



**IMPULS** March 4th 2017

**LIVING IN COMMUNITY:  
Cohousing POMALI, an Austrian Example**

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# TERMINOLOGY

## Intentional Community

An intentional community is a planned residential community designed from the start to have a high degree of social cohesion and teamwork. The members of an intentional community typically hold a common social, political, religious, or spiritual vision and often follow an alternative lifestyle. They typically share responsibilities and resources. Intentional communities include collective households, cohousing communities, ecovillages, communes, survivalist retreats, kibbutzim, ashrams, and housing cooperatives. New members of an intentional community are generally selected by the community's existing membership, rather than by real-estate agents or land owners (if the land is not owned collectively by the community).



## Co-Housing

A cohousing<sup>[1]</sup> community is a type of intentional community composed of private homes supplemented by shared facilities. The community is planned, owned and managed by the residents – who also share activities which may include cooking, dining, child care, gardening, and governance of the community. Cohousing facilitates interaction among neighbors for social and practical benefits, economic and environmental benefits.<sup>[2][3]</sup>

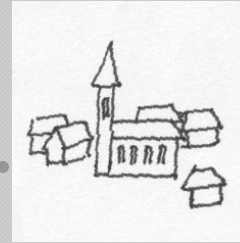
## Ecovillage *Öko-Dorf*

‘A human-scale full-featured settlement with multiple centers of initiative in which human activities are harmlessly integrated into the natural world in a way that is supportive of healthy human development, and can be successfully continued into the indefinite future.’ Robert Gilman, 1991

