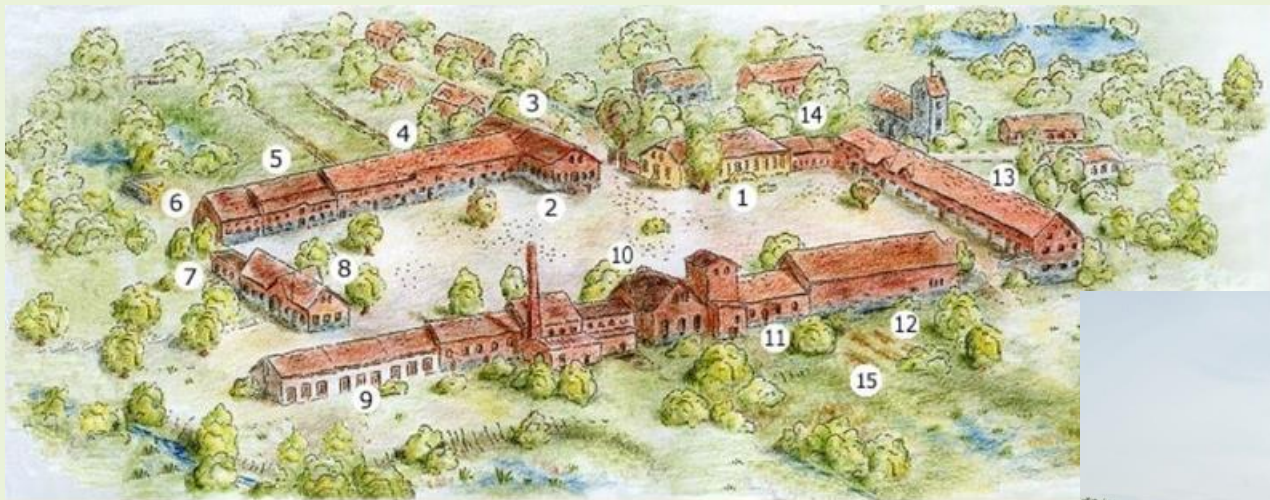


## TASK FORCE WEBINAR Hof Praedikow, Germany



- |                  |                 |                  |            |
|------------------|-----------------|------------------|------------|
| 1 Gutshaus       | 5 Kornspeicher  | 9 Garagen        | 13 Pferdes |
| 2 Schweizer Haus | 6 Speicher      | 10 Brennerei     | 14 Backha  |
| 3 Kleine Scheune | 7 Stellmacherei | 11 Gartenhaus    | 15 Gärtne  |
| 4 Rinderstall    | 8 Schmiede      | 12 Große Scheune |            |



## History of „Hof Prädikow“

Hof Prädikow means „Praedikow Manor“

- **19th century:** Founding of the Manor (horse stable 1822, big barn 1877)
- **1949:** German Democratic Republic changed the manor to an agricultural production cooperative
- **1989** Unification of „Both Germanies“
- **2004** A farmer coming from West-Germany, who bought approx. 600 Hektars of land in Prädikow, including the manor, sold the manor to an entrepreneur who gave it to his nephews for use.  
Farmer and entrepreneur had a severe border conflict, leading to a legal dispute over 10 years.
- **2014** Werner G. from Switzerland contacted Stiftung trias having an idea of a multi-generation-project consisting of a new cooperative and Stiftung trias. This initiative failed, because he didnot succeed in building a stable group.



## History of „Hof Prädikow“

- **2015/2016** Rudolf F. having experience out of a rural project north of Berlin (Stadtgut Blankenfelde) made the next attempt and asked Stiftung trias as well.  
His group decided to cooperate not only with „Mietergenossenschaft SelbstBau e.G.“ but also with a local group being interested to develop the site.
- **16th December 2016** After 2 years talk and negotiation the notary purchase contract could be signed with the aforementioned entrepreneur.
- **11th October 2019** Due to long and exhausting buerocratic process it took nearly 3 years before Stftung trias obtained the property title.

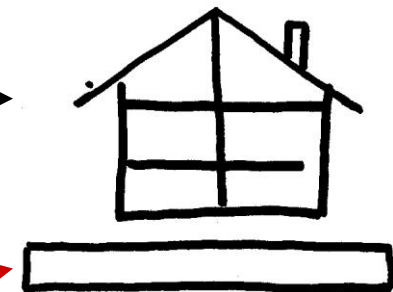
## Financing model

### Our policy to invest our equity (foundation capital) into land gives trias a special touch in the german foundation landscape

Looking for ways to find creative solutions in financing of housing projects:

