

BACKGROUND, CONCEPT AND EXPERIENCE



virke

CO-HOUSES 50+

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Reykjavík September 2023

PensionDanmark

'REAL ESTATE' MANY-SIDED INVESTOR

31

MIA. KR.

1,4

MIO. M²



FOCUS ON THE MEMBERS

ACT Asset management and insurances
Preventive action and health
Continuing education

770.000

Members (390.000 ACTIVE)

22.700

Businesses

14,0 (≈ 1,9 BIL. €)

BIL. DKK. PAYED IN IN 2020

7,2 (≈ 1 BIL. €)

BIL. DKK. PAYED OUT IN 2020

297 (≈ 40 BIL. €)

BIL. DKK. IN FORTUNE

4,8 (≈ 0,7 BIL. €)

BIL. DKK IN EQUITY

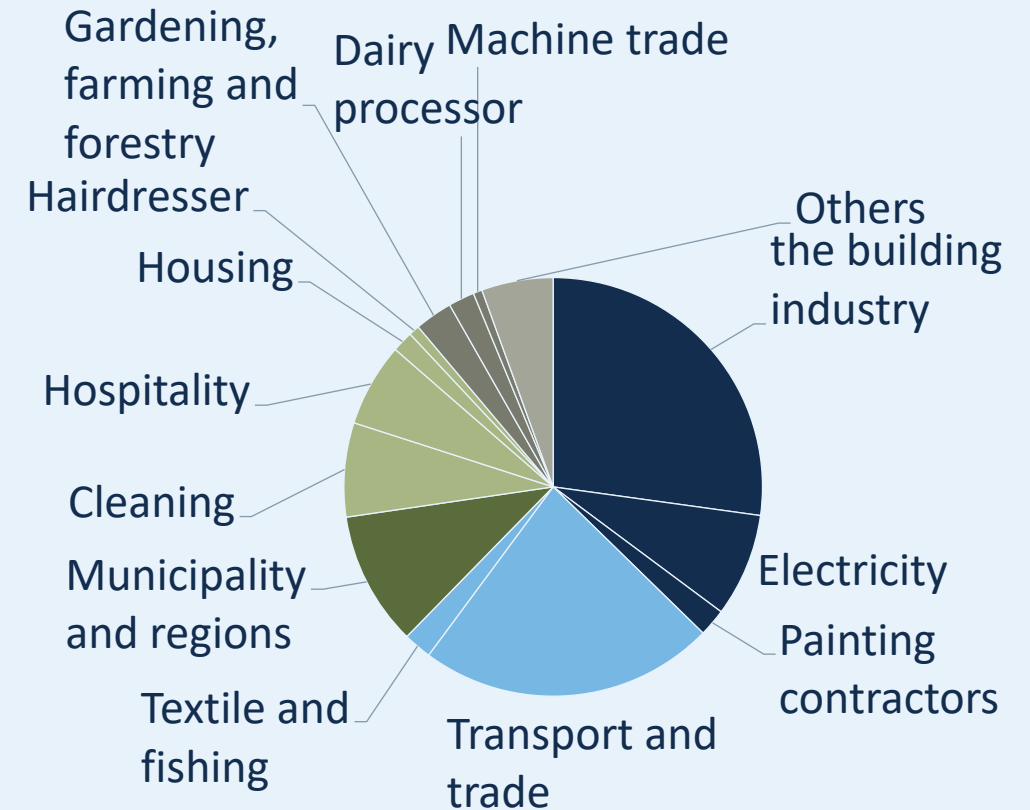
11

TRADE UNIONS

28

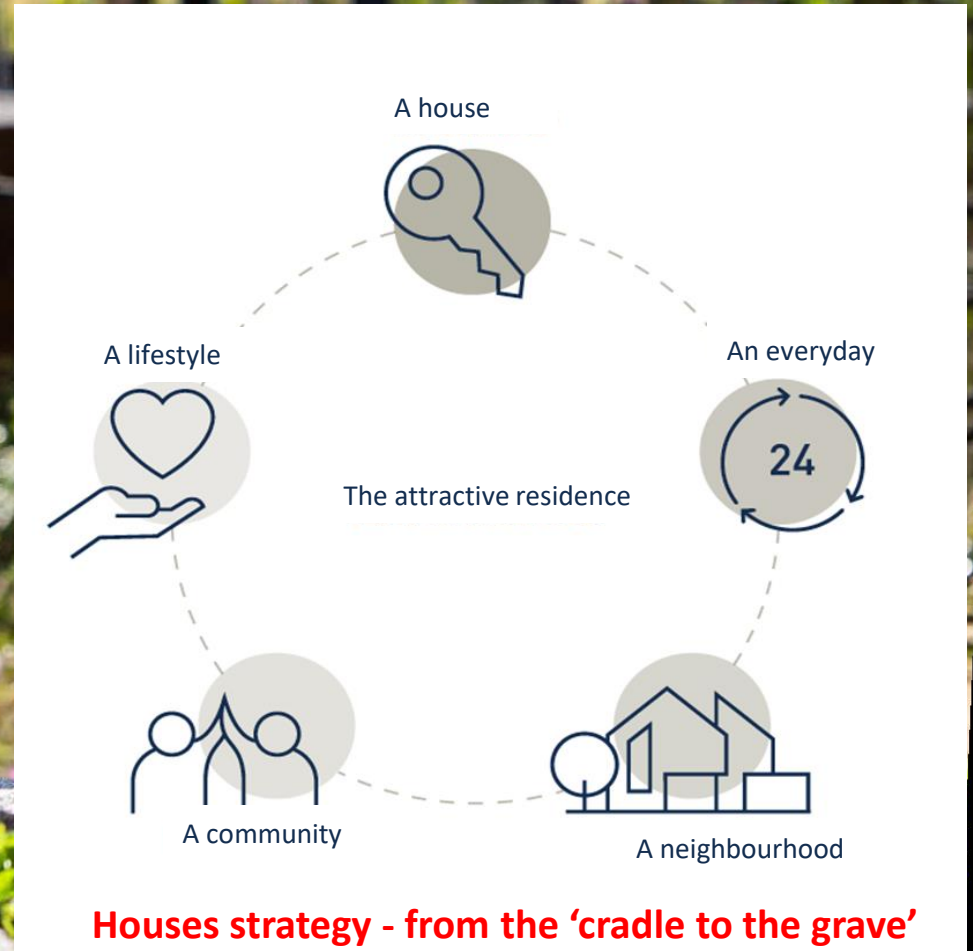
EMPLYER'S ASSOCIATION

Members in PENSIONDANMARK



Skilled workers / unskilled workers

'REAL ESTATE' - A PROPERTY IS MORE THAN M2



Houses strategy - from the 'cradle to the grave'

PROPERTIES FOR SOME, NOT ALL

virke

Studio [Home]™



Residential care facilities



Family houses

Houses strategy - from the 'cradle to the grave'

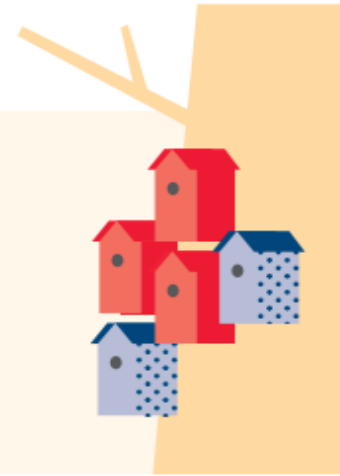
AGING POPULATION / LONELINESS



SURVEY – AROUND 2017

104.000

Elderly feels involuntary lonely



Co-houses built from 1993-2004

160

New Co-houses

Co-houses built from 2005-2016

38



93 % of the residents in co-houses experience enhanced quality of life

80.000

Consider to move to a co-house within the next five years. That's 5.562 houses



Approx. 200 senior co-housing in Denmark, equivalent to approx. 5.500 house units

Currently approx. 8.400 persons on waiting list for existing co-houses

- Supply
- Demand

Did not march

WHY VIRKE? DATA – KNOWLEDGE

Loneliness – Relations

- Varied residential portfolio with sustainable houses and areas
- Compressed apartments with larger common areas will be asked for in the future
- Price and community is what makes people staying in their houses

Facts 2016

**Trods stor efterspørgsel:
Byggeriet har været gået i stå i
ti år**

80.000 vil gerne flytte i seniorbofællesskaber, men der er kun 7.000 af den type boliger i øjeblikket

**Bofællesskab: »Der er et
kæmpe behov«**

Stadig flere efterlyser fællesspisning, aktiviteter og netværk i store byer.