# 'Bandwidth' ATMOSPHERE, LOCATION,....



*URBAN*



*COUNTRY SIDE*



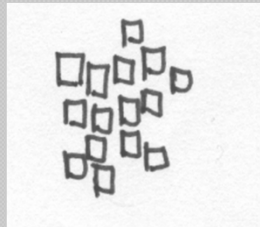
*INDUSTRIAL*



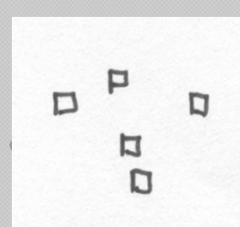
*NATURE*

*SEALED*

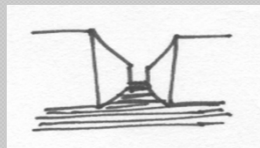
*GREEN*



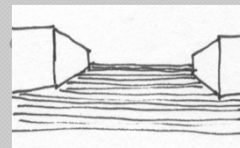
*HIGH DESNSITY*



*LOW DENSITY*



*CLOSED SPACE*



*OPEN SPACE*

freedom



cooperation

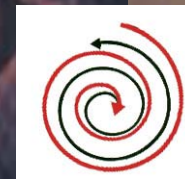


balance

expression



Sharing ideas



personality

garden



maintain



# NATURE

experience



inform



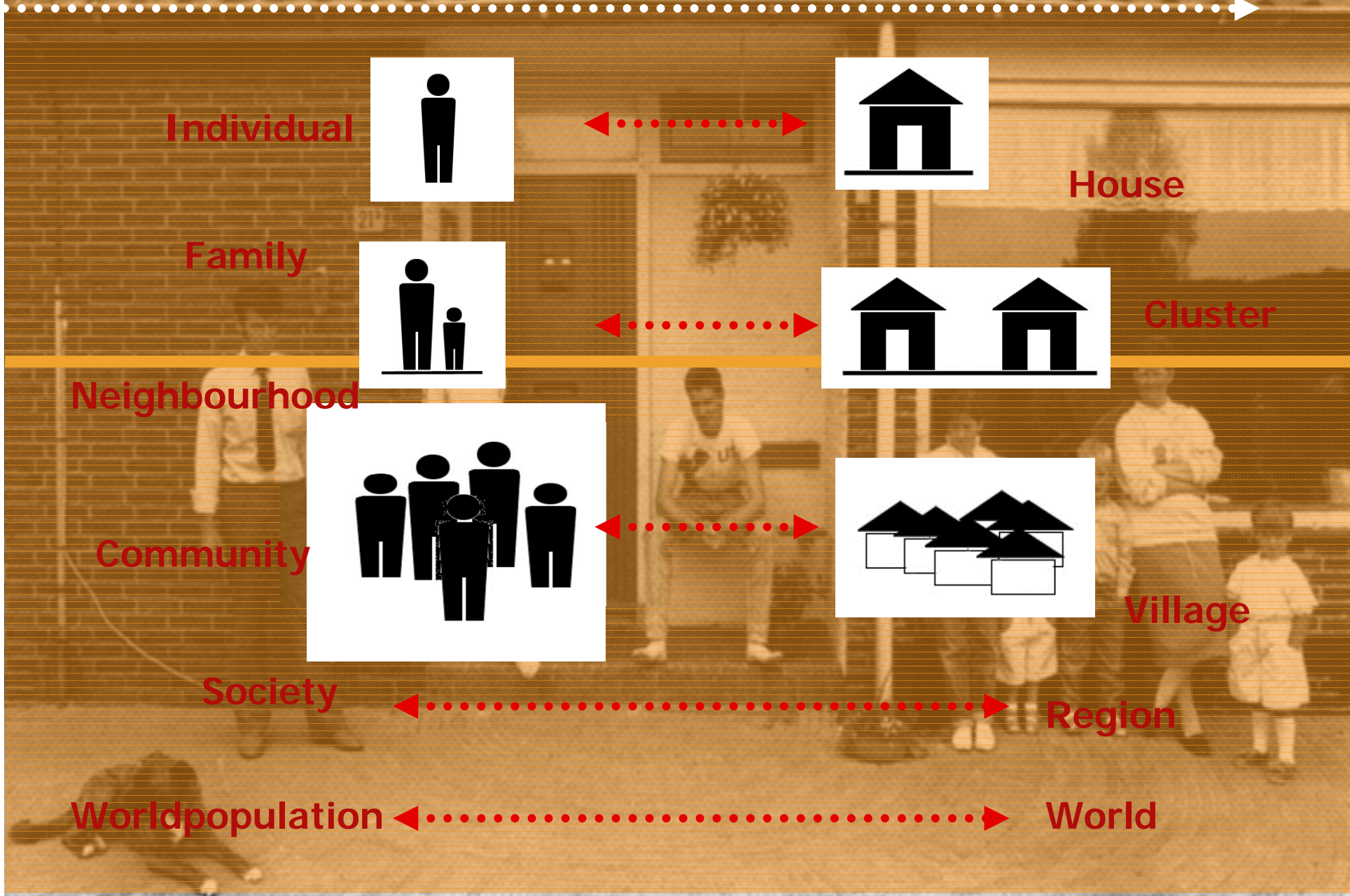
cooperation

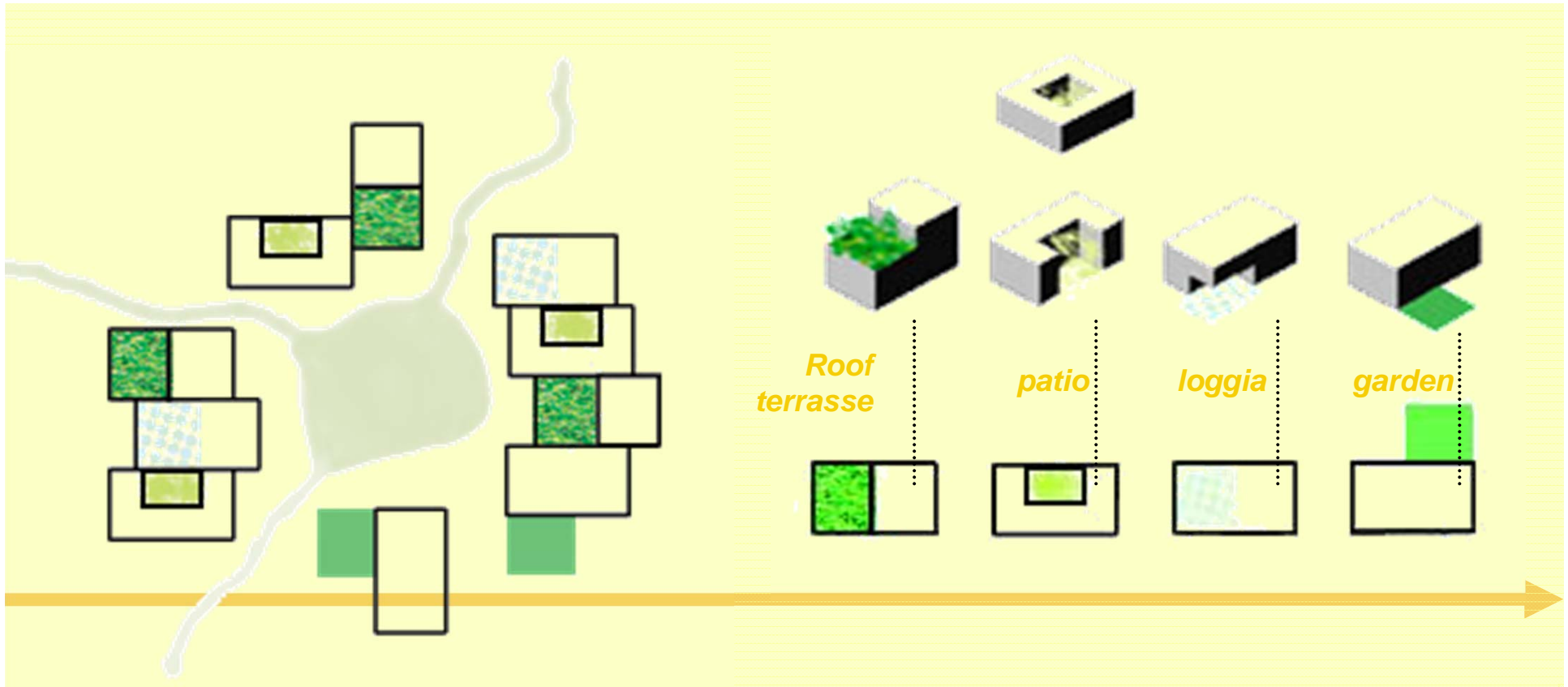


observe



# A question of scale





**Clustering & Housing typology**

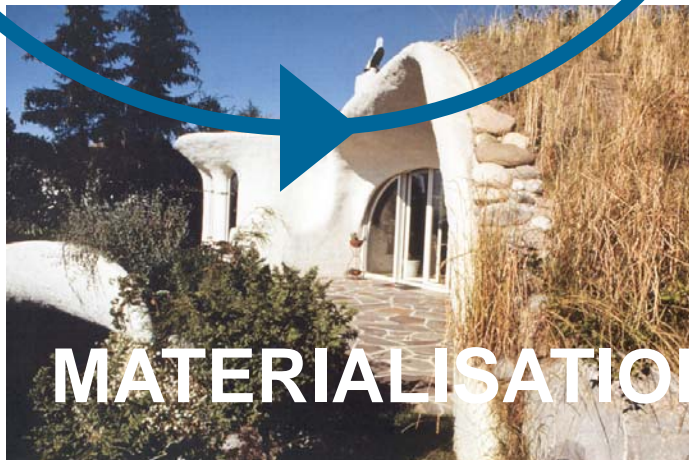
