

Press release

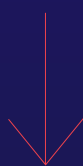
A study realized
by **bond** society, a
multidisciplinary
architectural office.

coliving ?

discovering
and studying
a new phenomenon
in housing
production

Cohabiter, coliving

HOMY
bond society



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Coliving, coexist

The Homy study is dedicated to studying the coliving phenomenon, led by Bond Society after the Faire Paris-2017 contest, first architecture incubator launched by the Pavillon de l’Arsenal, and backed by the Paris’ city council.

Will coliving become the most disruptive innovation in contemporary housing, the most energizing experience that the real estate sector will see in the 21st century? Like coworking, which has revolutionized the tertiary industry across the globe in just a few years, is this new kind of cohabitation a harbinger of tomorrow’s urban habitats?

Virtuous and thrifty in its spaces, generous in its usages, flexible in its timeframes, agile in its services, and stimulating for its residents, coliving seems to provide an ideal collective habitat, especially for the millennial generation. Led by architects Christelle Gautreau and Stéphanie Morio, with the participation of thirty sites worldwide and as part of the FAIRE accelerator, the study Homy seeks to understand this model within the context of the new issues facing contemporary urban development.

Homy investigates and compares the concepts of usages and spaces, of urban development and services, typologies and lifestyles, sizes and durations, layouts and professional networks. The primary appeal of coliving is its ability to provide living spaces close to one’s working spaces, or even to replace them. Thus, the challenge remains whether we can invent a coliving model capable of evolving in sectors under heavy financial pressure, where new technologies are being tested in city centers. If the goal is to create physical communities larger than a singlefamily home, which architectures can we use to house them, breathe life into them, and develop them?

Alexandre Labasse,
General Director
of Pavillon de l’Arsenal

Our partners

30

Banana Coliving	Outpost Asia
BCC Urban studios	Outpost Club
Bedndesk	PMGx Living
Casa Natural	Quarters
Cohabs	Restation
Coho	Roam
Common	Seed-up
Commonspace	Startup Basecamp
Gaphouse	Sun and Co
Hackerhouse	Supernanahouse
Lime Living Space	Tech Farm
La Meulière	The Babel Community
Magic Ville	The Collective
Mokrin House	
Ollie	
Ourcq Blanc	
Outside	

Paris, 2017 European Capital of Innovation has entered the 21st century by creating an inventive, stimulating ecosystem for companies and the development of new technologies. The market for tertiary spaces and their architecture are growing alongside this evolution. This has led to the appearance of coworking spaces, fablabs, incubators, and startup campuses that have all revolutionized the organization of spaces, services, and working habits.

Alongside these new, innovative offices and their rapid spread across Grand Paris, the issue of housing people who work in these spaces has emerged. What kind of habitat should we create for the Erasmus generation, digital nomads, telecommuters, freelancers, and interns who come from the world over to live in the metropolis of Grand Paris?

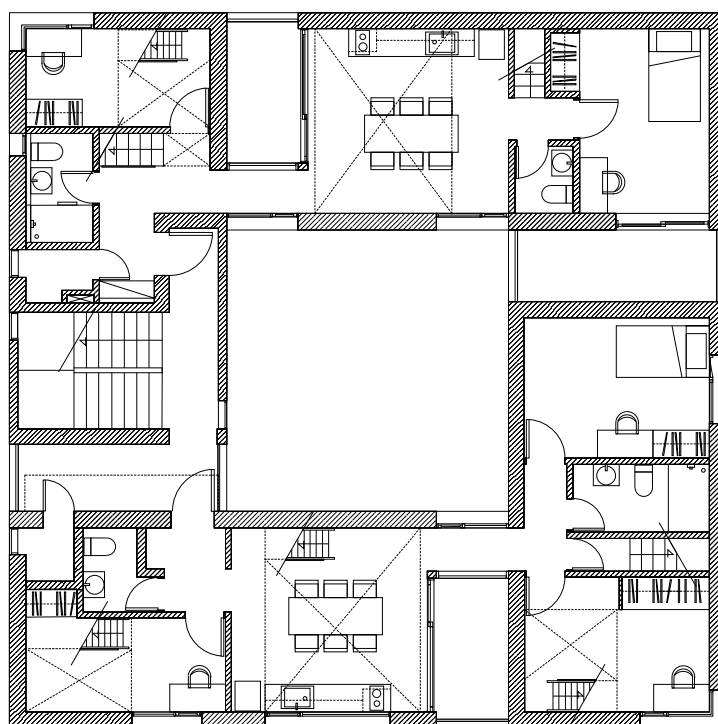
What housing can we offer those who aspire to live in reinvented, pluralist spaces that marry a desire for privacy with a flexibility of use and sharing?