Dagens ældre er vant til at være aktive og sociale, og det vil de gerne blive ved med.

Det er en af forklaringerne på, at efterspørgslen på pladser i seniorbofællesskaber er stor og stigende.

Realdania

COMMUNITIES

- RELATIONS

Studies from SFI (VIVE) concludes that:

- ... residents in co-houses experience an enhanced quality of life
- ...has a lot closer relation with their neighbours and has fewer characteristics of social expulsion.
SFI /VIVE- The Danish Center for Social Science Research
- *'no-one' experience loneliness in senior co-houses*





virke

To have a Virke [function].

That is to do what you have a burning passion for.

Create something together. Use both hands and head.

To live in Virke.

That is to have a everyday together.

To share more and live healthy, sustainable and natural in a modern 'wodden' construction with 'wild urban-nature'.

Are you ready to think different about home?

Then Virke is something for you.

TARGET GROUP – WHO LIVES IN VIRKE?

We adress

- Couples and singels aged 50+ without childs living at home
- Both retired and still working seniors
- Living in cities (and outlying area), who wishes to lives with urban life og urban nature
- Want an open and including everyday life.
- ‘Space’ for children, grandchildren and friends to visit you.
- Strive to live eco-friendly



VIRKE – AN EVERYDAY COMMUNITY

Virke together

Common areas and rooms for communal eating, movies or Fridays Drinks etc.



Virke for you

A home with personality and privacy based on a local context

Virke in the world

A home with a low carbon footprint. Out-of-doors rooms with 'wild' urban-nature and room for cultivating

Virke for mind and body

A healthy and natural construction in simple and non-toxic materials

HOW DO ONE LIVE IN VIRKE?

A smaller home with room for 'everything'

Highly optimized solutions for storage, flexible compartmentalization with sliding doors makes the house adjustable.

Every house has good furniture friendly rooms with dual programming



A functionally designed house

Great inflow of light, window recesses and natural, warm and different materials which stimulates the senses.

It creates feeling of great spatiality



Specially designed solutions

Innovative arrangement via pre-installed specially designed furnitures.

An extra sleeping space can be hid away and transformed in to a working space, a reading nook or simply extra floorspace for exercising.

HOME WITH PERSONALITY AND PRIVACY – EXAMPLE



HOUSETYPES

A Vike-community has different houseformats which **supports different lifestyles and income-rates**