Understenhodgen, Cohousing, Schweden



*environmental factors*



*Saving resources*  
*Using alternatives*  
*Using fossile*  
*consiously*







**“Every village should have a Pomali! “**

Karin Gorenzel, Mayoress of Wölbling

**Cohousing POMALI**

**Living in the country 2.0**

Lower Austria, Wölbling

On the edge of the Dunkelsteiner Forest

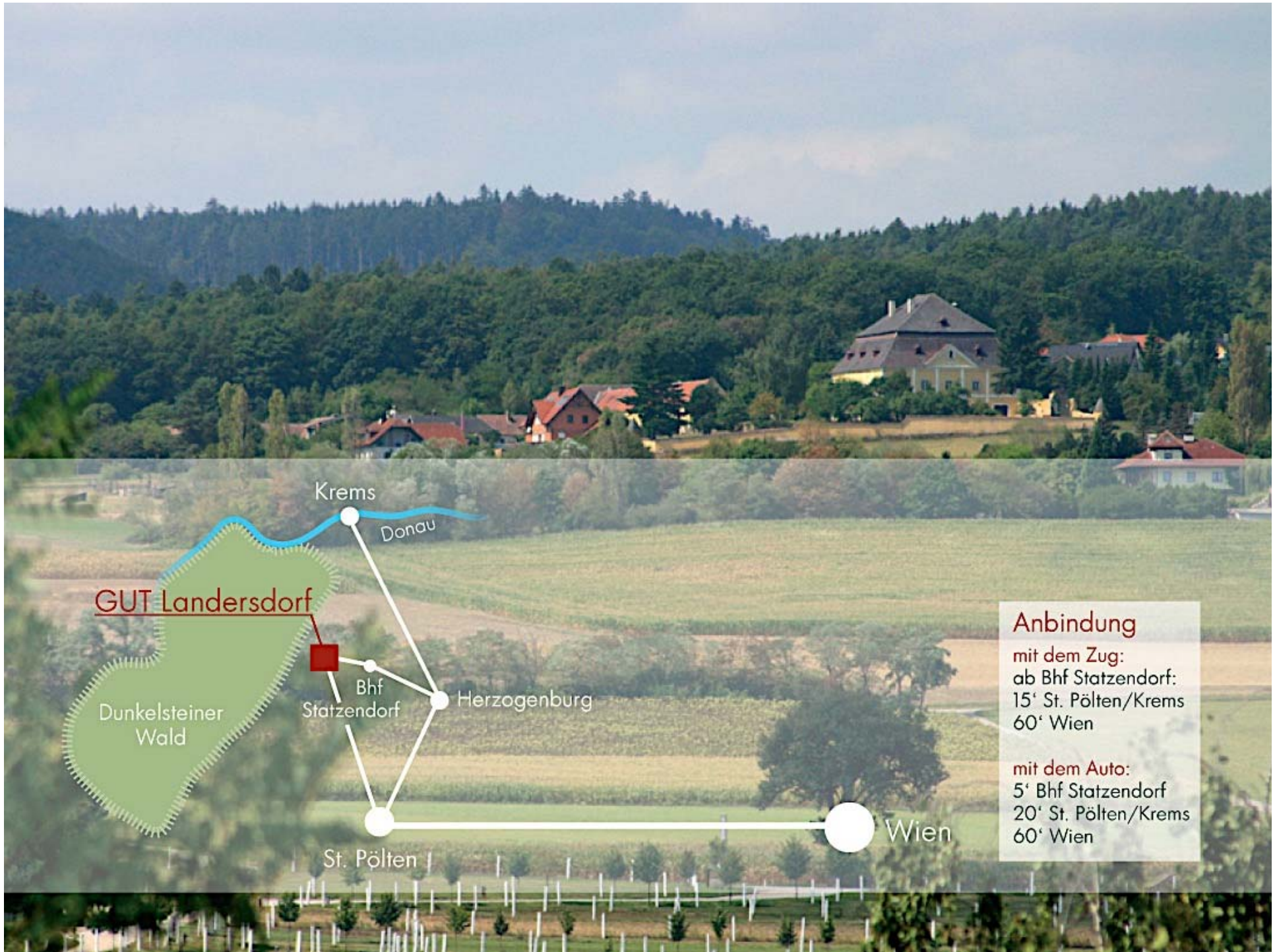


**COHOUSING POMALI** [www.pomali.at](http://www.pomali.at)



Praktisch, Oekologisch, Miteinander, Achtsam, Lustvoll und Integrativ





GUT Landersdorf

Dunkelsteiner  
Wald

Krems

Donau

Bhf  
Statzendorf

Herzogenburg

St. Pölten

Wien

**Anbindung**  
mit dem Zug:  
ab Bhf Statzendorf:  
