commune de walferdange

Eng Wunnkooperativ fir Walfer!

A Housing Cooperative for Walferdange!

Call for Applications Dossier for the Competition

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Foreword

Walferdange Board of Aldermen

Walferdange offers a high quality of life: in the immediate vicinity of Luxembourg City, the municipality combines short distances with a natural setting. Forests and the Alzette shape the townscape and invite residents to relax and enjoy outdoor activities; at the same time, a diverse range of shops, services, and sports, cultural, and leisure facilities provides a lively local offering. To ensure that Walferdange remains an attractive place to live for different households despite the housing shortage and the lack of affordable housing, the municipality has been working intensively for several years on developing new housing projects. An analysis of the municipality's own plots of land has shown where such projects are possible and how they can be developed sensibly. It became clear that households differ in size, life situation, and needs, and that a modern housing strategy must do justice to this diversity.

For this reason, the municipality is pursuing a broad-based approach. It already rents out nine houses – including one house with furnished shared-flat rooms and one two-family house – as well as two additional apartments. Two further houses are currently being renovated, one of which will be used in future for the "Jugendwunnen" project; nine tiny houses and a community house are under construction and will be completed in the near future. Another central building block of this strategy is the development of a Wunnkooperativ (housing cooperative). This model is intended to give a new group of residents the opportunity to create affordable housing together – lasting, based on solidarity, and independent of speculative market mechanisms. The Wunnkooperativ thus complements the municipality's existing initiatives and opens up an additional path towards creating stable and affordable housing in the long term.

This dossier presents the concept of the Wunnkooperativ, explains how it works, describes the plot being put out to tender, and explains the application procedure. It is intended to give prospective applicants a clear overview and to help them decide whether they would like to become part of this new housing project in Walferdange.

The Board of Aldermen

François SAUBER,
Mayor

Jessie THILL,
First Alderwoman

Alex DONNERSBACH,
Second Alderman

Introduction

The housing crisis has been one of the country's greatest challenges for years. Wunnkooperatives (housing cooperatives) offer an alternative and, at the same time, a way to take action for everyone looking for affordable housing. Here, it is the future residents themselves who create their own affordable housing.

The Wunnkooperativ model has existed and worked in several countries for over a century. Numerous examples from abroad have already proven how well suited they are as providers of affordable housing and that they can make a substantial contribution to solving housing crises. In Luxembourg, unfortunately, implementing the model was neglected for a long time. A first pilot project has been under way since October 2025 in the new "Belvie" district, the new residential district of Belval, on a plot owned by Agora. A group of around 15 households called "CO-OP 01" has been working together here on realising their residential building since winning the competition.

With this call for applications, the Municipality of Walferdange is now offering a completely new group the chance to build its own Wunnkooperativ. In doing so, the municipality shows not only a pioneering spirit, but also gives a future cooperative (perhaps you?) the unique opportunity to realise its own housing project and secure an affordable home in the heart of Luxembourg.

In this dossier you will find out on which plot you could live in future, what exactly a Wunnkooperativ is, how it works, how it is financed, and how you can apply.

A Wunnkooperativ is an excellent model for creating affordable housing, but unfortunately it is also a very complicated one. Many people are put off by the model, which is new (for Luxembourg), because at first glance it seems very complex and raises many questions. That is why those who want to know exactly how it works can find detailed explanations of how Wunnkooperatives work in this dossier (→ 03. How exactly does a Wunnkooperativ work?)

But don't worry; for those who still have questions after reading, as well as for those who do not want to read the entire dossier, there is good news: on 12 October 2026, the Municipality of Walferdange is organising a public event for more general questions. This will be followed by three workshops, during which you can ask your specific questions, get a first taste of how a Wunnkooperativ works in practice, and already start fine-tuning your application (→ 04. How does the procedure work?).

01. What exactly is a Wunnkooperativ?

A Wunnkooperativ (also called a housing cooperative or building cooperative in English-speaking countries) is a company that builds housing and rents it to its members at affordable prices. Unlike public housing developers such as the Fonds du Logement or the SNHBM, however, it is the future residents themselves who join forces to plan and build their housing. This is why people often speak of a self-help model here: different people are looking for affordable housing that suits them, and they come together as a group to build these homes for themselves. They thus help themselves and one another. This brings a number of advantages. For example, the future residents can decide together how they actually want to live and plan their residential buildings accordingly.

The apartments built by the Wunnkooperativ are not owned by the individual residents, but to the cooperative as a company. Anyone who lives in a Wunnkooperativ is always also a member and shareholder of the company. The residential building is therefore the property of a company which, in turn, belongs to all residents together. One could therefore say that anyone who lives in a cooperative is a “tenant” in their own building.

Even though this sounds like a complicated model, this form of “collective ownership” plays an important role. Because the apartments can never be “privatised”, decisions are always made according to what is best for the entire cooperative, and not according to what benefits individuals. And what is best for the entire cooperative is decided by the residents together. This explains, for example, why Wunnkooperatives do not factor profits into the calculation of their rents. After all, why would the residents decide to raise their own rents?

In Luxembourg, as abroad, non-profit Wunnkooperatives are also subject to strict rules on how profits are handled. In Luxembourg, it is not possible for potential profits to be paid out to the individual members of a Wunnkooperativ. If the cooperative eventually takes in more money than it has to spend (e.g. after the bank loans have been repaid), it builds further projects. As a result, cooperatives start small but over the years become significant housing providers, offering affordable housing for more and more people.

