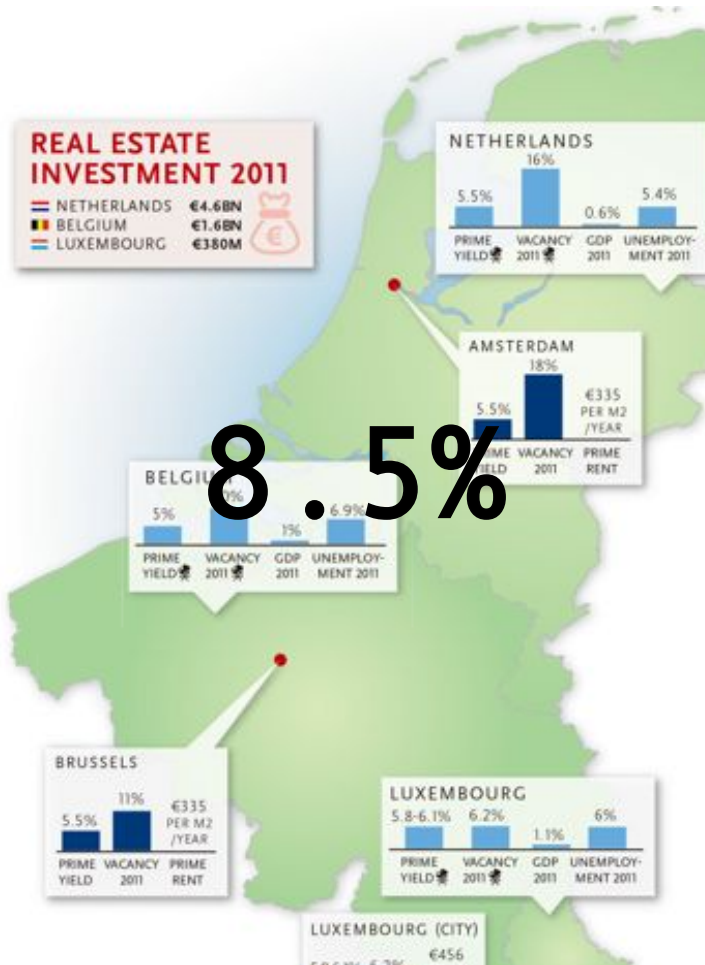
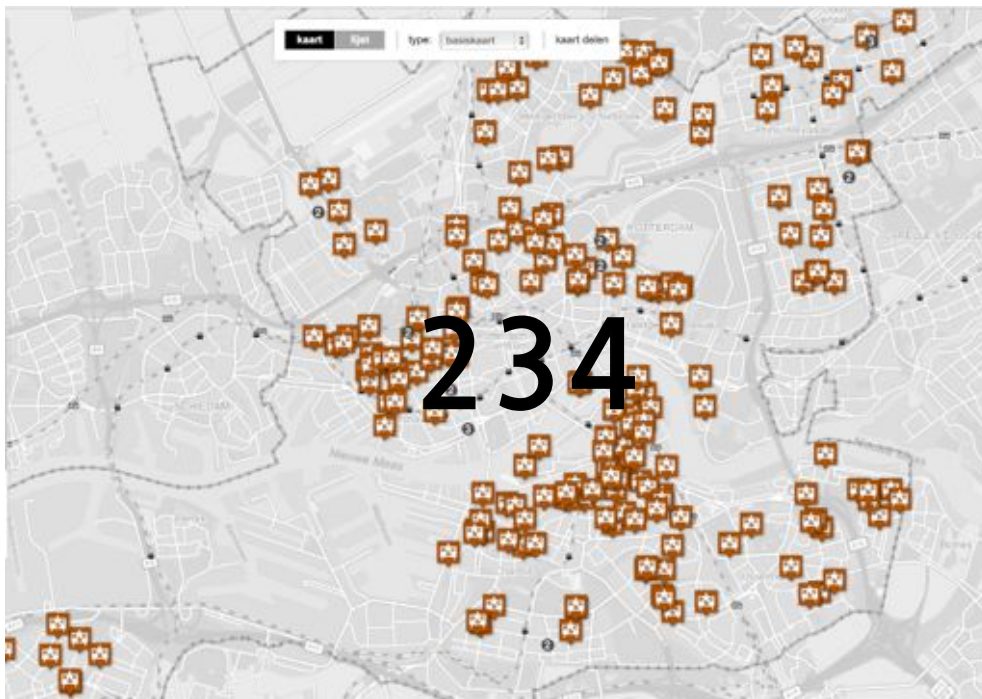


**SLOW GROWTH
SOLUTION FOR
HALF-VACANT
OFFICE.**

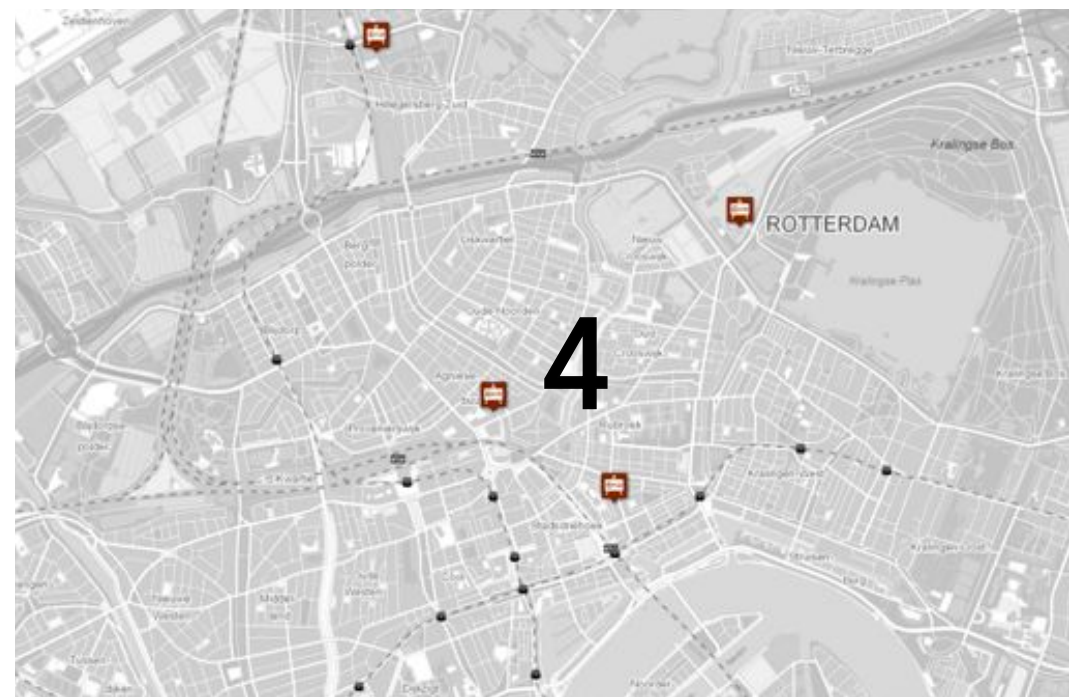


Katshoek servicecosts 2010 - 2011

	€ TOTAL	€/m2	2011	2010	difference
Damages	-	-	0	197.31	-197.31
Maintenance general spaces	5,807.18	0.25	5,807.18	4,445.77	1361.41
Security service	48,945.47	2.13	48,945.47	49,986.13	-1040.66
Other service management	9,463.11	0.41	9,463.11	14,655.04	-5191.93
Receptionists	101,061.26	4.40	101,061.26	106,114.50	-5053.24
Green maintenance interior	680.04	0.03	680.04	566.35	113.69
Green maintenance exterior	-	-	0	187.2	-187.2
Parking	1,185.25	0.05	1,185.25	0	1185.25
Sliding doors tourniquet mechan	715.2	0.03	715.2	202.25	512.95
Central heating install.	6,581.23	0.29	6,581.23	8,106.07	-1524.84
Electrical install	26,992.75	1.18	26,992.75	37,299.82	-10307.07
Electrical install maintenance	118	0.01	118	0	118
Waterpressure installation	-	-	0	201.5	-201.5
Cooling installation	46,203.00	2.01	46,203.00	47,361.57	-1158.57
Elevator installation	34,701.65	1.51	34,701.65	37,387.52	-2685.87
Ventilation	-	-	0	12,855.42	-12855.42
Sanitary installation	1,835.59	0.08	1,835.59	3,812.76	-1977.17
Park.installation	-	-	0	3,306.43	-3306.43
Firesafety installations	3,524.63	0.15	3,524.63	3,997.15	-472.52
Security installations	3,017.59	0.13	3,017.59	4,253.65	-1236.06
Security network	3,412.08	0.15	3,412.08	2,756.04	656.04
Sewage pump installation	180.5	0.01	180.5	0	180.5
Electricity use	225,909.22	9.84	225,909.22	195,670.44	30238.78
Gas and city heating use	157,676.95	6.86	157,676.95	177,166.04	-19489.09
Telephone/data connection	4,152.39	0.18	4,152.39	4,015.77	136.62
Wateruse	3,383.60	0.15	3,383.60	14,019.83	-10636.23
Other costs general spaces	750.57	0.03	750.57	0	750.57
Pest control	3,165.58	0.14	3,165.58	12,923.17	-9757.59
Cleaning service general spaces	54,635.08	2.38	54,635.08	76,401.28	-21766.2
Sanitary articles	10,872.00	0.47	10,872.00	11,112.54	-240.54
Window cleaning	41,264.42	1.80	41,264.42	17,215.50	24048.92
Terrain cleaning	4,361.91	0.19	4,361.91	5,913.20	-1551.29
Waste disposal	18,686.95	0.81	18,686.95	16,427.40	2259.55
Servicecosts empty spaces	4,580.00	0.20	4,580.00	0	4580
Other management	6,123.46	0.27	6,123.46	12,297.09	-6173.63
Others	7,367.93	-0.32	-7,367.93	0.00	-7367.93
SUBTOTAL A	822,618.73	35.81	822,618.73	880,937.41	-58,318.68
Administration 5% over SUB. A	41,130.94				
TOTAAL EXCL. BTW	863,749.67				

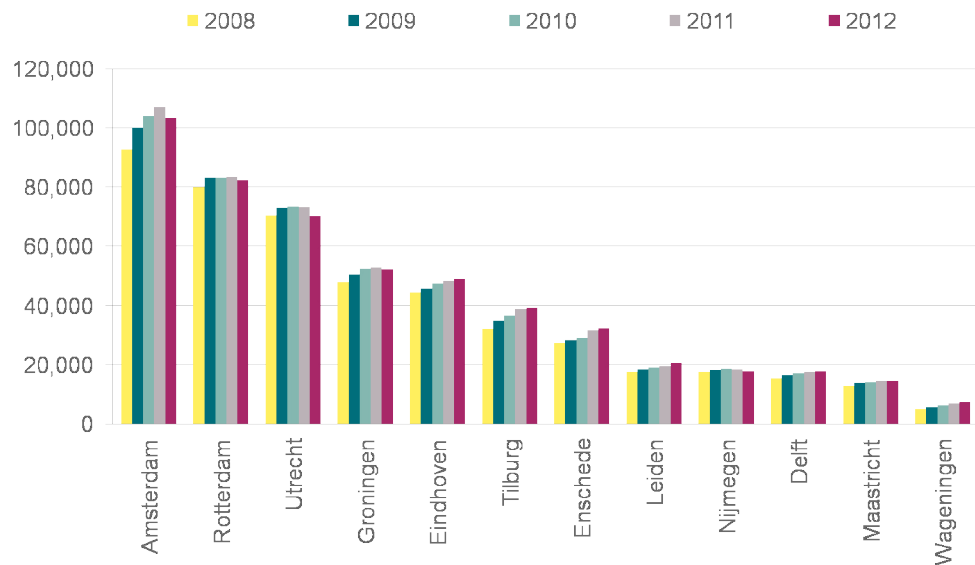


There are 234 primary schools (basisscholen) in Rotterdam.

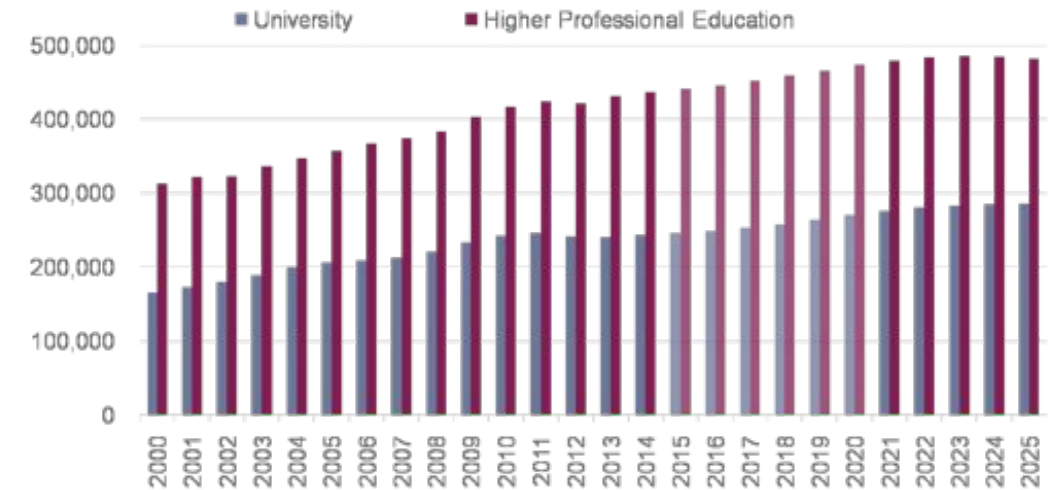


There are only 4 skill schools (mbo en roc) in Rotterdam.

Number of students Rising numbers over the past five years

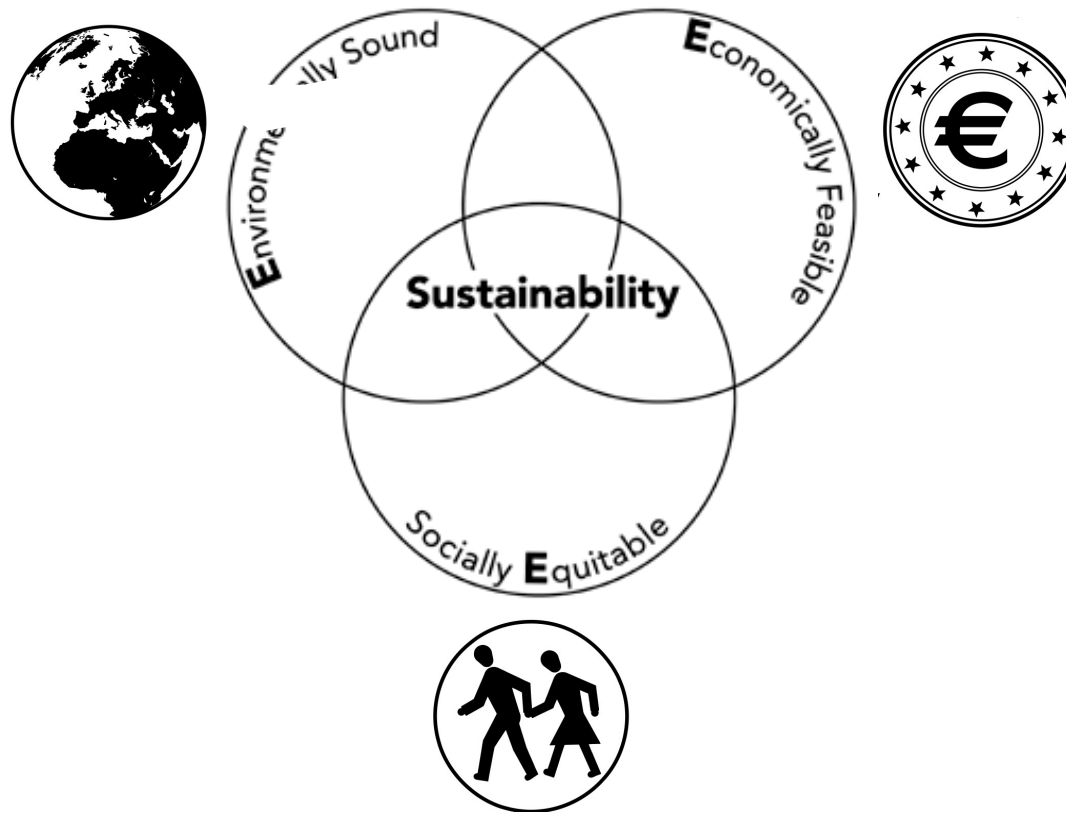


Number of students The total number of students is expected to increase by 15.7% over the next twelve years



AMBITIONS

REALIZE A SOCIAL
CONNECTABLE INTERIOR
, LONG TERM BENEFITS IN
BOTH VACANT OFFICES
BUILDINGS, NEIGHBORHOOD
AND CITY.