15' St. Pölten/Krems  
60' Wien  
  
mit dem Auto:  
5' Bhf Statzendorf  
20' St. Pölten/Krems  
60' Wien

Dunkelsteiner Forest

Soldatenfriedhof  
Oberwölbling

'Yurts'  
Alternative School

'LAUBFROSCH'  
Café &  
Healthfoodstore

'POMALI'  
Cohousing

Sportmittelschule  
Wölbling

Gemeindeamt  
Oberwölbling

Center  
Oberwölbling

Erber Winzerhof

L5055

L5041

Supermarket

Post Partner

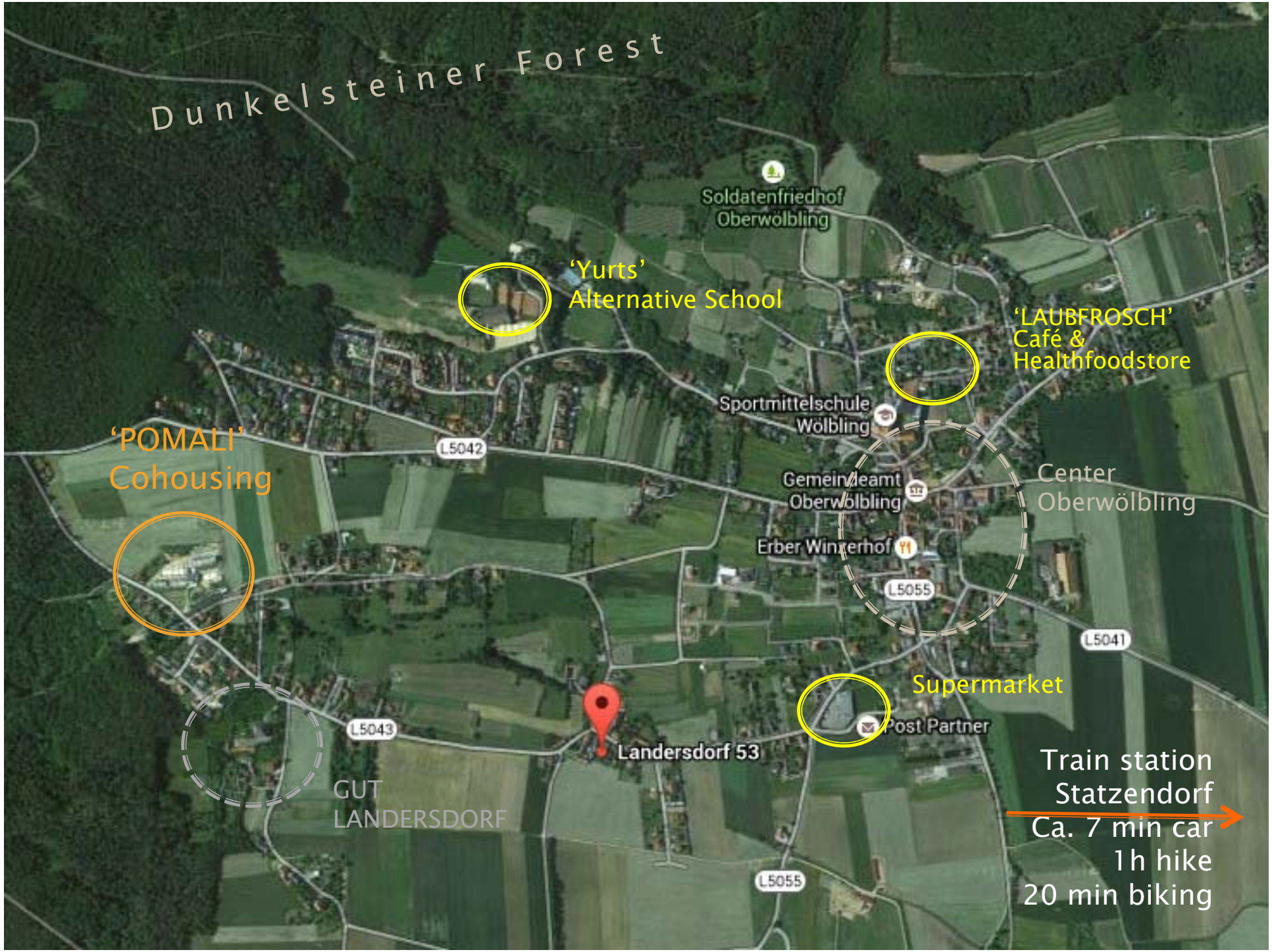
Landersdorf 53

Train station  
Statzendorf  
Ca. 7 min car  
1h hike  
20 min biking

GUT  
LANDERSDORF

L5043

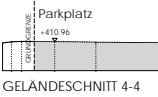
L5055




# Site plan



Communal Spaces



- GRUNDGRENZE ———
  - SW- KANAL DN 150 - - - - -
  - RW- LEITUNG DN200 - - - - -