A Wunnkooperativ is not about eventually making money from housing, but about building, together with others, an affordable and suitable home in which you can stay for as long as you want. In other words: a Wunnkooperativ is solely about what housing should be about for all of us: good living.

6 good reasons for a Wunnkooperativ

1

In a Wunnkooperativ you pay less rent!

A Wunnkooperativ does not factor profits into its rent, only the costs that actually arise. There is also the option of living in a subsidised apartment (→ 03. Financing). Either way, you pay less for housing in a cooperative.

2

In a Wunnkooperativ, your lease cannot simply be terminated!

In the cooperative, every member has a lifelong right of residence, which (depending on the articles of association) can also be inherited. The lease can only be terminated under very specific conditions (e.g. repeated non-payment of rent). Unlike in a privately rented apartment, you therefore have significantly more housing security in a Wunnkooperativ.

3

In a Wunnkooperativ, you can all have a democratic say!

All members of the Wunnkooperativ have the same right to have a say. Important decisions are made in the General Assembly, in which every member has one vote. Other decisions can be made by the Board of Directors. The Board of Directors is elected by all members in the General Assembly.

4

In a Wunnkooperativ, you can share what you want (if you want to)!

Wunnkooperatives offer the possibility of planning communal spaces. Because the entire building belongs to the cooperative, this is much easier to implement than with private ownership. Common rooms, shared gardens, or other shared uses are, however, not a must. You can decide this together.

5

In a Wunnkooperativ, you decide for yourselves what your apartments should look like!

A Wunnkooperativ is not a VEFA (vente en l'état futur d'achèvement = sale in future state of completion). Together with the other members, you determine the architecture of the building and of the individual apartments. Cooperatives also often plan flexible floor plans that can adapt to the needs of their residents when these change.

6

As a Wunnkooperativ, you are doing something about the housing crisis!

No money is made with a Wunnkooperativ. This means not only that rents do not rise and that an apartment goes on to someone else at an affordable price when one of you moves out. It also means that the surpluses are used to build further affordable apartments. As a Wunnkooperativ, you therefore actively counteract the housing crisis.

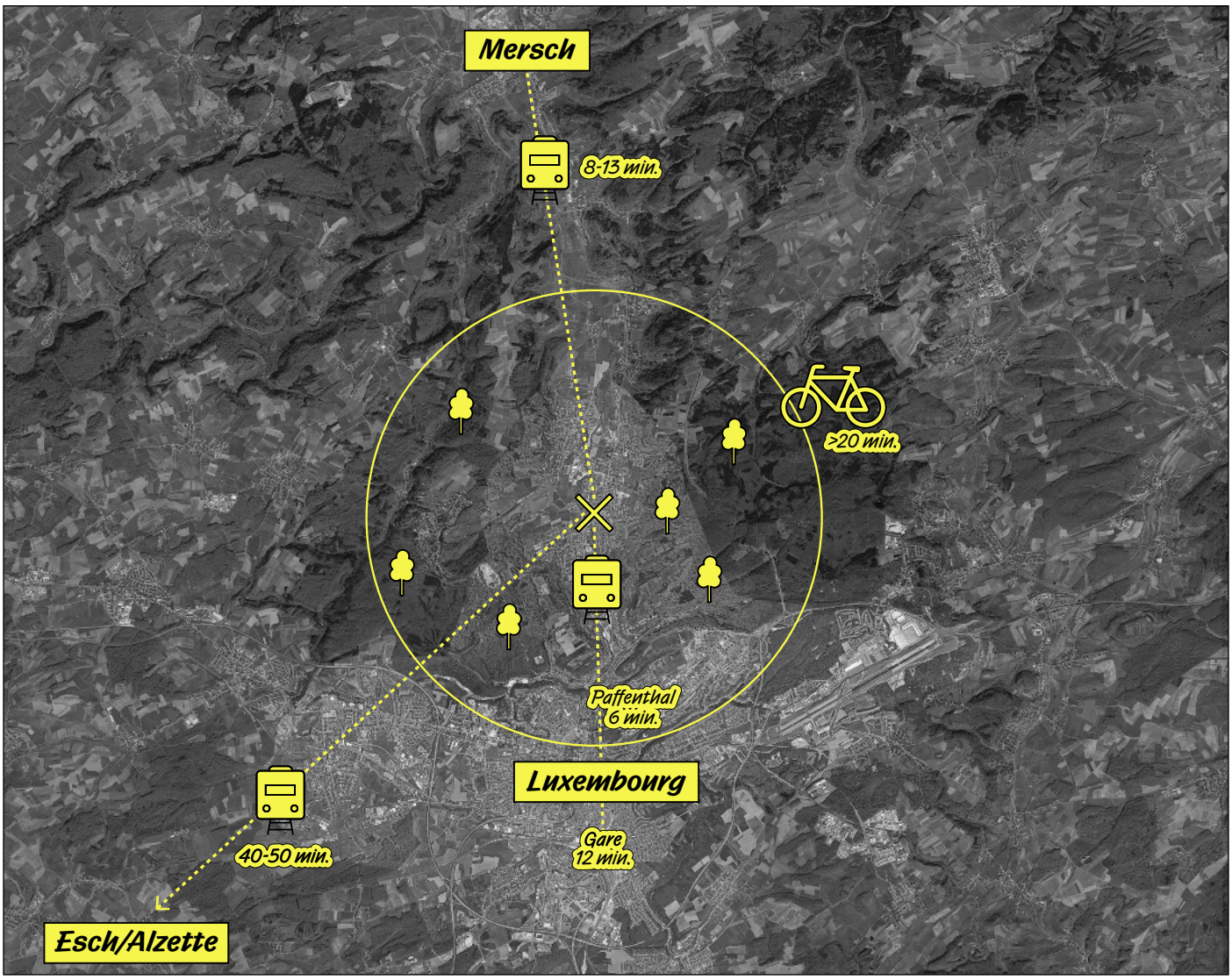
02. Where and how will you live?

