

'JongMëtt', Junglinster (LUX) - competent support and monitoring of a joint building venture process

project	Provision of expert guidance to the municipal council of Junglinster in the initiation and implementation of three building association projects above a joint underground parking
client	Administration Communale Junglinster (LUX)
services	WW+, Esch-sur-Alzette (LUX) / Trier (GER) project development, project management, architecture (preliminary)
facts	- development and preparation of the plot allocation procedure - development of all the required information media - organisation and implementation of information events and workshops - support of the municipal council of Junglinster in the supervision of building associations
dates and numbers	
area	2.400 m²
residential units	17
commercial units	3
realisation	10/2016 - 12/2017



information brochures in the context of the information campaign

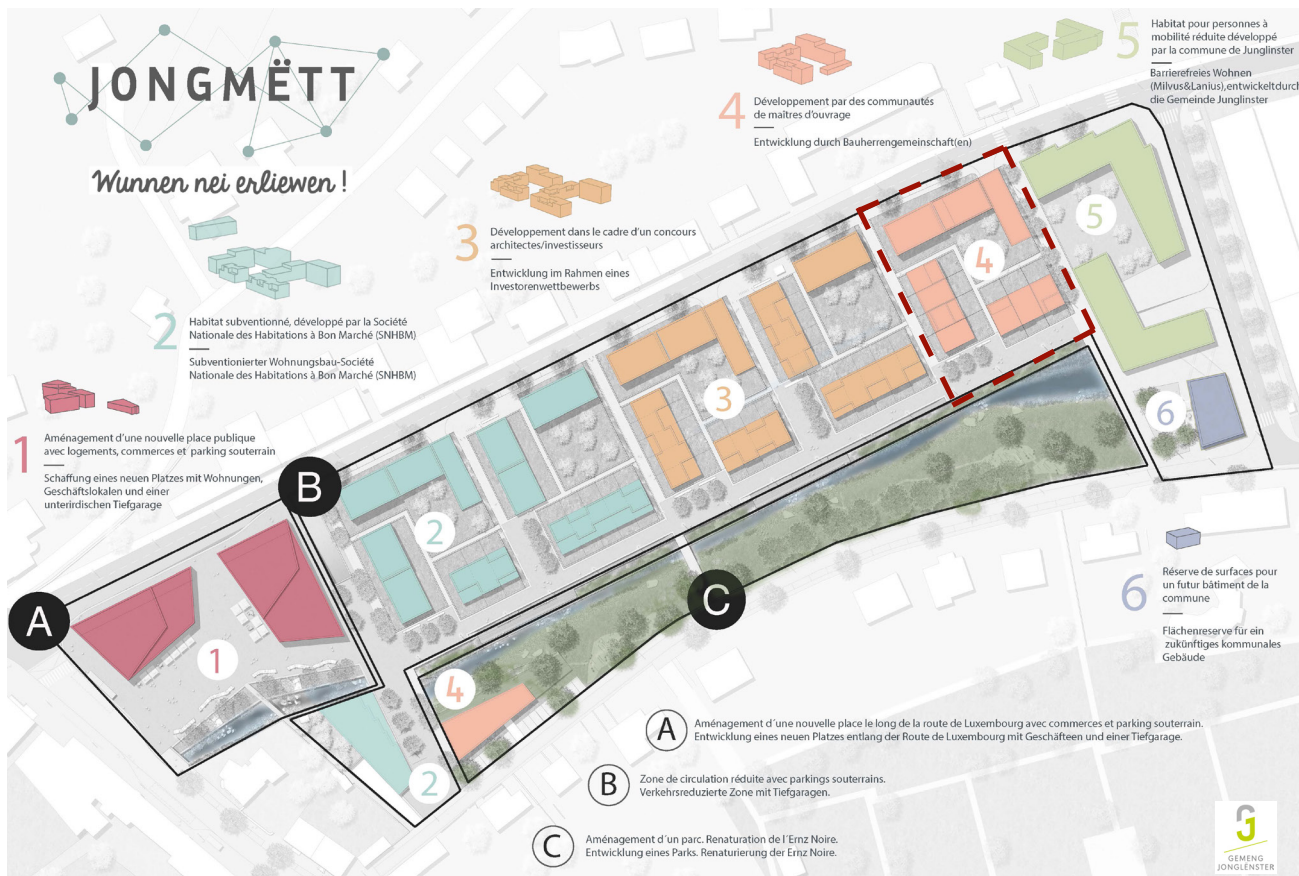
Explanation of building association

Building associations are characterised in a construction project being carried out by several private building contractors instead of a property developer or a single building contractor. Joining forces and forming a building association can have a private and/or commercial use objective. The association's building project can be based on a concept that has a specific – for instance a social, ecological or use-specific – focus. The implementation process can be subdivided into three main phases: 'planning together', 'building together' and 'living together', which are characterised by various focus areas and obligations.

Project JongMëtt building associations

The building association project was carried out in the context of the JongMëtt project. The JongMëtt project involves the development of a new town centre for the municipality of Junglinster and is characterised by a development mix. One element of this mix is the development of a construction site by building associations. The building site in question measures a total of 2,400 m² and is being sold by the municipal council of Junglinster via an established plot allocation procedure. The site foresees a three- to four-storey apartment building comprising seven dwellings and three commercial units as well as a total of seven single-family terraced houses. The concept also foresees a joint underground parking.





site map / development mix



information event december 2016



joint excursion to Tübingen february 2017

Building associations from an urban development point of view

From the perspective of the municipality/city, building associations provide an alternative course of action for implementing municipal objectives, in particular when compared with a real estate competition by a profit-oriented developer. Furthermore, building associations can provide important impulses for a sustainable development of the municipality. The individual participation opportunities during the realisation of building projects as well as the construction within the municipality contribute to a needs-orientated living space and stable social network being created within a neighbourhood. Building association projects often also allow for an energy efficient and ecological construction method. The increase in the quality of housing and living associated with this is an important prerequisite for long-term housing, which can have a positive effect on the cultural and infrastructural development of a municipality.

WW+ project development and project management service

The building association project embodies a model that deviates from the type of real estate acquisition commonly seen in Luxembourg. To be able to establish building associations in Luxembourg, the model – already a firm fixture of urban development particularly in German-speaking areas – was adapted to the specific circumstances of Luxembourg and the framework conditions required from a legal and financial perspective were created.

In the present case, the process of the overall project can be divided into six phases: information, application, programme creation, planning, construction and living. The project development and project management service provided by WW+ focused on the first two phases involving information and application. This involved developing all the necessary media such as information brochures, specifications booklets and application documents, as well as hosting several information events and workshops involving interested potential building owners.