  - ZULEITUNG HEIZUNG - - - - -
  - ZULEITUNG STROM - - - - -
  - WASSER, TELEFON - - - - -
  - SECURANT +
- HOHEN BESTAND • 414,77  
 HOHEN NEU ♦ 414,77



# Pomali: number & facts

SIZE OF THE PROJECT: 29 units;  
built in 2 phases, Dec 2013 people moved in)

SIZE OF THE UNITS: 50 to 122 m<sup>2</sup>

WAY OF BUILDING: Prefab/ timber frame construction, partly low-energy houses, other passive house standard

MEMBERS: 51 adults and 28 children/youth

COSTS PER UNIT: share of equity ca. 300 €/m<sup>2</sup>; Rent 9 € / m<sup>2</sup>;  
optional purchase after 10 years; Includes the cost of the 500 m<sup>2</sup>  
communal space!

DEVELOPER: Heimat Österreich



## Cross-generational interchange

- Age 0 to 72
- Sharing life experience
- learning together
- story telling
- mutual appreciation



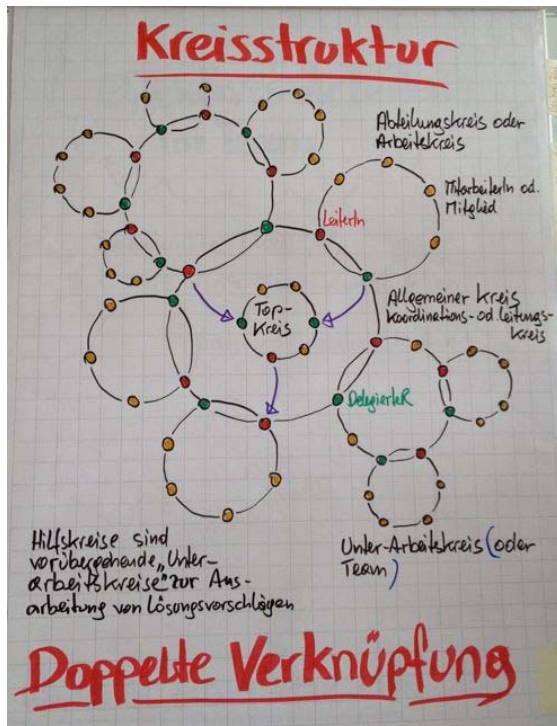
## OUR KIDS

„IT NEEDS A VILLAGE TO RAISE A CHILD.“

AFRICAN SAYING

- Children room (wall for painting, plateau, swing,..)
- Shared attention, activities and care, support for the parents
- multiple reference persons, many best friends close by
- forest-kindergarden, alternative school ,yurts‘, multi-generational class in local school





## WELL ORGANIZED

- ASSOCIATION ‚Miteinander Zukunft Bauen‘
- MAIN TOOL IS SOCIOCRACY:
- ORGANIZATIONAL STRUCTURE (CIRCLES),
- DECISION MAKING (Konsent),
- ELECTION OF RESPONSIBLE PERSON (LEAD & DELEGATE)
- FACILITATION OF MEETINGS