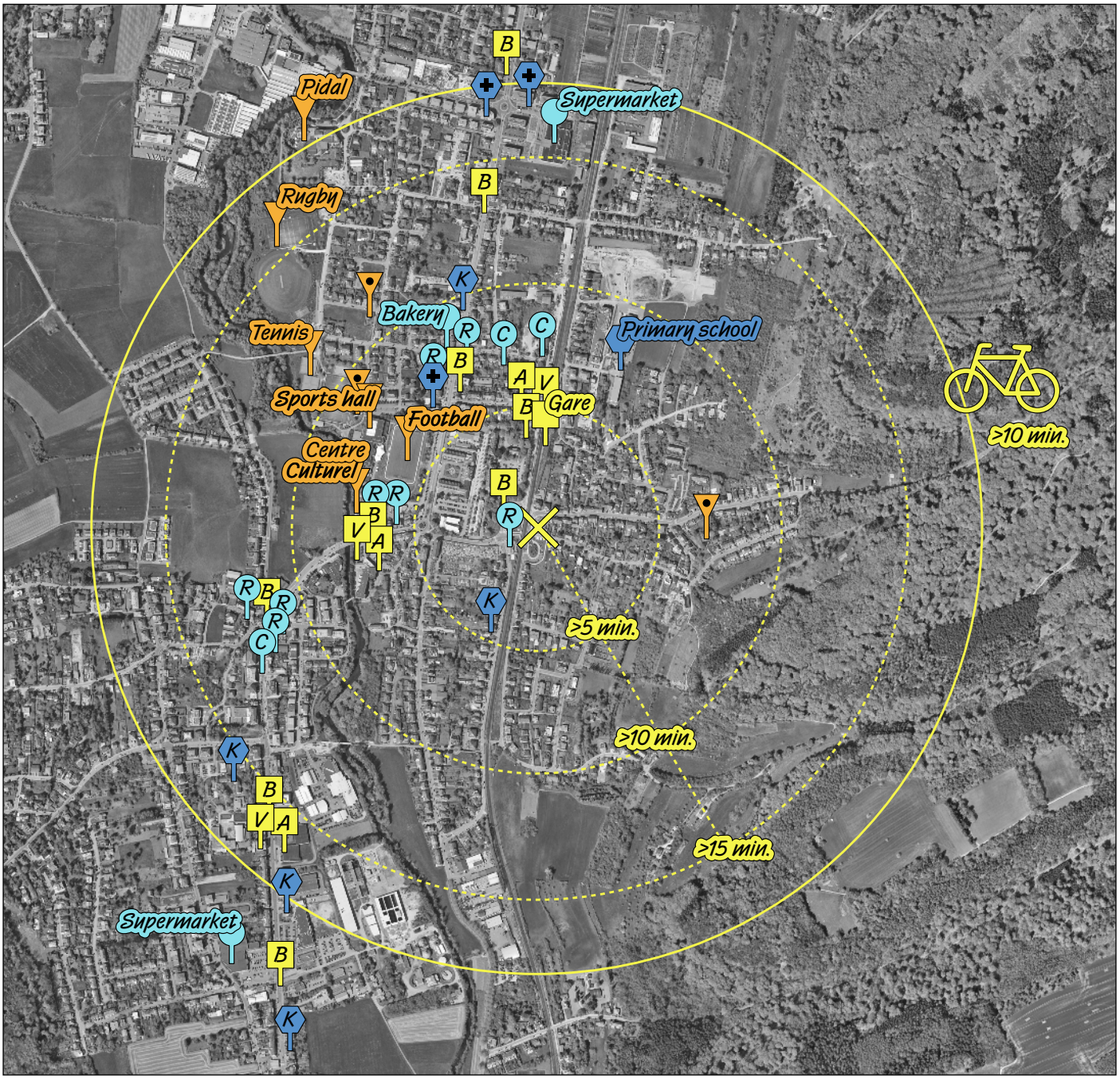
With this call for applications, a plot in Walferdange is being allocated expressly for a future Wunnkooperativ. The plot belongs to the municipality and will be made available to the future Wunnkooperativ under a land lease (→ 03. Financing).

What is it like to live in Walferdange?

Living in Walferdange means living with one foot in the city and the other in nature.

You can reach Luxembourg City by bike in about 20 minutes. If you prefer public transport, you can be at Pfaffenthal station in 6 minutes by train and at the main station in Luxembourg City within 12 minutes. Other towns in the country are also quickly reached by train: depending on the connection, it takes about 10 minutes to Mersch and 45 minutes to Esch/Alzette.
In the surrounding forests, you can relax in the middle of nature. Walferdange is framed by forests on both sides: to the north-east lie the “Gréngewald” and the “Sonnebierg” nature reserve, and on the south-west side the “Kimmerchen” and “Roudebësch” forests border the municipality. Numerous hiking trails thus begin practically right on your doorstep.





Map legend

- Mobility
- Bus stop
- Velo'h station
- Car-sharing station
- Leisure
- Playgrounds
- Education and health
- Practice or pharmacy
- Kindergarten
- Food and drinks
- Restaurant
- Café

What will your new neighbourhood look like?

