

KATSHOEK

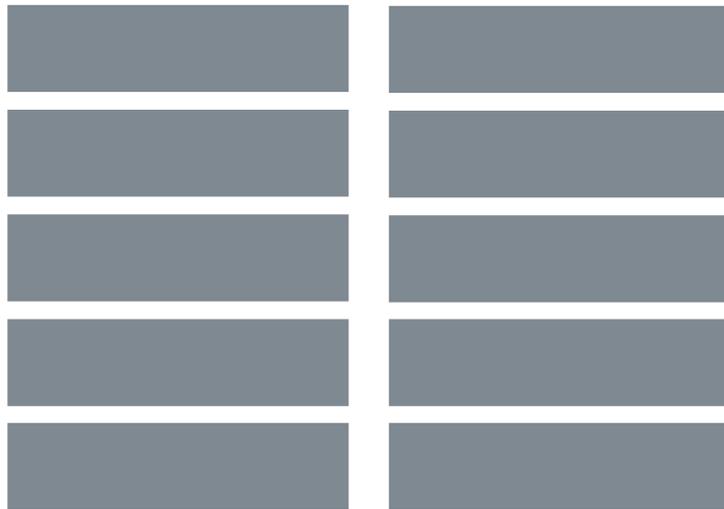
PUBLIC HOME

A Sustainable Transition From Office To Residence

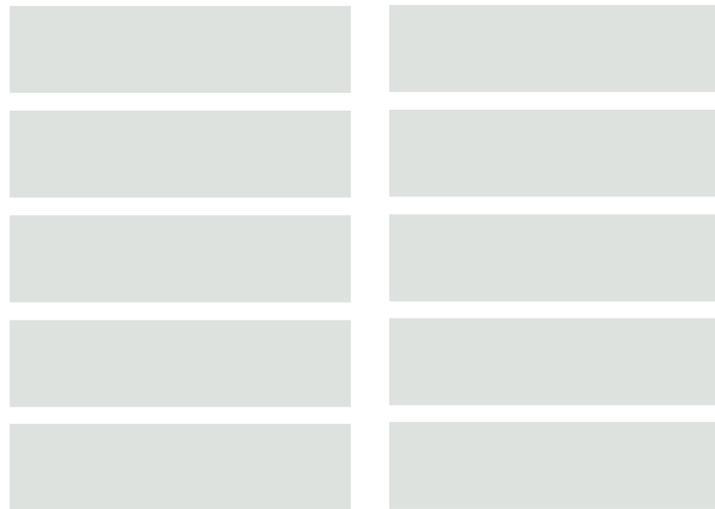
Jillian Chen

Introduction

General Background

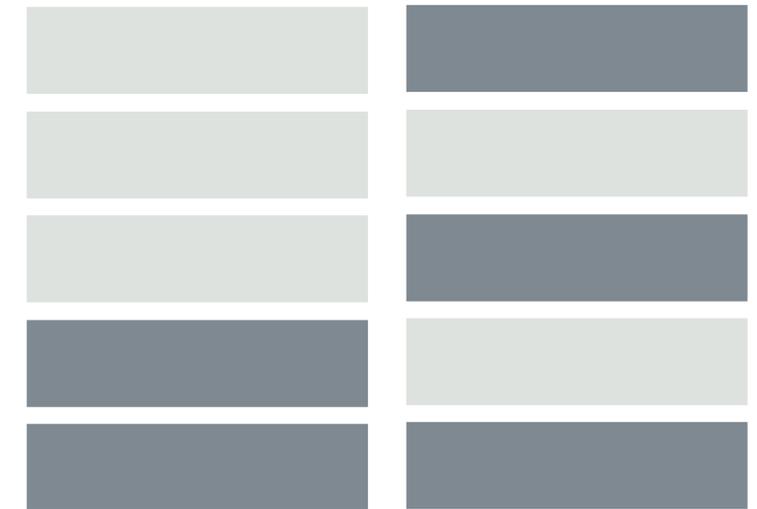


Ideal Situation



Empty Building

The total amount of vacant office space in the Rotterdam region increased substantially in 2012, with nearly **800,000 sq m** of office space available at the year-end. This increase was primarily caused by rising availability in the city of Rotterdam itself, which pushed up the vacancy rate to **18.5%**.



Half Empty situation in Katshoek

The Dutch office market faces the highest vacancy rate in Europe.

‘IT IS NOT JUST OVER-SUPPLIED, IT IS UNDER-DEMOLISHED’

By Judi Seebus

VACANCY

is one of result of overproduction and overconsumption

is the result of human desire



HOW MANY THINGS DO WE OWN?
HOW MANY THINGS DO WE NEED?



'The Economy of Cities' (1969) Jane Jacobs predicts that
THE CITIES WILL BECOME THE MINES OF THE FUTURE.

EVERYTHING WE NEED ARE ALREADY HERE

Question is no longer how can we make is how can we use

Urban Nomad Life Style



Traditional Family
permanently location
won everything
stable



Reality For Youth



Urban Nomad
no permanently location
a chosen lifestyle
across the globe
searching new opportunity
transplant