1. LINK NEIGHBORHOOD SKILL AND BUSINESS, CREATE AN ALTERNATIVE FINANCIAL AND **DEVELOPMENT** MODEL TO GENERATE ADDED VALUE,

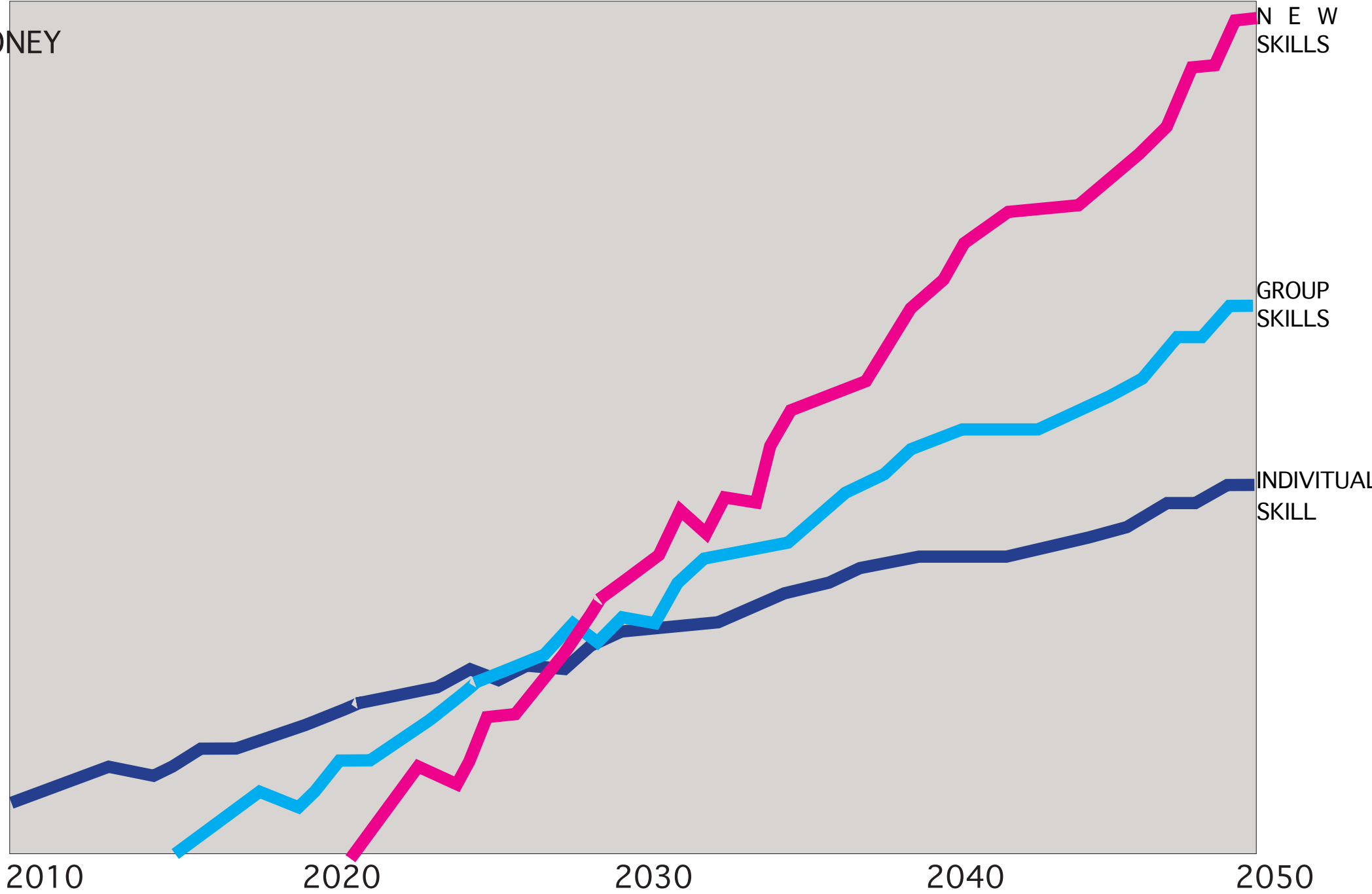
2. BRING **EDUCATION** SYSTEM BETWEEN SKILLS, CREATE JOB OPPORTUNITIES, PRODUCE AFFORDABLE PRICE BUT HIGH QUALITY PRODUCTS IN THE FUTURE

3. CONNECT OFFICE BUILDING TO NEIGHBORHOOD BUSINESS DISTRICTS **PROTECTING** THE CLIMATE.



CRITERIA

MONEY



NEW SKILLS

GROUP SKILLS

INDIVIDUAL SKILL

2010

2020

2030

2040

2050

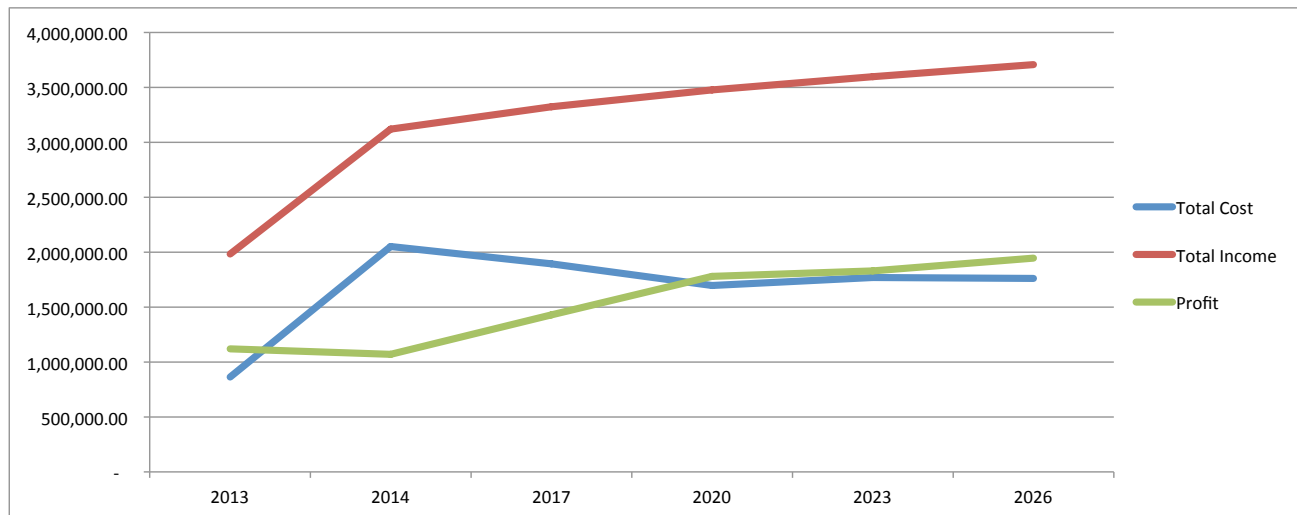
SKILLS

SLOW

GROWING MODEL

Community Economy Development Analysis for Katshoek (2013~2026)

year	2013	2014	2017	2020	2023	2026	Total Cost
Investment(€)	-	360,000.00	200,000.00	80,000.00	70,000.00	64,000.00	774,000.00
Cost(€)	659,107.86	1,647,769.65	1,647,769.65	1,647,769.65	1,647,769.65	1,647,769.65	8,897,956.11
Receptionists(€)	101,061.26	0	0	0	0	0	101,061.26
Cleaning service general spaces(€)	54,635.08	0	0	0	0	0	54,635.08
Security(€)	48,945.47	0	0	0	0	0	48,945.47
Salaries for experts	-	24,000	24,000	20,000	16,000	10,000	94,000.00
Events cost	-	20,000	22,000	30,000	35,000	40,000	147,000.00
Total Cost(€)	863,749.67	2,051,769.65	1,893,769.65	1,697,769.65	1,768,769.65	1,761,769.65	10,037,597.92
-							
Service Fee(€)	863,749.67	1,647,769.65	1,647,769.65	1,647,769.65	1,647,769.65	1,647,769.65	9,102,597.92
Office and schools Rent (excl.)	1,120,000.00	1,120,000.00	1,260,000.00	1,400,000.00	1,400,000.00	1,400,000.00	7,700,000.00
New Bussiness /Service(€)	-	-	50,000.00	100,000.00	100,000.00	150,000.00	400,000.00
Short-term skill service	-	288,000.00	300,000.00	330,000.00	330,000.00	390,000.00	1,638,000.00
Training	-	-	-	-	120,000.00	120,000.00	240,000.00
Students housing rent	-	66,000.00	66,000.00	66,000.00	66,000.00	66,000.00	330,000.00
Total Income	1,983,749.67	3,121,769.65	3,323,769.65	3,477,769.65	3,597,769.65	3,707,769.65	19,212,597.92
-							
Profit	1,120,000.00	1,070,000.00	1,430,000.00	1,780,000.00	1,829,000.00	1,946,000.00	9,175,000.00
-							
space for Skill Service	0%	20%	20%	18%	15%	10%	
space for Rent for Office(incl schools and parking)	40%	40%	45%	50%	50%	50%	
Space for Talent Service	0%	40%	30%	32%	30%	30%	
Newbussiness	0%	0%	5%	5%	5%	10%	
-							
Profit compare to 2013	-	-50000.00	310000	660,000.00	709,000.00	826,000.00	



rent price per m2 per year(€)	100	100	100	100	100	100
Training fee per year per person	0	0	0	0	300	300

SHORT-TERM

LONG-TERM

STUDENT
HOUSING

+

SERVICES
to
Existing
Office
tenants/
Neighborhood

+

EDUCATION
to
Surrounding
Neighborhood

Commercial

Free

SCHOOLS EXAMPLES IN ROTTERDAM



In Financial Times' 2005 rankings it placed 29th globally and 7th in Europe.



AIESEC is an international not for profit organization that provides students with leadership training and internship opportunities at for-profit and not for profit organizations.



Rotterdam's main art school, which is part of the Hogeschool Rotterdam. It is regarded as one of the most prestigious art schools in the Netherlands and the number 1 in Advertising and Copywriting.



Piet Zwart Institute for postgraduate studies and research in Fine Art, Media Design and Retail Design.



