

# **Housing model of the Mietshäuser Syndikat**

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# Housing crisis in Europe

**Rapid increase of the housing costs**

**Decrease in a quality of living and housing**

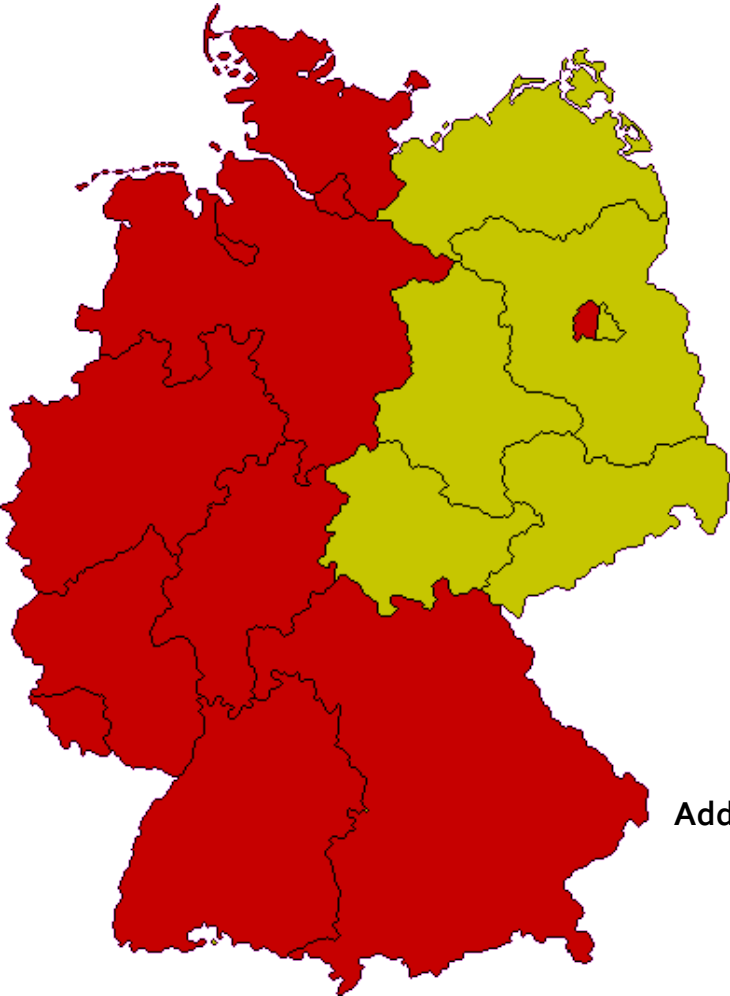
**Lack of affordable housing space**

**Lack of non-commercial social spaces**

**=> Availability and affordability of space  
are some of main pressing social issues**



# Housing market in Berlin 2012-2022



Average price per m<sup>2</sup> (so-called „cold rent“) in Berlin area 2012-2022

	30 m <sup>2</sup>	60 m <sup>2</sup>	100 m <sup>2</sup>
2012	9,02 €	6,74 €	7,14 €
2013	10,08 €	7,40 €	8,04 €
2014	11,06 €	8,07 €	8,48 €
2015	11,55 €	8,77 €	9,55 €
2016	14,25 €	10,69 €	11,33 €
2017	12,04 €	10,12 €	11,39 €
2018	13,93 €	10,99 €	12,33 €
2019	15,16 €	11,75 €	13,02 €
...			
2022	23,29 €	19,76 €	17,10 €

Add 20-40% more on this sum and you get the real rent level for Berlin.

# Housing costs in Berlin 2024

Average net („cold“) rent: 15,38 €/m<sup>2</sup>

Average buying price: from 5.000 €/m<sup>2</sup> up

Stadtteil	Ø Kaufpreis (€/m <sup>2</sup> )	Ø Mietpreis (€/m <sup>2</sup> )
	Wohnung	Wohnung
Kreuzberg	5.485	15,08
Neukölln	4.836	12,91
Wilmerdorf	5.268	15,81

# Model of the Mietshäuser Syndikat

## Mietshäuser Syndikat

Syndikat

Projects

Regional counseling

International projects

Publications

More info

Get involved

Contact

Self-organized living – solidarity-based economy!