Urban Nomad Life Style Share Your Material World Wide

Phase I: Get Rid of Stuff

Phase II: No Location Dependence

SHARE WITH OTHER URBAN NOMAD WORLD WIDELY

A LIFE OF WANDERING

NO OWNERSHIP



PUBLIC HOME

Membership System



REGISTER A MEMBERSHIP ON LINE

TOP UP



DONATION



SKILL EXCHANGE



CONVERTED INTO VALUE

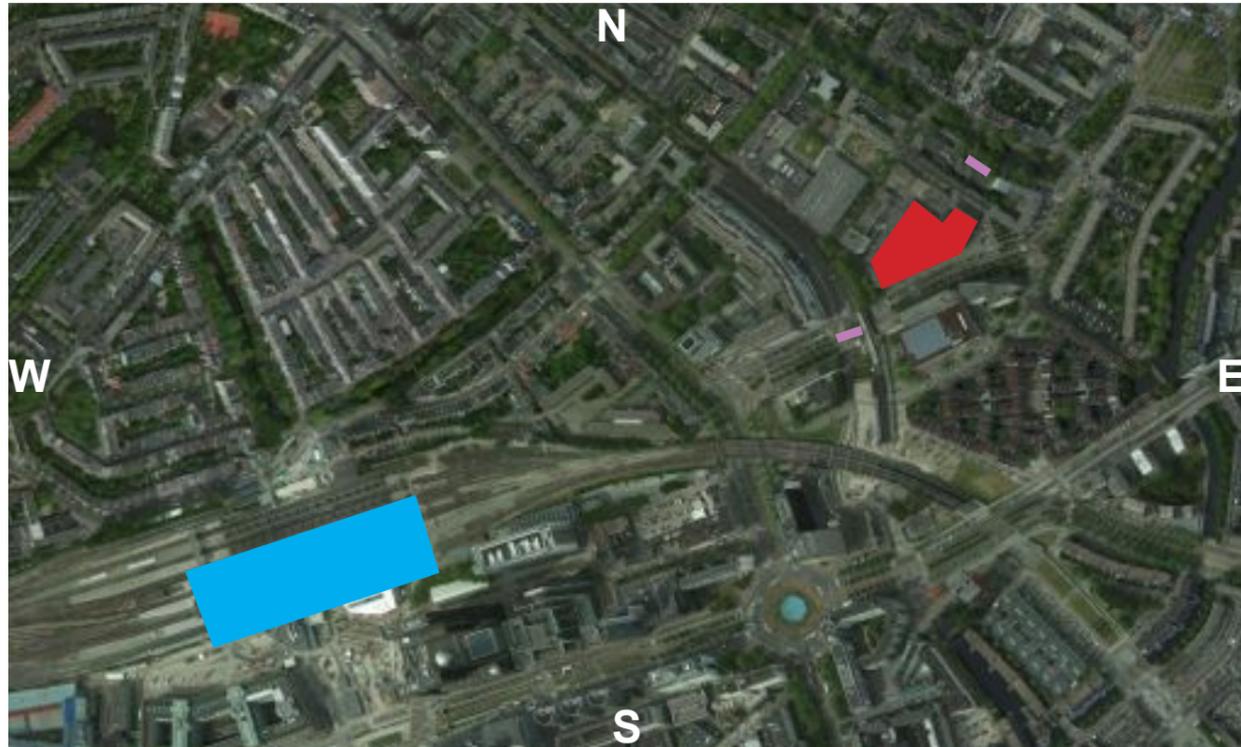


USE ON SERVICE



Research Of Katshoek

location



- Rotterdam central station
- tram station
- Katshoek

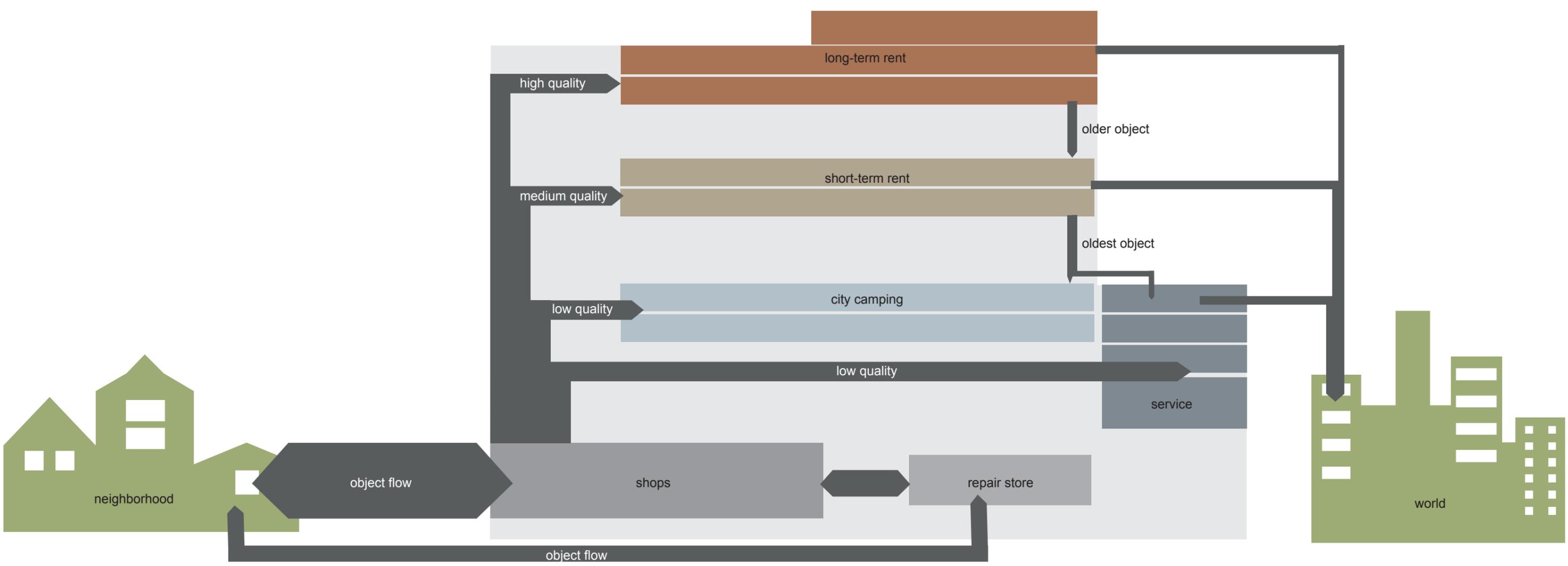
Near Transportation



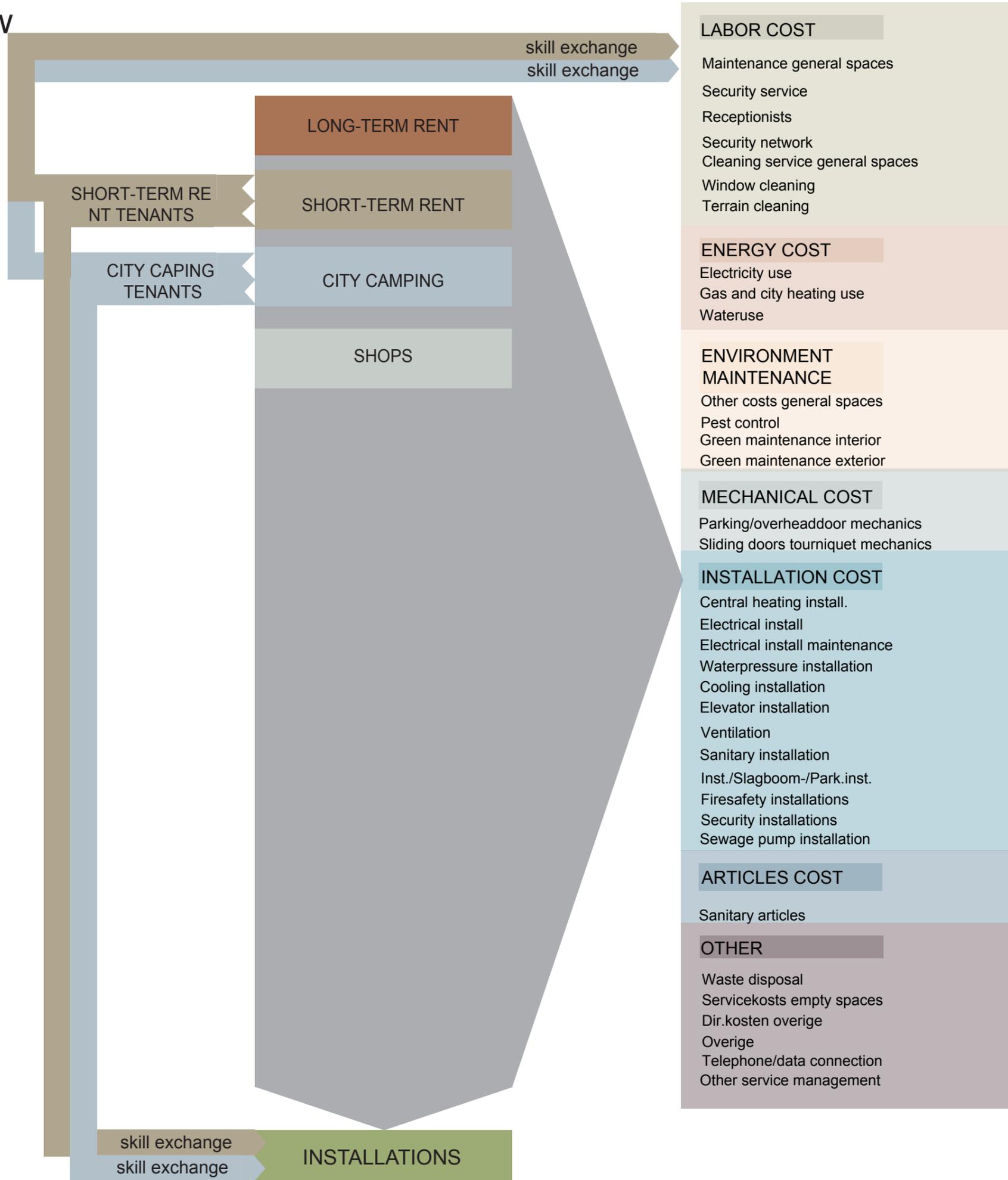
- residence
- office

In between the office and residence

Object Flow



General Money Flow

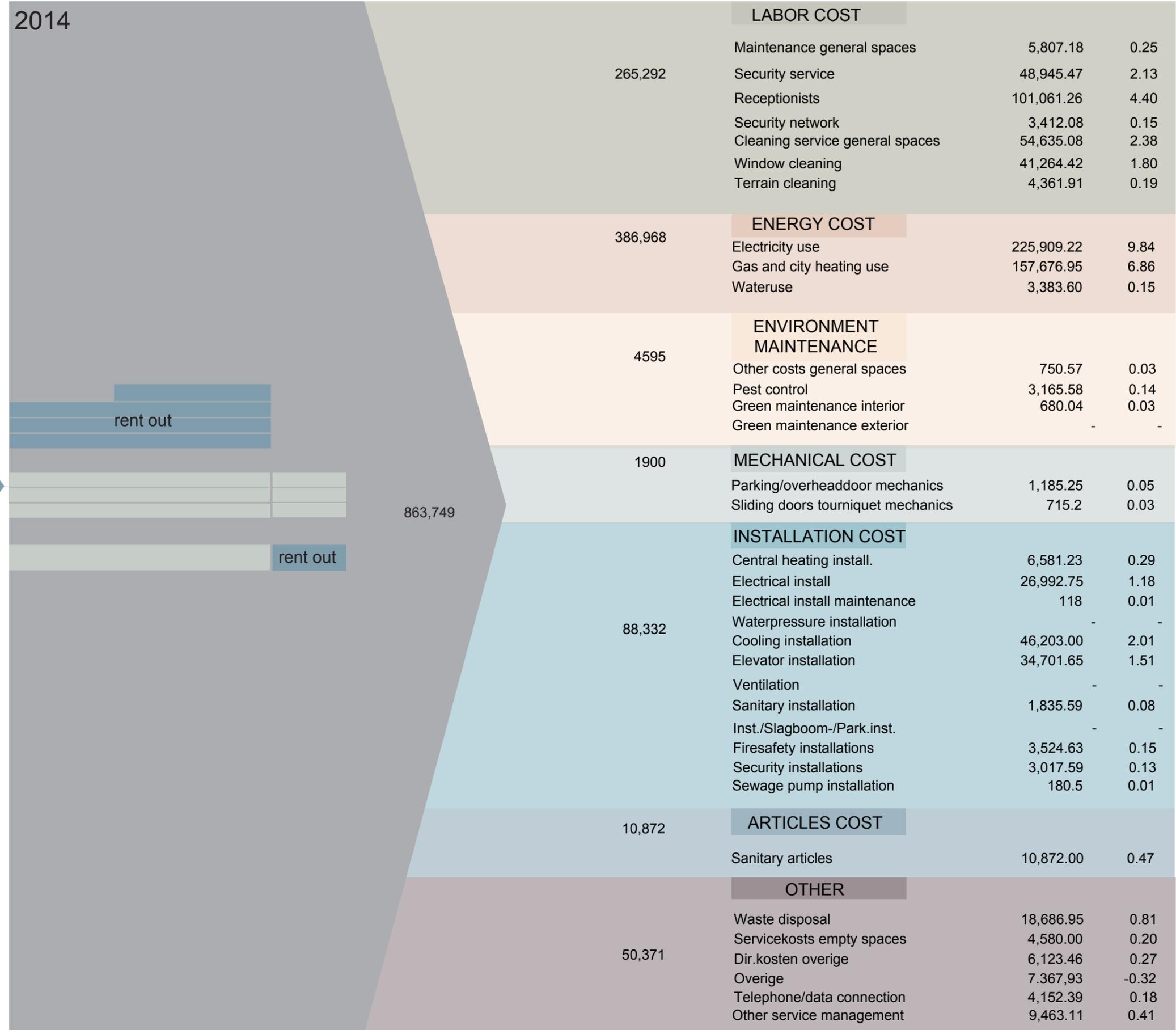


Money Flow In Katshoek

+356,621

2014

RENTAL FEE 1,220,370



rent out

rent out

863,749

265,292

386,968

4595

1900

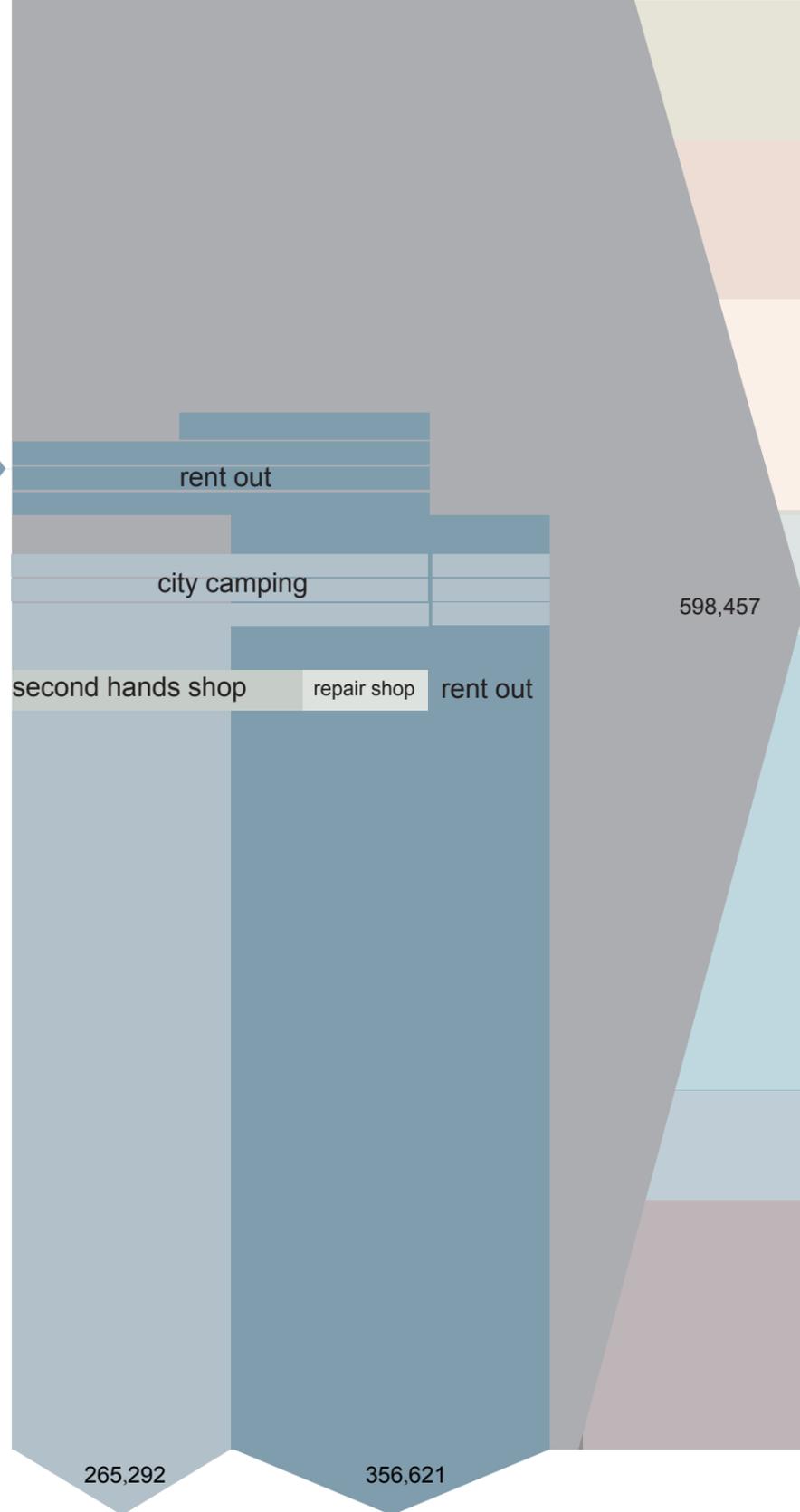
88,332

10,872

50,371

+0

2014



CITY CAMPING INSTALLATIONS

LABOR COST 265,292		
Maintenance general spaces	5,807.18	0.25
Security service	40,845.47	2.10
Receptionists	101,001.28	4.40
Security network	3,442.08	0.15
Cleaning service general spaces	51,005.08	2.38
Window cleaning	41,201.42	1.80
Terrain cleaning	1,301.01	0.10
ENERGY COST		
Electricity use	225,909.22	9.84
Gas and city heating use	157,676.95	6.86
Wateruse	3,383.60	0.15
ENVIRONMENT MAINTENANCE		
Other costs general spaces	750.57	0.03
Pest control	3,165.58	0.14
Green maintenance interior	680.04	0.03
Green maintenance exterior	-	-
MECHANICAL COST		
Parking/overheaddoor mechanics	1,185.25	0.05
Sliding doors tourniquet mechanics	715.2	0.03
INSTALLATION COST		
Central heating install.	6,581.23	0.29
Electrical install	26,992.75	1.18
Electrical install maintenance	118	0.01
Waterpressure installation	-	-
Cooling installation	46,203.00	2.01
Elevator installation	34,701.65	1.51
Ventilation	-	-
Sanitary installation	1,835.59	0.08
Inst./Slagboom-/Park.inst.	-	-
Firesafety installations	3,524.63	0.15
Security installations	3,017.59	0.13
Sewage pump installation	180.5	0.01
ARTICLES COST		
Sanitary articles	10,872.00	0.47
OTHER		
Waste disposal	18,686.95	0.81
Servicekosten empty spaces	4,580.00	0.20
Dir.kosten overige	6,123.46	0.27
Overige	7,367.93	-0.32
Telephone/data connection	4,152.39	0.18
Other service management	9,463.11	0.41

265,292

356,621

598,457

386,968

4595

1900

88,332

10,872

50,371

CITY CAMPING TENANTS

skill exchange

RENTAL FEE 1,220,370

rent out

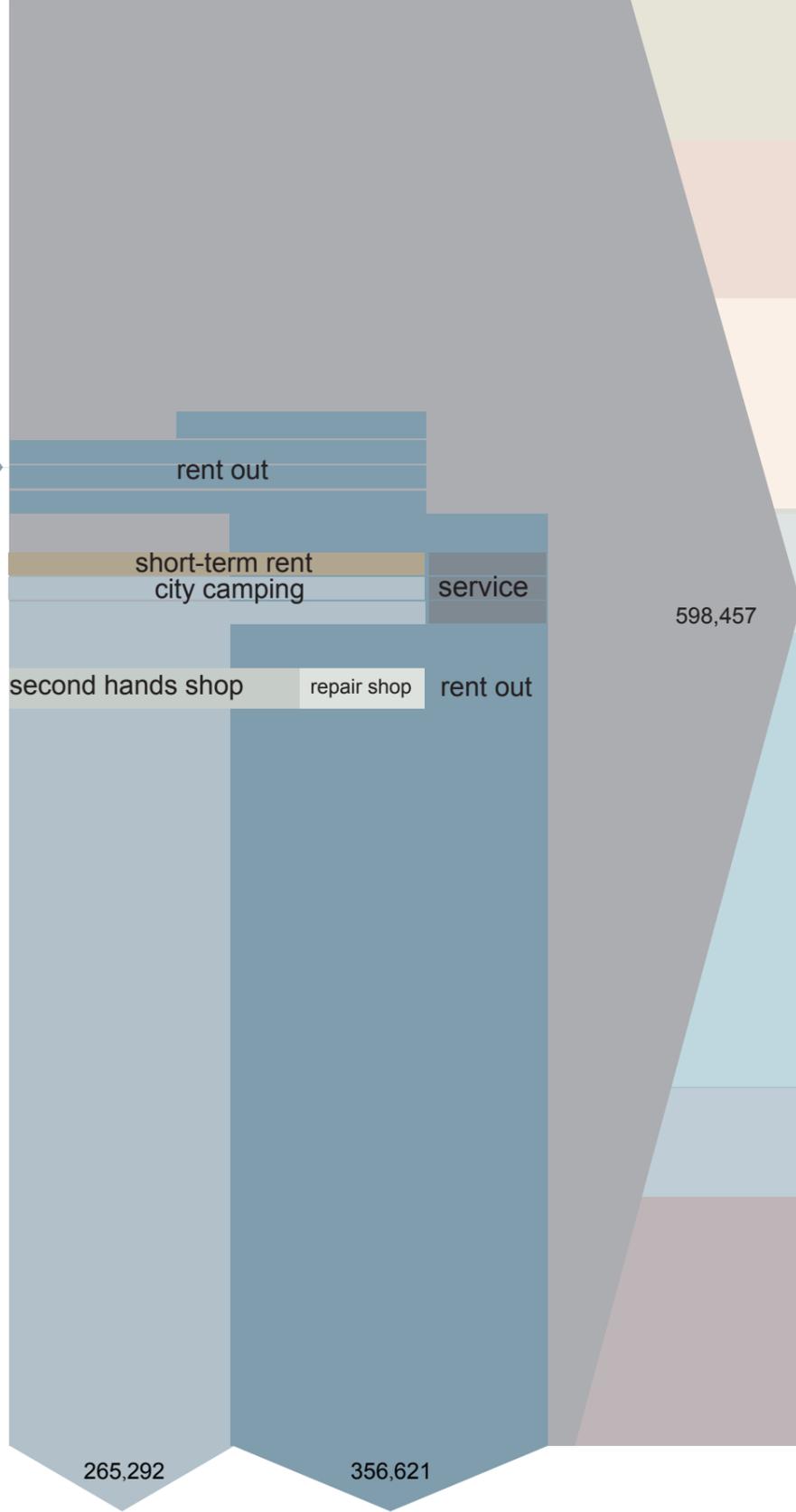
city camping

second hands shop repair shop rent out

CITY CAMPING INSTALLATIONS

+0

2015



LABOR COST 205,202		
Maintenance general spaces	5,807.18	0.25
Security service	40,045.47	2.10
Receptionists	101,001.26	4.10
Security network	3,412.08	0.15
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Window cleaning	11,204.42	1.00
Terrain cleaning	1,301.01	0.10

ENERGY COST		
Electricity use	225,909.22	9.84
Gas and city heating use	157,676.95	6.86
Wateruse	3,383.60	0.15

ENVIRONMENT MAINTENANCE		
Other costs general spaces	750.57	0.03
Pest control	3,165.58	0.14
Green maintenance interior	680.04	0.03
Green maintenance exterior	-	-

MECHANICAL COST		
Parking/overheaddoor mechanics	1,185.25	0.05
Sliding doors tourniquet mechanics	715.2	0.03

INSTALLATION COST		
Central heating install.	6,581.23	0.29
Electrical install	26,992.75	1.18
Electrical install maintenance	118	0.01
Waterpressure installation	-	-
Cooling installation	46,203.00	2.01
Elevator installation	34,701.65	1.51
Ventilation	-	-
Sanitary installation	1,835.59	0.08
Inst./Slagboom-/Park.inst.	-	-
Firesafety installations	3,524.63	0.15
Security installations	3,017.59	0.13
Sewage pump installation	180.5	0.01

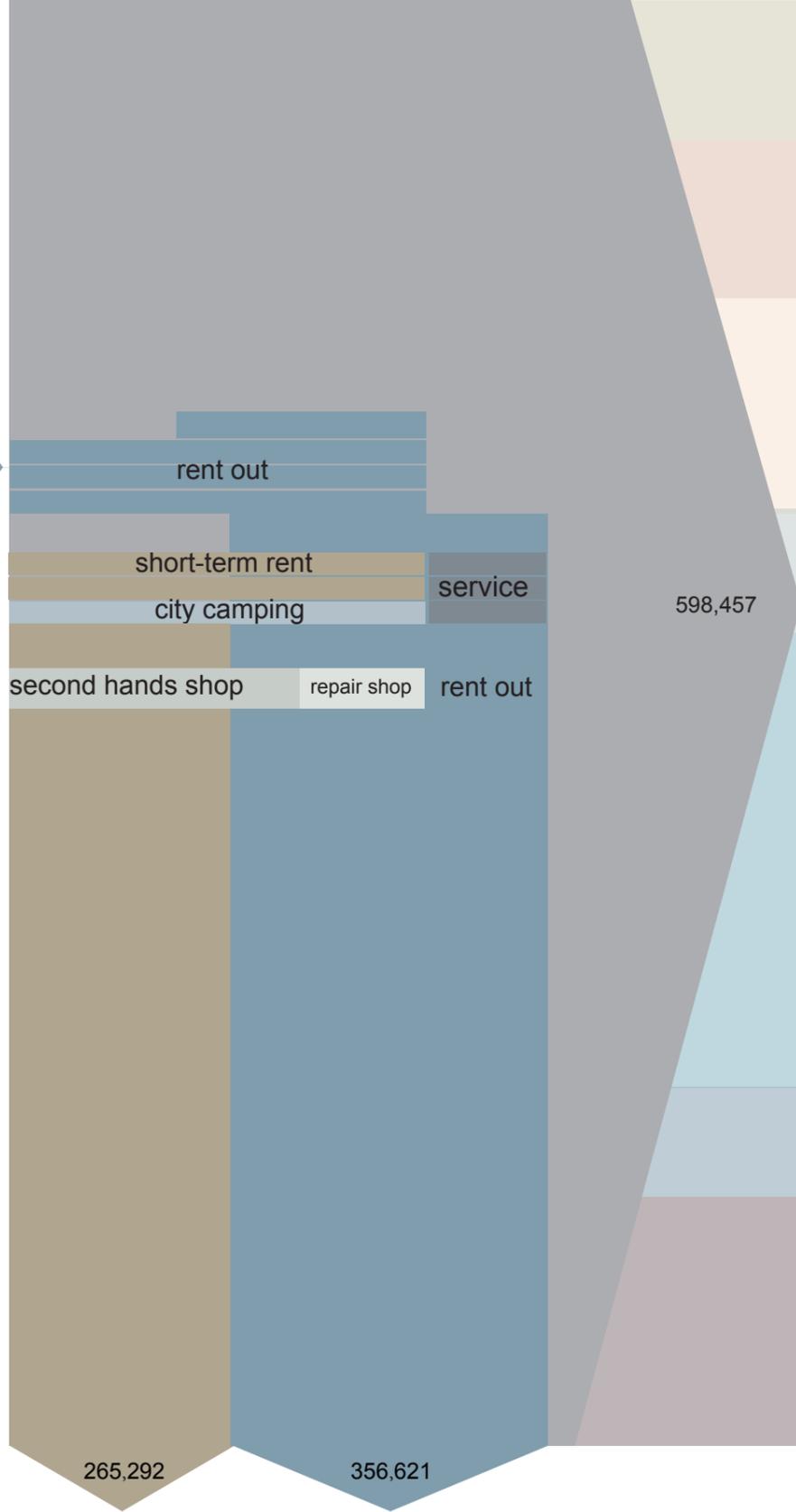
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Sanitary articles	10,872.00	0.47

OTHER		
Waste disposal	18,686.95	0.81
Servicekosten empty spaces	4,580.00	0.20
Dir.kosten overige	6,123.46	0.27
Overige	7,367.93	-0.32
Telephone/data connection	4,152.39	0.18
Other service management	9,463.11	0.41

SHORT-TERM INSTALLATIONS SERVICE

+0

2016

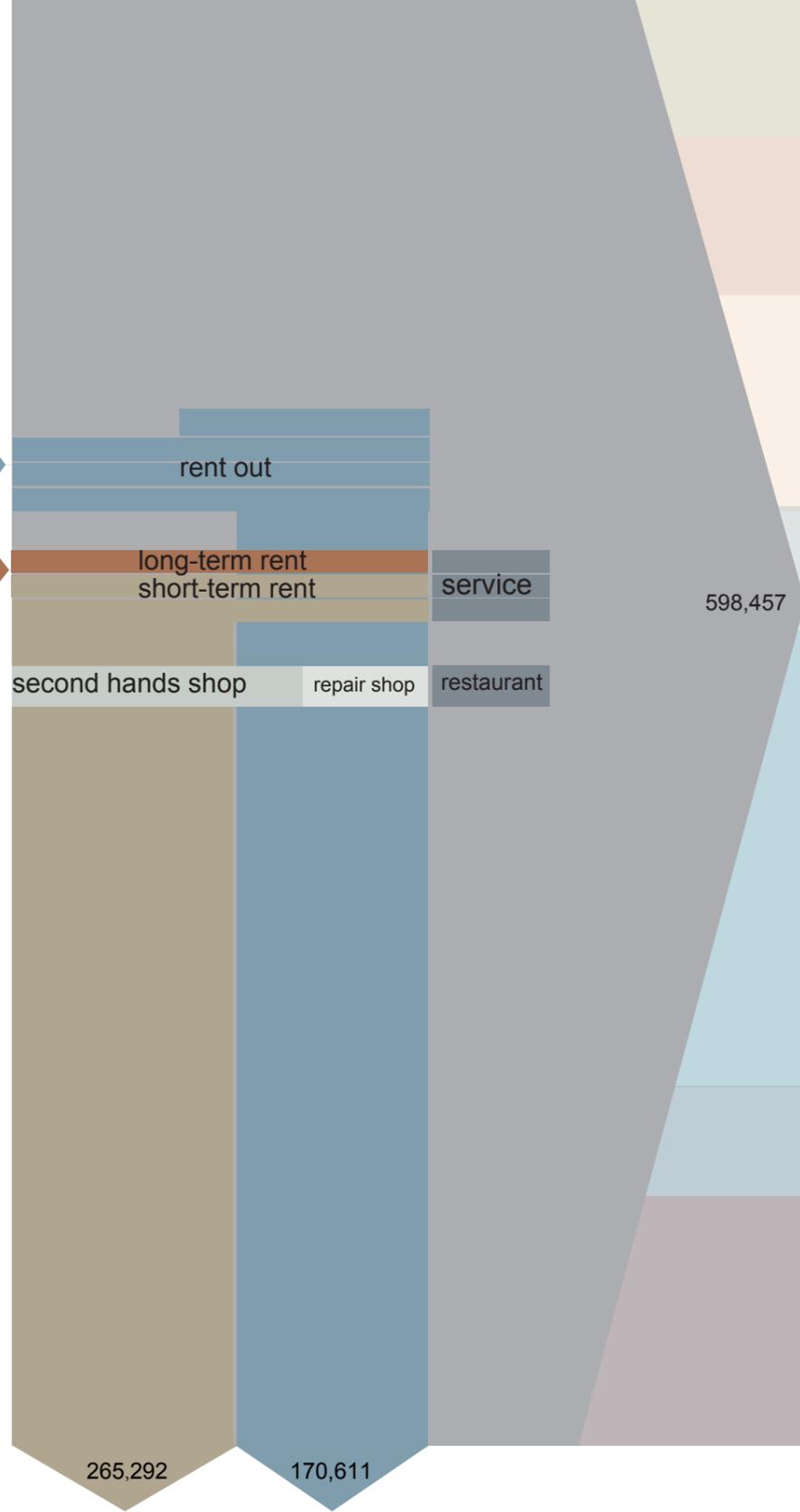


SHORT-TERM+LONG-TERM INSTALLATIONS

LABOR COST 205,202	
Maintenance general spaces	5,807.18 0.25
Security service	40,045.47 2.10
Receptionists	101,001.26 4.40
Security network	3,412.09 0.15
Cleaning service general spaces	51,035.09 2.39
Window cleaning	11,204.42 1.00
Terrain cleaning	1,301.01 0.10
ENERGY COST	
Electricity use	225,909.22 9.84
Gas and city heating use	157,676.95 6.86
Wateruse	3,383.60 0.15
ENVIRONMENT MAINTENANCE	
Other costs general spaces	750.57 0.03
Pest control	3,165.58 0.14
Green maintenance interior	680.04 0.03
Green maintenance exterior	- -
MECHANICAL COST	
Parking/overheaddoor mechanics	1,185.25 0.05
Sliding doors tourniquet mechanics	715.2 0.03
INSTALLATION COST	
Central heating install.	6,581.23 0.29
Electrical install	26,992.75 1.18
Electrical install maintenance	118 0.01
Waterpressure installation	- -
Cooling installation	46,203.00 2.01
Elevator installation	34,701.65 1.51
Ventilation	- -
Sanitary installation	1,835.59 0.08
Inst./Slagboom-/Park.inst.	- -
Firesafety installations	3,524.63 0.15
Security installations	3,017.59 0.13
Sewage pump installation	180.5 0.01
ARTICLES COST	
Sanitary articles	10,872.00 0.47
OTHER	
Waste disposal	18,686.95 0.81
Servicekosten empty spaces	4,580.00 0.20
Dir.kosten overige	6,123.46 0.27
Overige	7,367.93 -0.32
Telephone/data connection	4,152.39 0.18
Other service management	9,463.11 0.41

+360,000

2017



SHORT-TERM+LONG-TERM INSTALLATIONS

Category	Value	Unit
LABOR COST	205,202	
Maintenance general spaces	5,807.18	0.25
Security service	40,045.47	2.10
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Elevator installation	34,701.65	1.51
Ventilation	-	-
Sanitary installation	1,835.59	0.08
Inst./Slagboom-/Park.inst.	-	-
Firesafety installations	3,524.63	0.15
Security installations	3,017.59	0.13
Sewage pump installation	180.5	0.01
ARTICLES COST		
Sanitary articles	10,872.00	0.47
OTHER		
Waste disposal	18,686.95	0.81
Servicekosten empty spaces	4,580.00	0.20
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Overige	7,367.93	-0.32
Telephone/data connection	4,152.39	0.18
Other service management	9,463.11	0.41