WORLDWIDE

● Short-term Programme ● Long-term Programme ● Bussiness

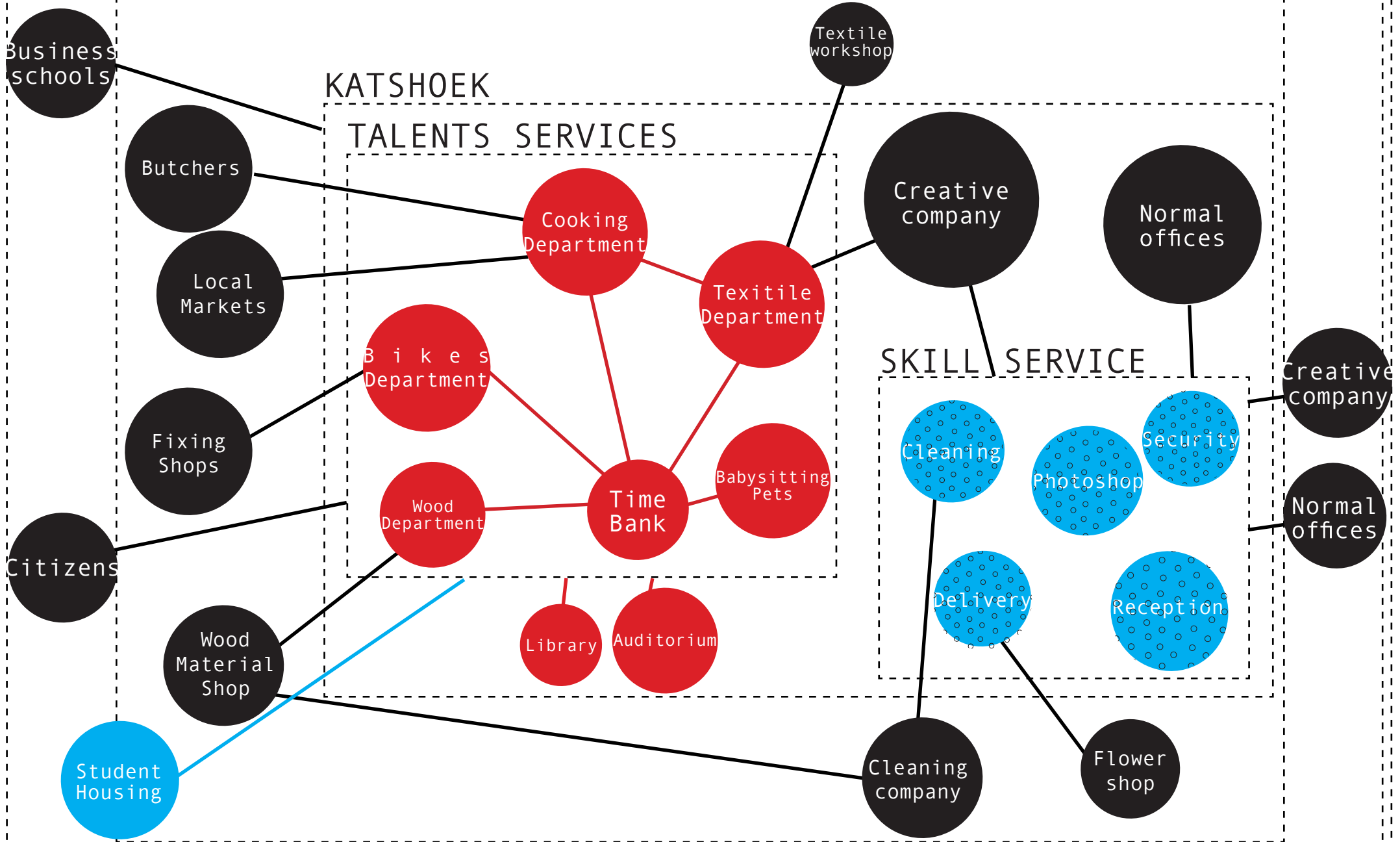
ROTTERDAM

NEIGHBORHOOD

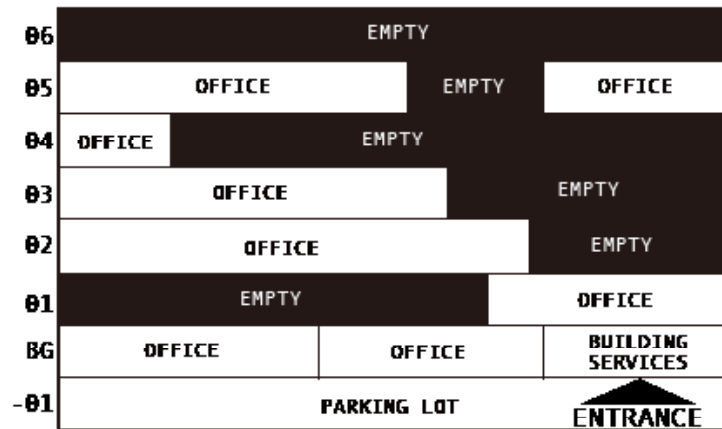
KATSHOEK

TALENTS SERVICES

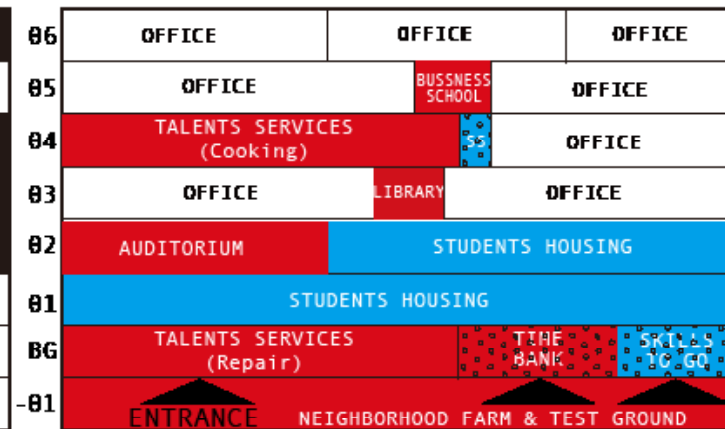
SKILL SERVICE



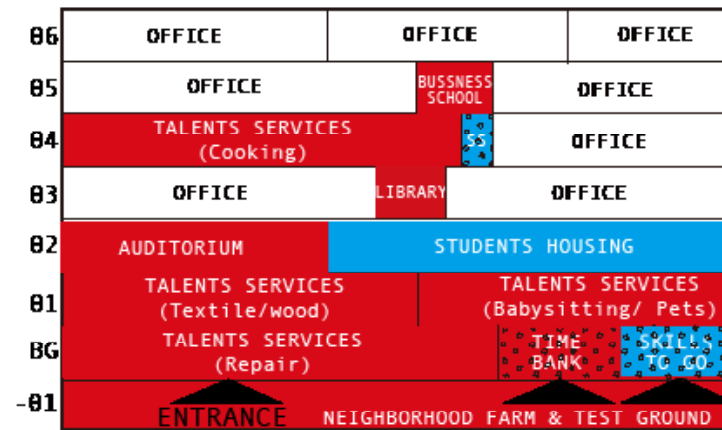
SECTION OF A HALF EMPTY OFFICE BUILDING



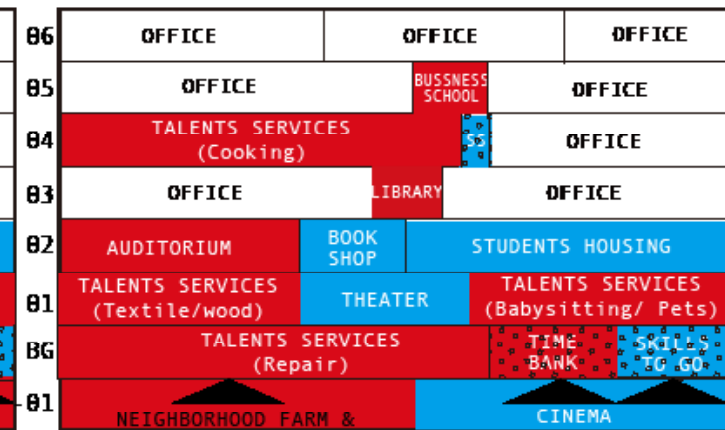
2013



2014



2020

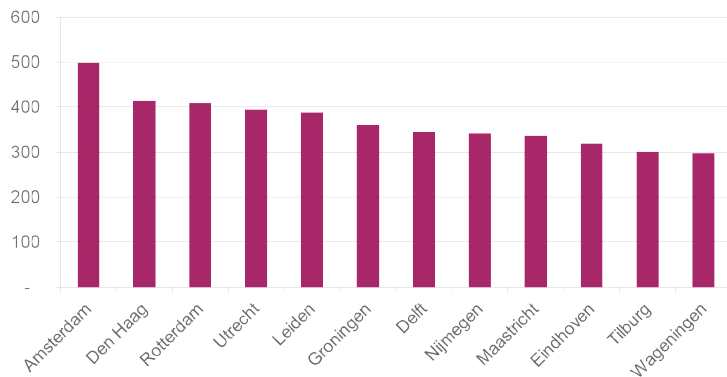


2026

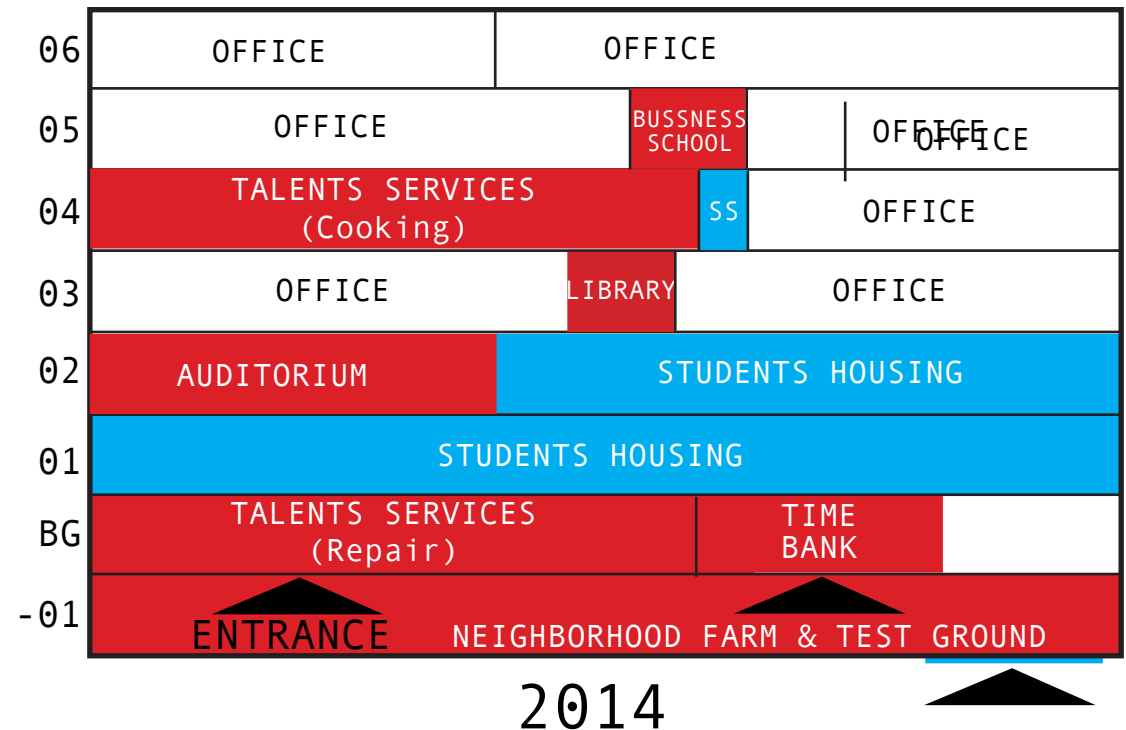
How to start programme the buildings?

The average rent of student housing in Netherlands is €415.

Average rents The average rental price for private student housing has risen to €415



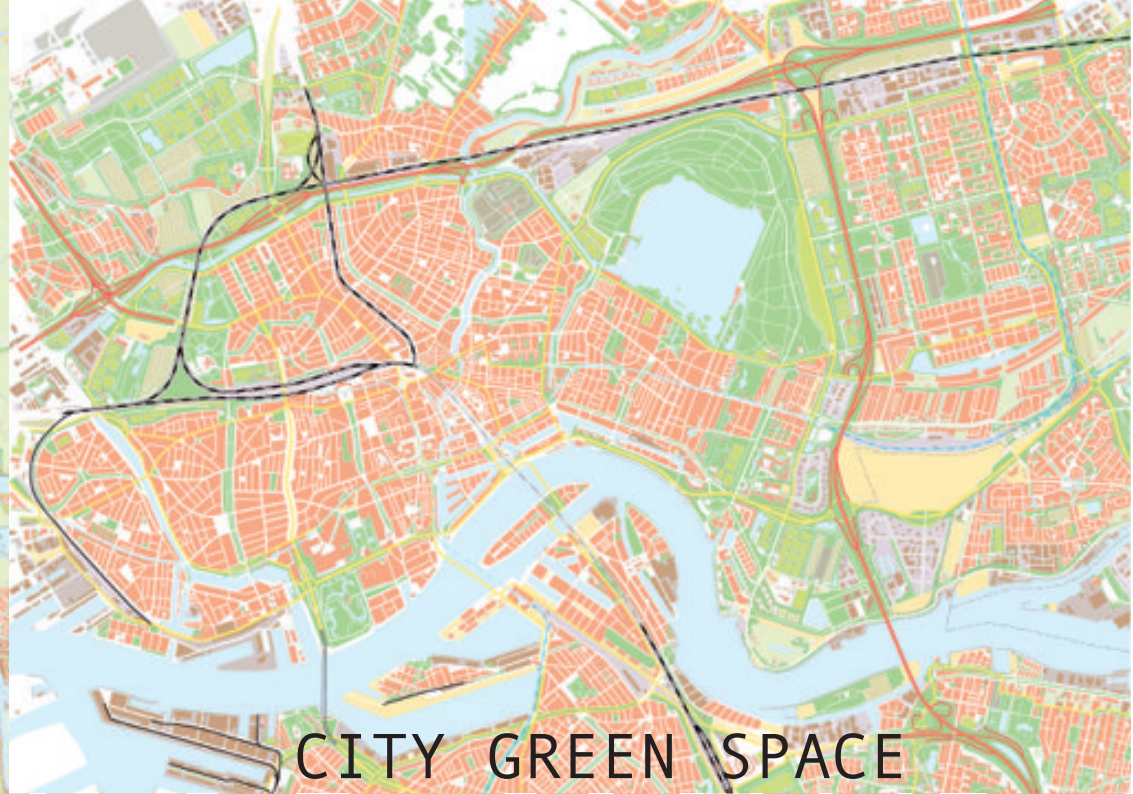
BUT we rent €100/M to students, instead at least 20H/M construction work for rest building or save in TIME BANK.



SLOW GROWTH BUILDING



RURAL GREEN SPACE



CITY GREEN SPACE



NEIGHBORHOOD GREEN SPACE



CLUSTER GREEN SPACE

SLOW ZONE

CLOSE, PRIVATE PUBLIC
SHARED SPACE, COLLECTIVE
EXPERIENCE

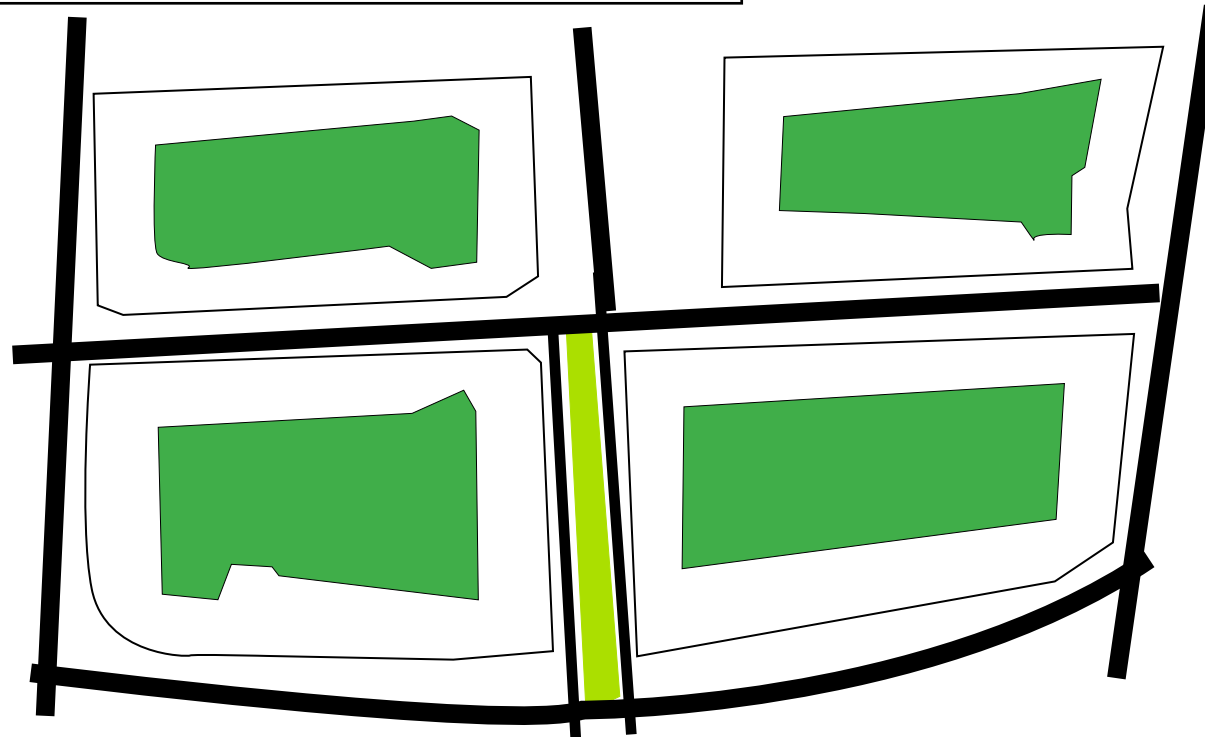
BETTER/ DEEP FOCUS ON
WHAT YOU ARE DOING

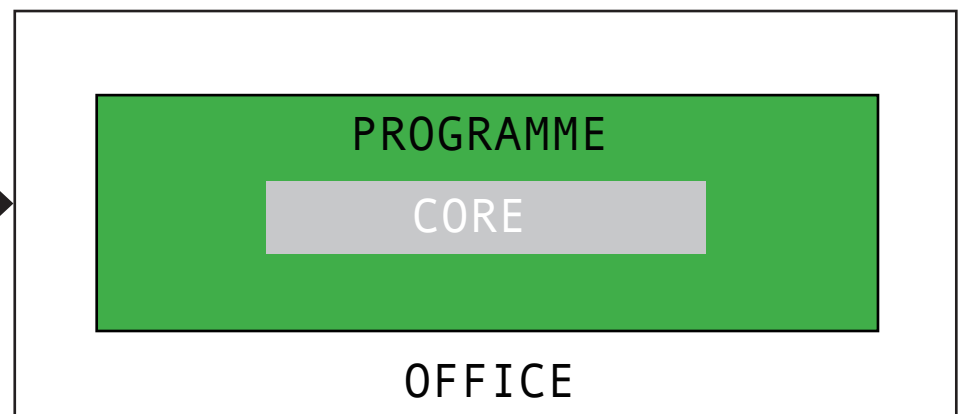
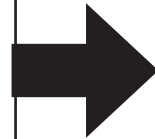
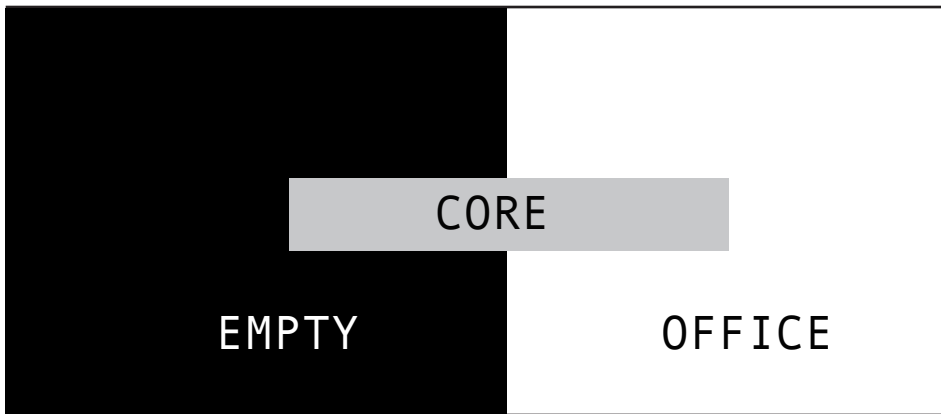
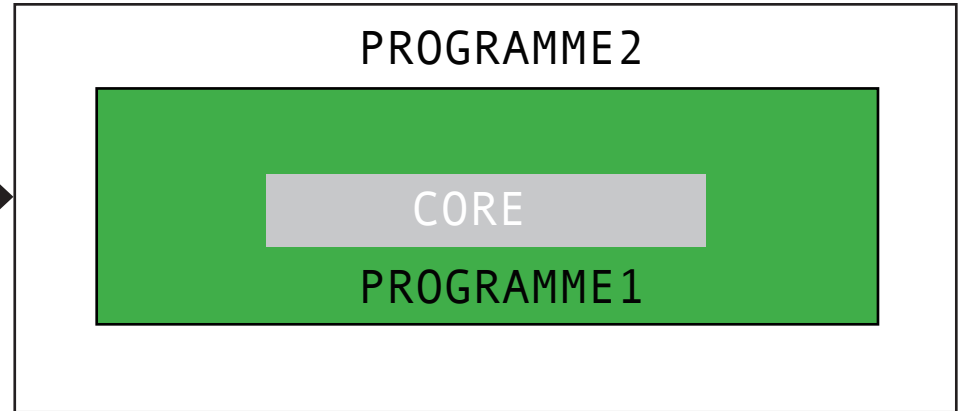
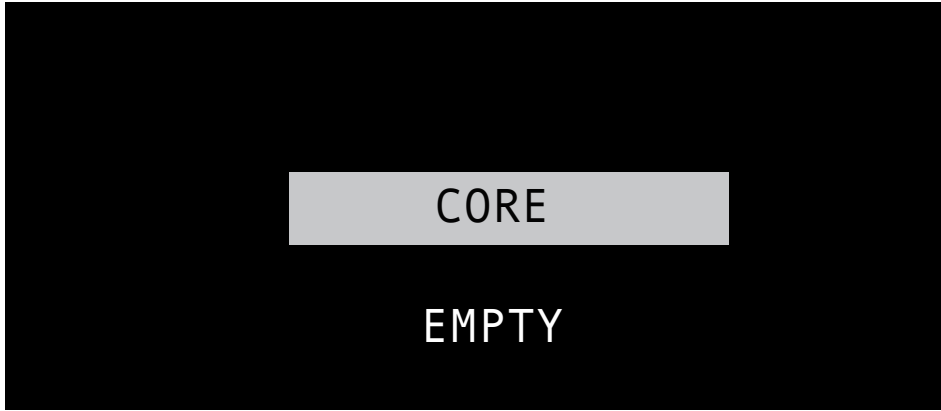
Open air,
Public view,
Close boundary