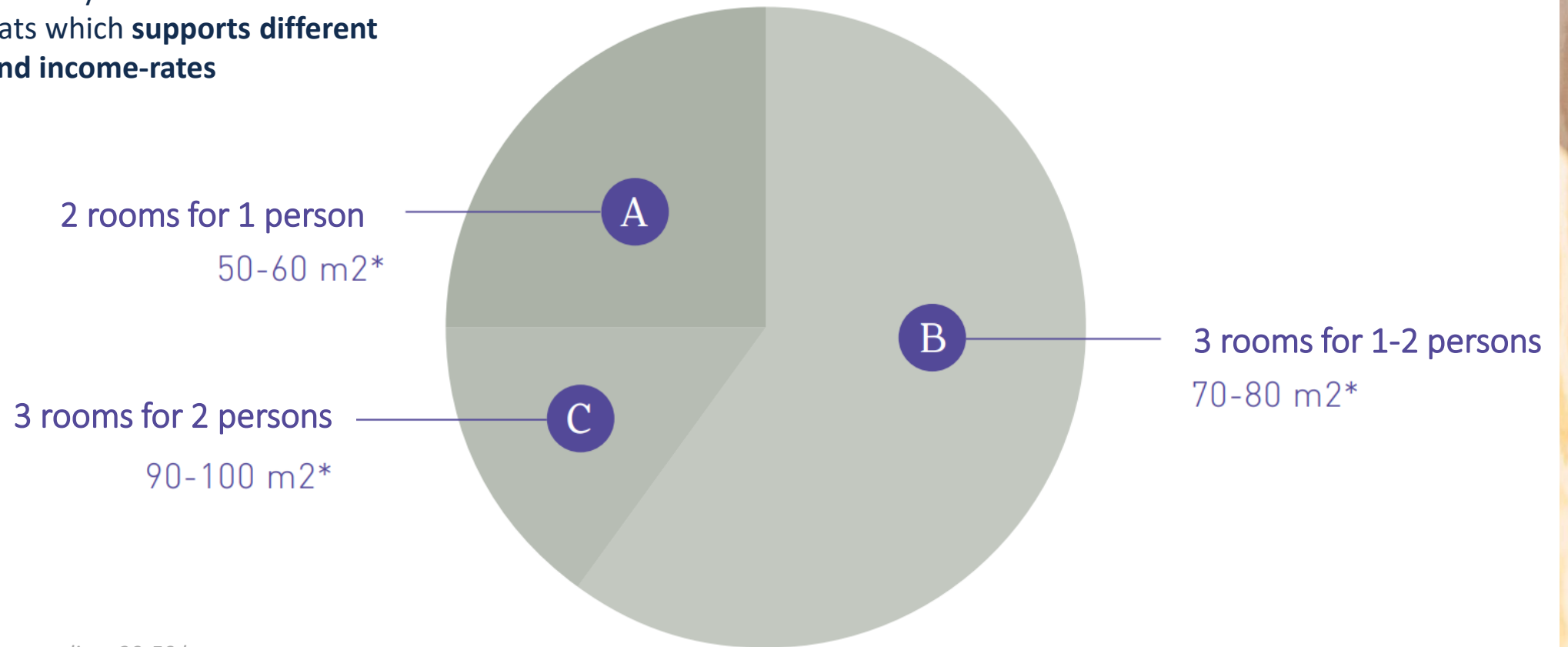


Diagram: House spreading: 30-50 houses

** Gross area including part of shared facilities*

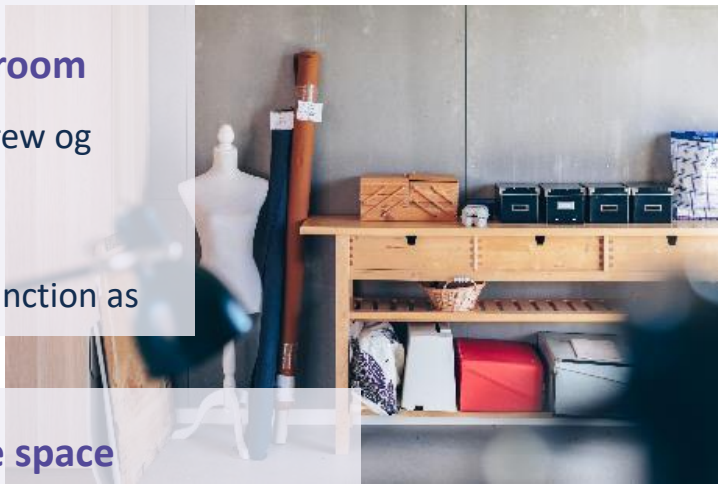
VIRKE'S COMMON ROOMS - PROGRAM – DUAL PROGRAMMING

Important - We create the framework the residents create the content

Workshop and guest bedroom

Space to be creative, build, brew og sew – with shared tools and equipment

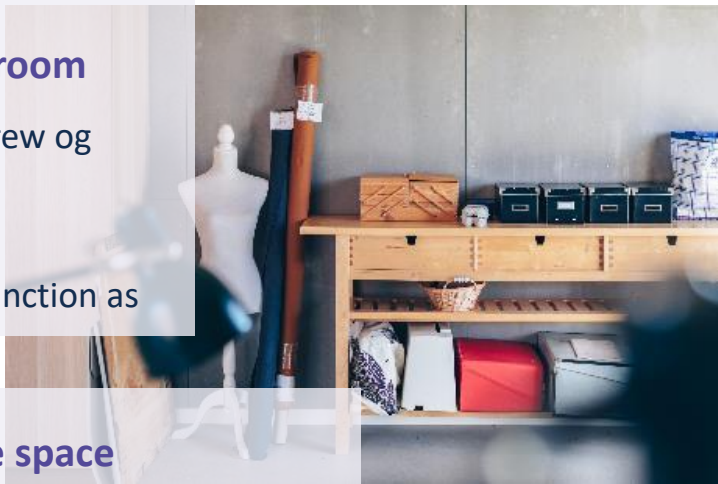
A guest bedroom does also function as daily home-office.



Laundry room and storage space

Shared laundrymachines, storage of gear, drying facilities, shared bicycles.