265,292

170,611

386,968

4595

1900

88,332

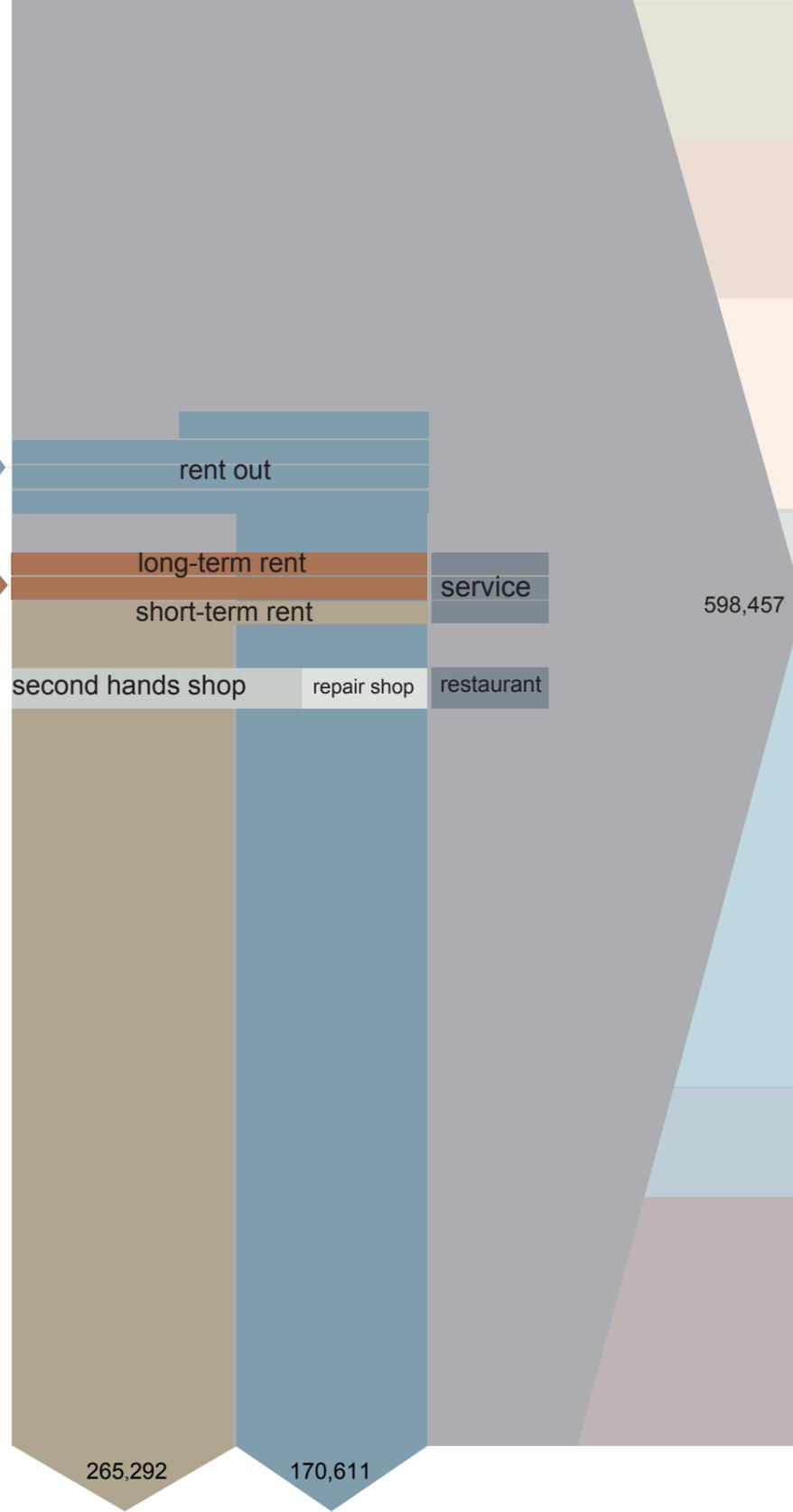
10,872

50,371

598,457

+720,000

2018



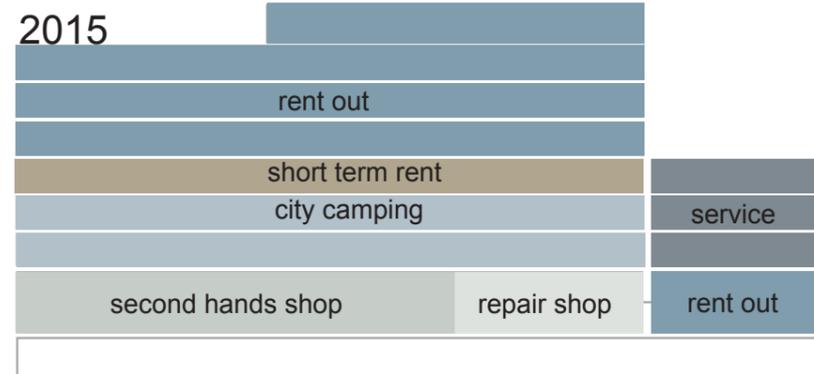
SHORT-TERM+LONG-TERM INSTALLATIONS

LABOR COST 205,202		
Maintenance general spaces	5,807.18	0.25
Security service	40,045.47	2.10
Receptionists	101,001.26	4.10
Security network	3,412.08	0.15
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Window cleaning	11,204.42	1.00
Terrain cleaning	1,301.01	0.10
ENERGY COST		
Electricity use	225,909.22	9.84
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Security installations	3,017.59	0.13
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Servicekosten empty spaces	4,580.00	0.20
Dir.kosten overige	6,123.46	0.27
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Telephone/data connection	4,152.39	0.18
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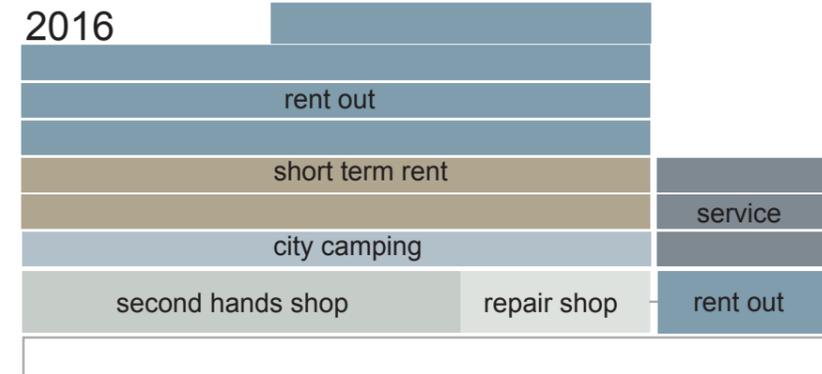
FIVE YEARS DEVELOPING PLAN section



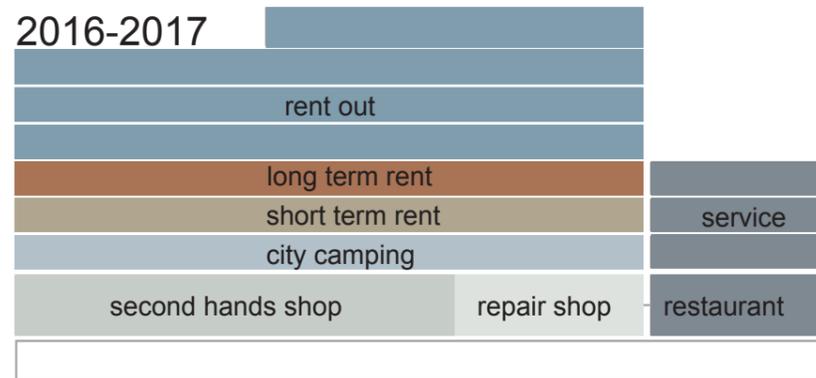
2014
 Concentrate the entire current tenant into 8,7,6,5 floors and keep HAVENSTEDER in where they are. Introduce a second hand shop (cheap rent) and a repair shop (free rent). Use all the empty space to be a city campsite.



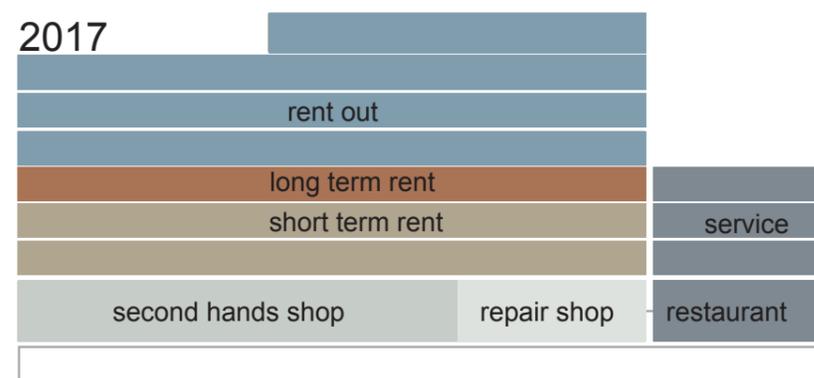
2015
 People who live in campsite need to pay the basic bills (electricity, water, gas)
 Or do skill exchange (work for the building) to build the basic installations for short-term rent room. And the service part of public home (kitchen, laundry room, library, study room, etc.) The all materials they use come from the second hands shop. Short-term rent replaces the camping space gradually.



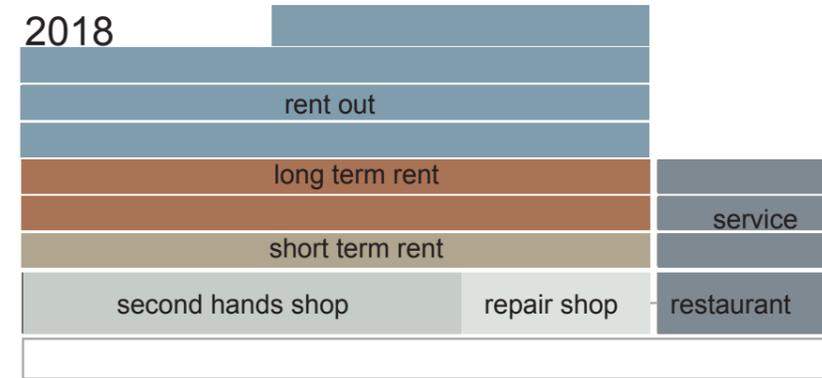
2016
 Start to build basic installations for short-term rent but in the same time is also prepare for the long-term rent.



2016-2017
 Example

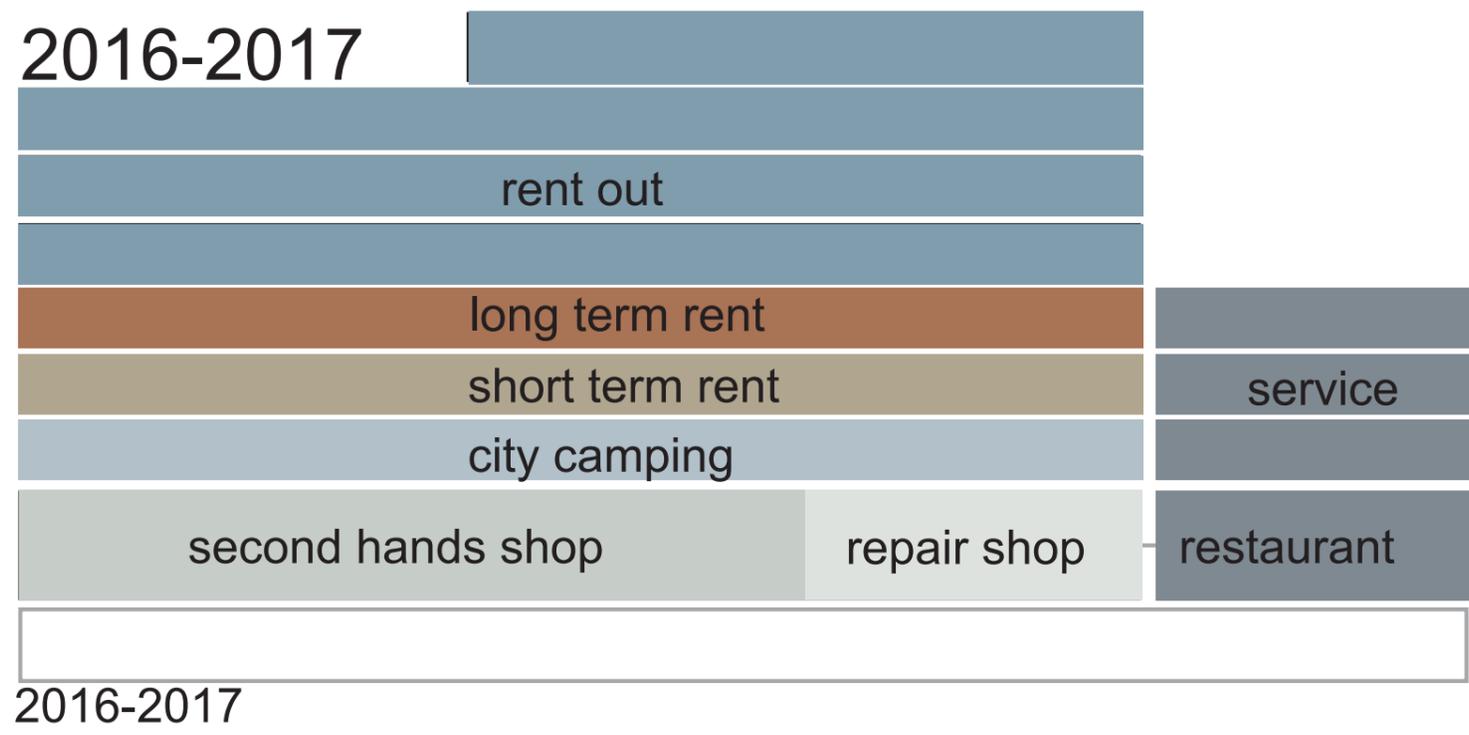


2017
 Start to build long-term rent residence . Open a restaurant based on the kitchen service equipments as restaurant's kitchen



2018
 Long-term rent replaces the short-term rent gradually. Also long-term rent residences are start to bring in incoming for the

- city camping
- short-term rent
- long-term rent
- service



SPACIAL DESIGN

GENERIC MODEL

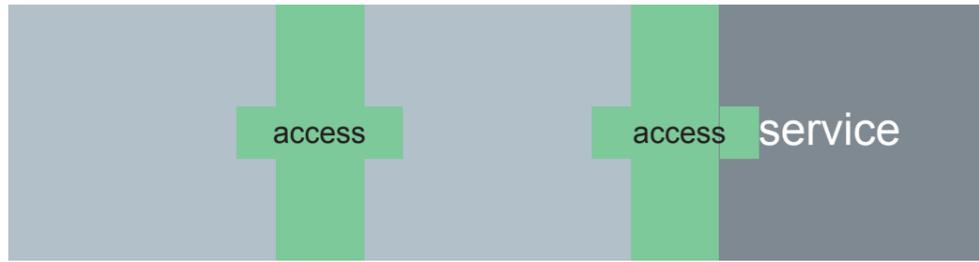
DAILY ACTIVITIES	CITY CAMPING stay 1-7 days	SHORT-TERM RENT stay one week-6 months	LONG-TERM RENT stay more than 6 months
BRUSHING TEETH	share sink with 7-10 people	share sink with 5-6 people	share sink with 4-0 people
WASHING FACE	share sink with 7-10 people	share sink with 5-6 people	share sink with 4-0 people
DRINKING WATER	share sink with 7-10 people	share sink with 5-6 people	share sink with 4-0 people
COOKING	share one group of kitchen equipments with 7-10 people	share one group of kitchen equipments with 5-6 people	share one group of kitchen equipments with 4-0 people
EATING	share one table with 0-2 people	each person has their own table	each person has their own table
TAKING SHOWER	share bathroom with 7-10 people	share bathroom with 5-6 people	share bathroom with 4-0 people
USING TOILET	share toilet with 7-10 people	share toilet with 5-6 people	share toilet with 4-0 people
SLEEPING	each person has their own bed	each person has their own bed	each person has their own bed
DO THE LAUNDRY	share one washing machine with 7-10 people	share one washing machine with 5-6 people	share one washing machine with 4-0 people
STUDYING	share one table and lamp with 0-2 people. each person will has their own chair	each person has their own table chair and lamp	each person has their own table chair and lamp
CHARGING	each person has their own socket	each person has their own socket	each person has their own socket

INSTALLATIONS	CITY CAMPING	SHORT-TERM RENT	LONG-TERM RENT
TOILET	using the existing	reform the existing+new	new
HEATING	using the existing	using the existing	reform the existing
LITGHTING	using the existing	using the existing+movable light source	partly using the existing+movable light source
LIGHT PARTITION WALL (movable)	new	new	reusing short-term rent's wall as inner wall
FIXED WALL	non	non	new
WINDOWS	using the existing	using the existing	reform the existing
CEILING	using the existing	using the existing	reform the existing
FLOOR	using the existing	using the existing	new
KITCHEN	using the existing+reusing second hand equipments in public service area	reusing second hand equipments in public service area	reusing second hand equipments in private space

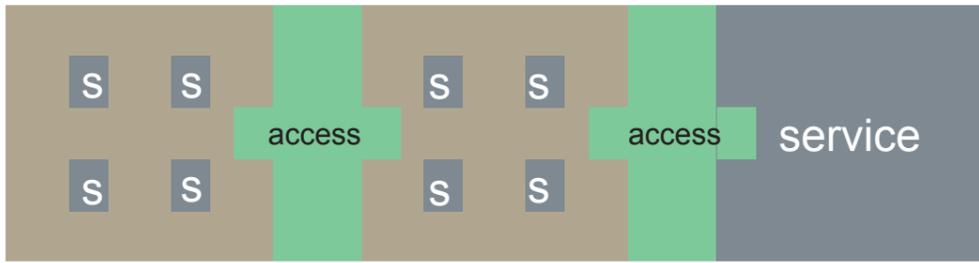
<div style="text-align: right;">OPTION</div> <div style="text-align: left;">CRITERIA</div>	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	OPTION 6
MOVABLE	wheel 	slide track 	spindle 	hanging ring 	ramp 	hinge 
ADJUSTABLE	telescopic pole 	spiral pole 	spindle 	hanging ring 	hook 	hinge 
EASY TO FIX OR LOCK	zipper 	bolt 	lock 			
EASY TO INSTALL AND DISMANTING	light material	prefabricated conjunct part	using the finished product	connection without nails	using small size material	minimizing the conjunction points
EASY TO TRANSPORT TO OTHER BUILDIGN	light material				using small size material	
REDUCE NOISE	using material has rough surface	closing the sleeping space	using wall has a certain thickness	reducing public meeting space in sleeping area		
MAXIMIZE NATURE LIGHT	all the installation keep a certain distance from windows	reducing the height of each elements	transparence material			
IOW-COST INPUTS	using recycle material and equipments	using unskill labour	reduce the processing procedure	reduce the freight costs	reusing most of elements in other building	design a mode of operation
EASY TO ACCESS EACH UNITS	provide enough distance for circulating	keep each group of units short				

GENERIC PLAN

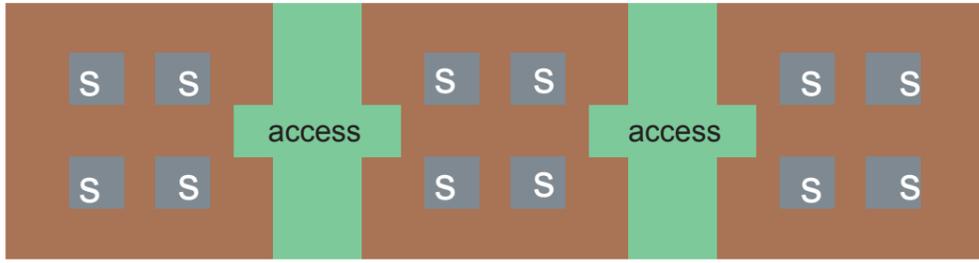
city camping



short-term rent



long-term rent



- access
- city camping
- short-term rent
- long-term rent
- service

GENERIC PLAN living area

CITY CAMPING

2100mm*900mm*(h)1100mm
regular single resident tent

CRITERIA

- 1 maximally reuses existing installation
- 2 easy to move and adjust
- 3 easy to install and disassemble by unskilled person
- 4 can be transfer from building to building
- 5 easy to access into each unit

