline. This requires that another user subscribes to shares of the corresponding amount.

C1003 shares

> When signing the pre-contract, at least 50% of the usage-related shares must be subscribed. The remaining shares must be subscribed approximately 3 months before construction begins.

> Optionally, up to 100% of the usage-related shares can be subscribed with the pre-contract

> If there is a significant deviation in the actual living space, the amount of the shares will be adjusted and there may be a repayment.

C11 „Beitrittserklärung“

- C1101 membership & mandatory shares
- Joining the cooperative is mandatory at the latest with the pre-contract.
- To become a member, each person must purchase 2 cooperative shares worth €500 each.
- In addition, there is an entry fee of €200. If another family member is already a member of the cooperative, there is no entry fee.
- Please fill out the “Beitrittserklärung zur Genossenschaft” form and send it by post to the office. You can find the form on the homepage under downloads.
-

- C1102 Usage-related shares
- In order to move into an apartment, usage-related shares (C0803) must be subscribed. At least 50% of the shares must be subscribed with the pre-contract, the rest shortly before construction begins.
- Please fill out the “Beitrittserklärung nutzungsbezogene Anteile” form and send it to the office by post. You can find the form on the homepage under downloads.
- Please enter at least the amount that is stated in the preliminary contract as the minimum amount to be subscribed in the form.
- If you have not reserved an apartment in advance, enter the same amount under “amount to be paid” as in the line above.
- If you have reserved an apartment, deduct the apartment option money (see preliminary contract).
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- C1103 voluntary shares
- Every member can subscribe to additional shares at any time in order to invest more in the cooperative. Voluntary shares can be subscribed to any amount.
- Please fill out the “Beitrittserklärung freiwillige Anteile” form and send it by post to the KOOGRO office. You can find the form on the homepage under downloads.

C1201 Preference Once the planning is complete, the detailed floor plans of all apartments will be presented. You can now think about which apartments in your apartment type you like best. This depends on the location of the apartment in the building and how the apartment is laid out.

Then you specify priorities for your preferred apartment.

C1202 Allocation The decision about who moves into which apartment is made in the Baugruppe. The stated priorities are discussed and an attempt is made to reach an agreement. It is also important to consider whether the apartment is connected to a Kombioom (B.05) and that the long-term needs of the families with the same Kombioom match.

If in some cases no agreement can be reached, the KOOGRO allocation committee is called in. The allocation committee works according to the guidelines for apartment allocation (see downloads homepage).

C1301 KfW 134 The KfW 134 is a subsidized loan for the purchase of cooperative shares.

- > up to 100,000 euros loan amount
- > pay back less: 7.5% repayment subsidy
The repayment subsidy reduces the loan amount to be repaid and thus shortens the term
- > The application for funding must be submitted BEFORE the cooperative shares are purchased and therefore BEFORE the preliminary contract is signed.
- > You can submit the application to your main bank.

Infos:

- > www.kfw.de/inlandsfoerderung/Privatpersonen/Neubau/Foerderprodukte/Wohn-eigentumsprogramm-Genossenschaftsanteile-134/
- > [www.kfw.de/PDF/Download-Center/Foerderprogramme-\(Inlandsfoerderung\)/PDF-Dokumente/6000004835_M_134.pdf](http://www.kfw.de/PDF/Download-Center/Foerderprogramme-(Inlandsfoerderung)/PDF-Dokumente/6000004835_M_134.pdf)

C1302 Jobcenter If you fall into the EOF funding model and are a customer of the job center, there is the possibility that the cooperative shares will be subscribed by the job center.

Specificall , this is a loan-based assumption of the costs incurred by subscribing to the apartment-related shares.

You must contact the job center directly for this. The responsible social welfare office depends on where you live. It is also possible to apply via Jobcenter-digital.