Virke strive to be sustainable. Therefore we share.



Out-of-doors room

Greenhouse, terraces, trees, bushes, beds, kitchen garden or recreational areas with 'wild nature'.

Farming own vegetables.

Out-of-doors room arranges so that they can be cultivated and furnished.

Biodiversitet

Common indoor room

A large common room with kitchen and sitting room situated centrally, so that as many as possible pass by in their everyday

Can facilitate communal eating events, bord game evenings etc.



Sustainability

As all PensionDanmark's properties certifies Virke-co-houses as minimum DGNB-gold-level.

In the evolution of the general sustainability measurements, we work with four sustainability values and the levels "measurable", "sensible" and "commune".

Biodiversitet



Investeringer for livet
Biodiversitetsstrategi

Byområder og nybyggeri

PensionDanmark

Measurable	Sensible	Commune
2030 now – we emit 70 % less CO2 and we doesn't wait til 2030	To reach our climate-goals we prioritize solutions with sensory and aesthetic stimulations	<ul style="list-style-type: none"> - Everyday solutions; parking, shared bike, shared car etc. - Digital app to measure usage - Education
We build and live in a way, that strengthen our local community	<ul style="list-style-type: none"> ▪ Green roofs and facades ▪ Wild nature ▪ Wooden constructions ▪ Hay, hemp, clay etc. 	<ul style="list-style-type: none"> ▪ Co-operation with 'Vild med Vilje' ▪ Residents caring and monitoring
The houses are certified DGNB-gold-level 10 % circulative materials. 100 % green energy sources	<ul style="list-style-type: none"> ▪ Lots of natural sunlight ▪ Natural and breathable materials 	<ul style="list-style-type: none"> ▪ Shared facilities

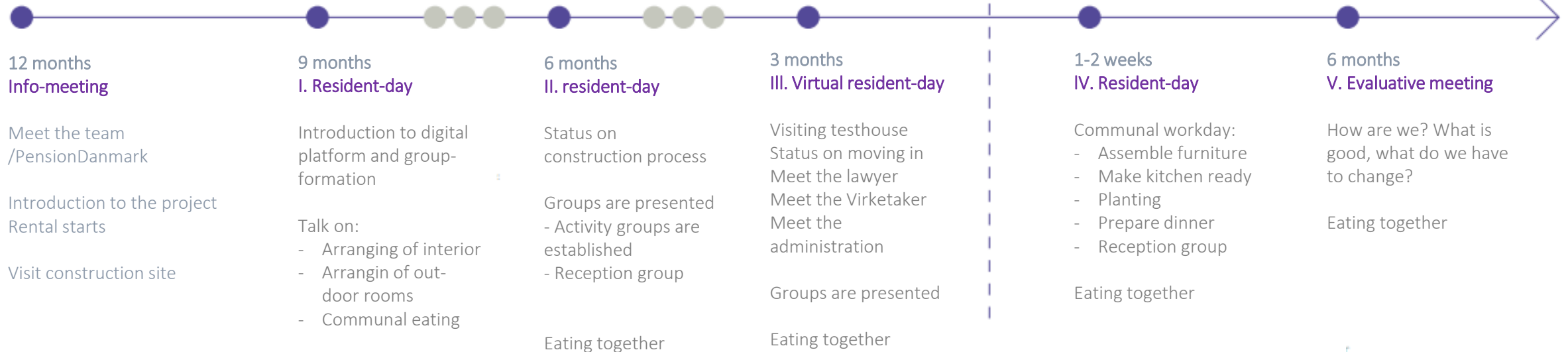
Residentsprocess/involvement (exampel)

We create the framework - the residents create the content



Before moving in.....

Moving in



RESIDENTPROCESS

1. Arranging of interior in indoor rooms

A central reason for the arranging of the shared areas is the involvement of residents.

The residents donates things, a piano for instance, and it becomes a shared bliss.



2. Arranging of interior of out-of-doors room

In collaboration with landscape architects the residents designs the communal green-spaces

3. A green everyday

The residents decides how they want to live and strive to be sustainable through shared facilities and initiatives.

The key word is voluntariness.



4. Activities and traditions/organization

The residents talks about how they want to live together, and creates a shared set of values/ruels.

EN VIRKETAKER(HOST)

In Virke we don't just do caretakers, we do *Virketakers* .