SHORT-TERM RENT

2100mm*2100mm*(h)2400mm
regular single bed 900mm*2100mm+regular table 1200mm*600mm

CRITERIA

- 1 reuses existing installation in the same time build facility for long-term rent
- 2 easy to move and adjust
- 3 easy to install and disassemble by unskilled person
- 4 most of the wall can be reuse by long-term rent as inner wall
- 5 easy to access into each unit

LONG-TERM RENT

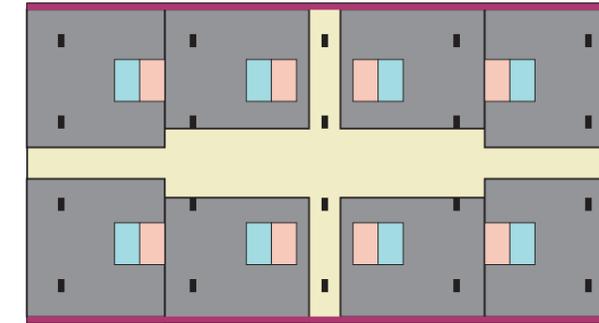
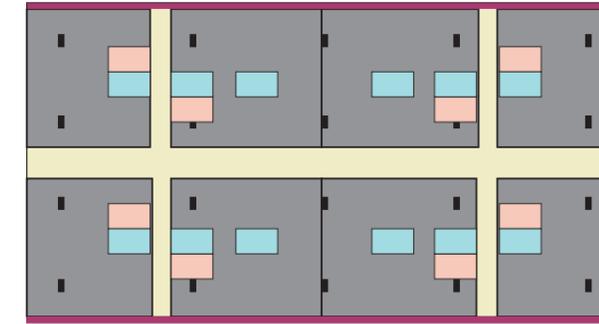
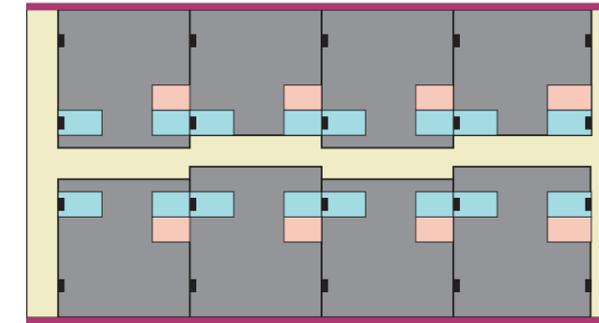
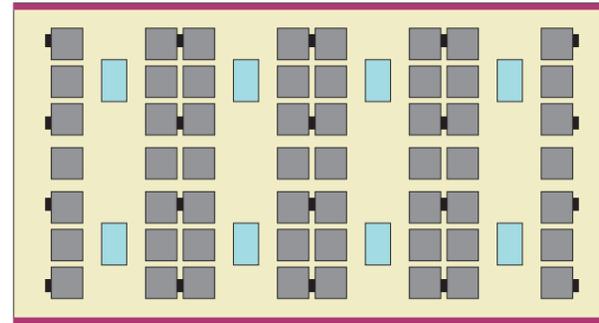
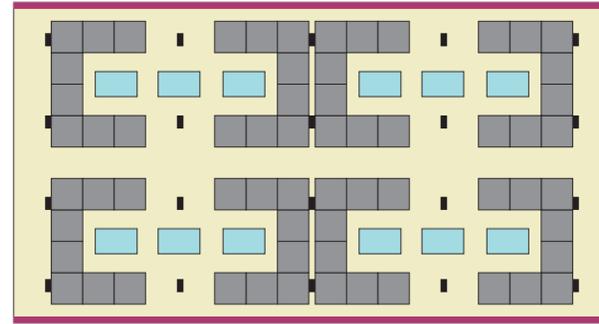
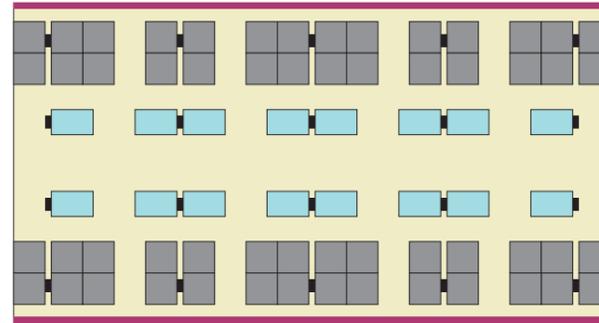
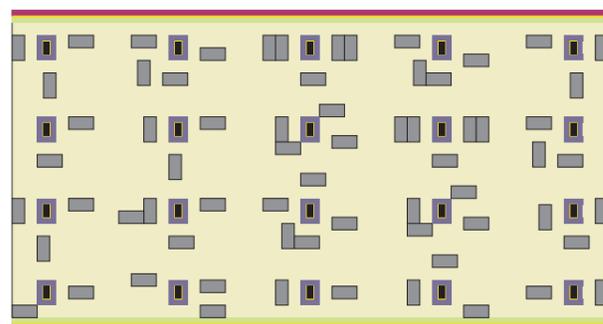
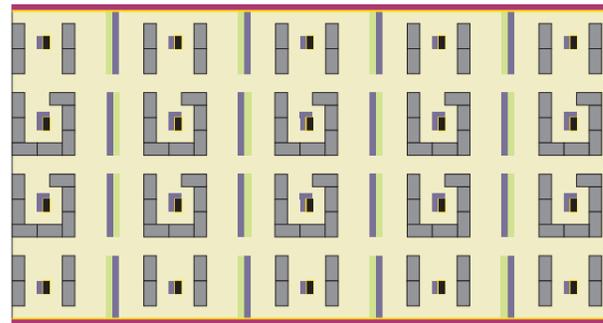
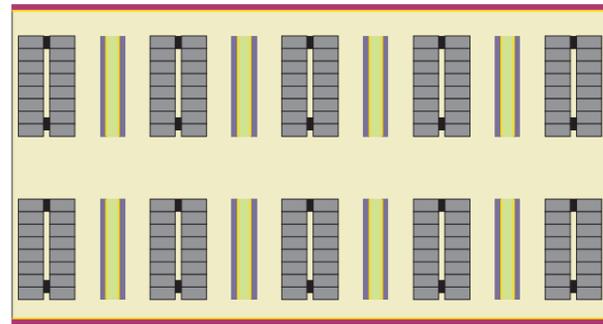
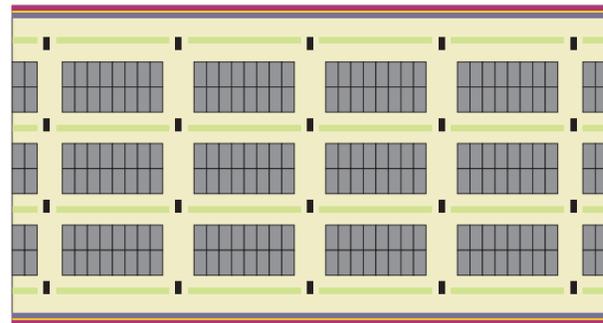
CRITERIA

- 1 fix unit
- 2 maximize the natural light in each unit
- 3 take advantage of office building structure give each unit maxima freedom to organize their own space.
- 4 using the short-term rent's light wall to be the movable inner wall

DENSITY

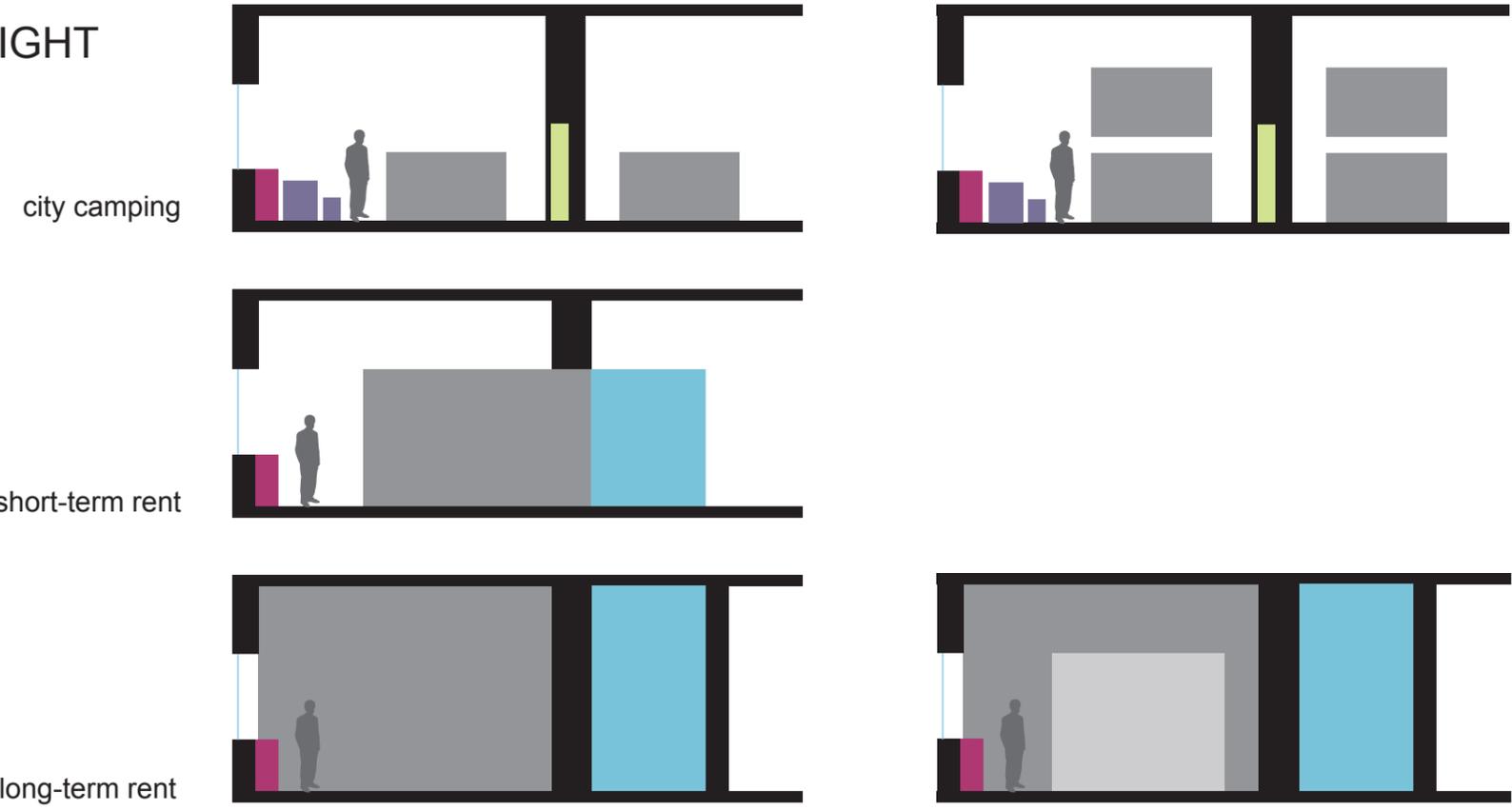
decline

decline



- locker
- table
- heating
- socket
- "tent"
- toilet+bathroom
- kitchen
- circulation

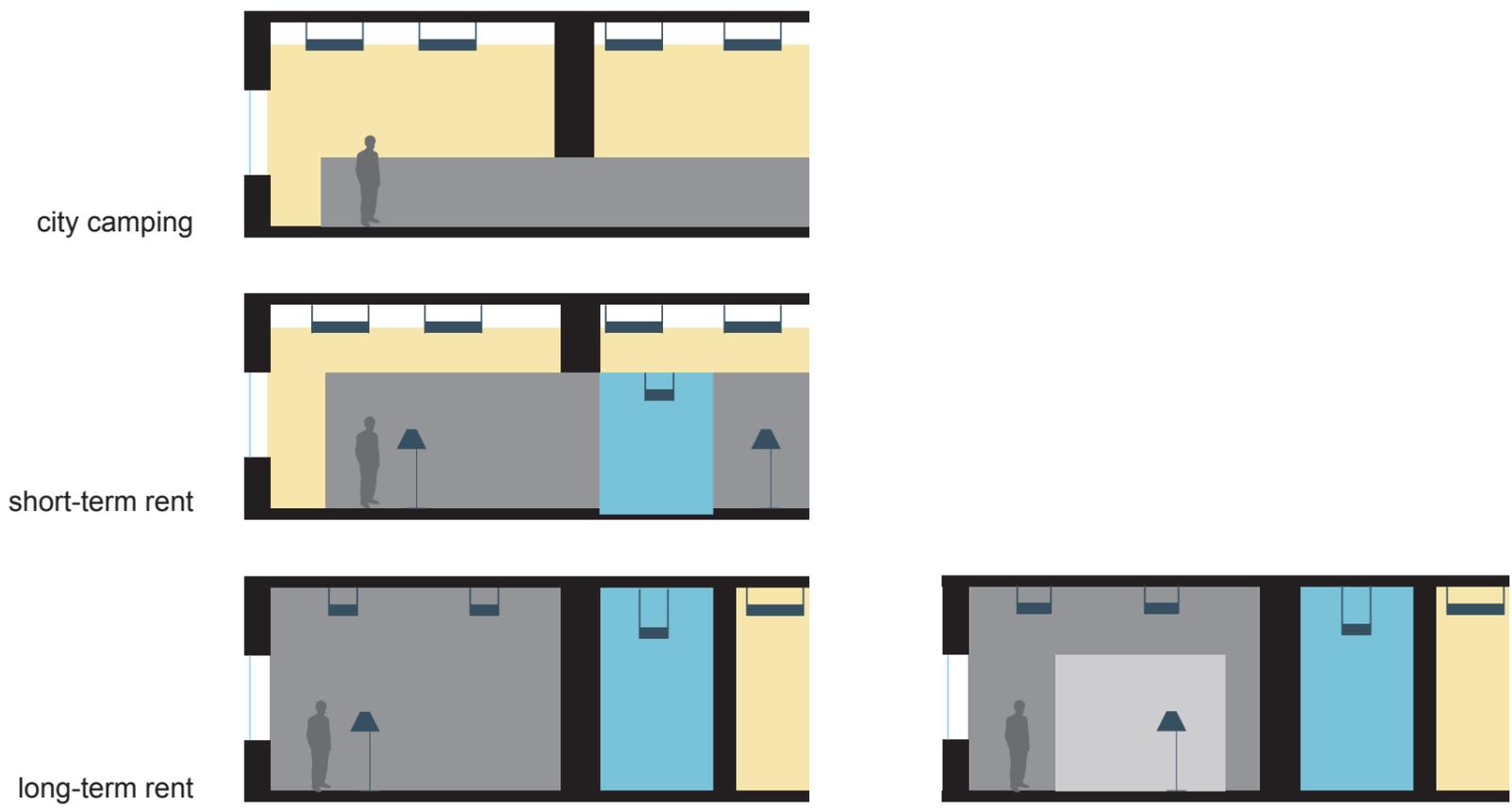
GENERIC SECTION VARIED HEIGHT



DENSITY



LIGHTING



- locker
- table
- heating
- socket
- "tent"
- toilet+bathroom
- kitchen
- light source

BASIC ELEMENTS

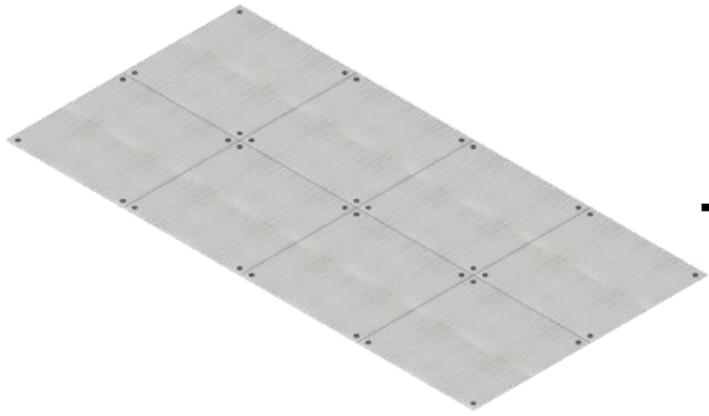
BASIC ELEMENTS city camping



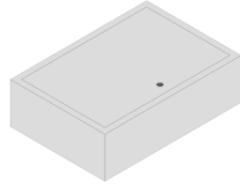
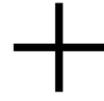
tents



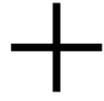
bed+storage



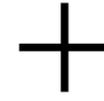
tents



locker

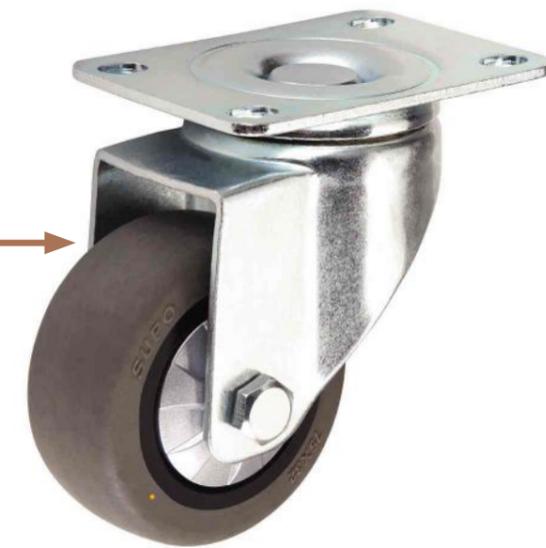


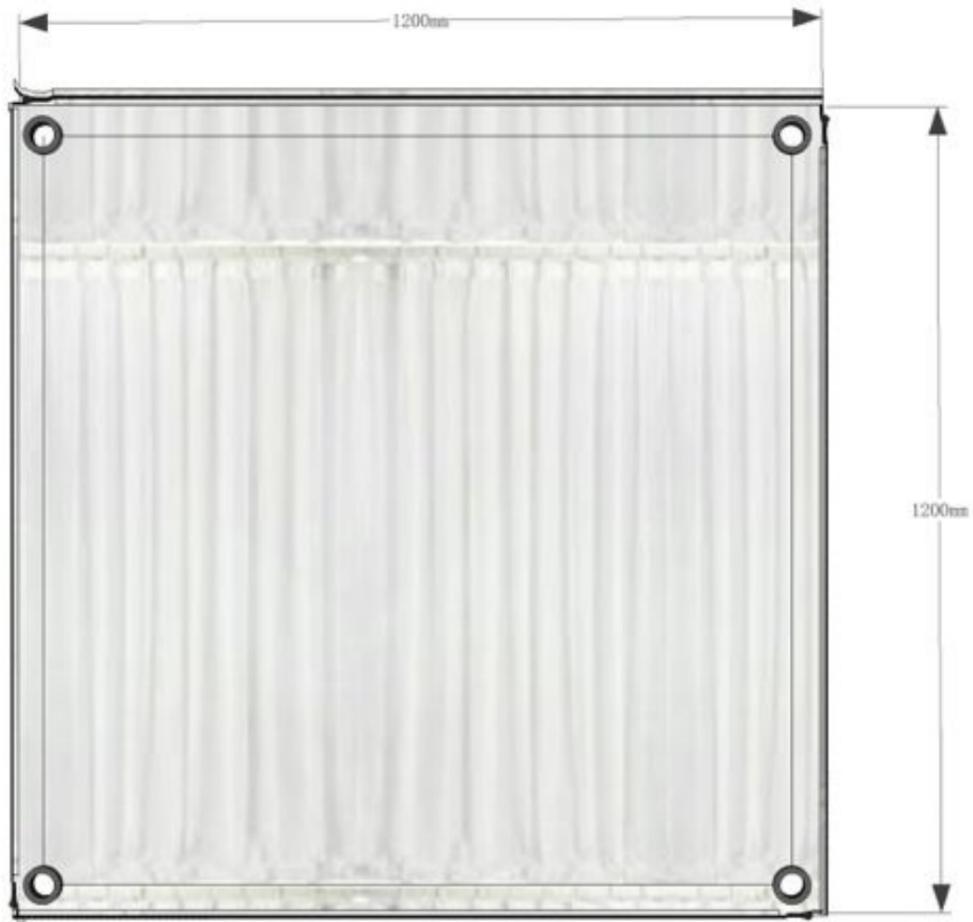
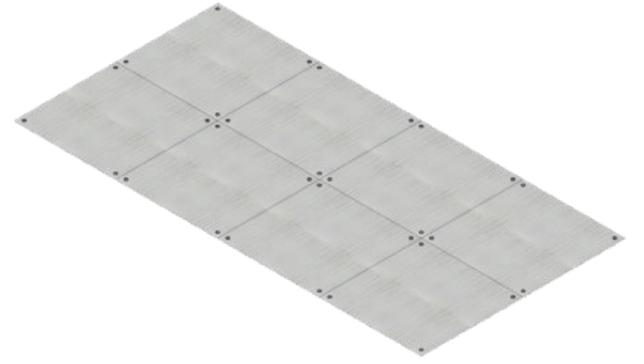
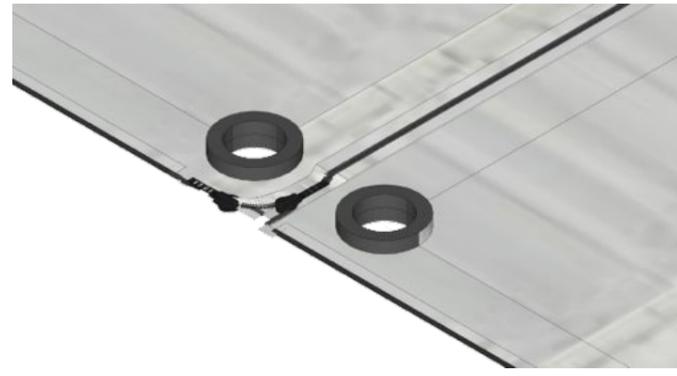
storage