The plot being put out to tender lies in the heart of Walferdange. From here, everything you need in everyday life is easily reachable either on foot or by bike. The train station is less than a five-minute walk from the plot. Within a ten-minute walk there are several restaurants and cafés as well as two playgrounds, the sports hall, and the cultural centre. By bike, you can reach the nearest supermarket and (almost) the Walferdange spa “Pidal” within 10 minutes.

What can you build on the plot?

The plot being put out to tender in Walferdange (2, rue Prince Henri) has a total area of about 11 ares, i.e. around 1,100 m².

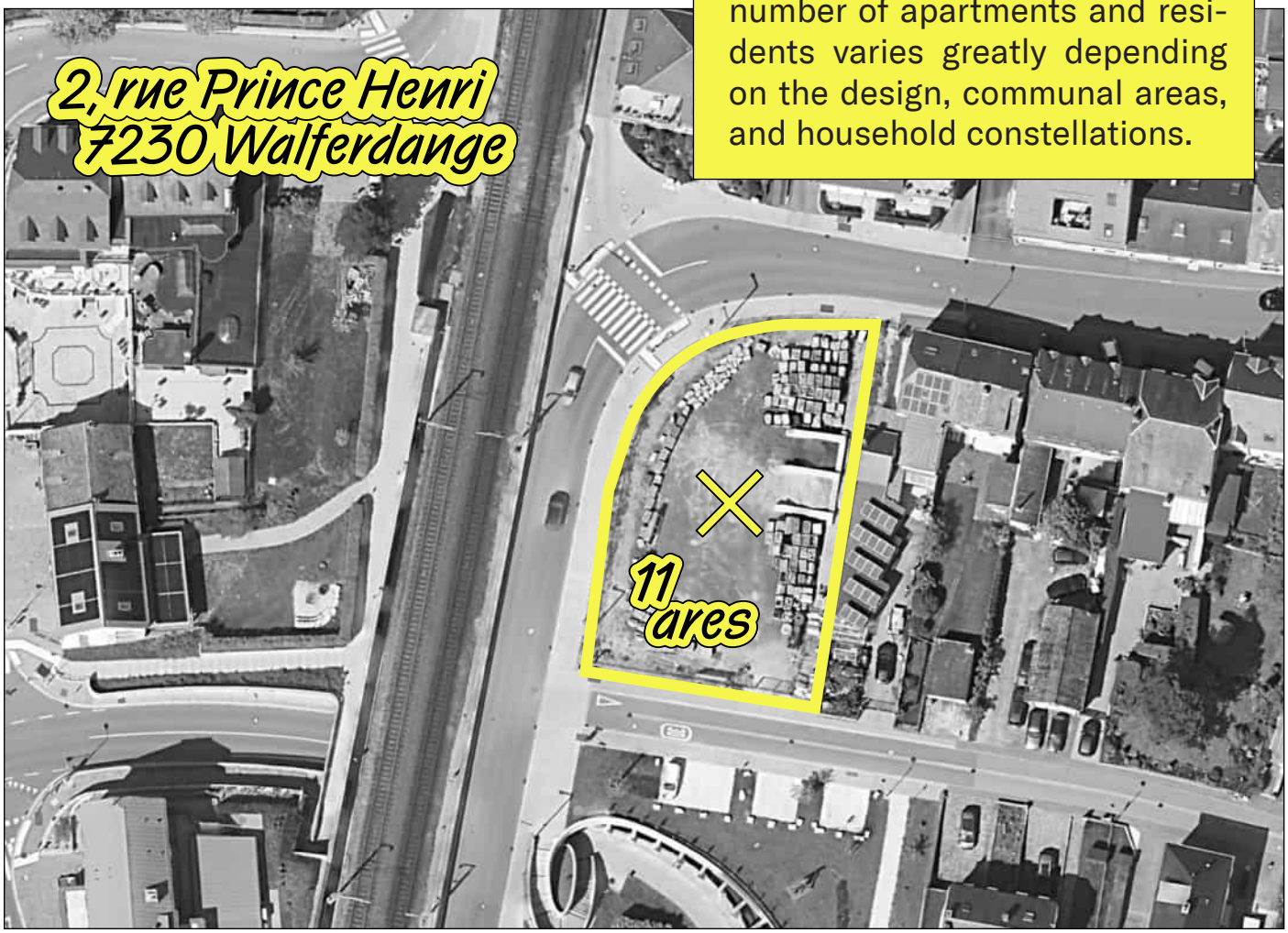
Around 10 housing units[1] are planned for about 20 residents including children. No fixed number of apartments is specified, as this depends heavily on the concept of the future Wunnkooperativ. If your cooperative is to be home mainly to smaller households, more housing units will be built on the same area. If, however, several larger households with children or communally used housing units are planned, correspondingly fewer will be built (→ 04. Who can apply).

The number of apartments is therefore not an evaluation criterion for your application. However, the guideline figure of about 20 residents should be roughly reached, so that, on the one hand, as many people as possible can live affordably in the heart of Walferdange, and, on the other, the project remains manageable and economically viable.

The municipality has already had a preliminary design drawn up for the plot. It comprises 11 housing units with living areas of about 75 to 125 m². The selected group may adopt this preliminary design if it fits their concept. There is no obligation to adopt it.

[1] Under the current version of the PAG (which is still in the procedure), a smaller number of housing units is permitted on the plot. Should the project of the selected group require it, the Municipality of Walferdange intends to amend the PAG so that up to 12 housing units can be realised. The figures on the number of housing units given in this call for applications are subject to this amendment. Should it not take place or only partially, the project will be adapted accordingly together with the selected group.