Cooperative shares for an apartment that is still under construction are usually taken over if

- > the cooperative shares do not exceed the amount of €20,000.00,
- > a specific apartment is named in the preliminary contract,
- > the gross rent is reasonable and
- > the expected move into the apartment is no more than 6 months in the future

If the completion of the apartment should take longer than 6 months or no specific apartment is named in the preliminary contract, a decision will be made on a case-by-case basis as to whether it is possible to take over the cooperative shares.

If you are dependent on the job center subscribing to the shares, KOOGRO can offer you an individual solution in which the shares only have to be subscribed at a later date.

C1401 general

The usage agreement is concluded for an indefinite period

Termination by KOOGRO is only possible in exceptional situations, for example if the member violates the statutes to a significant extent

Once you have moved into an apartment, you can stay in that apartment for life.

This lifelong right of residence cannot be inherited. This ensures that one and the same family does not benefit across generations, but that the cooperative can offer services to as many of its members as possible. People who live in the same household as the member can still take over the tenancy after death, provided they become members themselves.

Participation

FREIMUNDO - Guide

- D.01 Participation
- D.02 Baugruppe Meetings (planning- and construction phase)
- D.03 „Selbstverständnis“
- D.04 Decisions
- D.05 Task groups
- D.06 self-administration (Wohnphase)
- D.07 Digital platform

- D0101 general Cooperative housing depends on the participation of the residents. Not only during the design and construction phases, but also during the living phase.
- The basis for participation is the "Selbstverständnis" mission statement, which is designed in the relevant working group.
- Participation is not possible in all areas. All decisions with economic consequences are the responsibility of the cooperative's management.
- There is no individual planning of apartments.
- All participation is voluntary. Offers and facilities in the house are only possible in the long term through the commitment of the residents. Whether, in which areas and to what extent you get involved is your decision alone.

-
- D0102 regulations of participation The possibilities for participation in the construction project are set out in the "Guidelines for Participation" (adopted by the general meeting on July 11, 2016):

"As a collective owner, we, the members of KOOOPERATIVE GROSSSTADT eG, determine the basic objectives of our construction projects. A strong culture of discussion develops a high level of identification with the place and the residential building.

This does not mean that each of us can have a say in every area. In order to create affordable housing and to develop conceptually and architecturally coherent housing projects, not every individual wish of residents can be implemented; the decisions follow the principle of collective responsibility. Depending on the project phase, the possibilities for getting involved in the structured processes range from information to participation and a say to co-determination."

(https://kooperative-grossstadt.de/wp-content/uploads/2019/02/KOOGRO_Grundsätze_Partizipation.pdf)

D0201 Meetings The Baugruppe meeting will take place approximately once a month until completion. At the meeting, the future residents and the project management exchange ideas. Project goals and the design of living together are developed together.

You will be informed about the dates via email.

The meetings are held alternately as plenary meetings and working group meetings. The plenary meetings serve to provide information and exchange within the entire group. In the working group meetings, work continues on the respective topics of the working groups.

D0202 Conception At the beginning, it's about basic needs and ideas. How should people live in the house? What facilities for culture, leisure and work should there be? Is there a guest apartment? Do we need a workshop? What happens on the communal roof terrace? In general, it's about the character of the house. The extensive participation opportunities develop a high level of identification with the house and the community of residents.

The results will be part of the announcement for the architecture competition. The participants then consider how our ideas can be implemented in the building and a jury selects the best design.

The FREIMUNDO project is currently in the planning phase.

D0203 Planning and construction phase The ideas that we discussed together in the conception phase are now being professionally implemented. The result of the architecture competition forms the basis. In the construction group, we explain in detail how the ideas we developed together are to be implemented in the building. There is a lot of discussion and possible adjustments are discussed.

There is a lively exchange between the people who organize the project and the future residents. We also regularly provide information about the progress of the planning and construction. We show how the building develops in the different phases and explain what is being done.