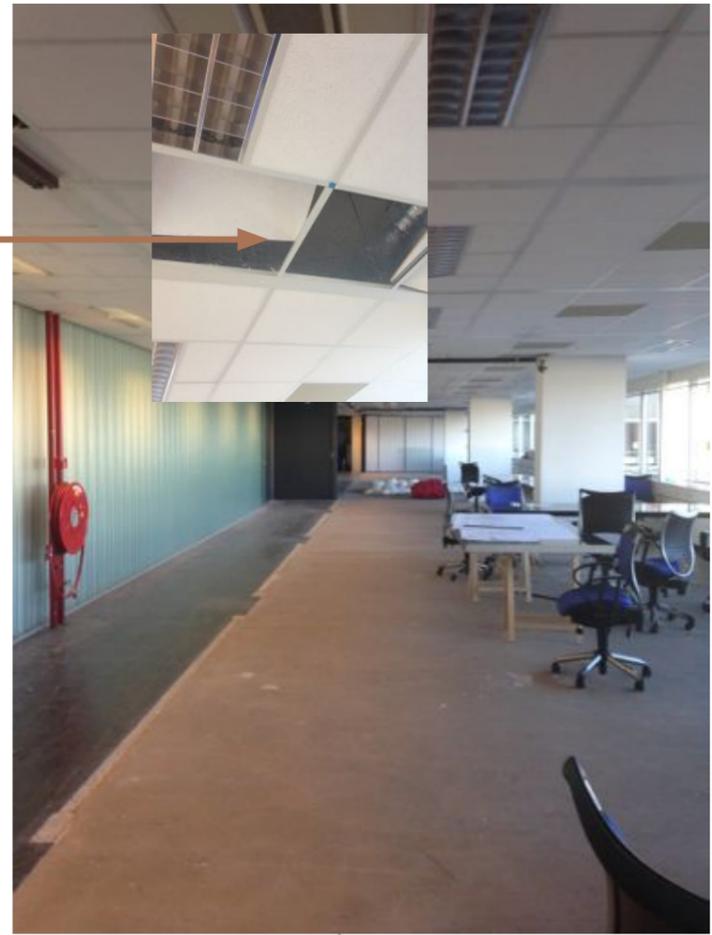
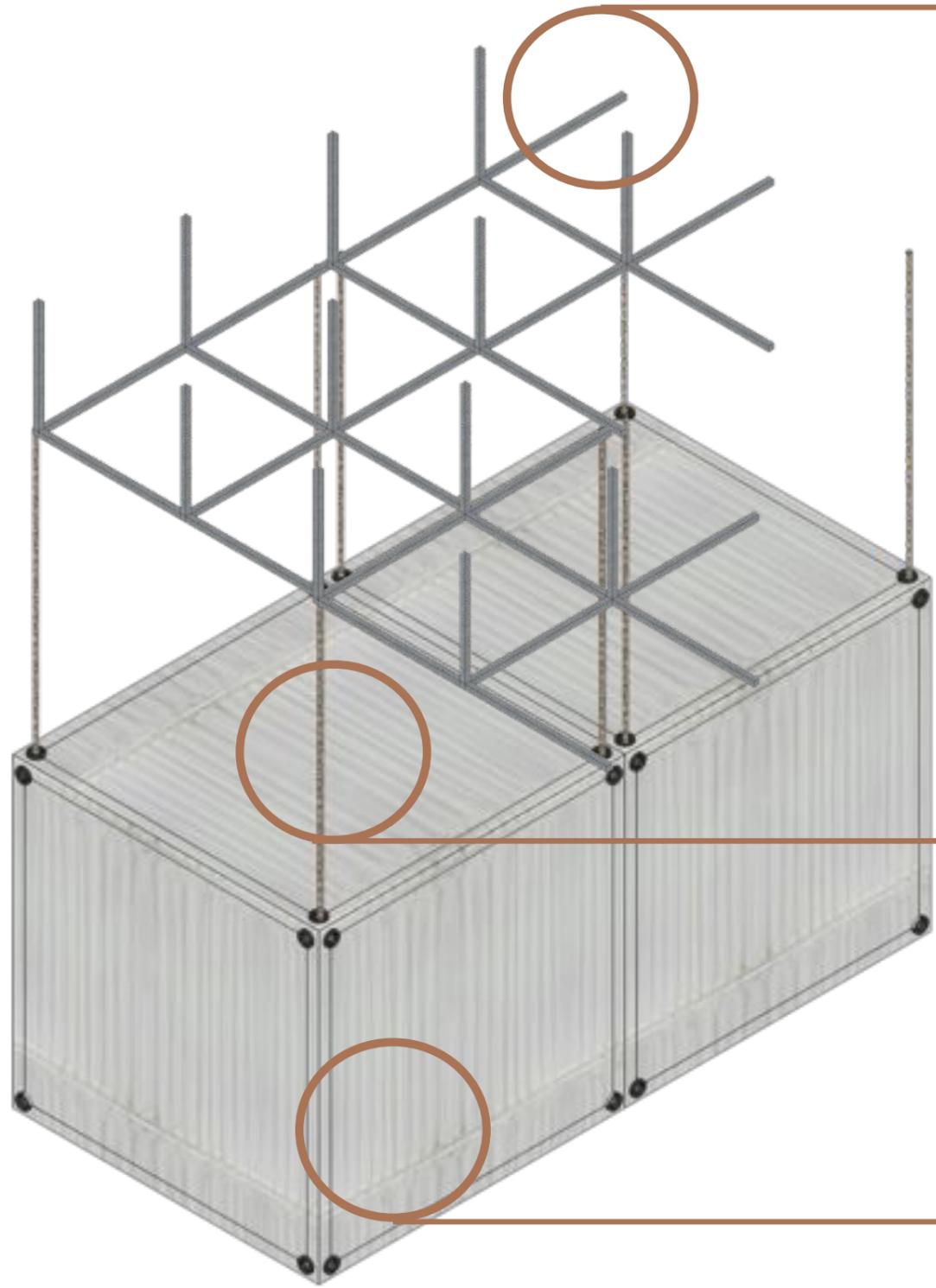
bed







MATERIAL

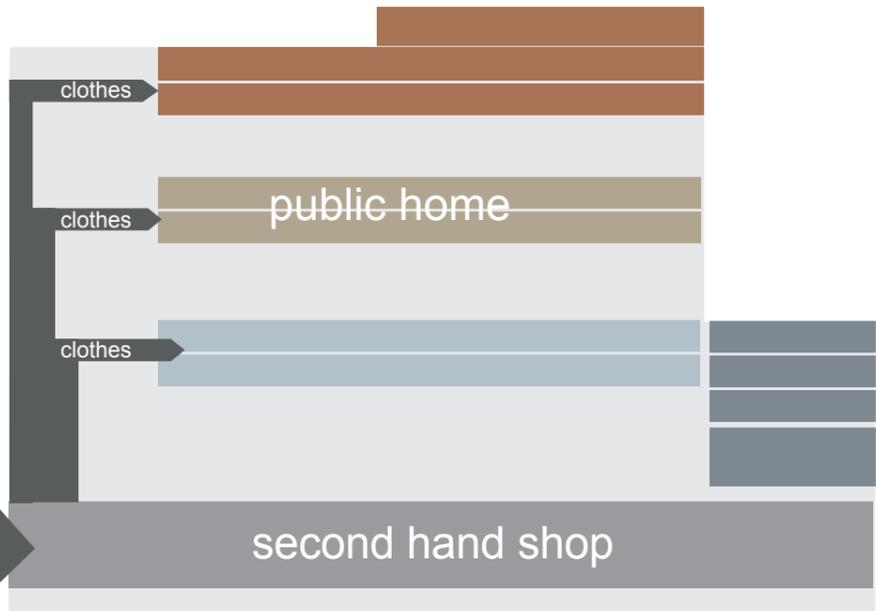


collecting



neighborhood

clothes



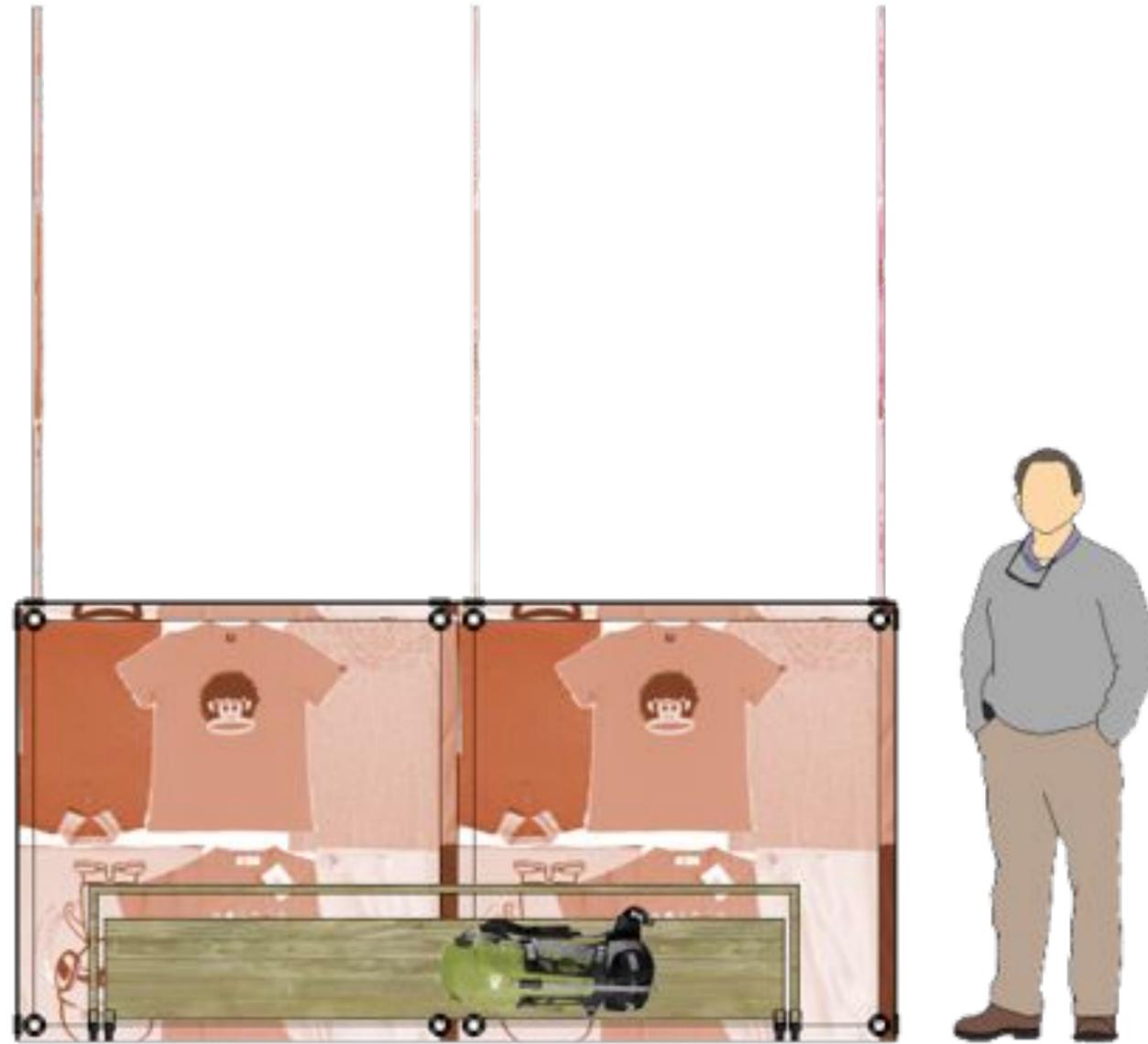
sorting



reusing

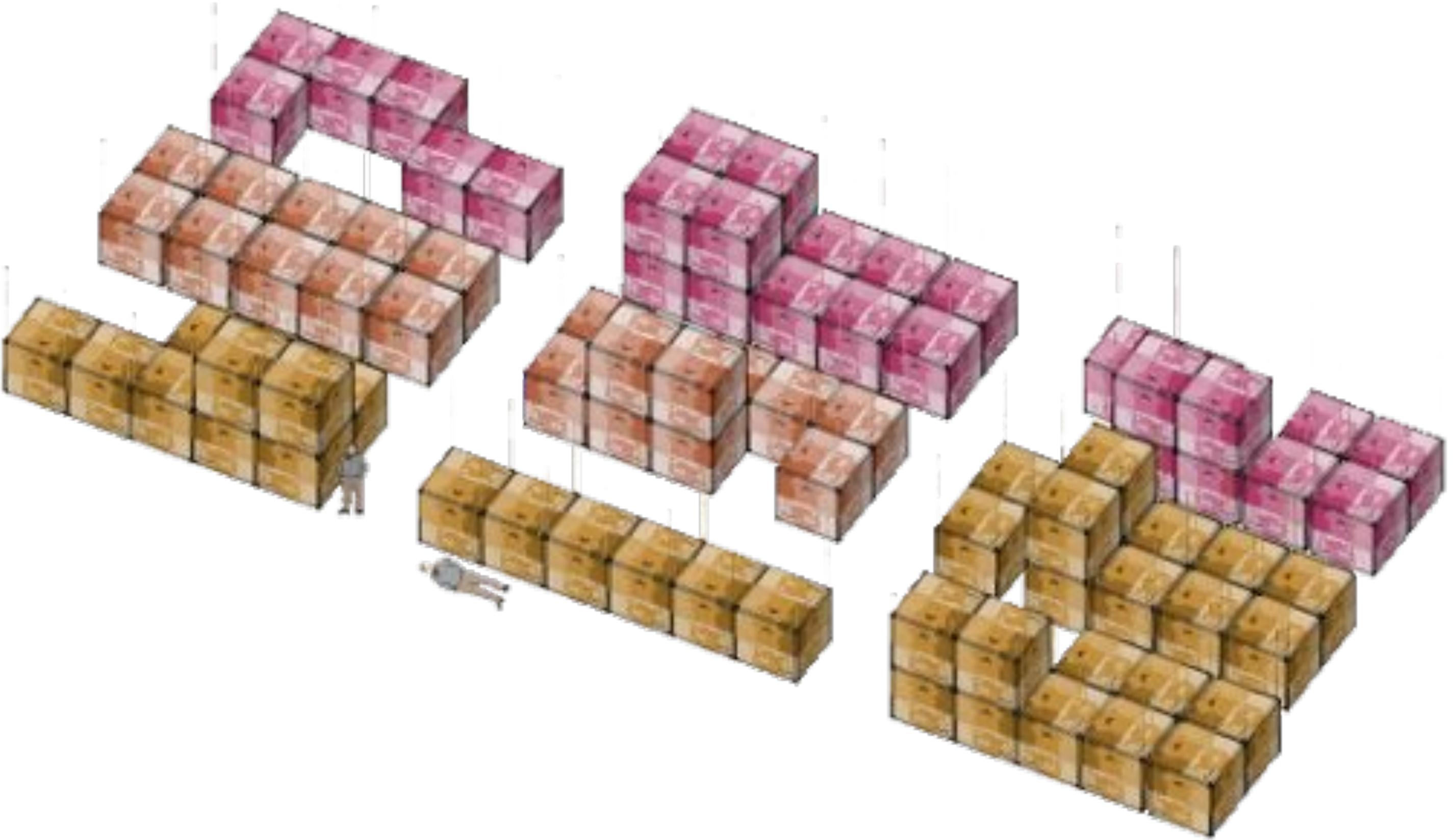


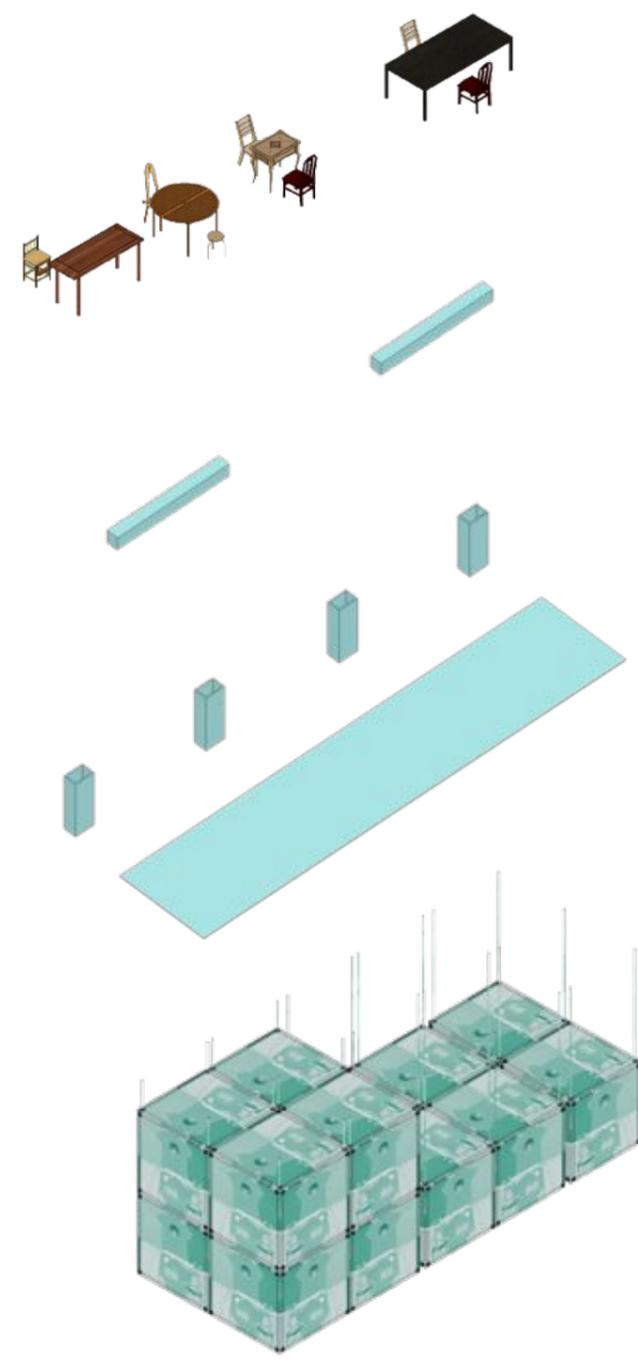
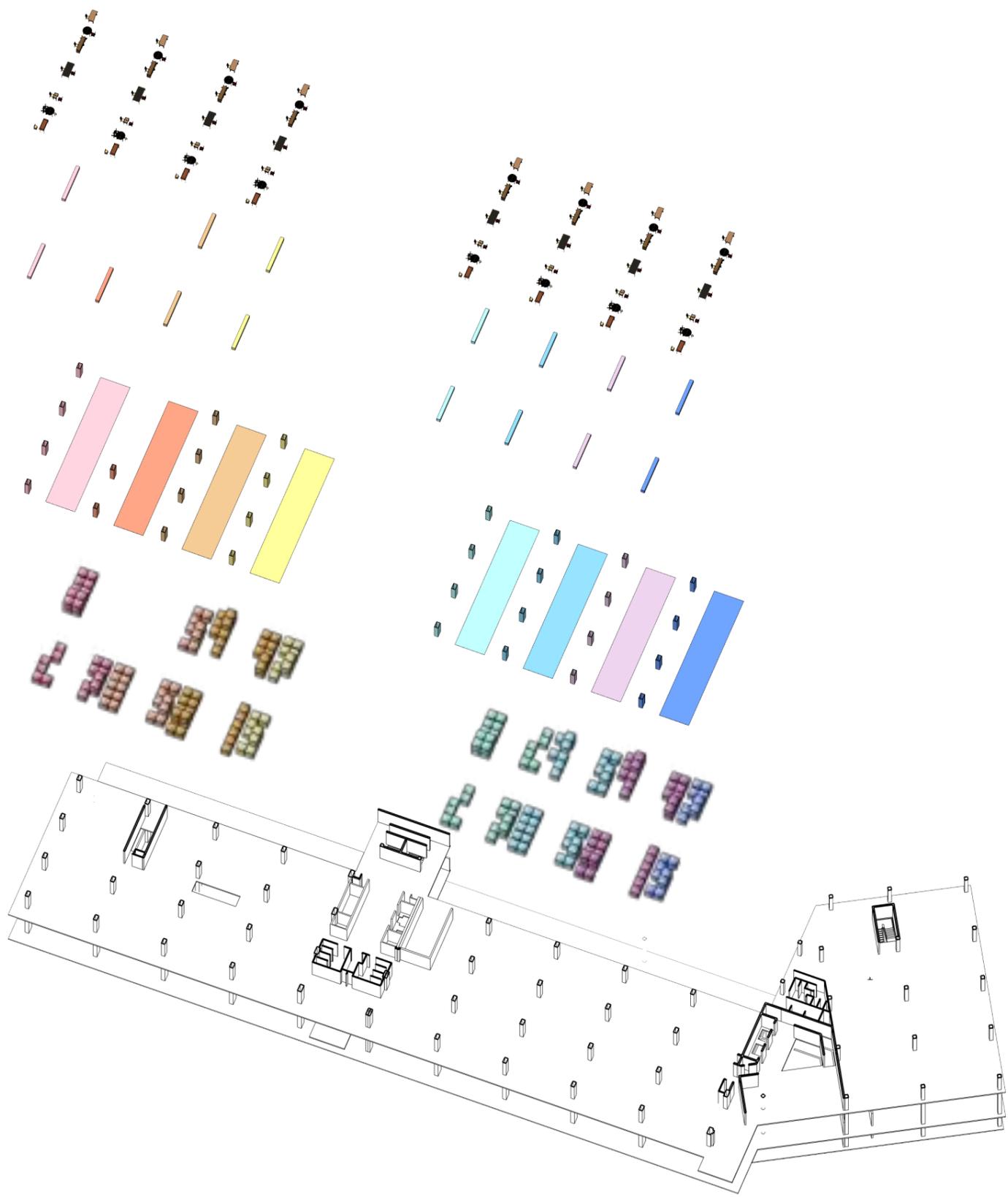
sorting by color