The plot being put out to tender offers space for about *10 apartments* and about *20 residents including children*. The actual number of apartments and residents varies greatly depending on the design, communal areas, and household constellations.



03. How exactly does a Wunnkooperativ work?

As already described in the introduction to this dossier, the Wunnkooperativ[2] model can seem very complicated at first glance. In this part of the dossier, you will find detailed explanations on how it works in theory. You do not have to read these explanations in full, and above all you do not have to understand them down to the last detail. The public workshops and events (→ 04. How does the procedure work?) give you the opportunity to ask questions. Many aspects of the Wunnkooperativ are also understood gradually. The workshops held with the selected group to accompany it until its cooperative is founded also help with this (→ 04. Support with the founding).

[2] Wunnkooperatives exist around the world in a wide variety of forms. Both how they work and how effective they are, is strongly influenced by the respective company form, national and/or regional legislation, the general conditions, and the way they are financed.

In Switzerland, for example, cooperatives have been subjected to the so-called "Code of Obligations" ("Obligationenrecht") since the beginning of the 20th century, which, among other things, legally prescribes how the "cost-based rent" ("Kostenmiete") is to be calculated. As a result, over the course of the century the model has been able to ensure low rents and a steady expansion of the cooperative housing stock.

In New York, large parts of the real estate stock of the borough of Manhattan are managed by cooperatives. There, the model is used rather to preserve a certain exclusivity: anyone who is not a member of the cooperative is denied access to these apartments. The cooperative company form is not used there to bring about a decoupling from speculation or profit-generating logic, but to provoke the opposite effect, in which the deliberate exclusion of entire groups from demand for this housing can cause prices to rise.

In this dossier, the word "Wunnkooperativ" is used for a cooperative model that operates on a public-spirited, not-for-profit basis.

Company form

In Luxembourg, a Wunnkooperativ operates under the company form SCOP ("société cooperative"). This company form differs from the more common SARL ("société à responsabilité limitée"" in several respects. One example is that the shares of a SCOP are variable. This means that anyone who leaves the cooperative does not have to sell their shares to someone else; instead, the company capital simply decreases.

For a Wunnkooperativ to be recognised as non-profit, it must additionally obtain the company status of "social enterprise". To do so, it must apply to the Ministry of Labour for a so-called SIS status ("Société d'impact societal").

The SIS Law regulates the framework conditions for social enterprises. For a social enterprise with 100% non-yielding shares, these include the following points, among others:

1. Amendments to the articles of association must be approved by the competent ministry.

2. A payout of dividends to shareholders is excluded.

3. There is a salary cap in case the company wishes to hire employees.

4. Shareholders may not lend money to the company. They may only buy shares, which are compensated at nominal value (i.e. without profit) upon withdrawal from the company.

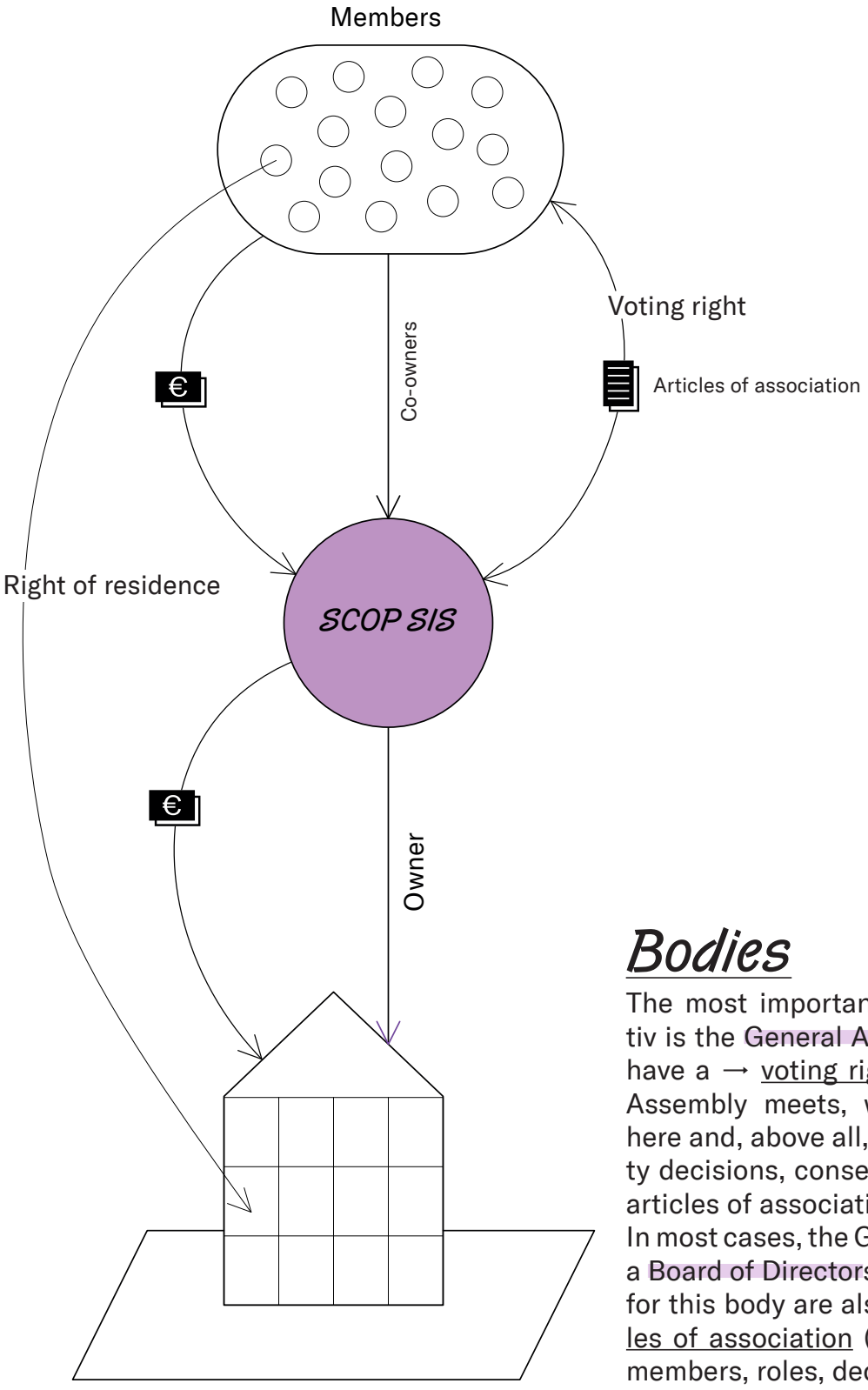
5. Upon dissolution of the company, any surpluses (after settling all debts and repaying the shares) must be transferred as a donation to a SIS, a foundation, or an ABSL with a similar corporate purpose.