- **shares**
- **loans**
- **special funds (government, subsidies...)**

**Building is property of project group**



**Land is property of trias foundation**

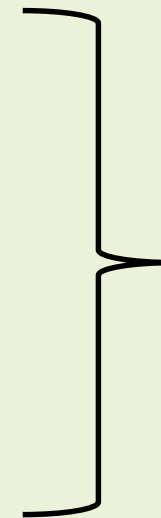
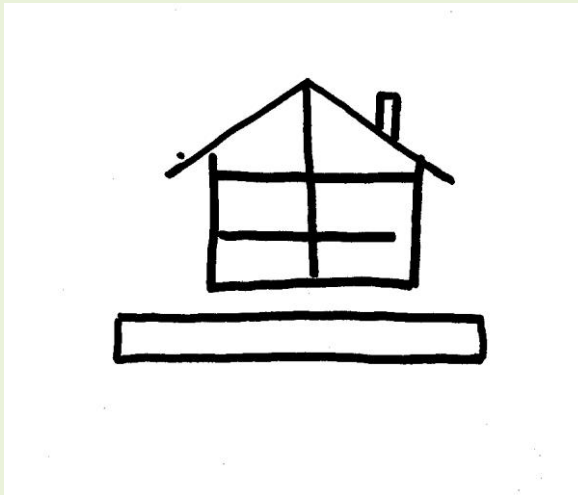
- **gifts, donations,**
- **inheritances, loans**



## safeguarding aims of the co-housing-project

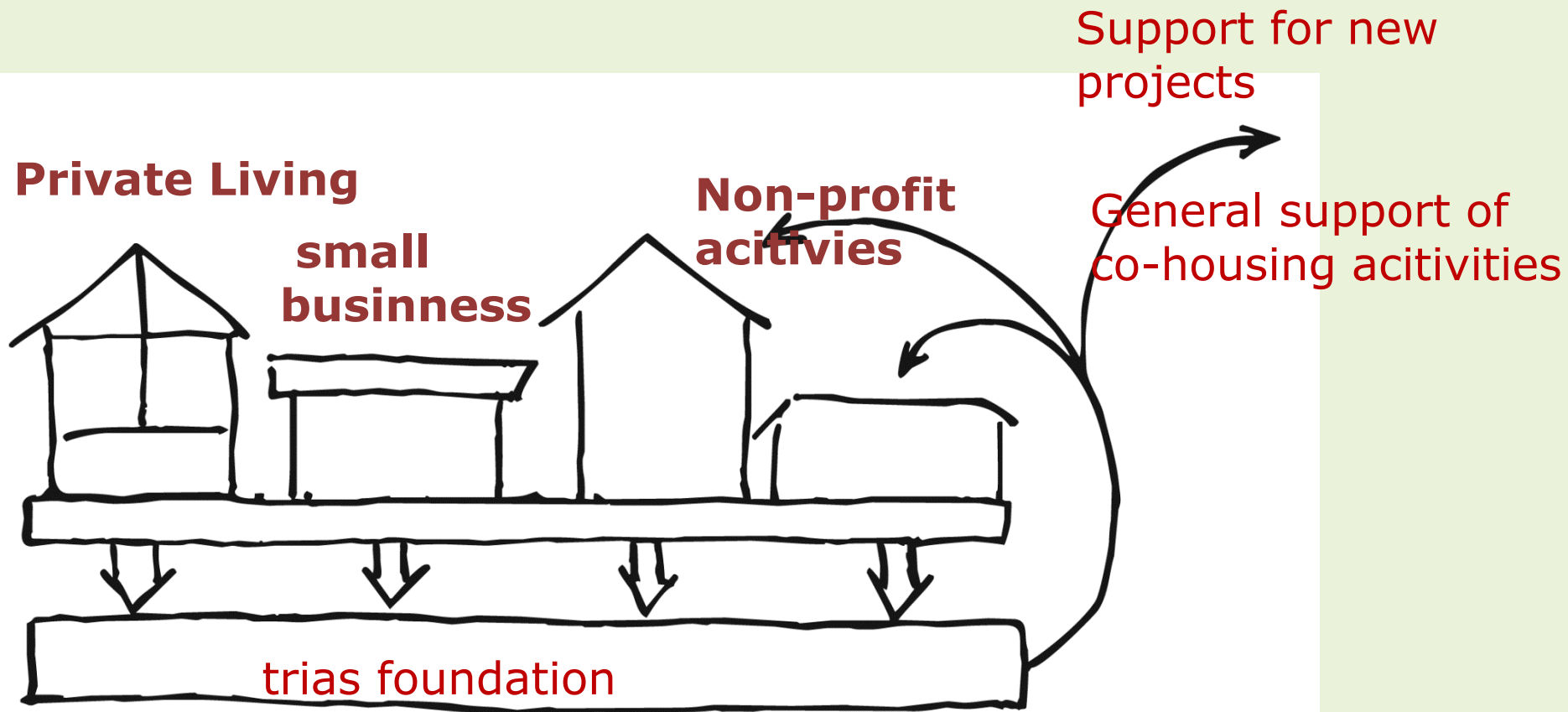
Project aims could be:

- Living and work
- Living for elderly people
- Living with handicapped people
- Multi-generational-project



**land lease  
contract**

# Land as common property – solidarity fund



# Circular enconomy and welfare economy

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The best practice example like „Hof Praedikow“ has only been possible due to..

- ..the experience of Stiftung trias and SelbstBau cooperative
- ...a financial basis of our foundation, based on 43 housing projects and additional 19 building properties built up in 18 years of activity.





- This shows, that we need solidarity and civic organizational and financial structures which enable us to act not only project-wise but with strategic and long term attitude.



StadtGut Blankenfelde, Berlin