section

different organization of tents



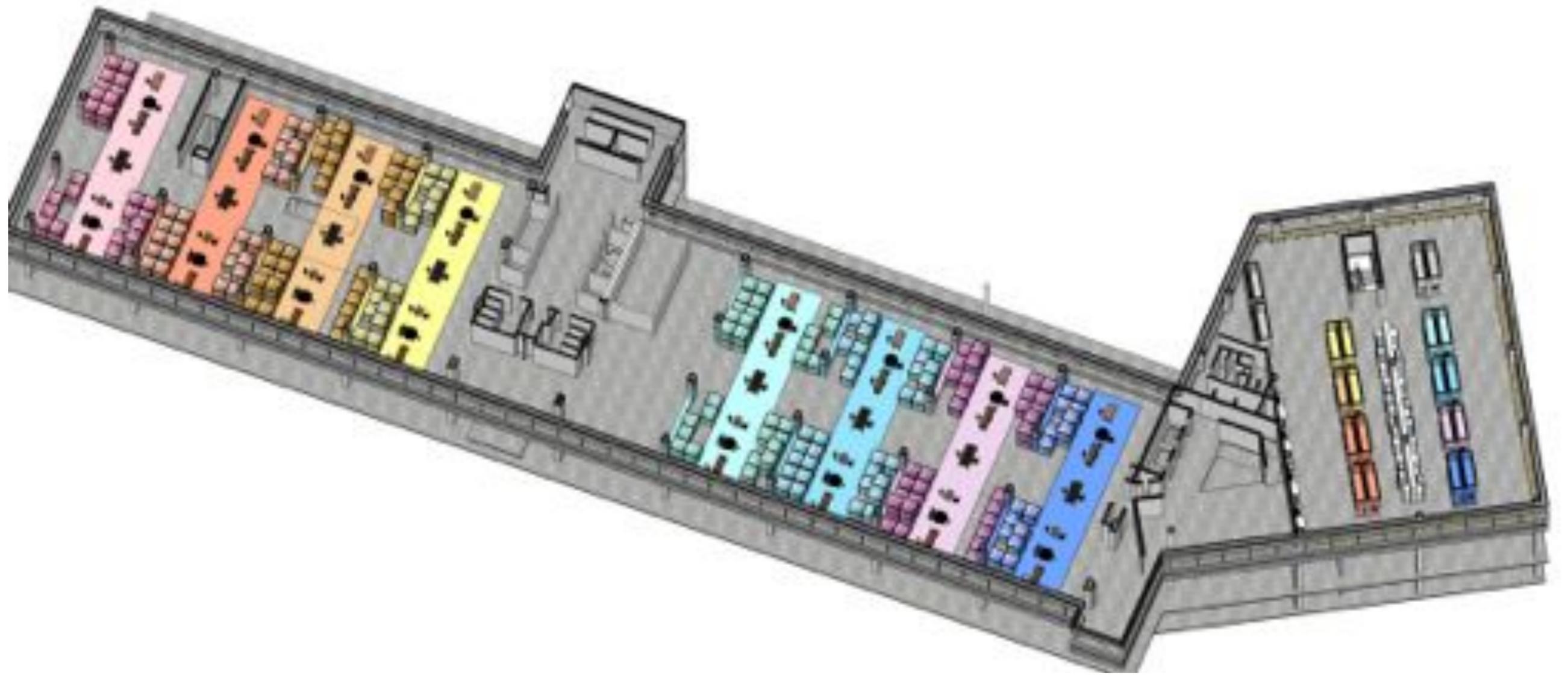


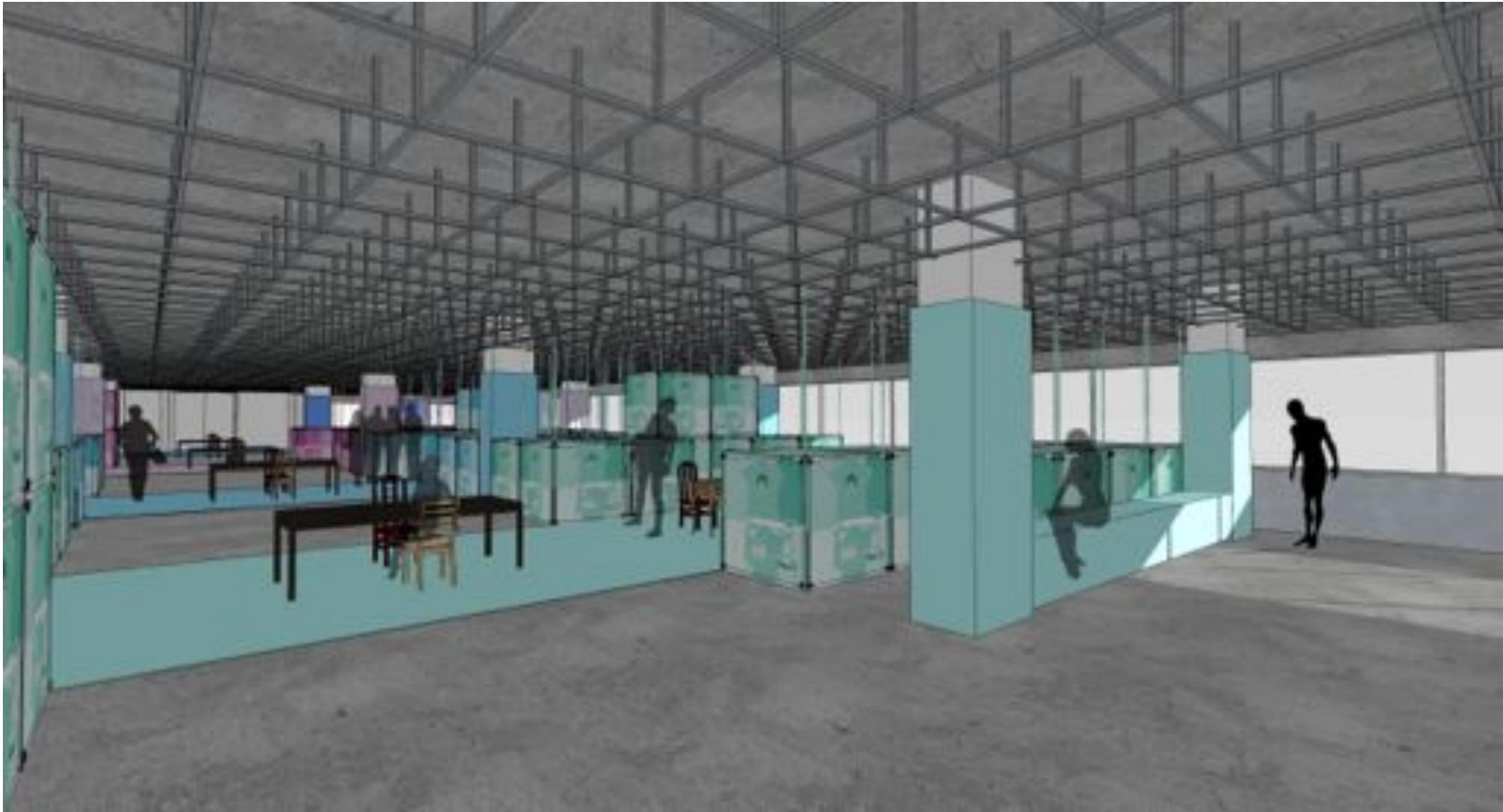
second hand furniture

plug seat
in between the columns

color mark
exhibition space for
furniture

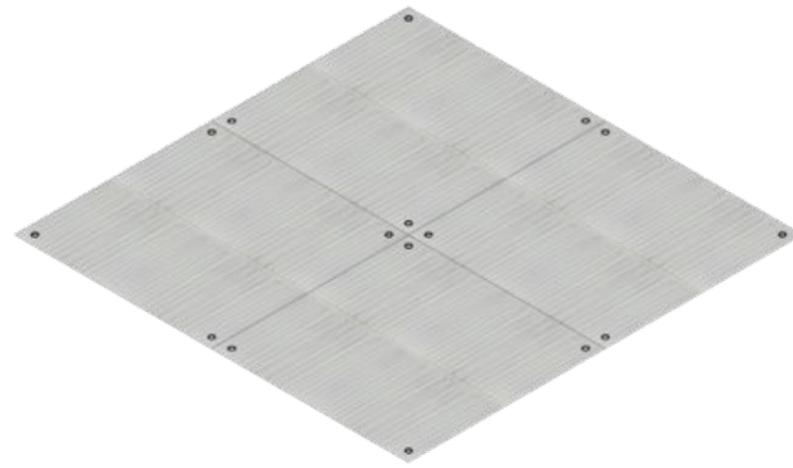
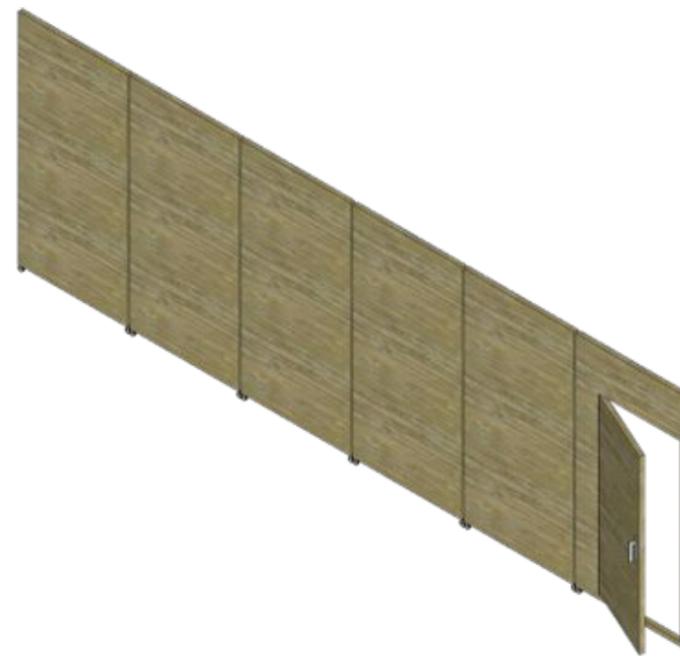
tents combination