We did so by looking at approximately thirty sites located around the world, which we selected based on their location, singularity, year of their founding, and their colivers. We have sought to provide an insightful, structured analysis of the projects and programs that have been developed. The surveys, explorations, and interviews with founders, operators, and residents of these spaces provide a broad overview of this new form of habitat in all of its diversity.

The maps, photographs, plans, and data also enable us to measure and compare them to understand both which characteristics they share and those that make them unique.

Christelle Gautreau
& Stéphanie Morio



Gaphouse R+3 plan- 17 dwellers coliving space

Observing, understanding, analyzing

Coliving emerged in the early 2000s in the United States alongside the spread of the digital revolution. Based on the principles of community, sharing, and mobility, it expresses sociological, urban, economic, and demographic shifts through a new form of habitat. Still largely unheard of even fifteen years ago, it has now become an increasingly successful and widespread model. There are more than 640 such spaces

across the world today, and their growth is exponential. Based on this new trend, and on personal experiences, the study Homy seeks to define more clearly this phenomenon in terms of its architectures, geographies, the construction of these communities, their services, and rents.

Homy aims to explain and illustrate this model of habitat, which was invented far outside the traditional bounds of real estate. It also describes its diversity. In fact, multiple spaces have been created under this label that reflect the most

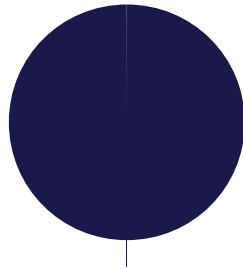
varied aspirations, forms, and associated services. Coliving targets different communities and as such, it is already reinventing its own forms and usages. The challenge here has been to allow everyone, actors in city life, architects, urban planners, interior decorators, developers, as well as residents and users, to come to see and understand this phenomenon more clearly.