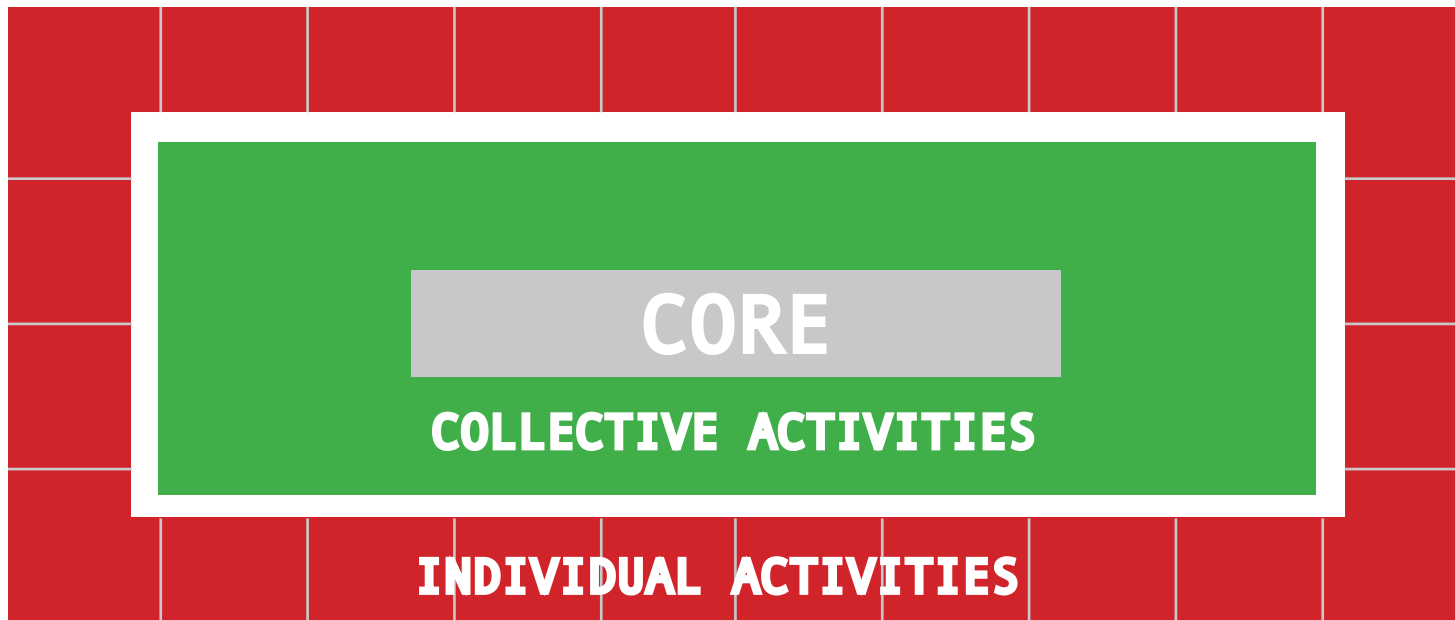
FAST ZONE

OPEN, PUBLIC,
MORE MOVEMENT
ACTIVITIES

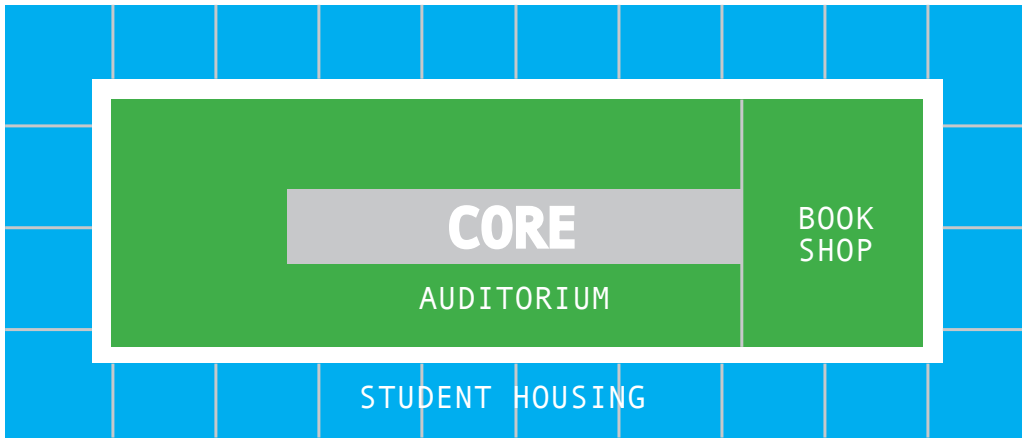
Open air,
Public view,
Open boundary



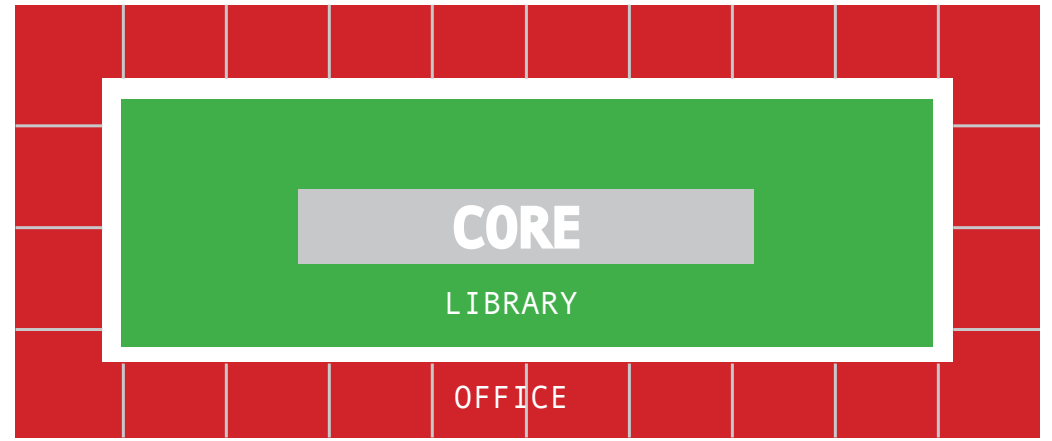




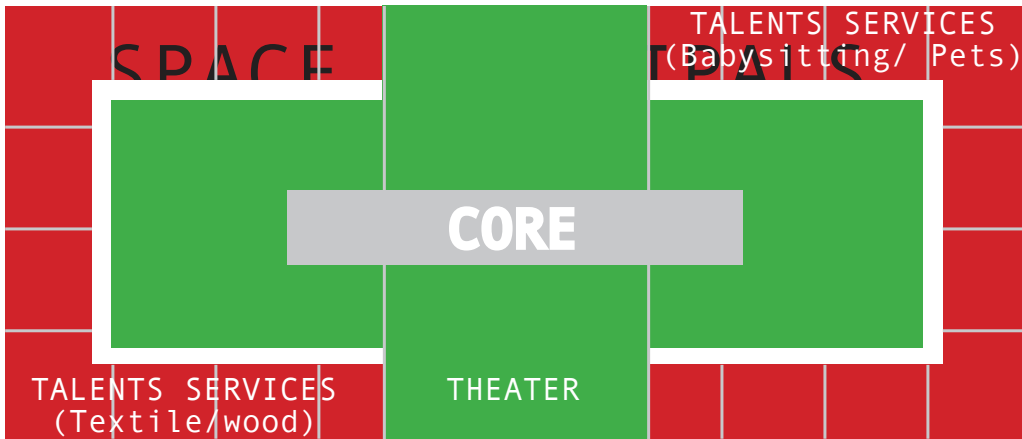
**COLLECTIVE IMPROVMENT ACTIVITIES IN
OPEN SHARING SPACE**



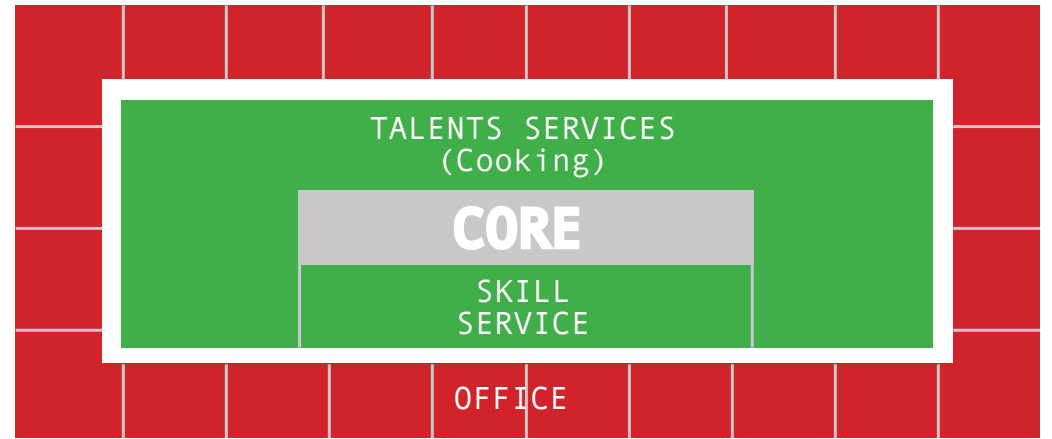
02



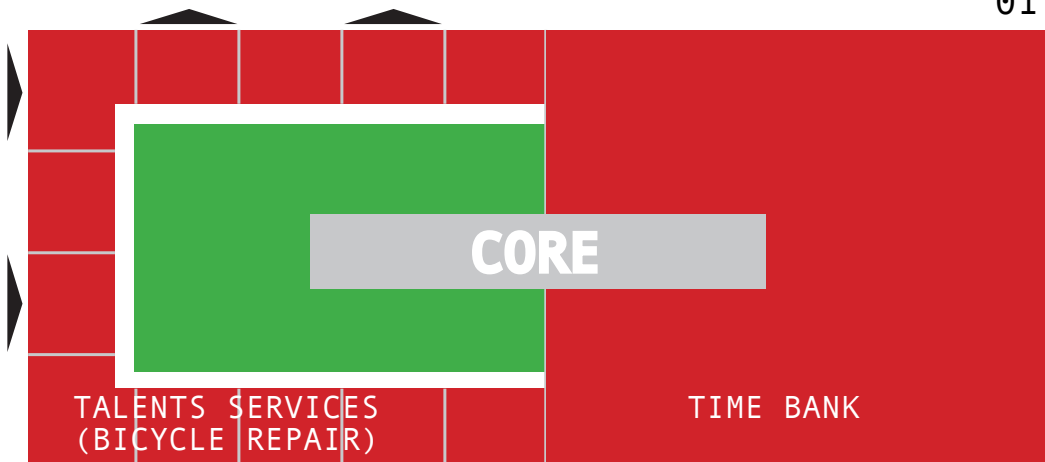
03



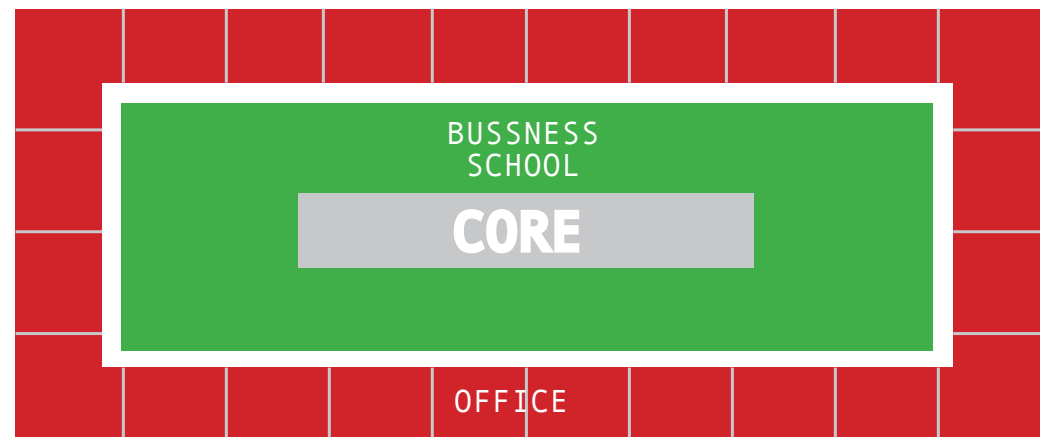
01



04

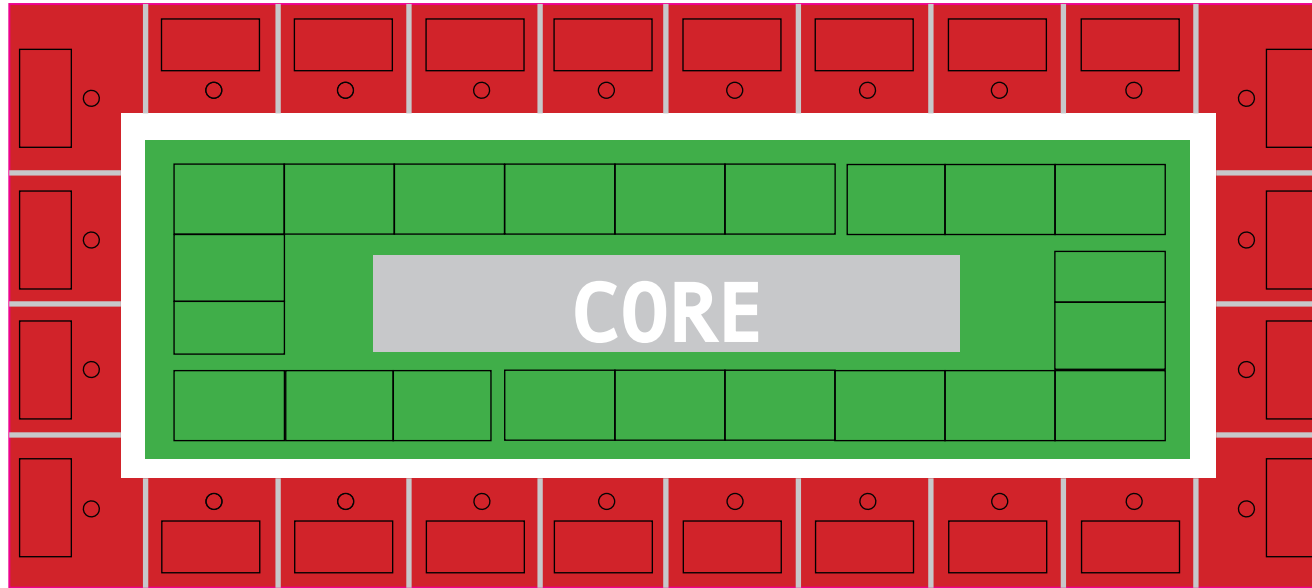


BG



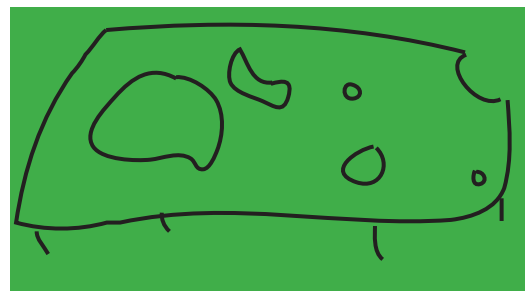
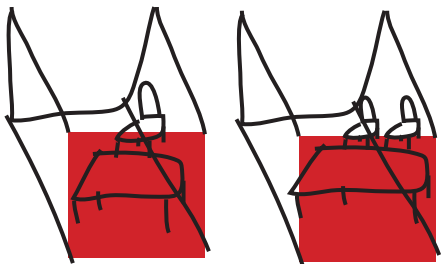
05

1. SLOW GROWTH IN TALENT SERVICE



**INSTEAD OF LISTENING, YOU ARE MAKING AND PRACTICING.
BIG WORKSHOP SPACE**

**AFTER LEARNING FROM TEACHERS, YOU ARE SELF IMPROVING AND CREATING.
SMALL STUDIO SPACE**



SPACE PRINCIPALS

LOCATION OF HALF - VACANT OFFICE BUILDINGS IN ROTTERDAM

1. AT LEAST ONE SIDE OF THE BUILDING
FACE THE MAIN ROAD OF CITY.
2. THE NEARBY NEIGHBORHOOD IN BACKSIDE



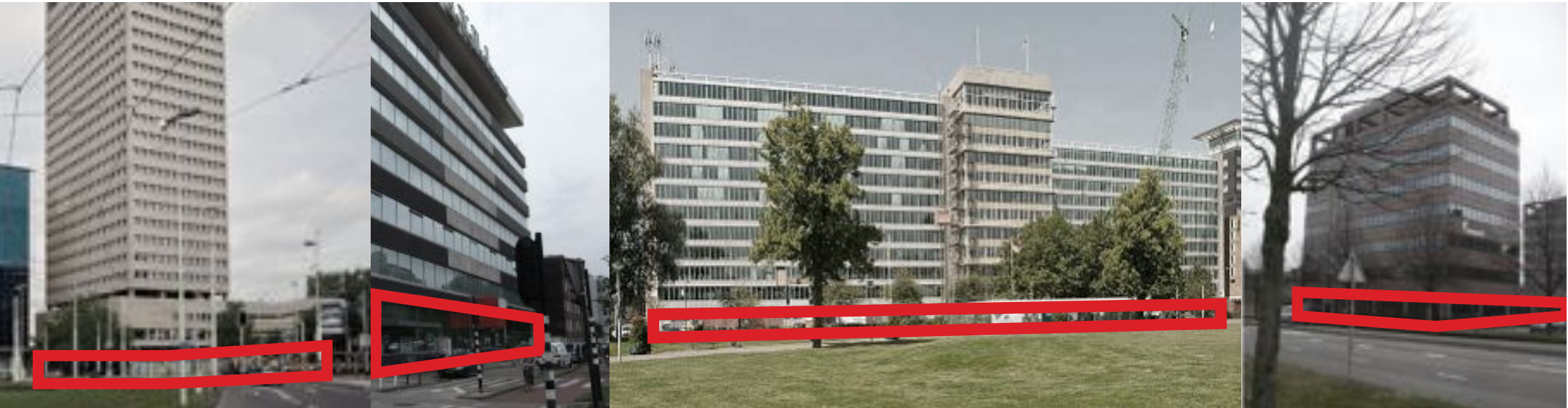
- Half-vacant office buildings
- Urban Main roads

Characteristics of vacant offices

General profile		Urban Specialists		Status sensitive professionals	
Building characteristics	Rank	Building characteristics	Rank	Building characteristics	Rank
Car parking	1	Car parking	1	Car parking	1

General profile		Urban Specialists		Status sensitive professionals	
Location characteristics	Rank	Location characteristics	Rank	Location characteristics	Rank
Accessibility by car	1	Accessibility by car	1	Accessibility by car	1
Status	2	Status	2	Status	2

CAR PARKING AND ACCESSIBILITY BY CAR IS THE ESSENTIAL CHARACTERISTICS OF VACANT OFFICES.



CLOSE FACADE,
NO STREET LEVEL LIFE IN MOST
HALF-VACANT OFFICE BUILDINGS

Neighborhood Business district

Fixing shop

Knowledge supplier

Local food shop

Food supplier

School

Knowledge & people supplier

Parking lot as a multicultural Bicycles test ground and community farm.