BASIC ELEMENTS short-term rent





movable wall

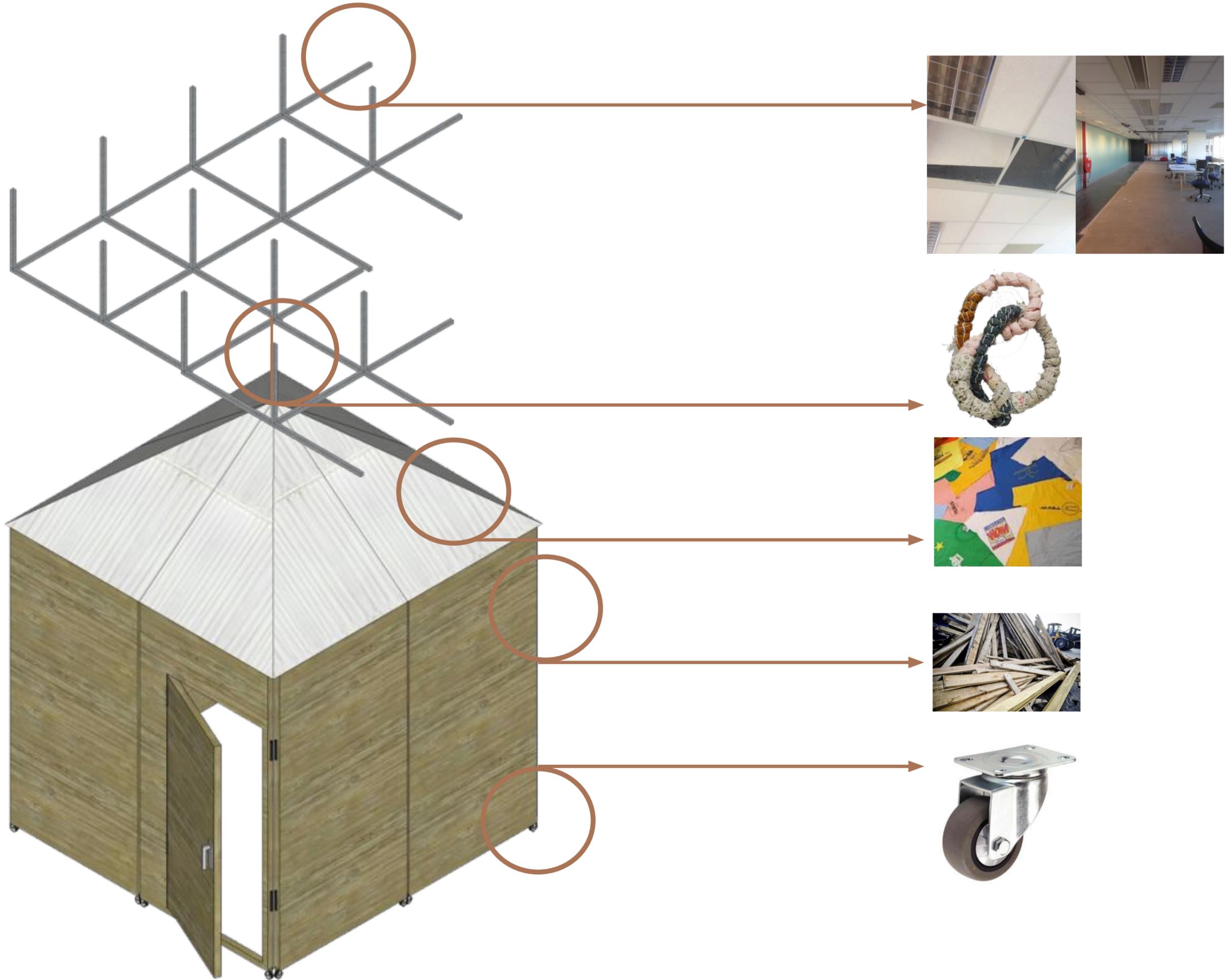
roof

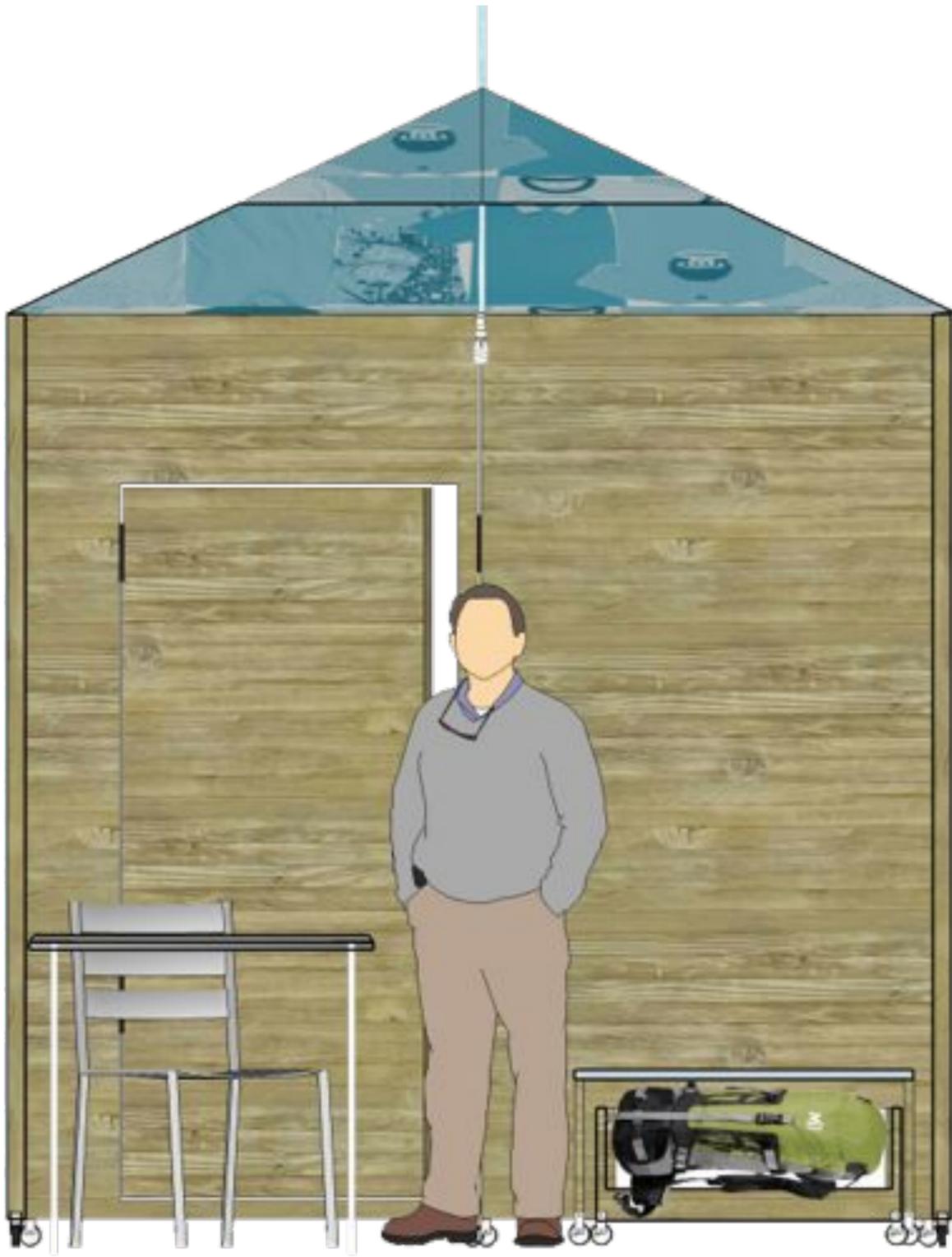
bed
storage
locker



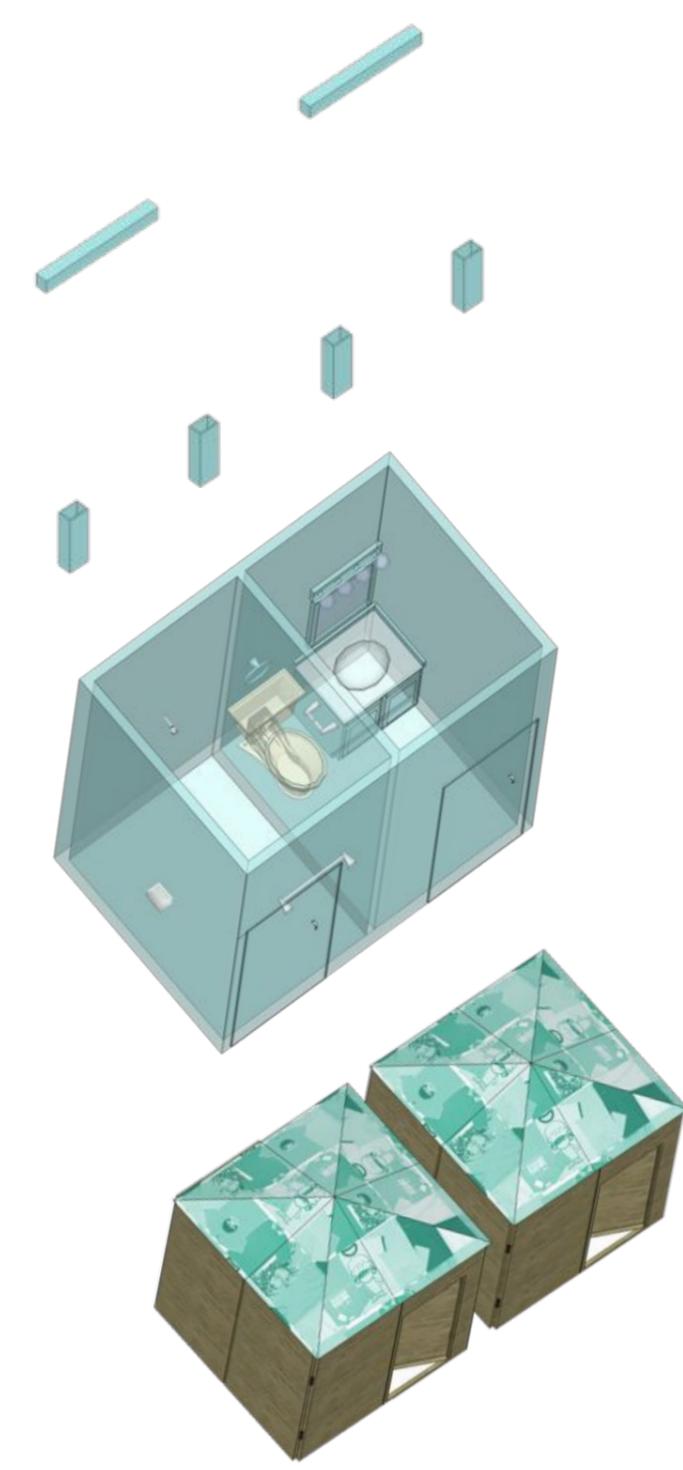
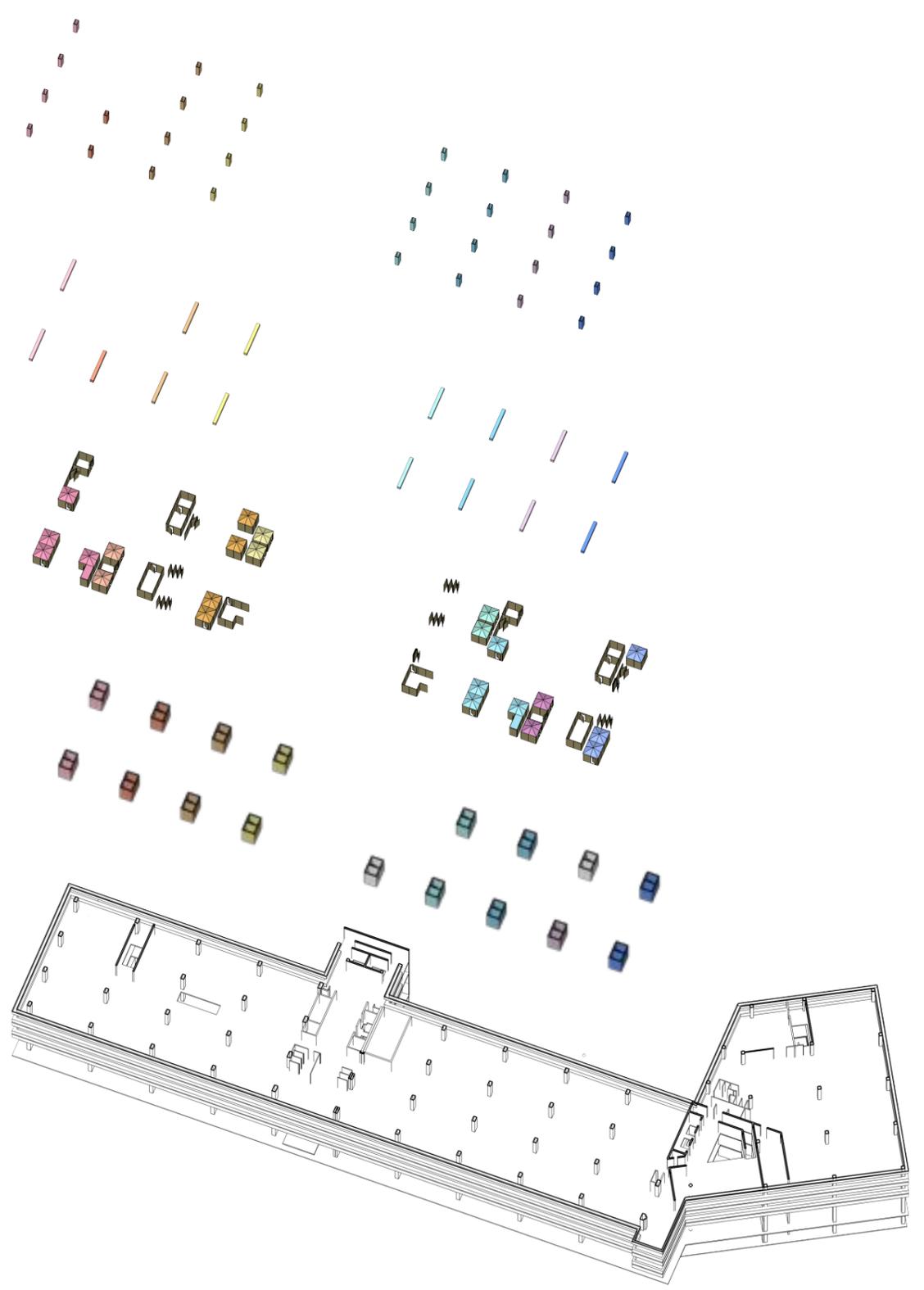
short term unit

MATERIAL





section

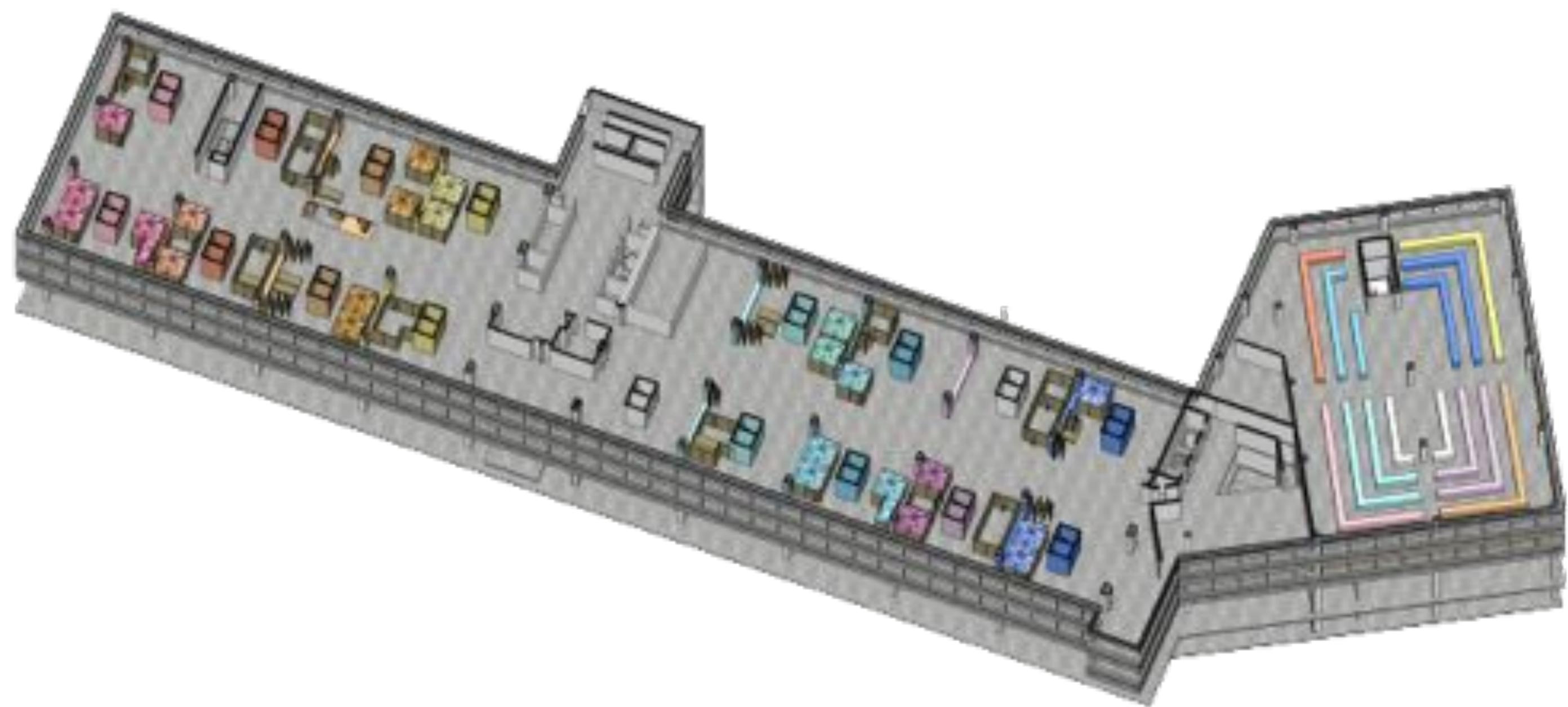


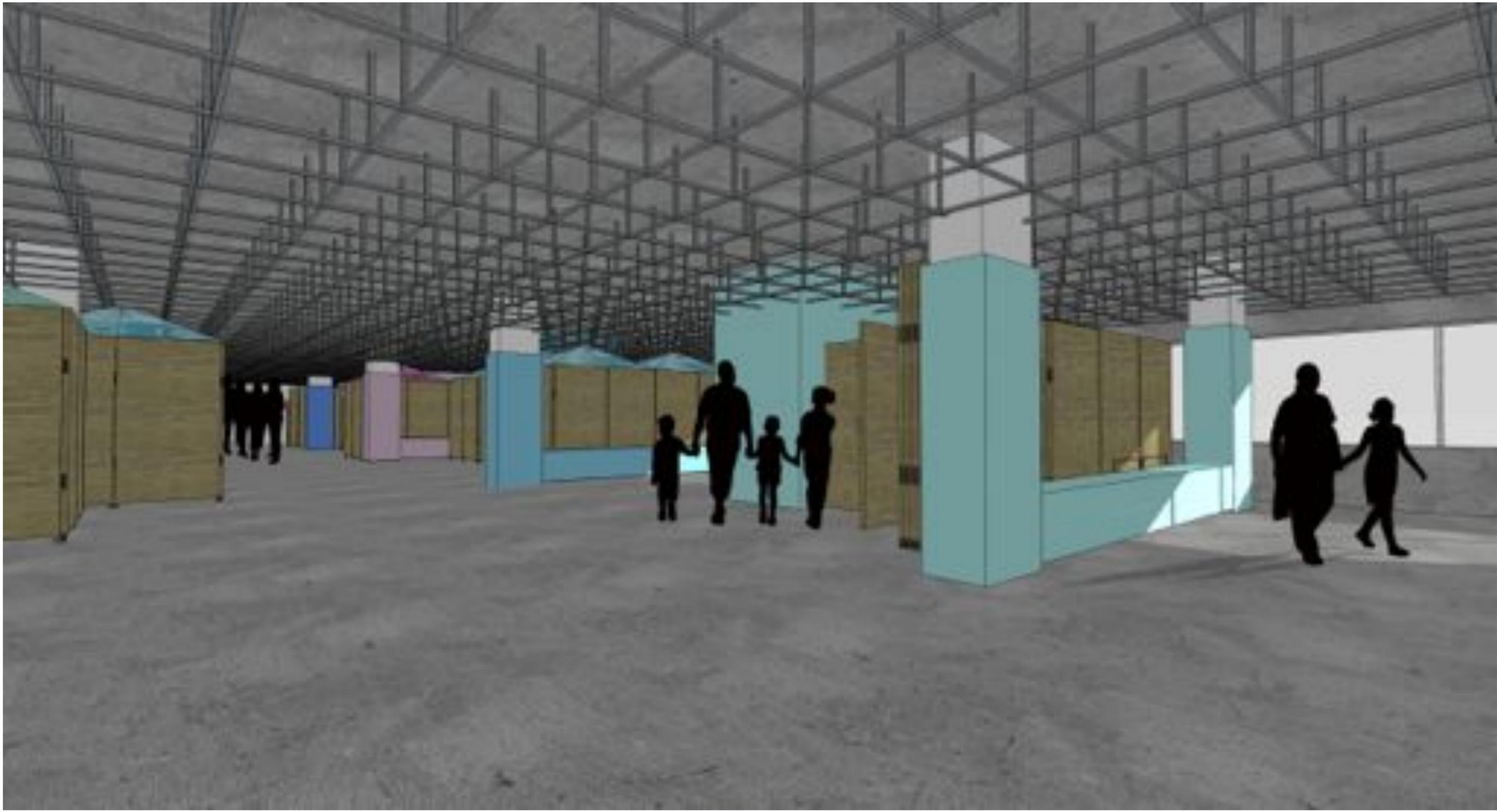
plug seat
in between the columns

color mark

toilet+bathroom

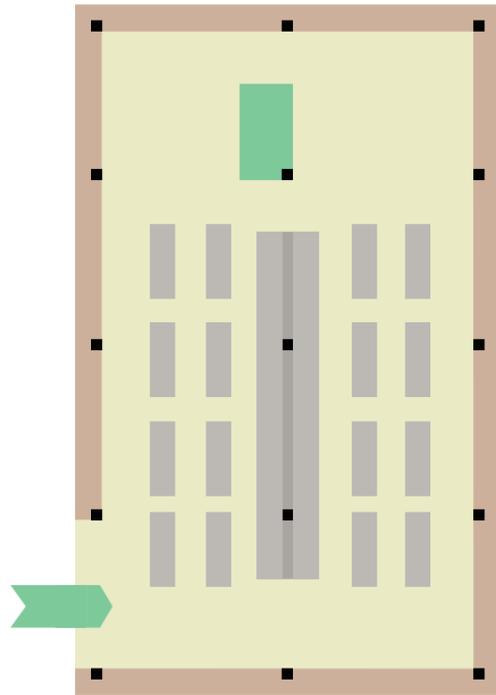
short term units



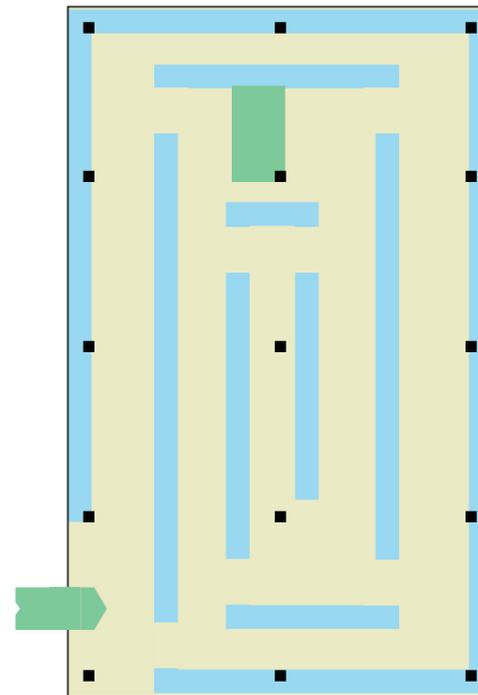


GENERIC PLAN service area

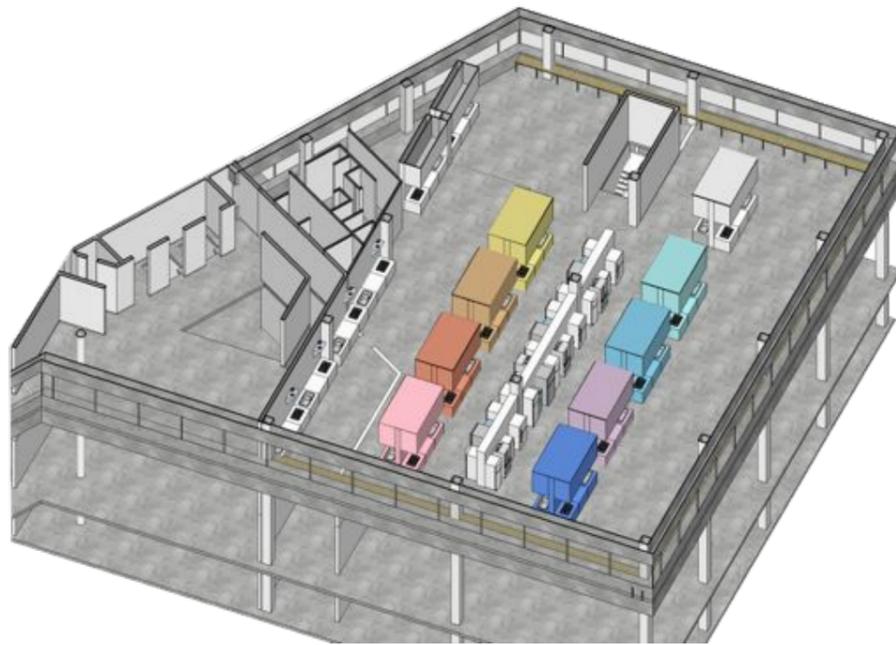
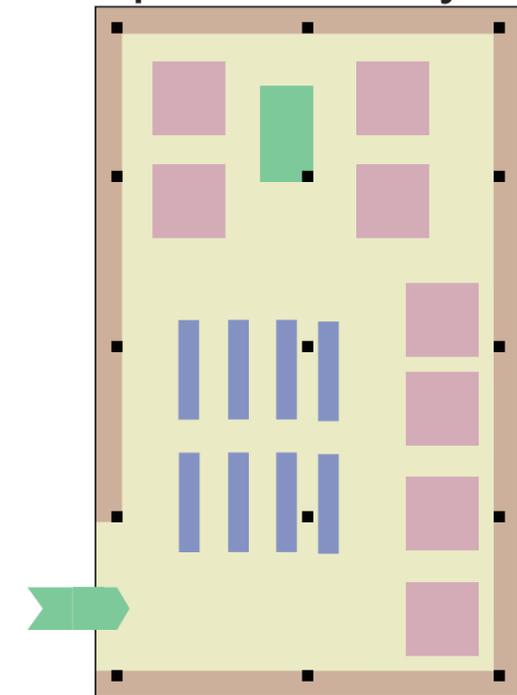
PUBLIC KITCHEN