They are present and committed to the everyday work.

A virketaker has the responsibility of taking care of

- Coordination of residents moving in and out
- Acute caretaking of damages, communication with workmen and coordination of construction cases
- Running, caring and growth of communal green spaces
- Digital running of building and local communication with residents
- Support social engagement and resident's social initiative

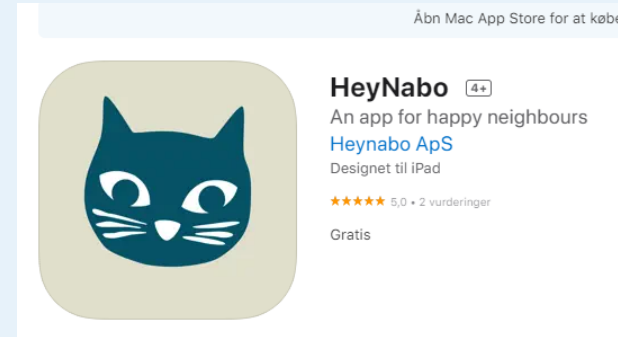


Pilot-project Køge - November 2022 – Marts 2023

DIGITAL PLATFORM

We've devolved a digital platform. We've done that because

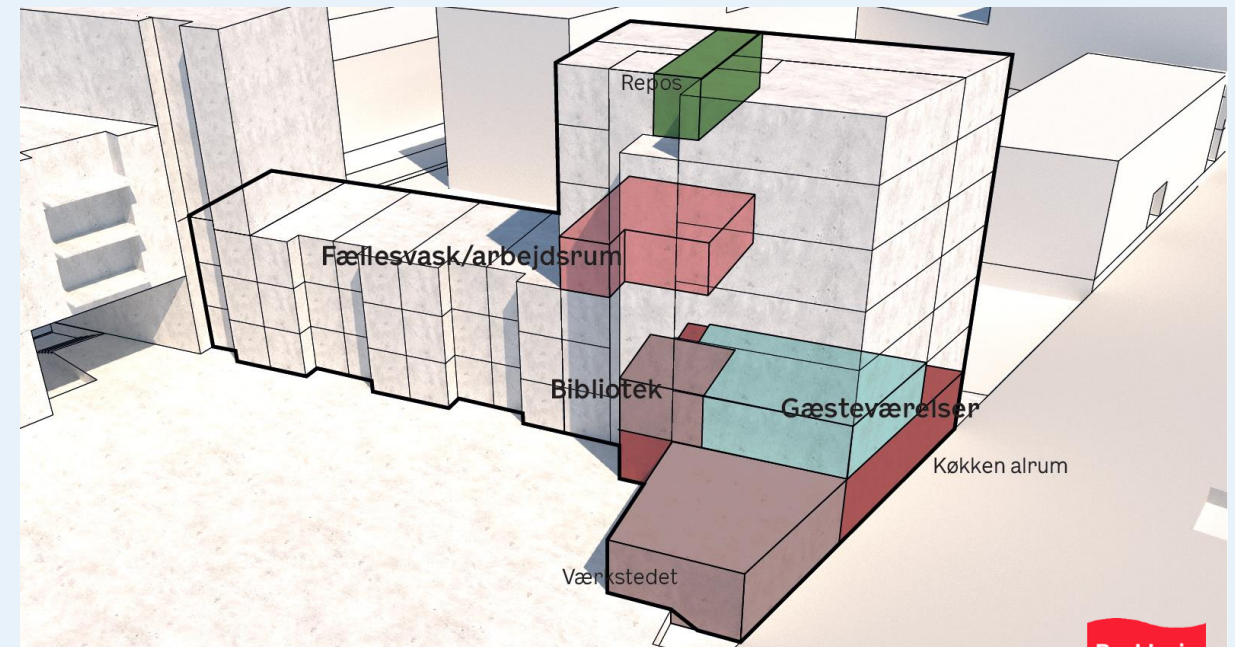
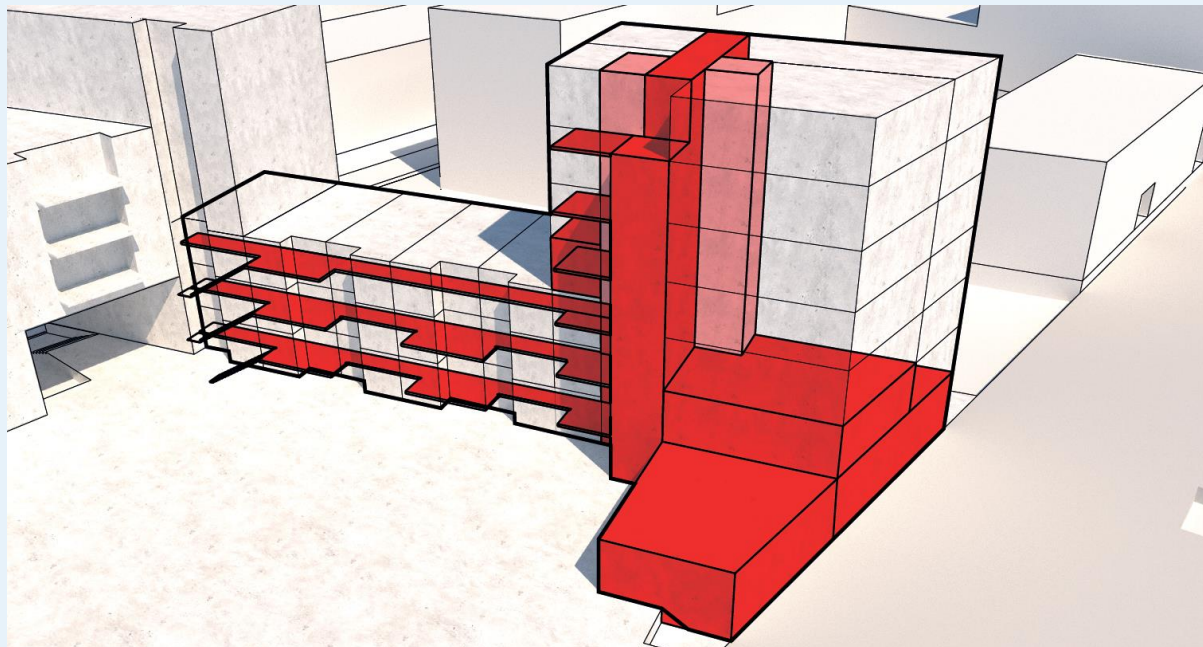
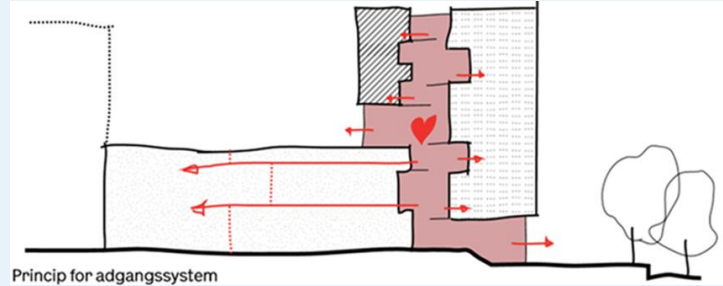
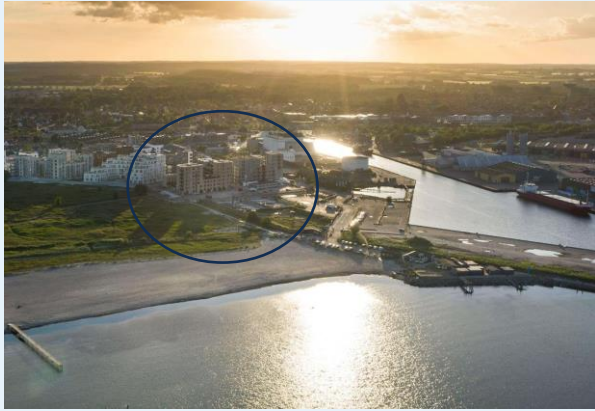
- Marketing and PR
- Onboarding and facilitation of the community
- Administration of waiting lists and organization of houses and contracts
- Communication with upcoming residents, documents Q&A etc.
- Internal residents Communications
- Communication between Virketakers and the residents – and the other way around