The plot that is the subject of this call for applications can only be awarded to a *SCOP SIS with 100% non-yielding shares*, i.e. to a non-profit Wunnkooperativ.

Voting and residence rights

In a Wunnkooperativ, every adult who lives there generally holds at least one share in the cooperative. This share gives the shareholders, i.e. the members of the Wunnkooperativ, both a right of residence in the building and a voting right in the General Assembly (→ Bodies).

Unlike in other companies, the voting right in a Wunnkooperativ is not tied to the number of shares. Anyone who holds more shares therefore does not have more votes. Each member has only one vote. The decision-making structure of Wunnkooperatives is therefore often described as a horizontal hierarchy.



Bodies

The most important body of a Wunnkooperativ is the General Assembly. Here, all members have a → voting right. How often the General Assembly meets, which decisions are made here and, above all, how they are made (majority decisions, consensus, ...) is laid down in the articles of association.

In most cases, the General Assembly also elects a Board of Directors. The framework conditions for this body are also laid down in the → articles of association (minimum number of Board members, roles, decision-making powers, ...).

Articles of association

The articles of association are drawn up (within the framework of the legal requirements) by the members of the Wunnkooperativ themselves. They can, for example, provide rules for the death of a member and determine in advance whether the shares are inherited by the member's children or whether the heirs are paid out. The articles of association also specify under which conditions a member can be forced to leave the cooperative and thereby lose both their → voting and residence rights. They also define the administration and organisation of the cooperative. In this way, the members can decide for themselves how much decision-making authority they want to give to the different bodies (General Assembly, Board of Directors, ...).

The articles of association must be submitted to the Ministry of Labour in order to apply for SIS status (→ Company form). Once the statutes are approved, all future amendments to the articles of association must be approved by the competent ministry.

The winning group of this call for applications will receive support in drafting its *articles of association, charter, and tenancy rules* (→ 04. Support with the founding)

Charter and tenancy rules

Some cooperatives decide to draw up a charter or tenancy rules in addition to the articles of association. The latter can set out rules for living together, such as which items may be left in communal spaces, whether and at what times quiet hours apply and are to be observed by the residents, or how often the shared corridors must be mopped.

In the charter, members often set out fundamental values and concepts. If, for example, solidarity is particularly important in a Wunnkooperativ, this will usually be laid down in the charter. In most cases it is not a legally binding document, but it can be consulted if other paragraphs in the articles of association refer to it. In some Wunnkooperatives, for example, repeated violations of the charter are grounds for voting on the forced departure of a member.

Just like the articles of association, these documents are adopted by all members of the cooperative jointly and democratically (→ Voting and residence rights).

Ownership

The residential properties in a Wunnkooperativ belong to the company and not to the individual members. In a SCOP SIS (→ Company form), it is not possible to sell or privatise these properties for profit.

