

ESPADEVIDA - cohousing PLUS

Management of the 2 user options

The “Blue Group”

comfort lifestyle & mutual neighbourly help

Now or any time later for:

Constantly living or part time living

No Club member

People of all ages & Generations

Focused on living a luxurious lifestyle by using the various comfortable community rooms and wellness facilities.

Converting to the Club community at any time is always a possibility, but never a must.

Monthly expenses:

Similar to the expenses in any other building that provides such pools and wellness rooms.

If anybody from the blue group also wants a service, they can of course also contact the Club Manager.

The “Green Group”

traditional cohousing lifestyle with mutual neighbourly help + external help & services

Now - (or any time later if first renting out) for:

constantly living

Club member

Mainly people of the 50+ Generation

Interested in living the 50+ *Community Club Lifestyle*, where a Club Manager (could be also a person or several people from the community) organises various service options (including comfort-services, and if needed in the future, individual retirement services).

The only additional expense: Club Manager

The monthly fee for each apartment owner depends on the number of people in the Club. If nearly all of the apartment owners choose to be included in the Club, the fee could be **around 50 € per month** to fund a “whole day” working person. If only 50% of the inhabitants choose to be involved in the Club, only a “half day” working person is needed, still resulting in a fee of only 50 € per month for each inhabitant.

ESPADEVIDA - cohousing PLUS

Management of the 2 user options

During establishment period clients with different interests will be coordinated via the Club Forum:

The "Blue Group"	The "Green Group"
Now or any time later for: Constantly living or part time living	Now - (or any time later if first renting out) for: constantly living
No Club member	Club member
People of all ages & Generations	Mainly people of the 50+ Generation
Focused on living a luxurious lifestyle by using the various comfortable community rooms and wellness facilities.	Interested in living the 50+ Community Club Lifestyle, where a Club Manager (could be also a person or several people from the community) organises various service options (including comfort-services, and if needed in the future, individual retirement services).
Converting to the Club community at any time is always a possibility, but never a must.	The only additional expense: Club Manager
Monthly expenses: Similar to the expenses in any other building that provides such pools and wellness rooms.	The monthly fee for each apartment owner depends on the number of people in the Club. If nearly all of the apartment owners choose to be included in the Club, the fee could be around 50 € per month to fund a "whole day" working person. If only 50% of the inhabitants choose to be involved in the Club, only a "half day" working person is needed, still resulting in a fee of only 50 € per month for each inhabitant.

Like in any traditional building

1 Facility Manager

for the owners of all apartments

CLUB Manager

for the "green group"
(traditional cohousing lifestyle) incl. individual required services

(Services can be managed also for the blue group)

ESPADEVIDA - cohousing PLUS

Management of the 2 user options

A) Facility Manager: always required and the same work and payment as in any normal apartment building of this size.

B) Club Manager: various options are possible

Case 1 a small private group of e.g. 10 neighbours wants to organize everything privately, as in any traditional cohousing and therefore there is no need for an official Club Manager and Club as an association.

Case 2: The small cohousing group would like to delegate certain coordination tasks, especially various needed services, for example, a driving service etc. to a CLUB Manager. This can be an externally engaged person, or perhaps one of the residents. In the case of an externally engaged person, see case 3 (Club)

Case 3 If it is a larger cohousing group (green group), it might be beneficial to pool the use of services to minimize costs.

In such a case, for example, a club would have to be founded in the form of a small association. This association, with members from the green group, can then conclude contracts on behalf of several interested neighbours and also make a contract and pay the club manager.

In some circumstances, there is also the possibility that the club manager and facility manager is the same person performing these two different functions and responsibilities for the blue group and the green group.