# SHARING FOOD & COOKING

- PROFESSIONAL SPACIAS KITCHEN
  - 3 SHARED MEALS PER WEEK (20-50 PERS.)
  - MOSTLY ORGANIC, REGIONAL AND VEGETARIAN KITCHEN
- > TIME SAVING AND IMPORTANT SPACE FOR SOCIAL INTERACTION



## LIFE STYLE WITH REDUCED USE OF RESSOURCES

- Compact flat floor plans
- Exchange of time, skills and reSSources
- REUSE & UPCYCLING of furniture etc.
- Reduced use of cleaning supplies
- Cloth-swopping, ‚no cost shop‘





# SHARES SPACES

COLLECTIVELY USED, CLEANED, PAID FOR, DECORATED....

600 m2 with professional kitchen, 2 spacious multifunctional rooms, wintergarden, childrens room, laundry, quiet room, sauna, food coop, crafts room



# COMMUNITY GARDEN

**OUTDOOR SPACE:** 10.000m<sup>2</sup> in development

- Important for relaxation, contact with nature and also for celebrations
- Thriving and struggling with the aim > self sufficiency
- Permaculture strategy of an edible landscape
- Additional fruit garden close by is leased
- Shared terrasses, play areas, swimming pond,...
- All units have a small private garden or a balcony



# COLLECTIVE – PRIVATE

EVERYONE HAS HIS/HER OWN

- KITCHEN AND BATHROOM
- SMALL GREEN AREA (GARDEN OR BALCONY)
- THERE ARE NO FENCES, BUT RULES TO PROTECT PRIVACY
- SOME ISSUES WITH CATS (TOO MANY!)



## Eco-TECHNOLOGY

- low-energy houses in rows
- Solar energy for hot water
- wood pellets heating system
- rainwater collection for use in the garden
- everyone on green-electricity
- no/less Wlan



# MOBILITY

- Schoolbus – stop right in front of main entrance
- alternative is a 25 min walk to the schools, 1 h to the train station
- Initiative for a communal bus service
- Biking (20 min to train station, 1 h to St.Pölten)
- E-BIKES (E-service station in planned)
- CAR SHARING: 6 cars, 1 Volkswagen Bus shared in the group, potentially expansion to the neighborhood
- Shared rides, whatsapp group for coordination





## REGIONAL FOOD SUPPLIES

- FOOD COOP (shared bulk purchase)  
– veggies, dry food, dairy, cleaning supplies
- CSA (community supported agriculture/ farm in the region)
- "iron rations"
- Reduction of mobility for groceries
- Organic is more affordable
- Some produce from the village (potatoes, eggs, applejuice...)

25



# LOCAL ECONOMY

- Ca. 1 / 3 Independent (individual entrepreneur, NGOs,..)
  - 1 / 3 Employees (St.Pölten, Krems, Wien,..)
  - 1 / 3 Maternity leave, retired etc.
- purchasing power for the region
- Know-How for the region  
(Pharmacist, Chemists, Coach, Teacher, Gardener, Designer, Musician, IT, Physiotherapist, social worker, alternative Educator, corporate consultant, etc.)



# NEIGHBORHOOD

- Seasonal celebrations (easter, christmas,..)
- Open day
- Personal contact
- informal interaction –  
i.e. in the garden, local events





## NEW IMPULSE FOR THE REGION

- Great Example of an ecological settlement
- Role model for sustainable life style
- Space for experiments – ‘Eco-Social Laboratory’
- Ground for innovation and initiatives:
  - Forrest-kindergarten ‘WALDWEG’
  - Education-café – Verein EBI



# NETWORKING

**GEN AUSTRIA** – Austrian network group for people who are living or are interested in communal living ([www.gen-austria.at](http://www.gen-austria.at))

connected with the *Global Ecovillage Network Europe* ([gen.ecovillage.org](http://gen.ecovillage.org))

Exchange with other projects i.e. Wohnprojekt Wien, Gennesaret/Wien

Visitors, tours, research – regularly people come to visit

Thanks!  
Danke!  
Bedankt!  
धन्यवाद

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