- D0301 general The „Selbstverständnis“ is the foundation on which cooperation and coexistence are based.
- Mission statement and decision-making processes are developed by the working group and then adopted in the plenary session.
- New members of the assembly group must accept the decisions already made before they join and thus also recognize the mission statement and decision-making processes.
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- D0302 Vision Freimundo. By the residents. For the residents. Through the residents.
We want to live. But much more than that. We want to be sustainable. In construction, mobility, and living.
We want to show solidarity, embrace diversity, and work together.
We want to share: space, time, knowledge, experience, and more.
We don't want an anonymous apartment block, but a colorful, communal life.
-

- D0303 Together We look forward to a balanced, mutually supportive life together.
We love community, but also need places of peace and quiet.
We want to share as a community and thus gain more as individuals. Not everyone has to own everything. We strive to implement our ideas and projects sustainably while conserving resources.
We don't want an anonymous apartment block, but a vibrant, shared life.

D0401 general

We, as members of the Freimundo building group, strive for transparent and participatory decision-making processes that involve all residents.

We are attentive and solution-oriented, listen to all opinions, and are always willing to compromise.

We trust in the work of others. This allows us to act efficiently and remain effective when many decisions need to be made.

Different responsibilities are delegated to working groups, which can make decisions within these responsibilities.

Fundamental decisions are made in plenary sessions, with participation and voting always voluntary.

Where possible, working groups and the position of working group spokespersons are regularly filled

The method chosen by the building group for all important decisions is "Systemic Consensus."

Decisions can be revised if necessary.

D0402 Systemic
Consensus

What is Systemic Consensus?

Systemic consensus aims to find the solution that encounters the least resistance. All opinions and objections are heard. (In majority decisions, however, the majority opinion dominates and the minority is ignored.)

At first glance, the concept seems somewhat abstract, but with a little practice, its potential becomes apparent in practice: to do justice to the values and specific requirements of a cooperative when making decisions.

Members of the Baugruppe can find a detailed explanation in the nextcloud

D05 Arbeitsgruppen

D0501 general In order to facilitate the organisation of the conception and participation, working groups (Arbeitsgruppen or AG) are set up for different topics. Each future resident decides for themselves which working groups they would like to be involved in.

D0502 AG Selbstverständnis AG Selbstverständnis designs the group's mission statement and develops rules and processes for decision-making.

D0503 AG Comedor AG Comedor develops the concept of the Comedor (B09).

D0504 AG Digitales Die AG takes care of the digital platform of the Baugruppe (D07). They are also responsible for access and administration.

D0505 AG Kombiräume Die AG deals with Kombirooms (B05).

D0506 AG Kommunikation AG Kommunikation deals with communication within the group and conflict management.

D0507 AG Mobilitätshub The Mobility Hub Working Group is concerned with the equipment of the mobility hub and workshop as well as the selection of mobility services.

D0508 AG Freiraum The Working Group is focusing on the courtyard, roof terrace, and green lane from the residents' perspective. The actual planning of the open spaces is the responsibility of the commissioned landscape architects.

D0601 general Self-management, from information to self-determined decisions, is in the hands of the Baugruppe. Potentially, the group also takes over partial aspects of property management.

The Baugruppe designs the communal services and facilities. Residents organize, manage and run these.

D0701 general

The assembly group uses Nextcloud as a digital platform for exchange. A secure chat option for communication is embedded in it.

Nextcloud is managed by the AG Digitales, KOOGRO has no administrative rights, so it cannot set up access for you or help with technical problems.

There is a support email address that you can contact if you have any problems.

If you do not yet have Nextcloud access, you can request it via a digital survey.

Upon signing the pre-contract, the creation of a Nextcloud account is also required. Presentations, planning updates, protocols of assembly meetings, and other important documents will be made available exclusively via Nextcloud.

The link and the support email address were sent via the group's mailing list. If you can no longer find the email or have only recently joined the assembly group, contact Melina or halloneufreimann@koogro.de



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