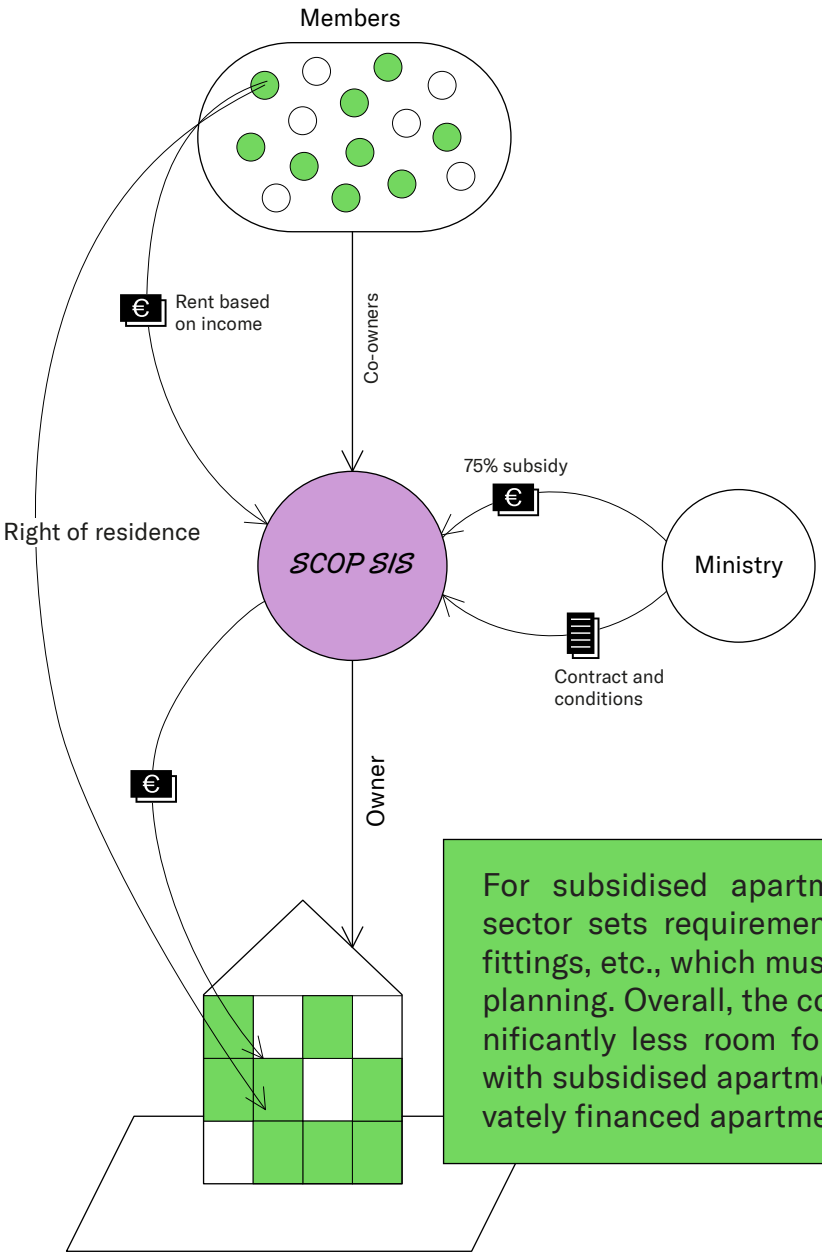
For subsidised apartments and for residential buildings erected on plots under a land lease (→ Financing), there are in each case further protective mechanisms that ensure that the apartments of a Wunnkooperativ remain decoupled from the logic and mechanisms of the private housing market and that a transfer of these apartments into the private economy is prevented.

Financing

In Luxembourg there are two ways to finance a cooperative housing project: through → privately financed and through → subsidised apartments. Both models can be combined within one building. A project can therefore include both privately financed and subsidised units. Such a combination not only strengthens the economic viability of the project but also promotes a social mix from which both the residents and the neighbourhood benefit.

Subsidised apartments

Non-profit Wunnkooperatives (SCOP SIS) in Luxembourg are entitled, as so-called "promoteurs sociaux", to the state subsidy "Aides à la pierre". Under this subsidy, up to 75% of the project's construction costs (building and planning costs, etc.) are covered by the public sector. The rents of these apartments are set by the Ministry of Housing under the so-called "location abordable" ("affordable rent"). They amount to between 10% and a maximum of 35% of the monthly household income. In principle, members can remain in the apartment permanently; however, the rent is adjusted annually to reflect any changes in income.



For subsidised apartments, the public sector sets requirements regarding size, fittings, etc., which must be considered in planning. Overall, the cooperative has significantly less room for decision-making with subsidised apartments than with privately financed apartments.

Criteria

These apartments may only be occupied by households/members who meet the public sector's criteria for the “location abordable”.

These are:

1. Being of legal age
2. Not owning property (in Luxembourg or abroad)
3. A monthly net income that does not exceed the specified income limits

The income limits vary depending on the household constellation:

Household: Annual income limit (net)
1 adult: 46.992,49 €
2 adults: 70.488,73 €
1 or 2 adults + 1 child: 89.281,76 €
1 or 2 adults + 2 children: 108.084,70 €
1 or 2 adults + 3 children: 126.877,73 €
Per additional child: +14.099,73 €
Per additional adult: +18.793,03 €

Costs

The following amounts are due for a subsidised apartment:

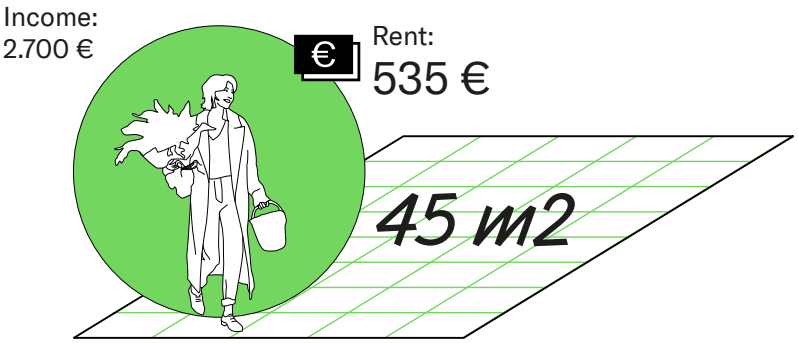
1. A one-time payment of at least one share certificate in the Wunnkooperativ (the amount is set by the founding members and varies depending on the financing conditions)
2. Monthly service charges (heating, electricity, internet, etc.)
3. Monthly rent excluding service charges (between 10% and 35% of household income)