Christelle Gautreau &
Stéphanie Morio

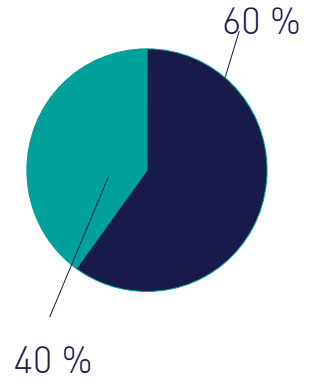
7 | THE RESEARCH PHASE



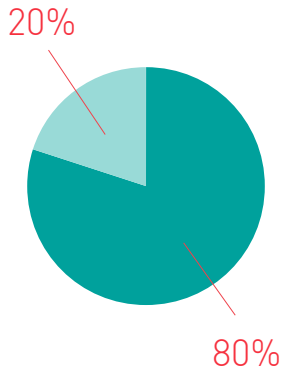
- average age -



100 %
- nationality -



- men / women ratio -



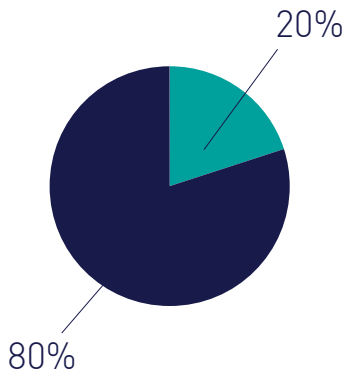
- trades -

06/2017

- opening date -

850 €/month

- rent -



- average stay -

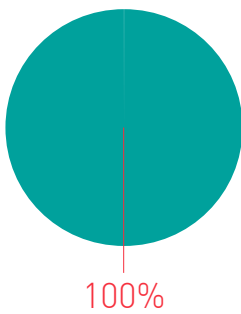


- number of services -

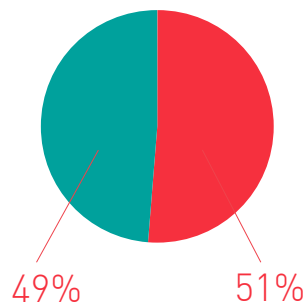
24 m²



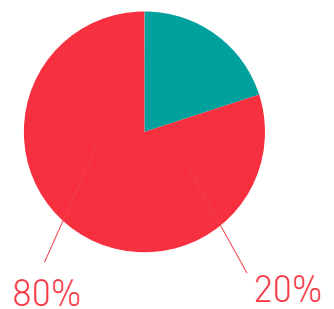
- average room size -



100%
- open to public -



- private/public spaces ratio -



- single/ couple ratio -



HOMY, coliving, cohabiter

Conception and writing

HOMY, coliving, cohabiter

Research developed by the Pavillon de l'Arсенal in the context of FAIRE Paris 2017, March 2018

ÉDITIONS DU PAVILLON DE L' ARSENAL

Centre for information, documentation and exhibitions on urbanism and architecture of Paris and the greater metropolis of Paris

Alexandre Labasse, architect, General Director, Marianne Carrega, architect, Deputy Director and Responsible of sponsorship, Kim Lê, Sophie Jacquin, architects, Curators

GUEST CURATORS

Bond Society, Christelle Gautreau and Stéphanie Morio, architects

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FAIRE - 2017

FAIRE is an experimental platform intended for architects whose ambition is to facilitate the realization of scale 1 prototypes within Grand Paris, to support and promote applied research and to favor the implementation of new processes, materials and construction programs.

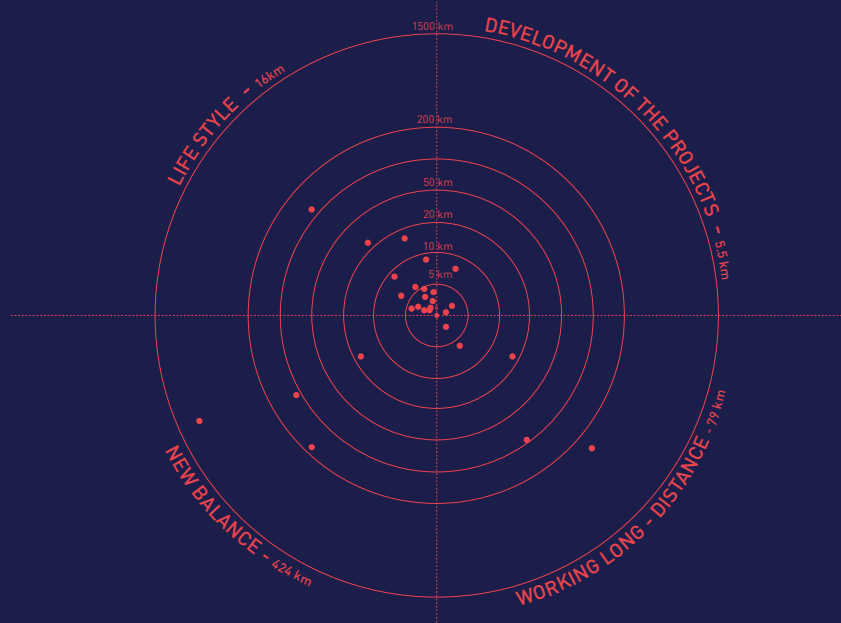
Launched by the Pavillon de l'Arсенal with the support of the City of Paris, the Caisse des Dépôts, the National schools of architecture in Paris and the surrounding area and the Urban school of the Faculty of Political Science.