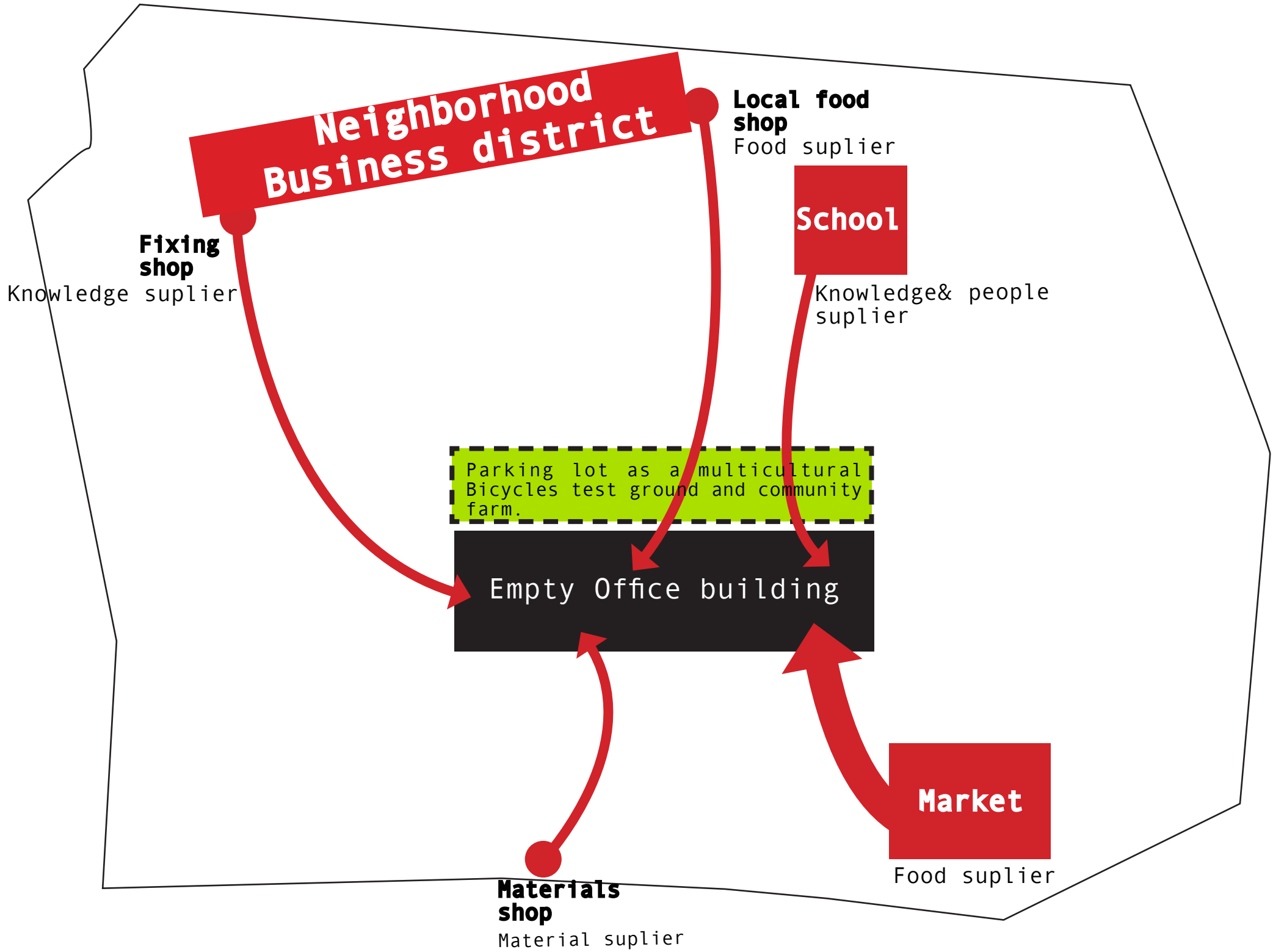
Empty Office building

Market

Food supplier

Materials shop

Material supplier



1. Local materials/food comes from
closest neighborhoods

UNIQUE PRODUCTS

2. Short-distance transportation

**REDUCE THE CARBON
FOOTPRINT**

GROWTH SOCIAL BENEFIT

SLOW WOONERF

is a street designed primarily with the interests of pedestrians and cyclists in mind and as a social space where people can meet and where children may also be able to play legally and safely.

A FULL-DAY TRAFFIC FREE STREET.

A PLAY STREET, A HOME ZONE.

**WHEN YOU ENTER THE SLOW WOONERF, PLEASE
MOVE UNDER 2 km/h.**

**SHARED SPACE,
TRAFFIC CALM,
LOW SPEED LIMITS
SLOW ACTIVITIES**

Neighborhood

Parking lot as a multicultural
Bicycles test ground and community
farm.

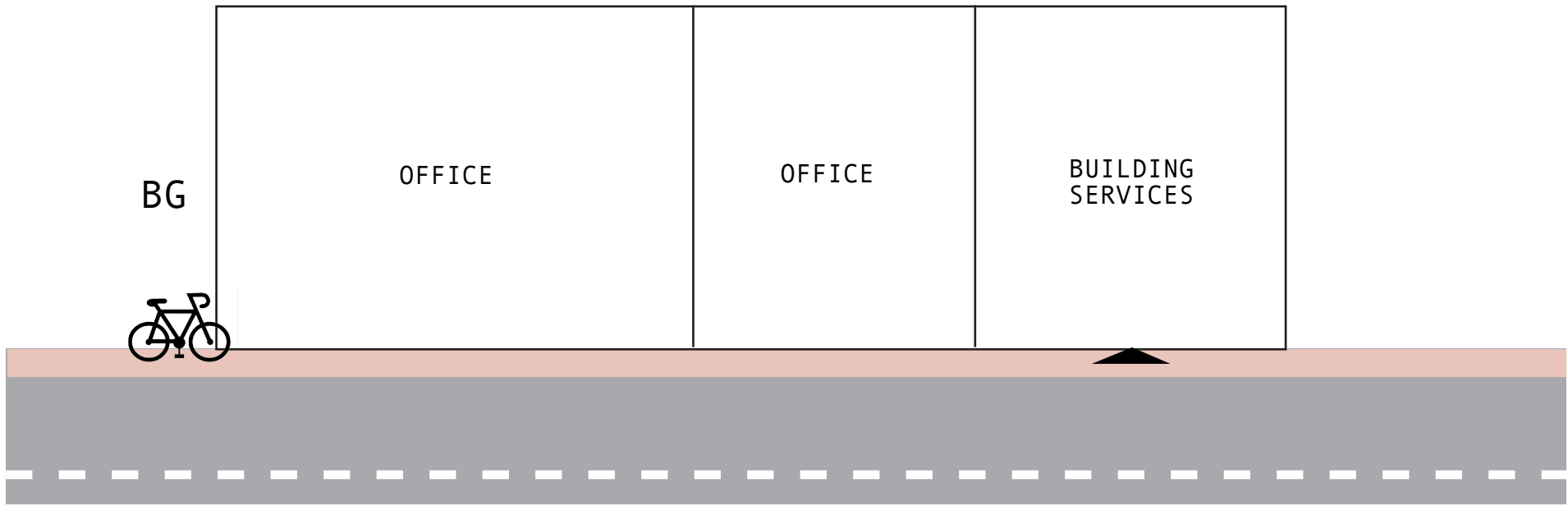
Empty Office building



City Main traffic networks

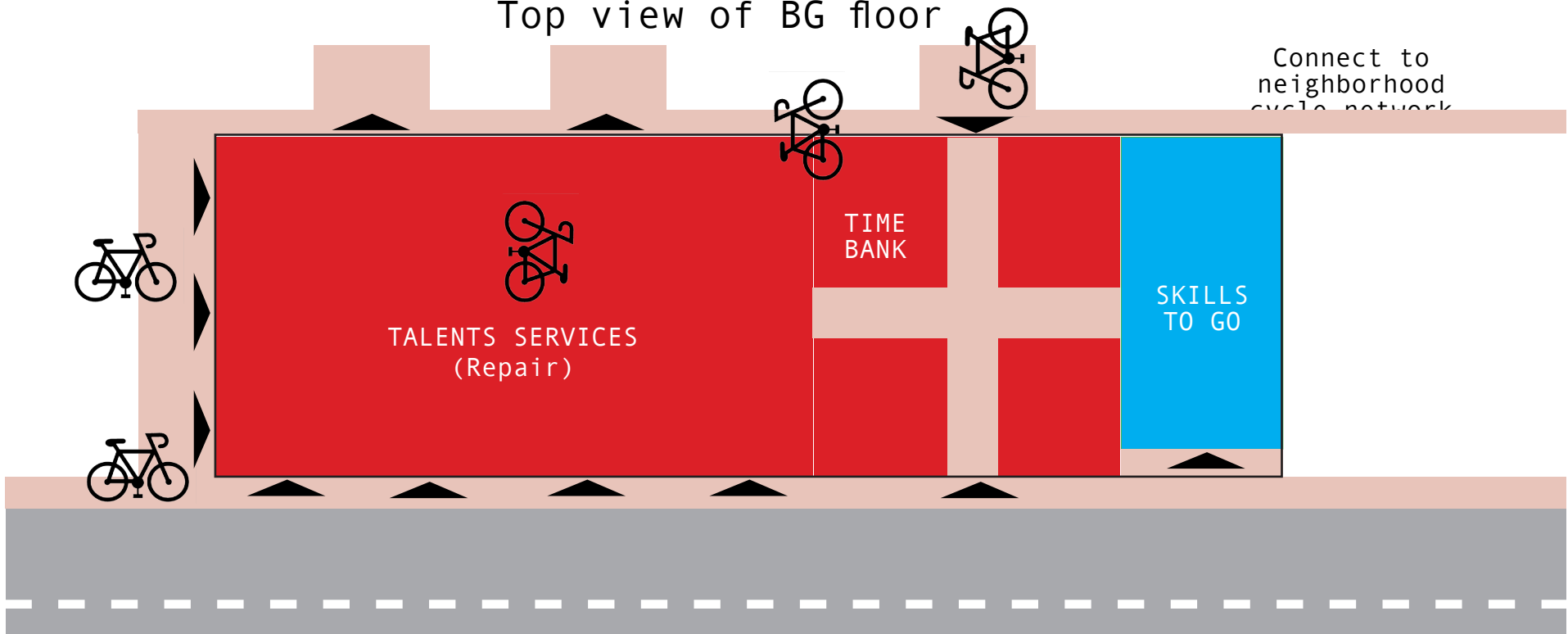
Top view of BG floor

Before



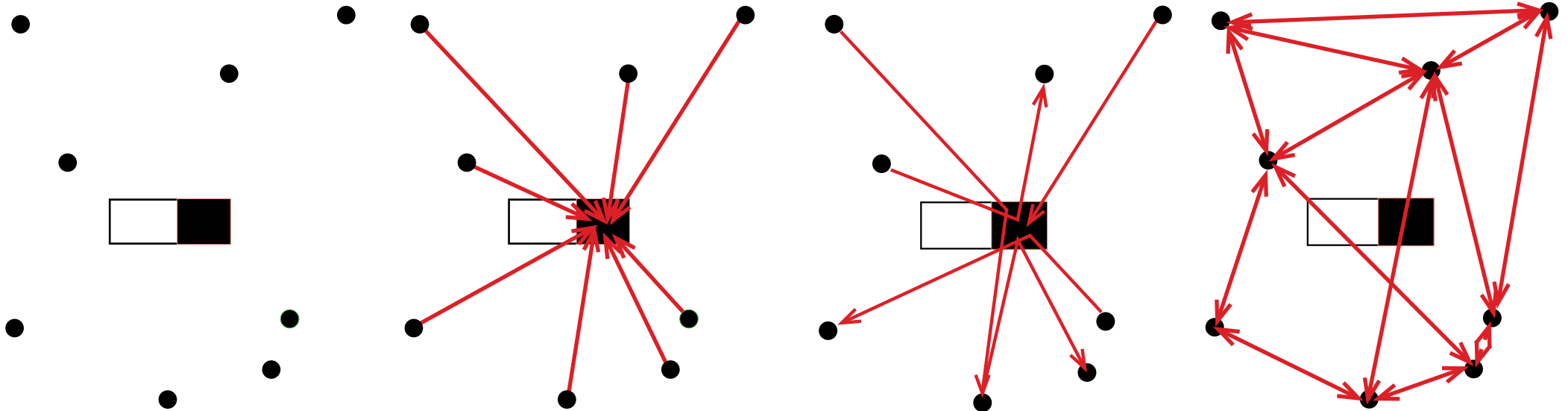
Top view of BG floor

New proposal



2. SLOW GROWTH IN TIME BANK

Follow Bicycles policy



Skill people in neighborhood are not connect yet.

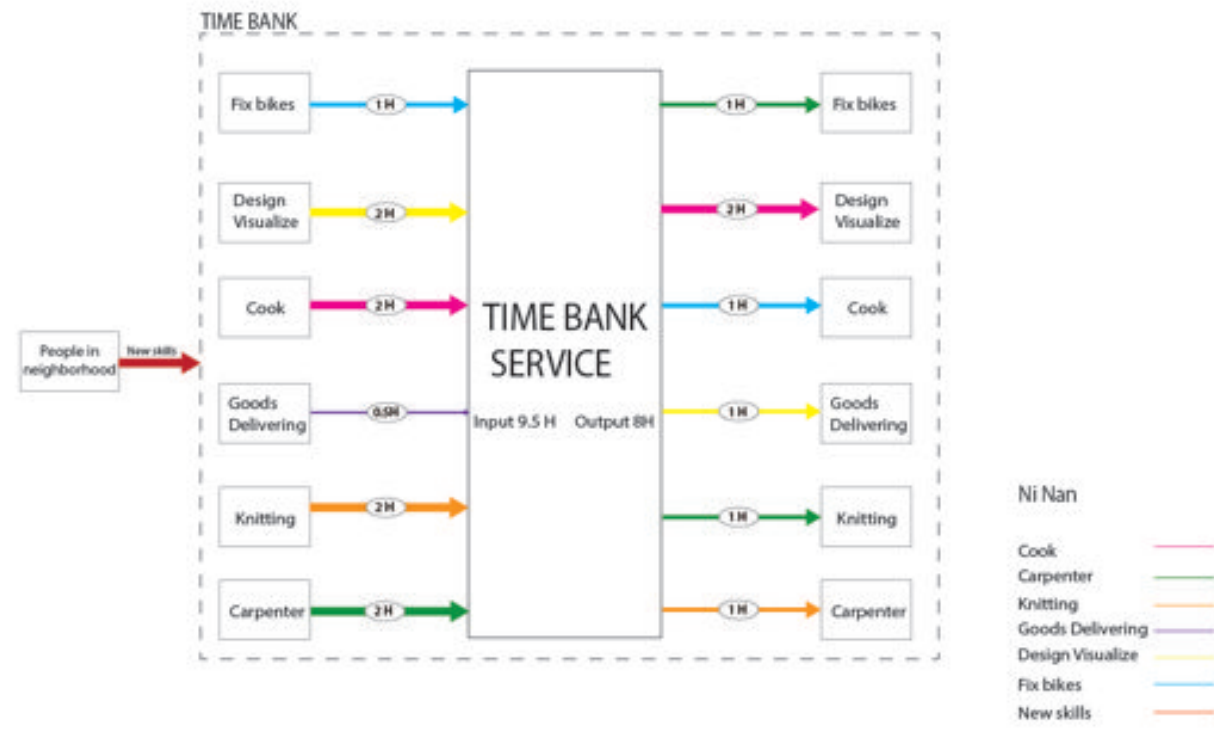
Skill people in neighborhood pass by TIME BANK save their skills in there.

Skill people in neighborhood connected to each others through TIME BANK by changing time.

Skill people in neighborhood connected to each others form the skill network.

Currency Flow in Time Bank

Ni Nan



Ni Nan

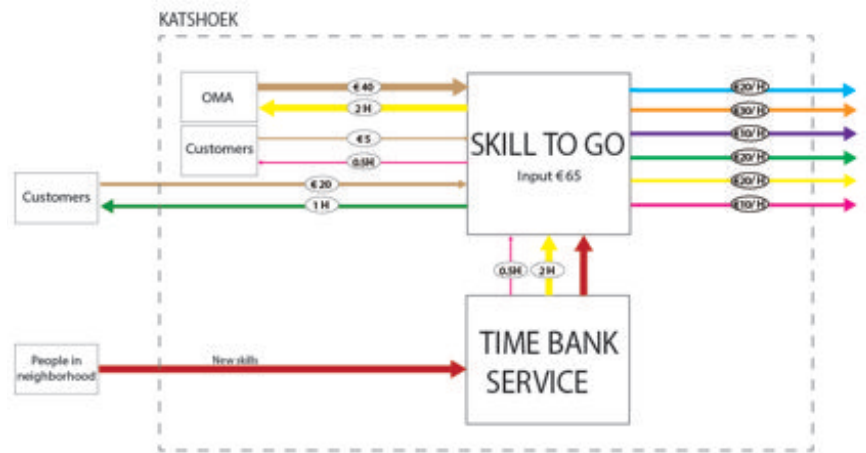
- Cook —
- Carpenter —
- Knitting —
- Goods Delivering —
- Design Visualize —
- Fix bikes —
- New skills —

1 Cake 1/2H
Carpenter = € 20/H
Design Visualize = € 20/H

*This diagram didn't include daily output of Time Bank.

Currency Flow in Time Bank

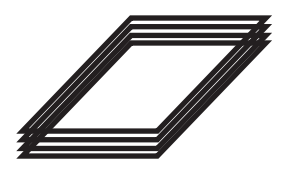
Ni Nan



- Cook —
- Carpenter —
- Knitting —
- Goods Delivering —
- Design Visualize —
- Fix bikes —
- New skills —

To neighborhood people:
If you have time, you can come, use your skill change for others' skill. If you have skill, you can come, have work experice, we pay you by time.

To outsider:
Before you enter this neighborhood, please come to TIME BANK. You can get a free map of neighborhood and a travel guide book. On it, you will find special food, shops recommanded by LOCAL people. Or you can rent a bicycle follow our guide to explore our neighborhood.



Exhibiting, Exchanging, Saving skill. Information center

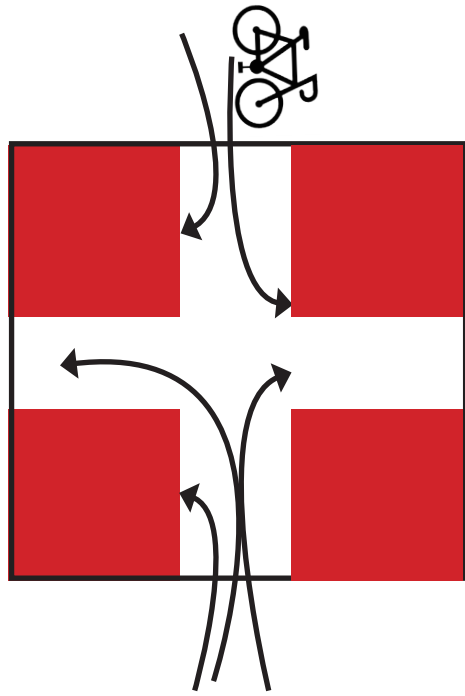
TIME
BANK

Urban Public meeting space

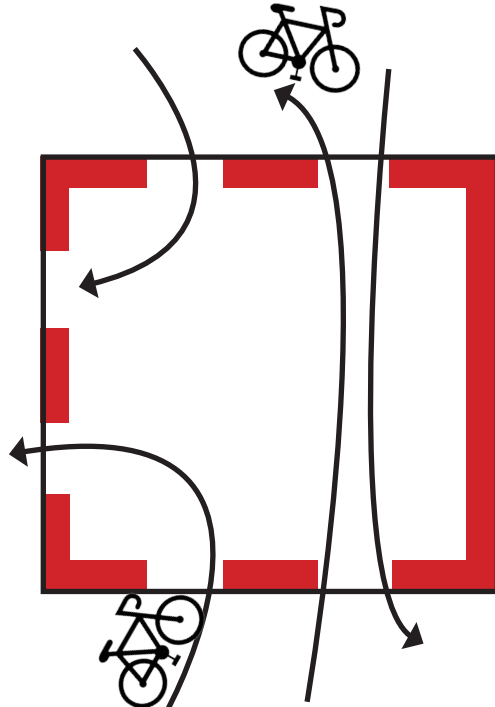
Strategy: 1.Reuse original office furnitures
2.Collect leftover materials,
furnitures and time in neighborhood.