### The Mietshäuser Syndikat (apartment-house syndicate) ...

provides advice to self-organized house projects interested in the Syndikat's model  
invests in projects so that they can be taken off the real estate market  
helps with its know-how in the area of project financing  
initiates new projects

[Get involved!](#)



<https://www.syndikat.org/en/>

# Context and the motivation

## Forming Experience of the Squatting movement in 1980s:

Attempt to bridge the gap of lack of living and social space through occupation of the buildings

- => Temporary solution with a very uncertain outcome
- => Uncertainty as a permanent condition
- => Failing projects and dissolution of the groups  
(either because of external pressure, or internal dynamics)

## Lesson learned:

- => Necessity to design a Model which could guarantee certainty, stability, long-term sustainability and could be applied elsewhere
- => 1983 1st Project in Freiburg, 1992 establishment of the network

# Main goals of the MHS

Creating of an **collective ownership model** within existing social-economical framework (capitalism).

Creating and promoting of **self-organization** and **direct democracy** in the housing field.

**Permanent withdrawal of a property from the real-estate market**  
=> Creating long-term stability and safety for co-housing Projects.

**Solidarity transfer:** transfer of know-how and funding from established to new projects => enabling permanent **expansion** of the model.

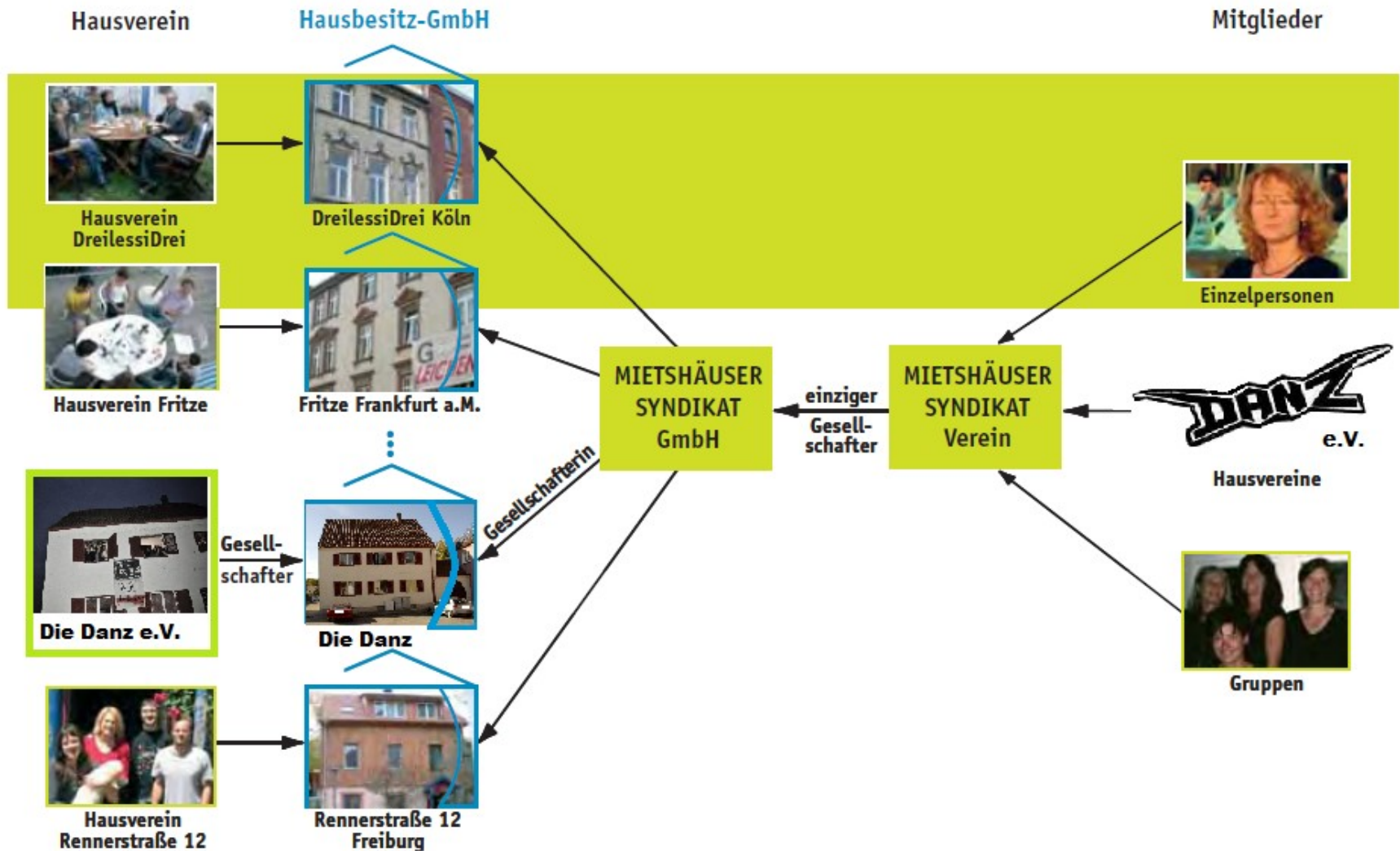
Having an impact on **systemic changes** in society (housing is not a commodity)