'BROEN' IN KØGE

EVERYDAY COMMUNITY

THE VERTICAL CO-HOUSE

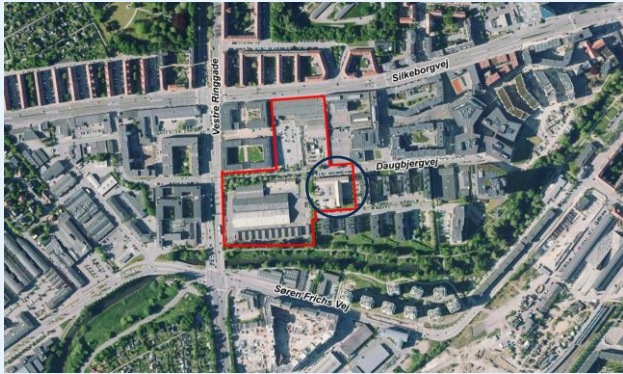




'Balancen' in Ry — The horizontal co-house

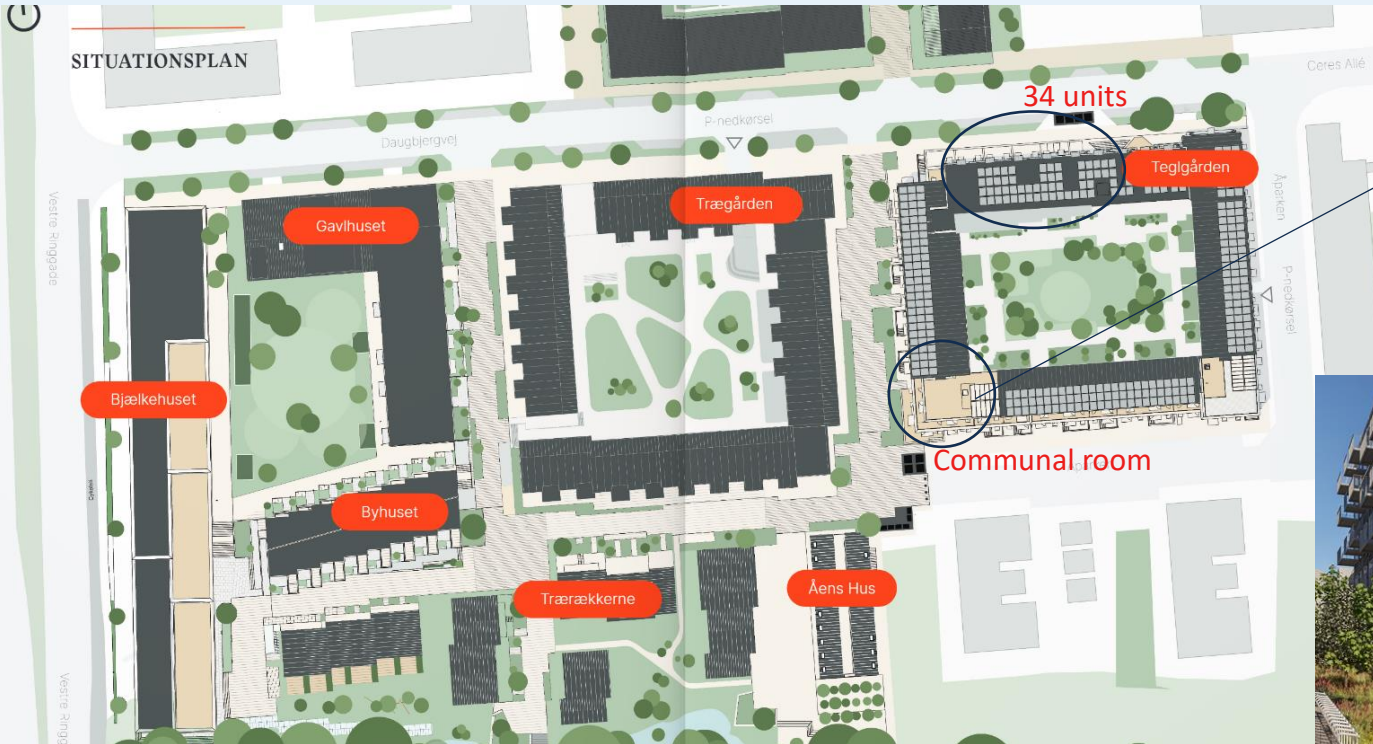


TRÆLASTEN IN AARHUS



Communal room

34 units



VIRKE –AARHUS





THANKS FOR YOUR ATTENTION

virke-boliger.dk

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