Time as a currency,
skill as a production.

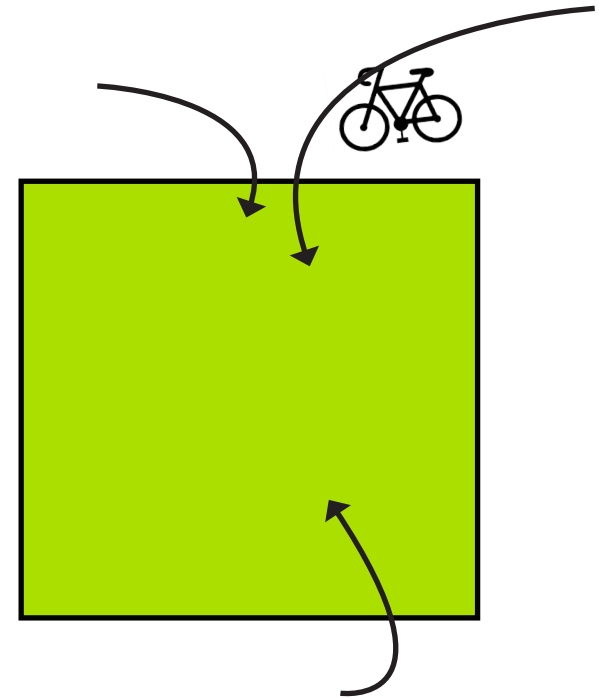
SPACE PRINCIPALS



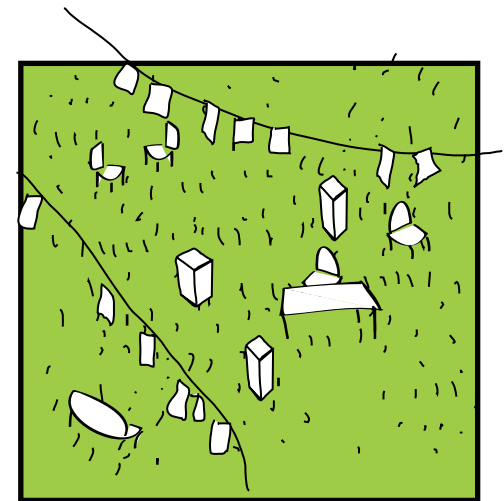
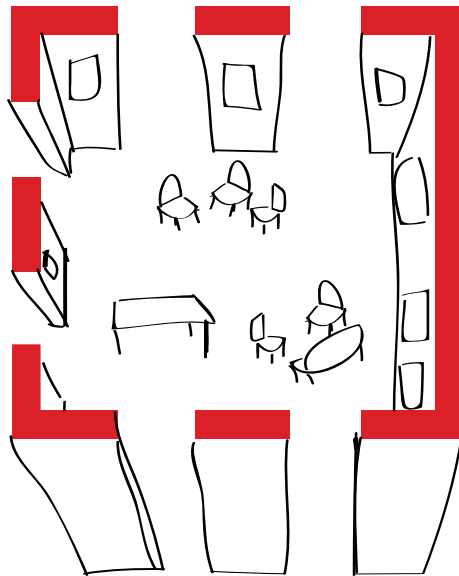
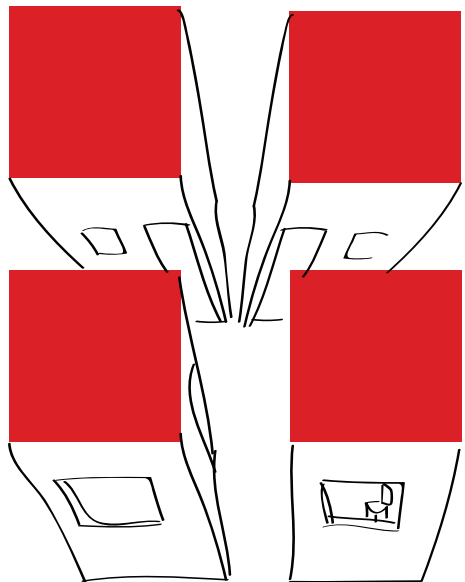
Closed space



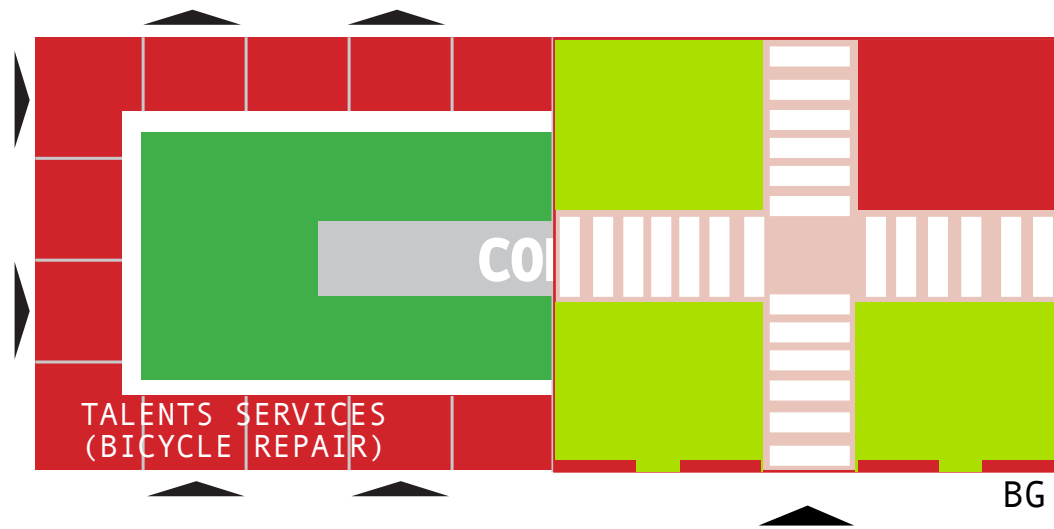
Half open space



Green space



Maximum
Street activity
in
neighborhood
of surrounding



3. STUDENT HOUSING

Separate private bedrooms

Sharing kitchen,
living room,
shower room
and toilet.

Big open space

Strategy: 1. Reuse original office furnitures
2. Add seperation wall to bedroom

	OFFICE	STUDENT HOUSING	WORKSHOP SCHOOL	BUSSINESS SCHOOL	AUDITORIUM
Electricity					
Lighting					
Water		<p>2 times more water facilities</p>			
Ceiling					
Furnitures					
Other facilities					

SLOW Growth
Katshoek

WORLDWIDE

● Short-term Programme ● Long-term Programme ● Bussiness

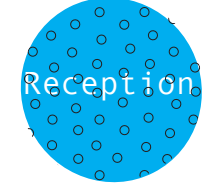
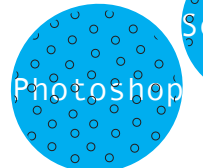
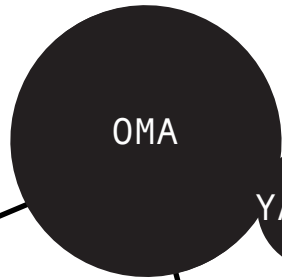
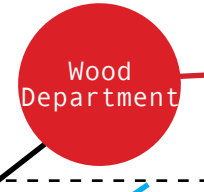
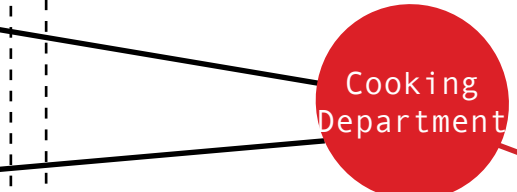
ROTTERDAM

NEIGHBORHOOD

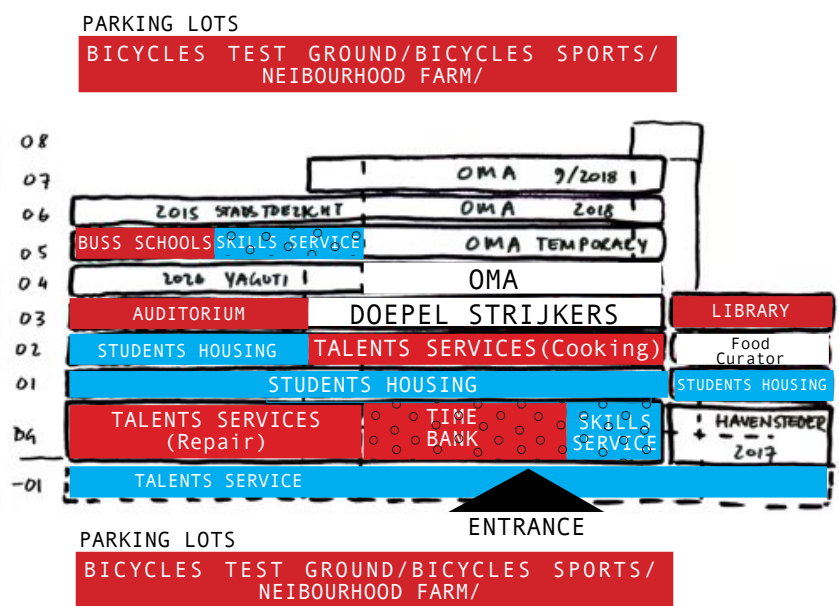
KATSHOEK

TALENTS SERVICES

SKILL SERVICE



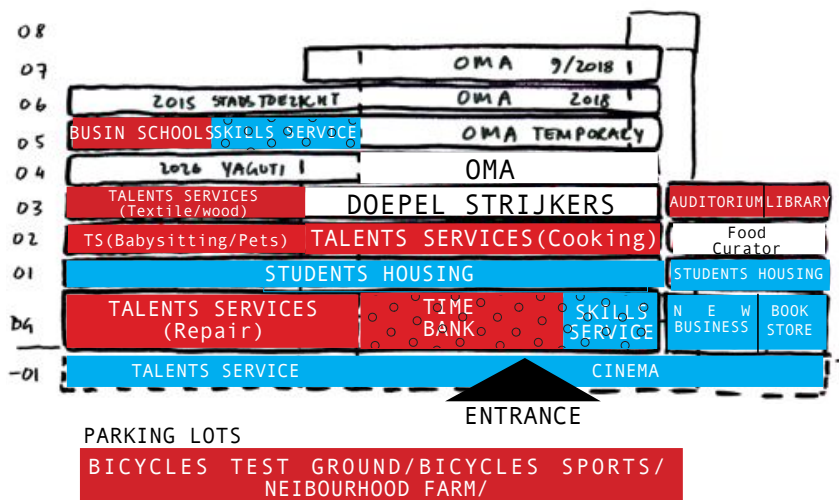
Sections of Katshoek



SPACE PERCENTAGE

OFFICE RENT (inclu schools)	40%
SKILLS SERVICE	20%
TALENTS SERVICE	40%
NEW BUSSINESS	0%

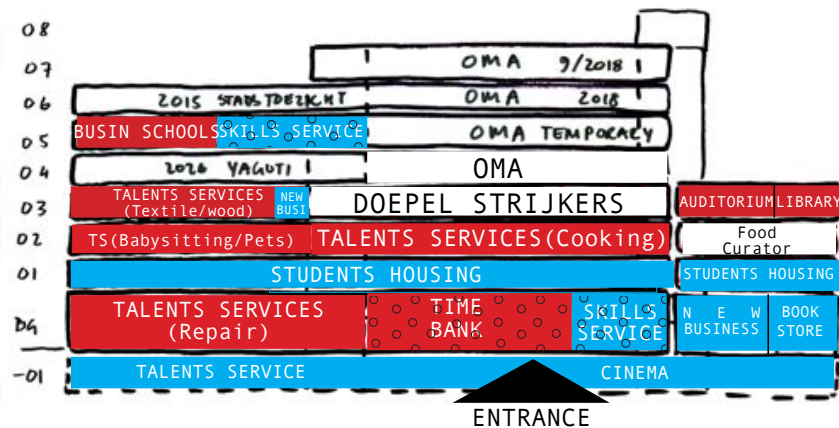
2014



SPACE PERCENTAGE

OFFICE RENT (inclu schools)	45%
SKILLS SERVICE	18%
TALENTS SERVICE	32%
NEW BUSSINESS	5%

2020



SPACE PERCENTAGE

OFFICE RENT (inclu schools)	50%
SKILLS SERVICE	10%
TALENTS SERVICE	30%
NEW BUSSINESS	10%

2026

2014

Website and Promotion 10,000

INVESTMENT BUDGET OF TALENTS BUILDING

PROFIT AND LOSS ACCOUNT OF TALENTS BUILDING

Events revenues/ Parking lot 40,000

Cook Service 8,000

Bicycles Service 45,000

Design Visualize Service 11,000

Service to go 3,000

Bicycles Department 0

Cooking Department 0

Textile/wood Department 0

Babysitting/Pet Department 0

Time Bank 0

Students housing rent 44,000

Offices & schools rent revenues 1,010,000

Bicycles repair Cafe 5,000

Short-term Skill service revenues 248,000

Long-term Talents Service revenues 0

KATSHOEK

INVESTMENT

Loan and investment
Capital (equity)