75% of the coliving projects studies are outside the hypercenter of metropolitan areas.



* Distance measured from point 0 of the closest metropolitan center.



Four communities

Four communities – lifestyle, project development, remote working and finding balance – appeared as we analyzed information. They define a diverse typology for coliving. We organized gathered data around five themes: dwellers, communities, services, urban background, architecture & timeframe. This helped us identify and define the main trends for each category. Our conclusion highlights the attributes and singularities of each category in the architectural, social, use-related, and space-time realms. HOMY depicts each type's needs and stakes, through the comparison of coliving dwellers, of spaces, of services and of consequential lifestyles. The coliving phenomenon is hence split into smaller working systems that provide us an essential database to understand its operations.

The ambition to expand the study led us to design the website as a communication platform with open-data information sharing.

HOMY contents are made public and usable to allow each and every one to understand, take part and commit into research.

With its global database and its collaborative approach, Homy analyzes the coliving phenomenon mutation on the spot in order to question new housing possibilities.

THE PAVILLON DE L'ARSENAL AND BOND SOCIETY WOULD LIKE TO THANK:

Axis Immobilier, Banana Coliving, BCC Urban Studios, BednDesk, Casa Netural, Cohabs, Coho, Coliving.com, Common, Commonsplace, Gap House, Quarters, Hackerhouse, Koalition, Lime Living Space, Colonies, Magic Ville, Mokrin House, Nomad Coliving, Ollie, Ourcq Blanc, Out Site, Outpost Asia, Outpost Club, Pmgx Living, REI, Restation, Roam, Seed-Up, Startup Basecamp, Sun & Co, Supernanahouse, Tech Farm, The Collective, Urban Campus.

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and all of those who supported the making of this research.

bond
society

PAVILLON de
L'ARSENAL

FAIRE PARIS

Bond Society

Bond was born in 2015.

After years of individual experiences on major global projects, Christelle Gautreau and Stephanie Morio gather around one shared ambition: **bonding**.

They are bent on sharing, and they explore the relationship between intimate and collective or private and public spaces, with the user as core focus.

The two architects are surrounded by a dozen coworkers, highly sensitized to the values supported by the agency. Bond develops housing projects, coliving spaces, equipments, schools, offices, coworking and urban farms. It is through these different axes of reflexion that the projects feed on each other, and illustrate a form of diversity at any scales.

They earned the special mention from the Jury of L'Habitat du Futur 2017 contest, organized by the "devenir" association and Aix-Marseille metropole. They then moved on to become the first laureates of Pavillon de l'Arsenal's and Paris' urban project and architectural projects enhancer. They thus enquired coliving and new housing habits. In 2017 they won the MOP-regulation abiding contest to realize a wooden elementary school in Drancy, in partnership with Daudré-Vignier et Associés.

On top of their various conception projects, the two architects work on developing Bond Society's main branches:

bond : Architecture

re:bond : Research

bild : Building

in.bond : Design

Seeing architecture as a experimentation laboratory, Bond Society develops highly varied projects. March 2018 they won the Mush roof contest – the largest urban agricultural farm in Europe- which is to be installed in Paris' 18th borough.

re : bond

It is Bond Society's research laboratory.

re:bond is a space dedicated to the observation of both social mutations and their impact on the way we work and live.

As a multidisciplinary platform, re:bond is designed to gather architects, urban planners, sociologists, anthropologists, researchers, engineers, landscapers, their knowledge and their appetences around the issue of lifestyle evolution and future city conception.

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bond

a link, a relationship that maintains the whole and establishes connection.

society

a circle,
a group gathering
people
around common
activity and
interests