Mietshäuser Syndikat

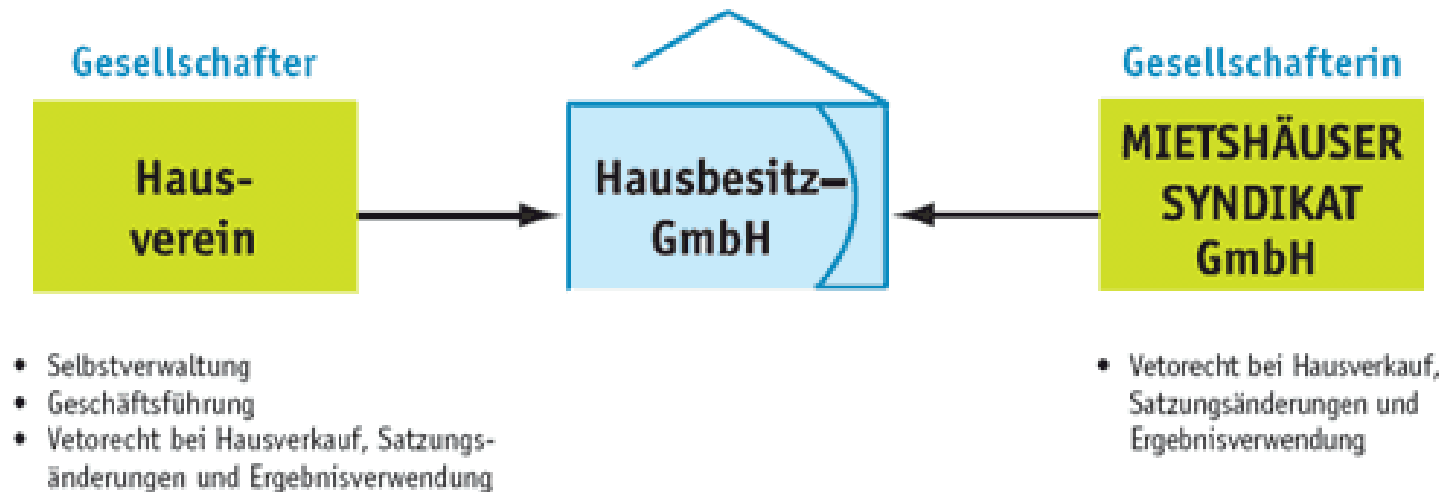
Die Häuser denen, die drin wohnen

# Structure of the MHS





# How does the Model works?



One housing association and Mietshäuser Syndikat LLC establish together joint LLC company with a nominal value of 25.000 €:

Housing association is a majority share-holder with 51% of the ownership  
MS LLC is a minority share-holder with 49% of the ownership.