400,000

TURNOVER

3,121,769

Profit after tax
1,070,000

FIXED ASSETS

Machines and Tools 10,000

Large and small inventory 10,000

Building Materials 10,000

Construction fee 10,000

COST OF PROGRAMMES

Service cost (exclude personnel) 1,847,769

Salaries for Experts 14,000

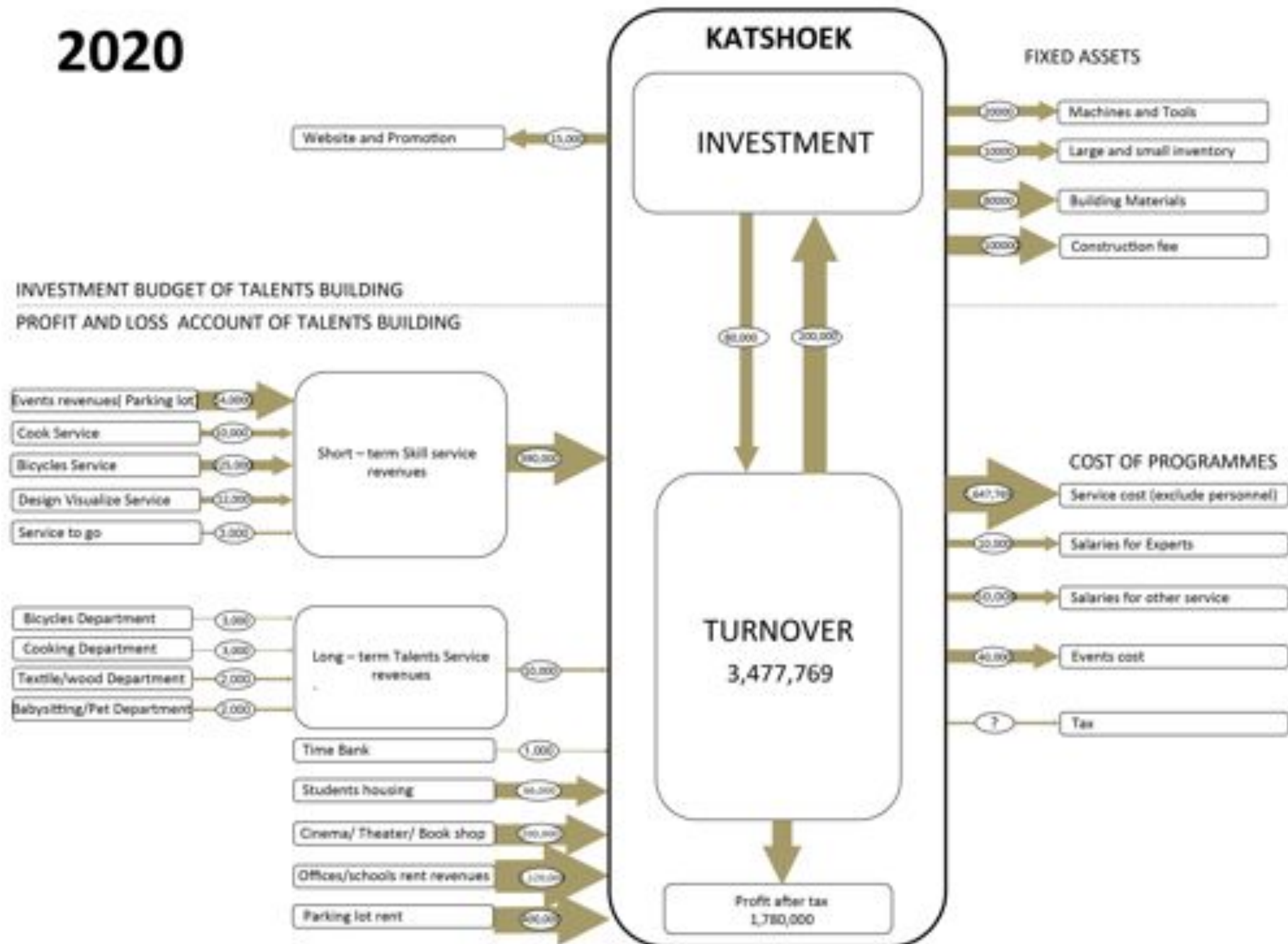
Salaries for other service 50,000

Events cost 10,000

Tax 7

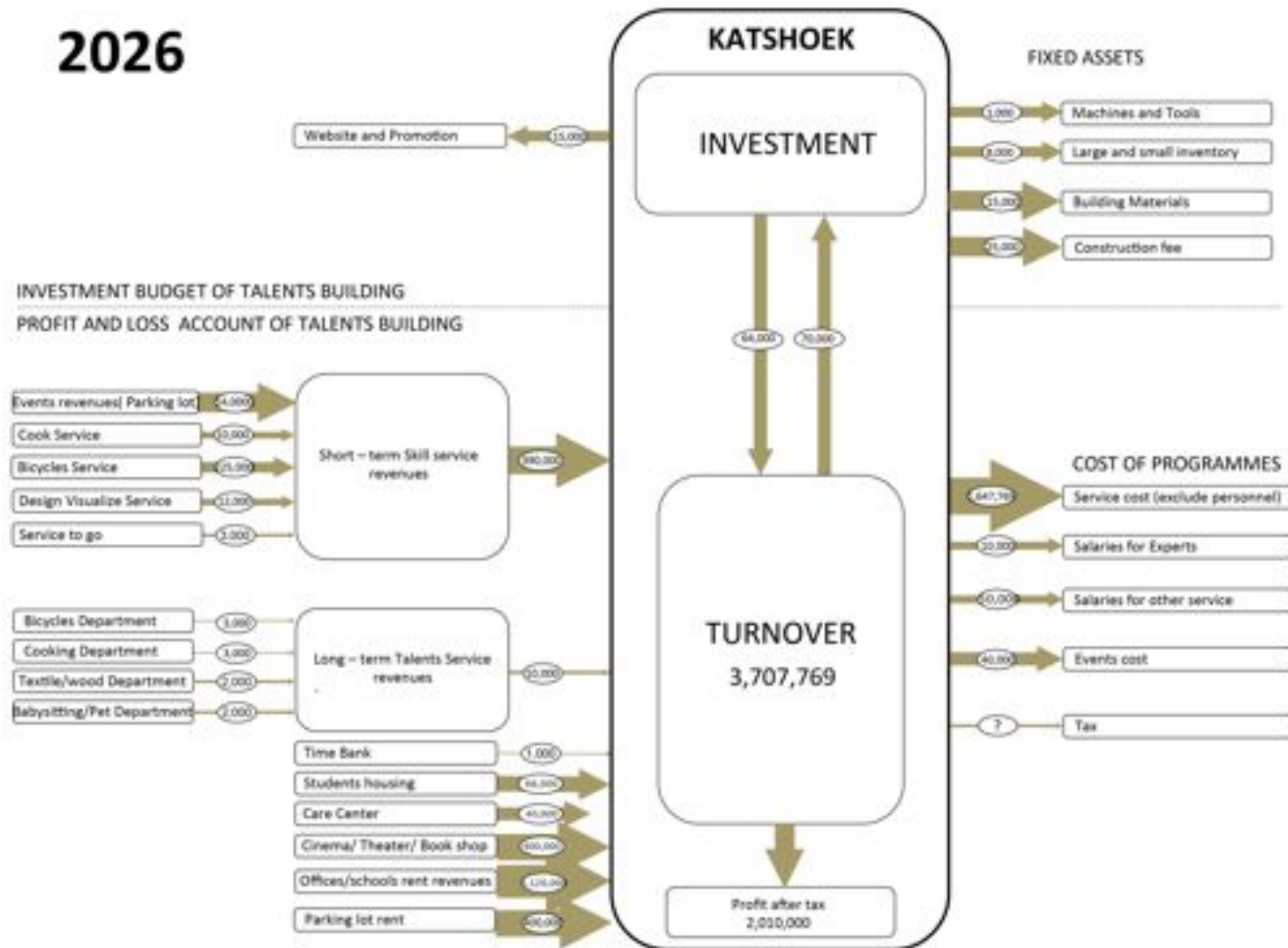
2020

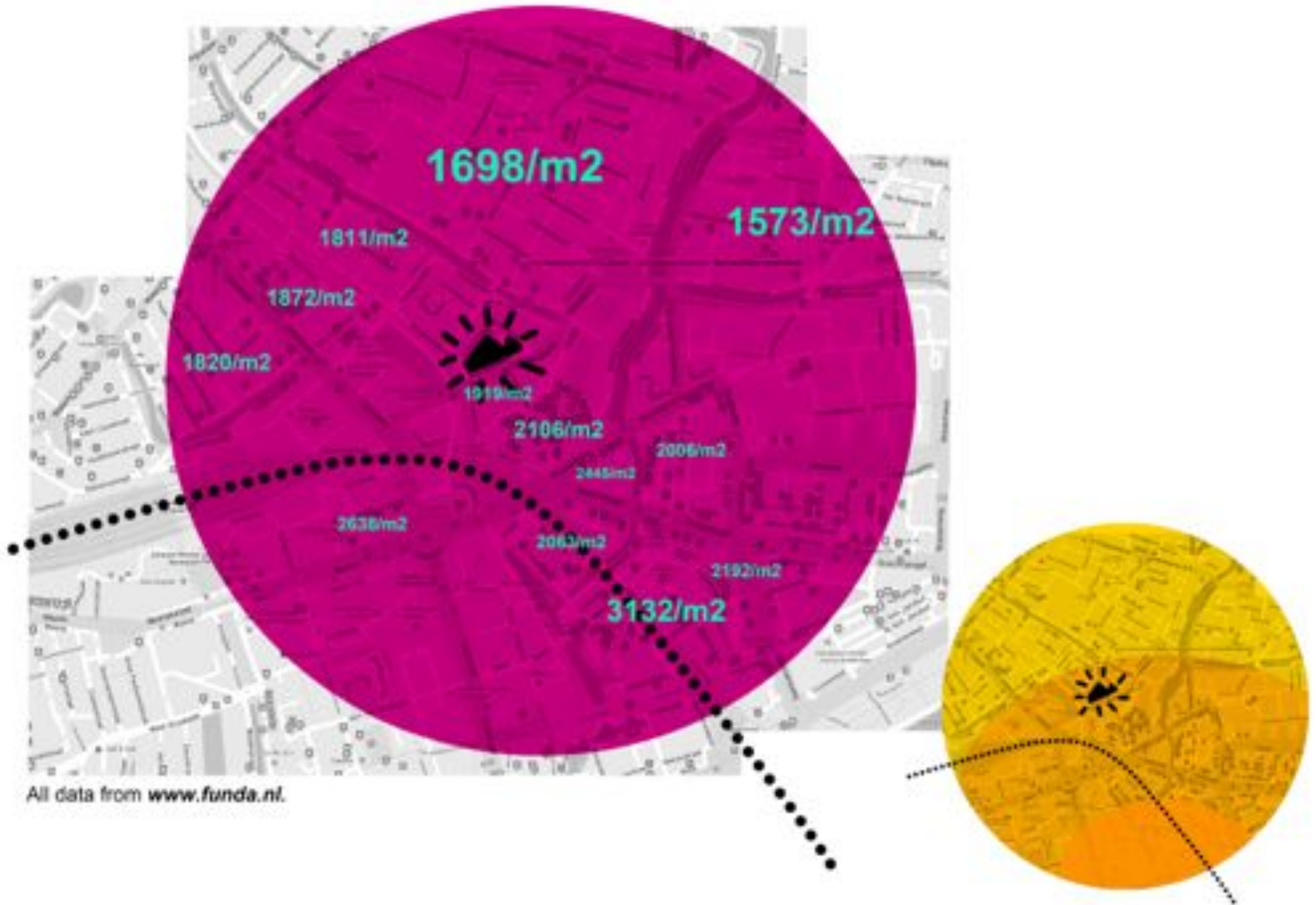
INVESTMENT BUDGET OF TALENTS BUILDING PROFIT AND LOSS ACCOUNT OF TALENTS BUILDING



2026

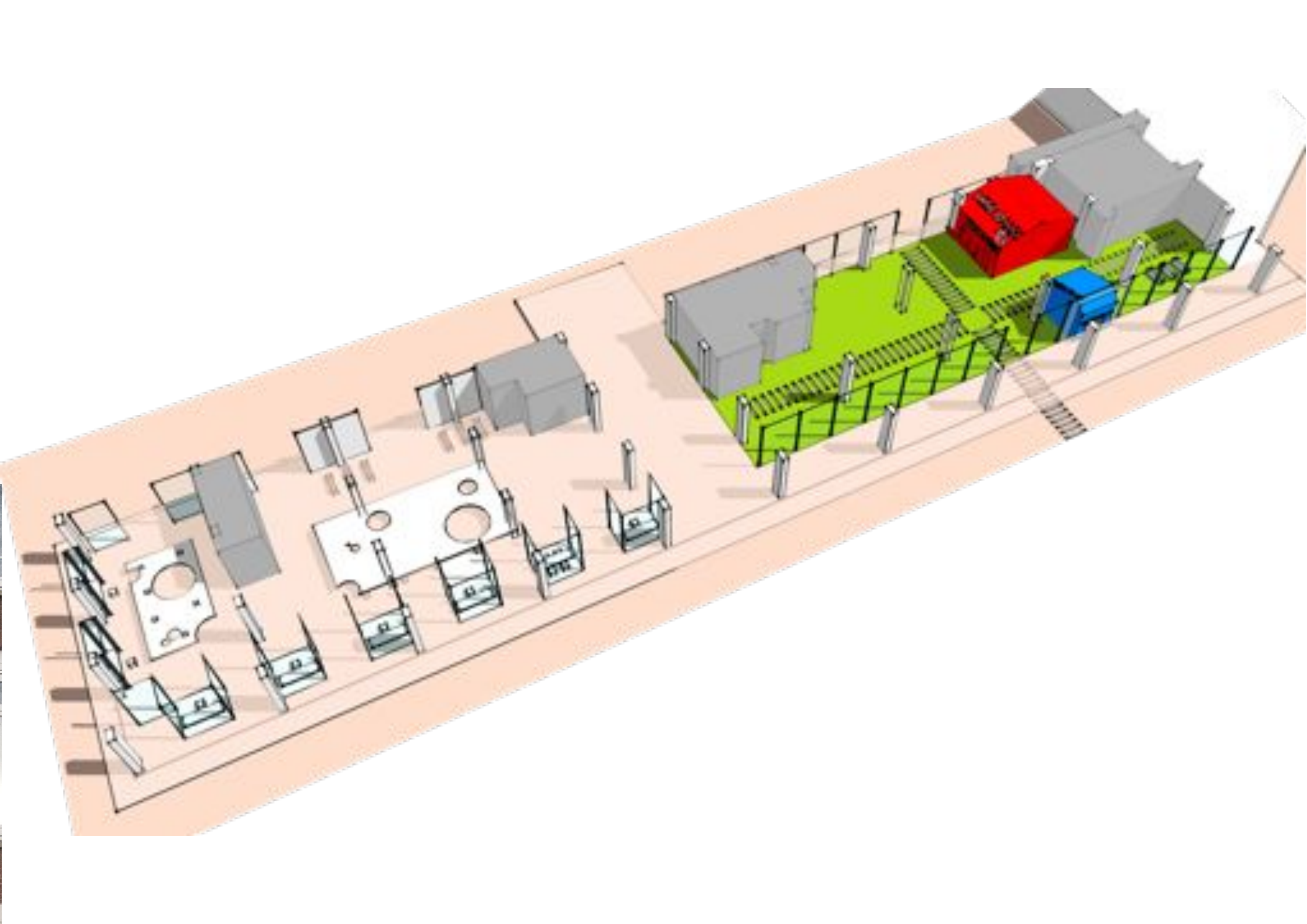
INVESTMENT BUDGET OF TALENTS BUILDING PROFIT AND LOSS ACCOUNT OF TALENTS BUILDING





HOUSE PRICE OF NEIGHBORHOODS AROUND KATSHOEK



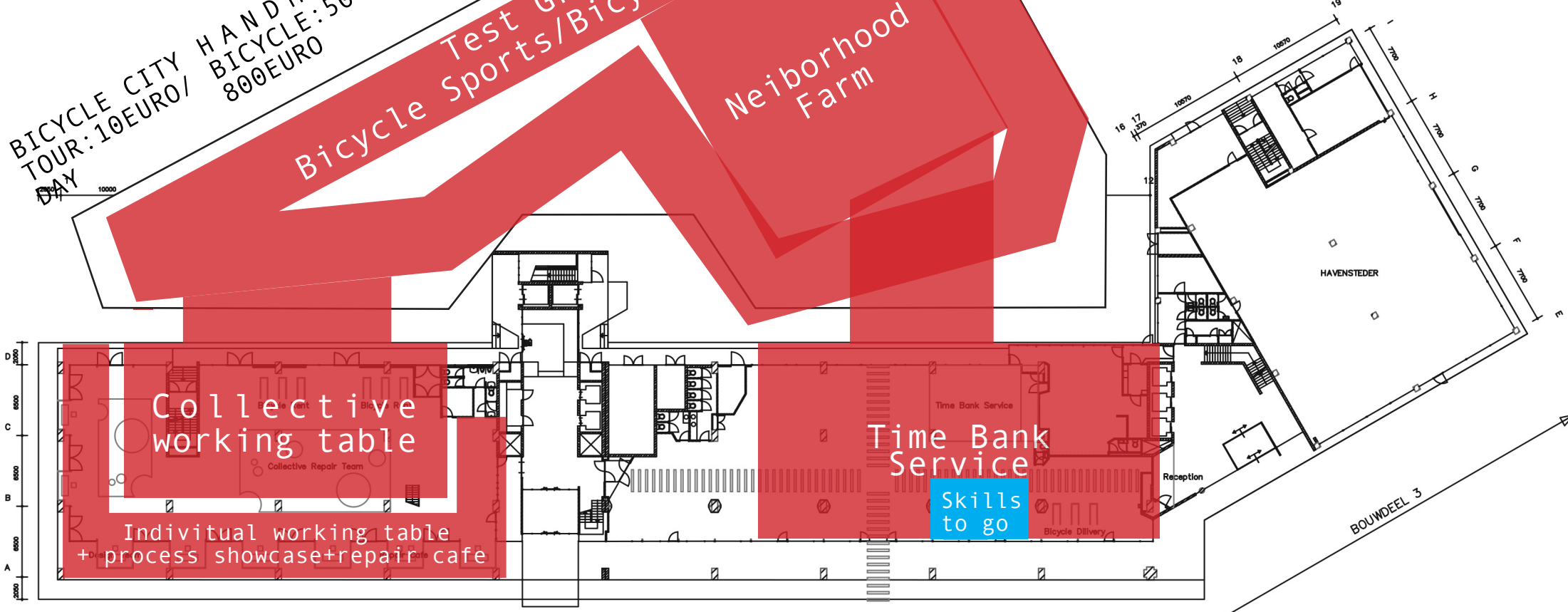


BICYCLE CITY
TOUR: 10EURO/
DAY

HANDMADE
BICYCLE: 500-
800EURO

Bicycle Test Ground/
Sports/Bicycle Events

Neighborhood
Farm



← 1. LEARNING REPAIR: ONCE A WEEK, 4 WEEKS. FIXED BY YOURSELF, TOOL USE FEE: 2 EURO/WEEK.