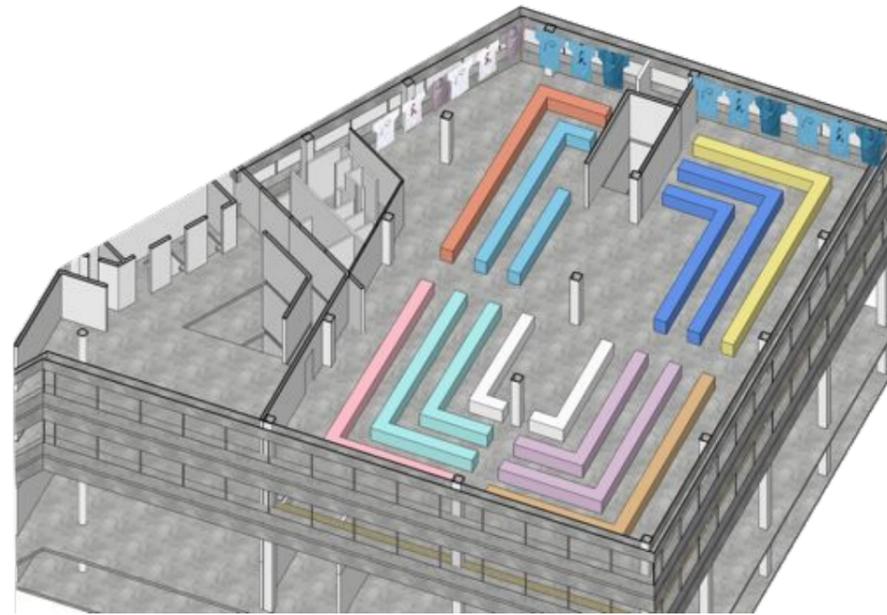
PUBLIC LLAUNDRY ROOM



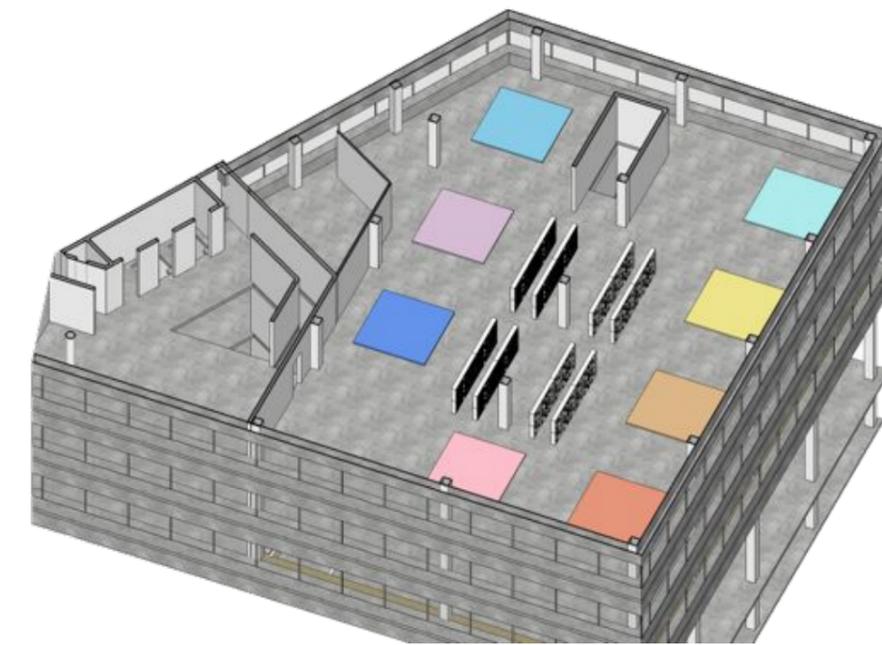
public library



public kitchen

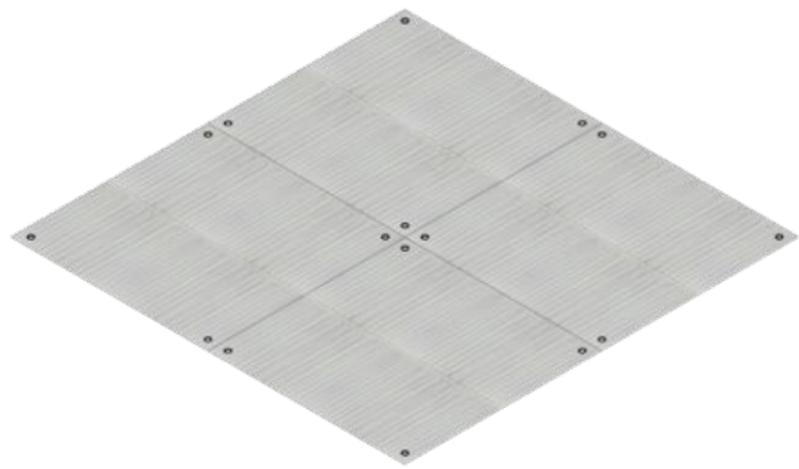


public laundry room



public library

- table
- circulation
- the kitchen work station
- washing machine
- bookshelf
- entertaining area
- access



curtain

+

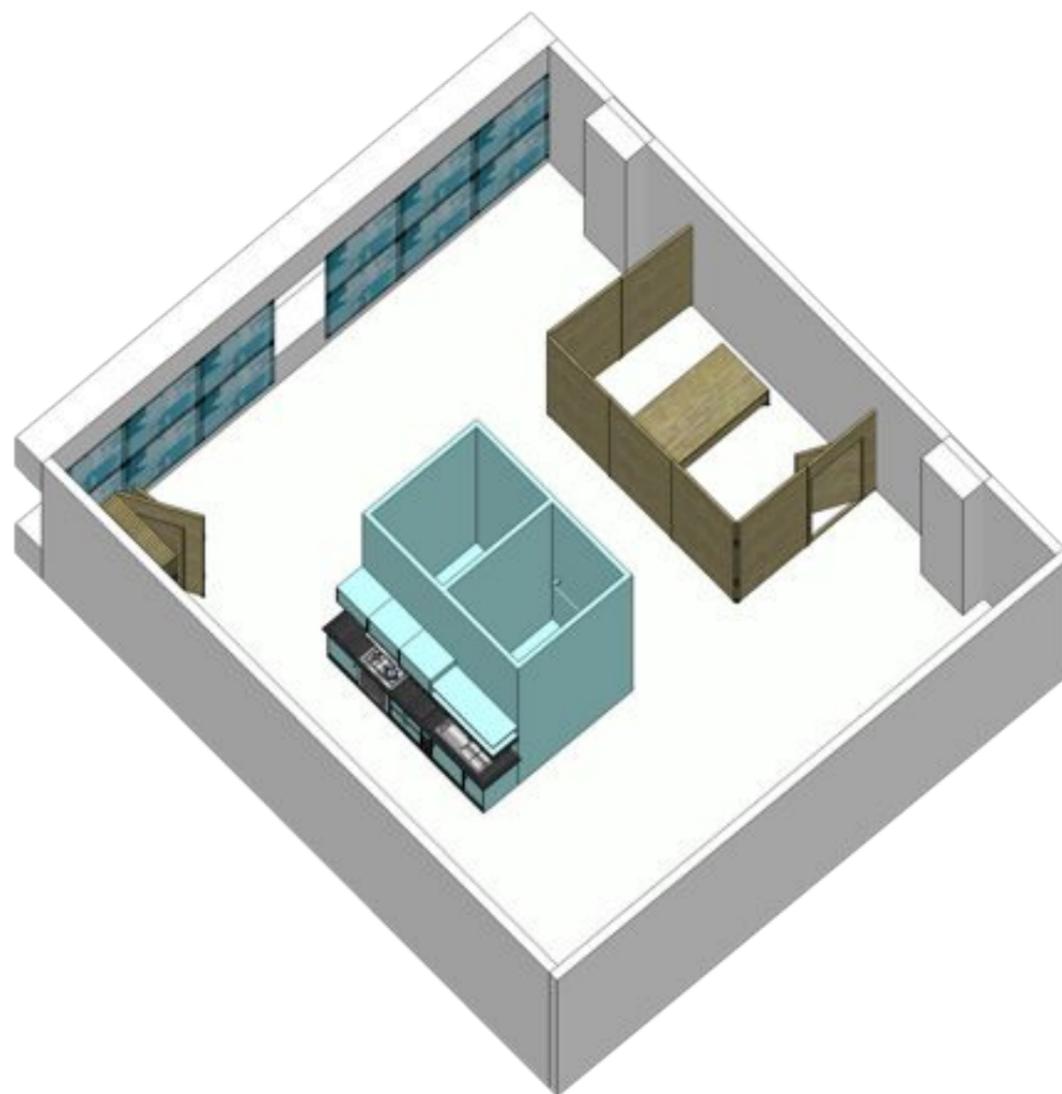


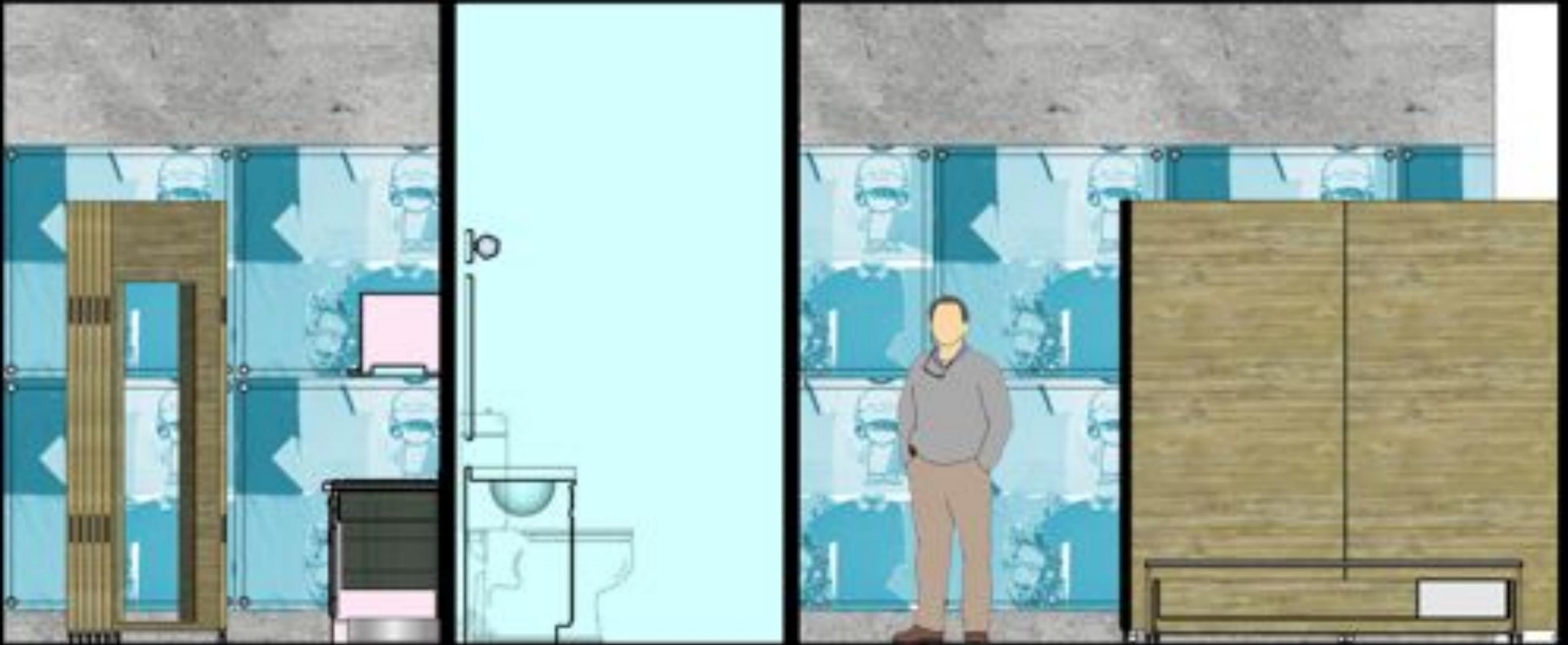
bed
locker
storage

+

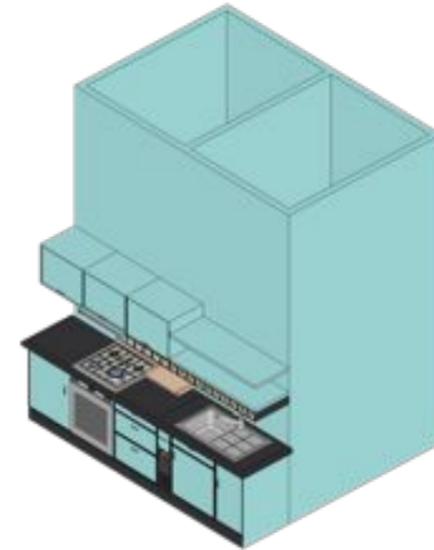
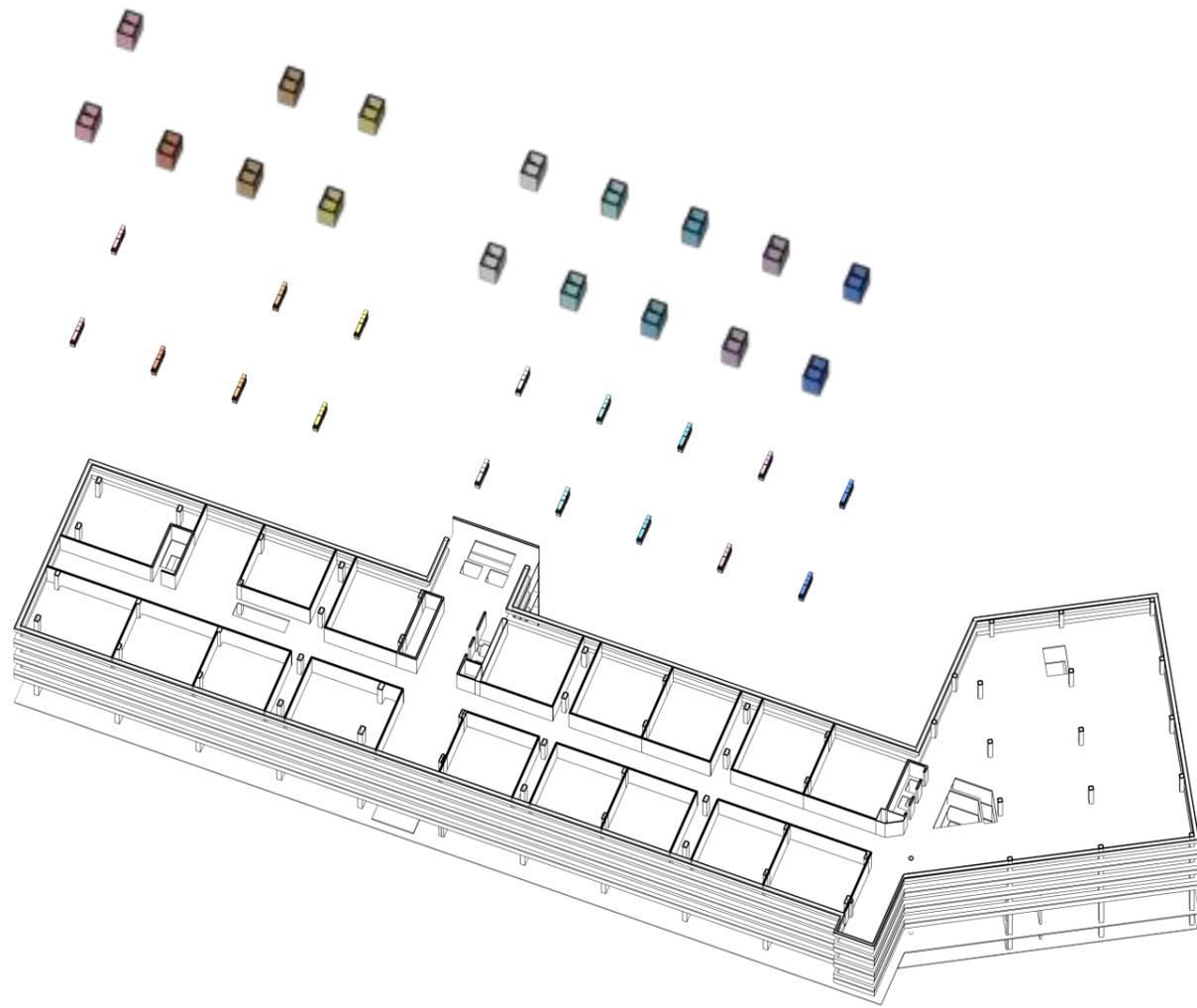


inner wall

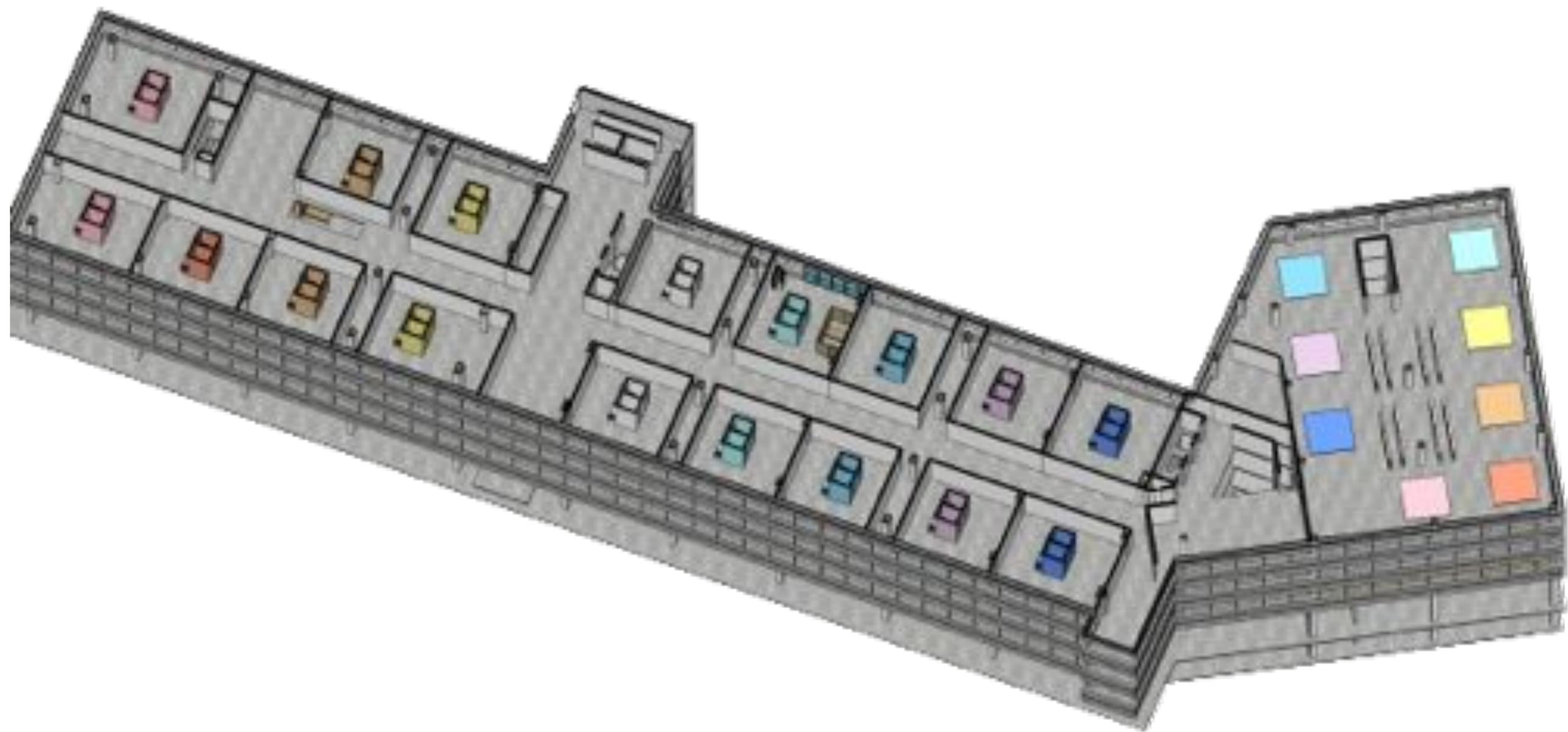




section



toilet+bathroom+kitchen





KATSHOEK

other empty building