Housing Association: self-organization, management, veto-right.

MS LLC: Veto-right on the major decisions

# How does the Model works?

MHS supports a housing association with 49% of a starting capital for the LLC (12.400 €) and its know how => It's a network of diverse resources and by joining the network, housing projects gains access to these.

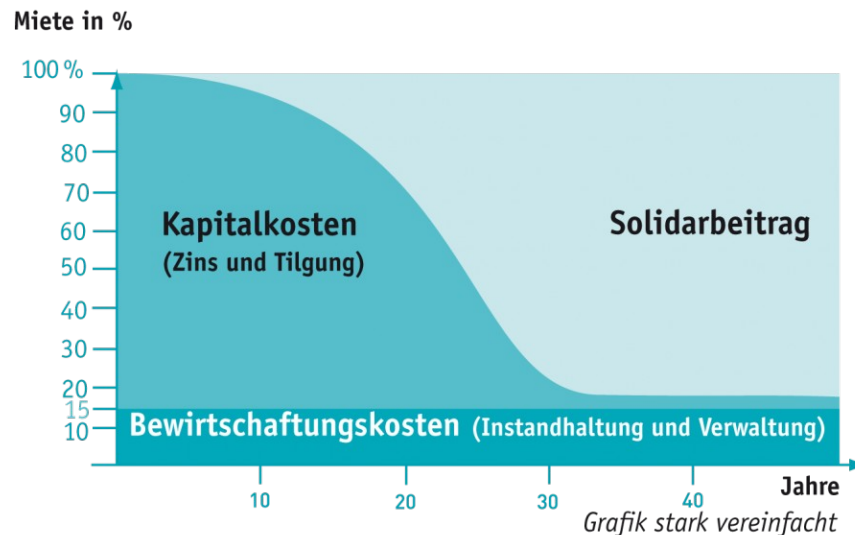
Bank loans are main source of funding for establishment of a housing project:

=> Inhabitants of housing project pay their monthly rent to pay back the loan.

=> They are both owners of the property and tenants (renters).

=> Monthly rent includes solidarity fee (transferred to the Network)

=> With the decrease of the loan, solidarity fee increases



# What happens if...?

**...one tenant decides to leave the housing project?**

=> Nothing. Tenants are not share-holders of the association and they don't take any shares with them. New tenant will take his/her place.

**...the housing association decide to sell the house?**

=> MHS as a minority share-holder blocks the decision => hostile takeover is not possible

**...the housing association dissolves itself?**

=> MHS as a minority share-holder takes over the property, continues servicing the payment of the bank loan and has a task to find a new group who will take over housing project.



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# Effects of the model

1. **Permanent withdrawal of the property from the real-estate market**  
=> property does not go lost, even if the housing group dissolves.
2. **Sets up a stable system with a built-in safety mechanism**, which does not depend on individual or group characteristics, and prevents any kind of misuse.  
(„trust is good, control is better“)
3. **Prevents all forms of privatisation** of the collectively acquired space
4. **Social innovation**: creates a collective form of property within capitalist framework
5. **Political empowerment** of the tenants: promotes self-organization and direct democracy, as well as relevance of various soft skills.
6. Creates a **positive vision** of the society.

# MHS Network

**General assembly is the main decision-making body**

=> held 2-3 times per year in various cities

**Various legal entities within the network:**

MHS Association, MHS LLC, MHS Foundation...

**Development of the Membership:**

2002: 12

2005: 32

2009: 50

2013: 72

2016: 113

2024: 191 Members and 22 Initiatives



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**Similar networks in Netherlands and Austria.**

**Single related projects and developing networks in Spain, Czechia, France**

**Thank you for your attention!**



<https://www.projekthaus-potsdam.de/>