2. REPAIR TO GO: FINISH WITHIN ONE DAY, 5-20 EURO

3. HANDMADE CAKE: 5EURO
HANDMADE COFFEE: 3EURO
LUNCH BOX: 5EURO

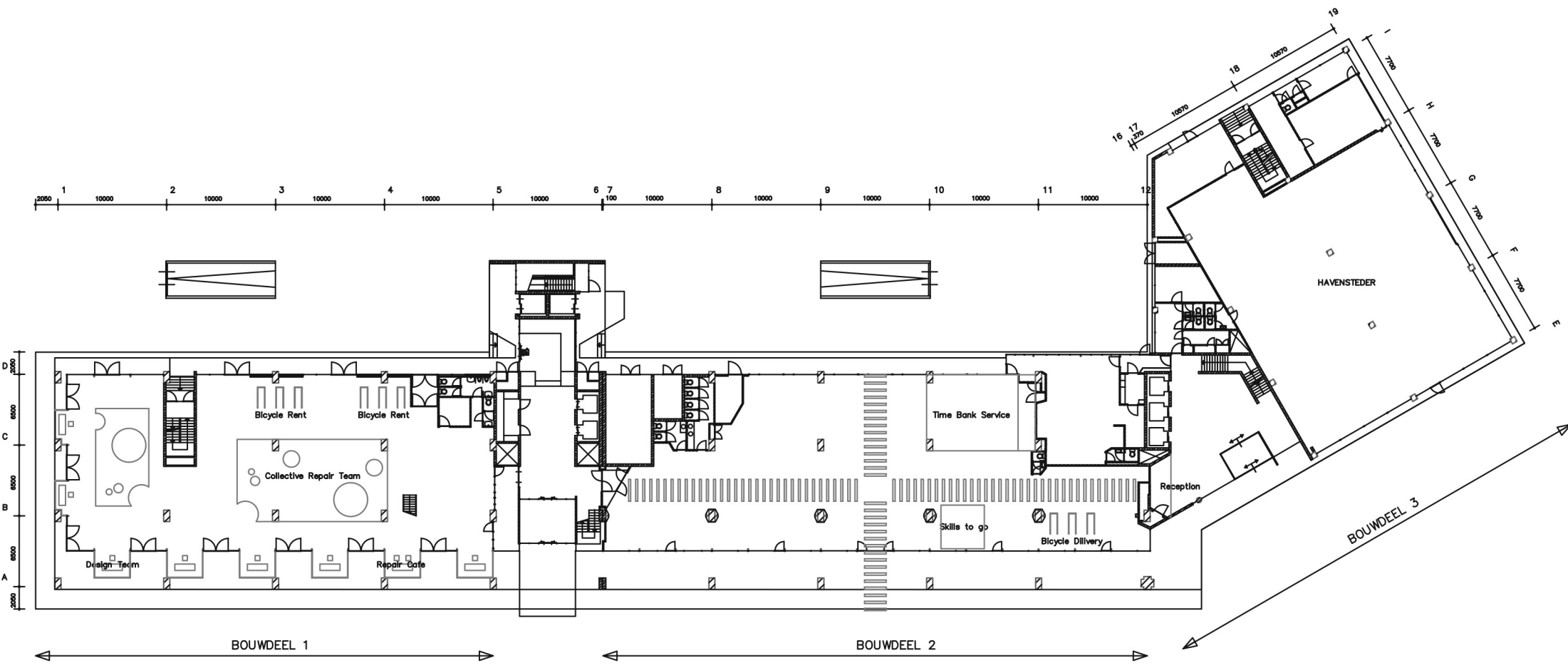
Team

BICYCLE
DELIVERY IN
ROTTERDAM:
10EURO

BOUWDEEL 2

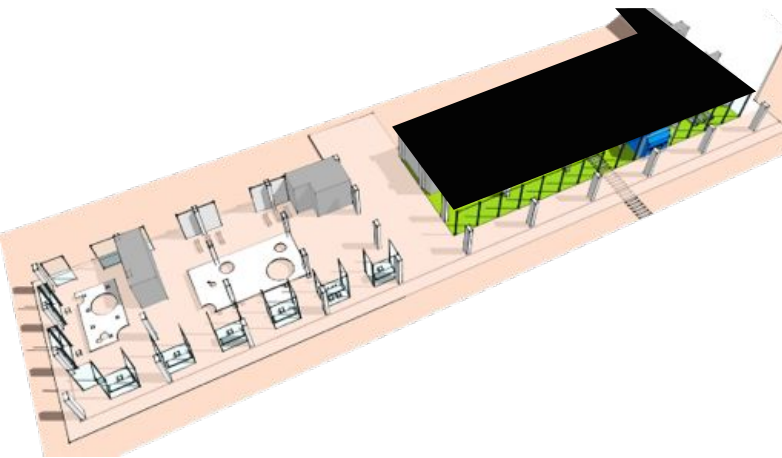
TIME BANK
SERVICE
FEE: 1EURO

BOUWDEEL 3



00E VERDIEPING

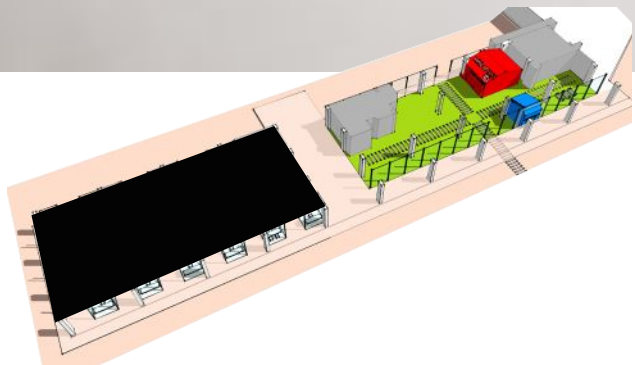
2014



2026

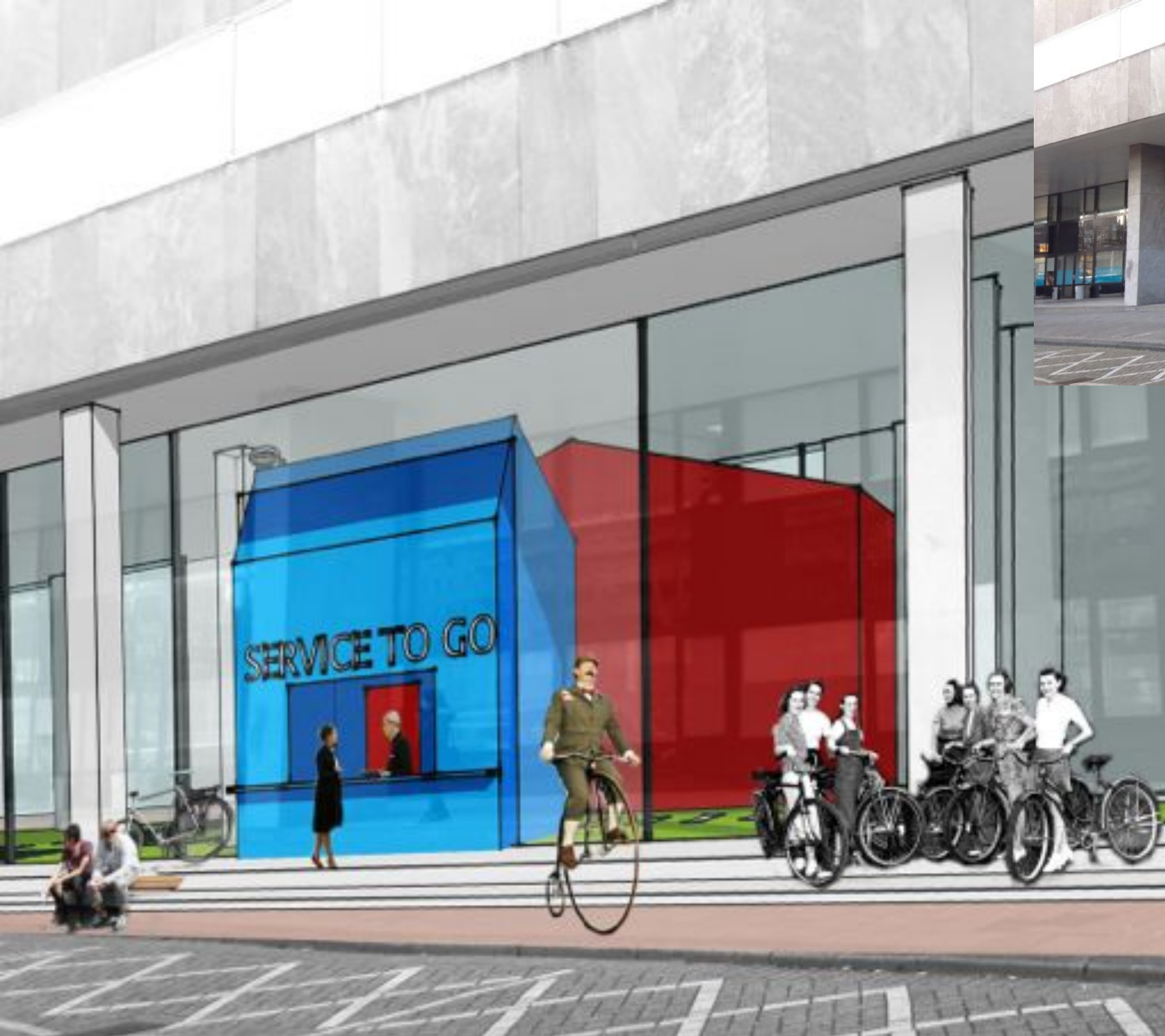




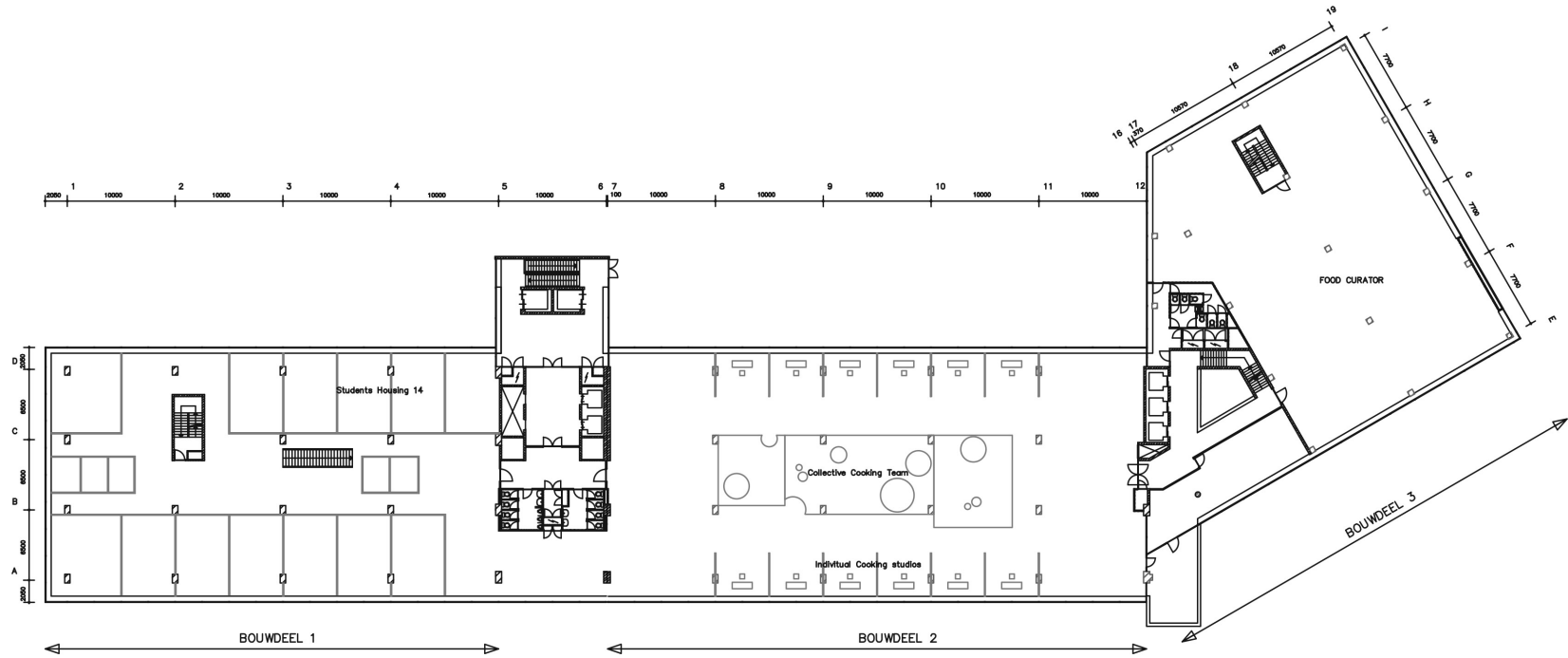




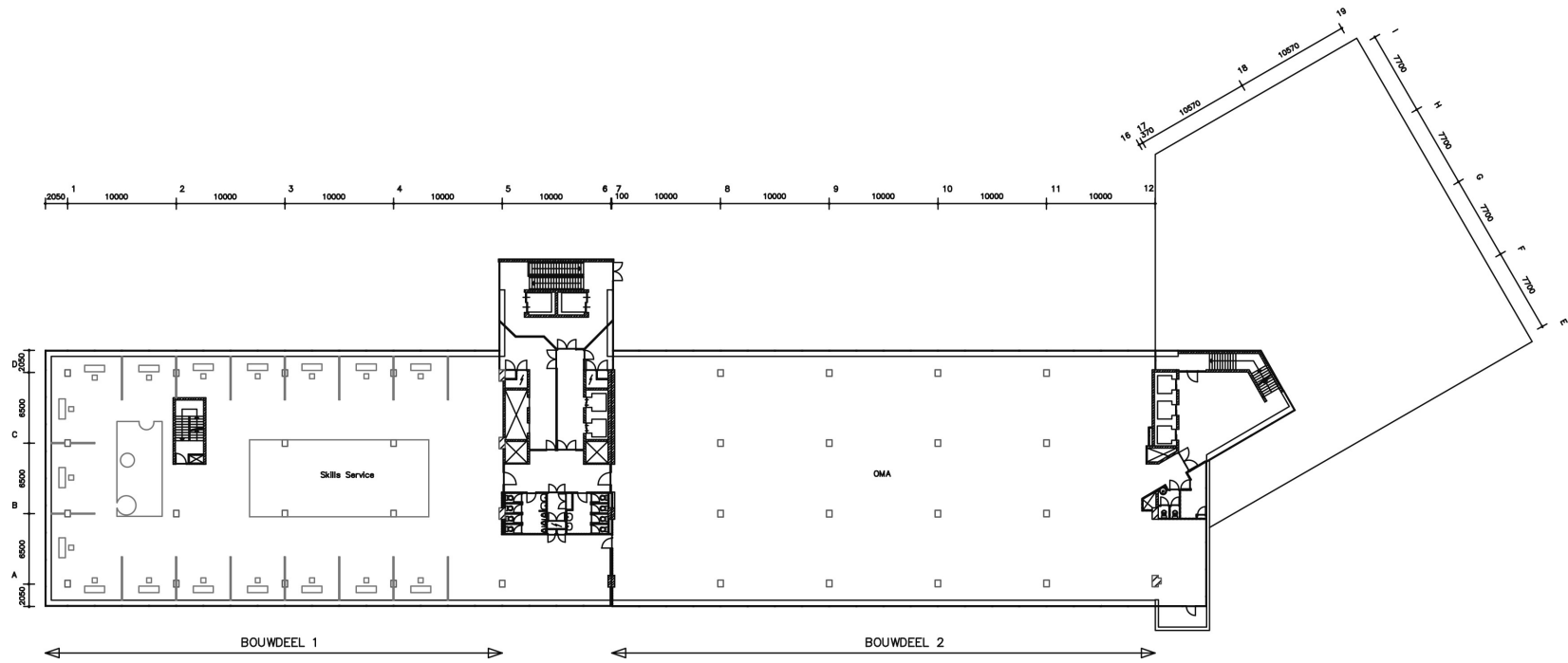






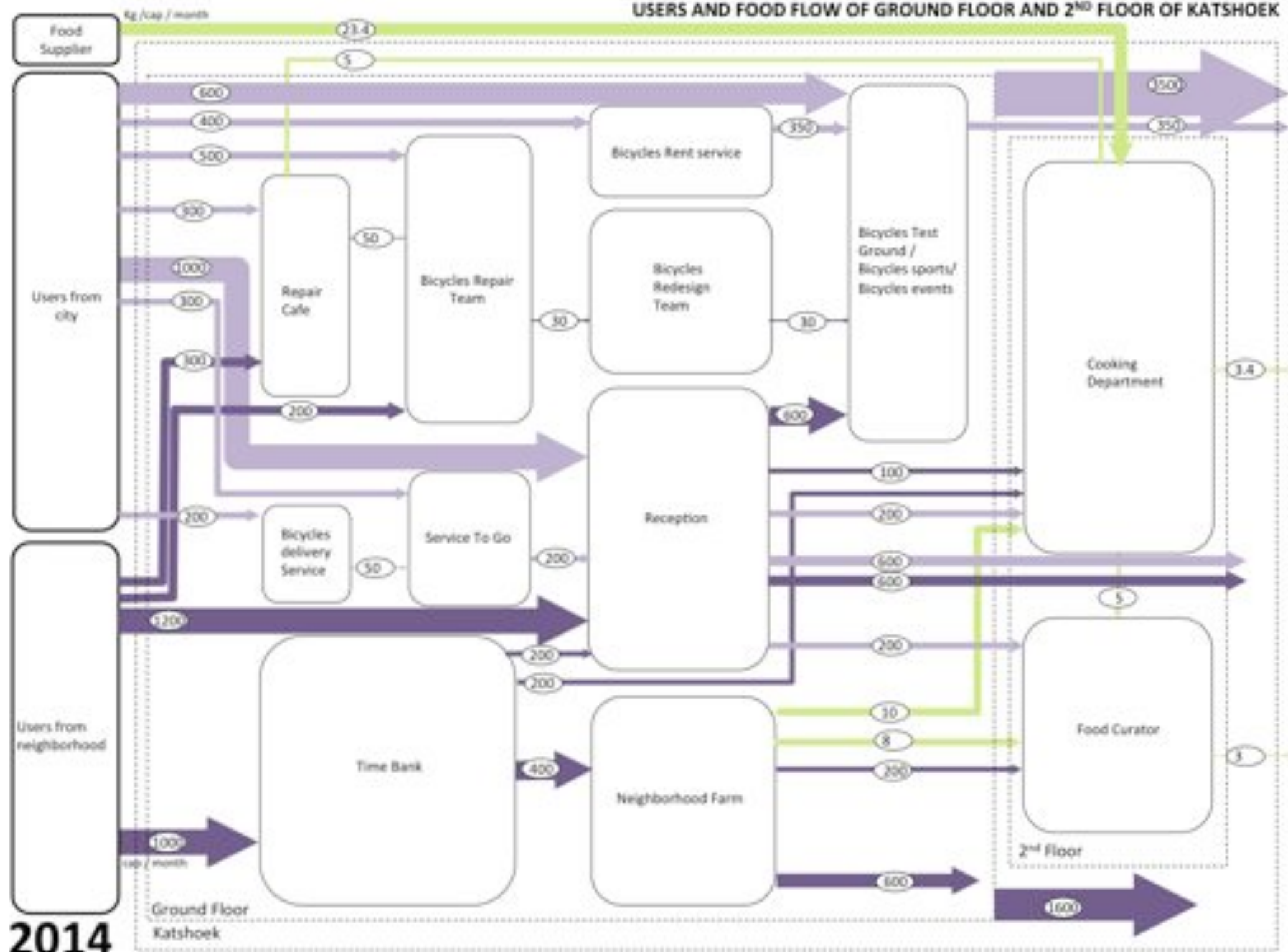


02E VERDIEPING



05E VERDIEPING

USERS AND FOOD FLOW OF GROUND FLOOR AND 2ND FLOOR OF KATSHOEK



2014

USERS AND FOOD FLOW OF GROUND FLOOR AND 2ND FLOOR OF KATSHOEK