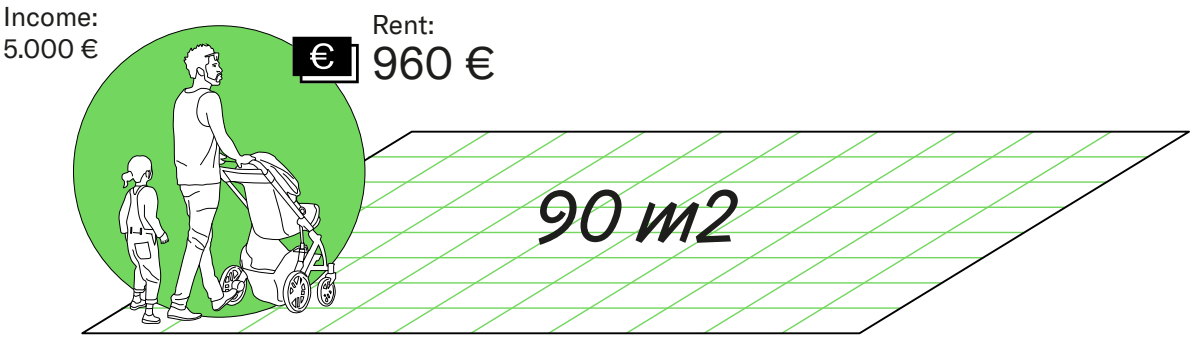
Two examples:

A single person living alone in an apartment of approx. 45 m^2 with a monthly net income of €2,700 pays rent excluding service charges of approx. €535.

A single parent with two children living in an apartment of approx. 90 m^2 with a monthly net income of €5,000 pays rent excluding service charges of approx. €960.

A calculator for working out the “affordable rent” is available for download on the website of the Ministry of Housing (→ Useful links).



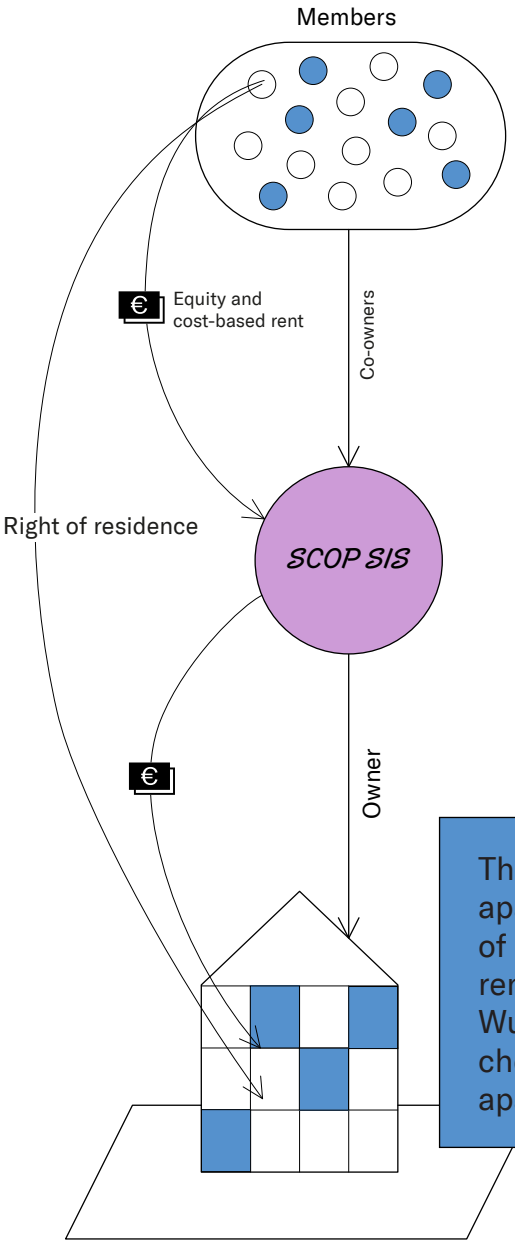


Privately financed apartments

For the privately financed apartments, the Wunnkooperativ raises the entire planning and construction costs on its own. To do so, it can, for example, take out bank loans or draw on private loans. As a non-profit company, it can also apply for grants from foundations such as the Oeuvre Nationale and draw on donations.

In most cases, the members contribute equity to the Wunnkooperativ at the start so that it can apply for a bank loan. If members later move out of the cooperative, this contributed equity is refunded to them.
The remaining costs of the building (loan repayment, administration, insurance, etc.) are taken into account in the so-called “cost-based rents” (“Kostenmieten”) for the apartments. They are called this because they reflect exclusively the actual costs of the housing. No additional profits are factored in.

In principle, the cooperative economy gives a Wunnkooperativ more room for manoeuvre in financing. For example, the necessary equity of lower-income members can be cross-financed by higher-income members. Alternative financing models can also be implemented well within a Wunnkooperativ.



The cost-based rent in privately financed apartments is fixed and independent of income. Because, unlike market rents, it does not rise, apartments in Wunnkooperatives become increasingly cheaper over time compared with market apartments.

Costs

The following contributions are due for a privately financed apartment:
1. Equity in the form of share certificates (the amount depends on the size of the apartment)
2. Monthly service charges (heating, electricity, internet, etc.)
3. Monthly cost-based rent (calculated according to apartment size)

The amount of the cost-based rent and of the required equity depends heavily on the construction costs (building and planning costs, ...). Because Wunnkooperatives build for their own members and are also planned by them, the result is often particularly low-cost but, at the same time, higher-quality housing projects. High energy standards are also often a priority, because the energy costs are not borne by external tenants but by the members themselves.

Another decisive factor for the affordability of the projects is the cost of the land. Land leases on favourable terms can significantly reduce both the required equity and the cost-based rent. This call for applications therefore represents a great opportunity for Wunnkooperatives.

Two examples:

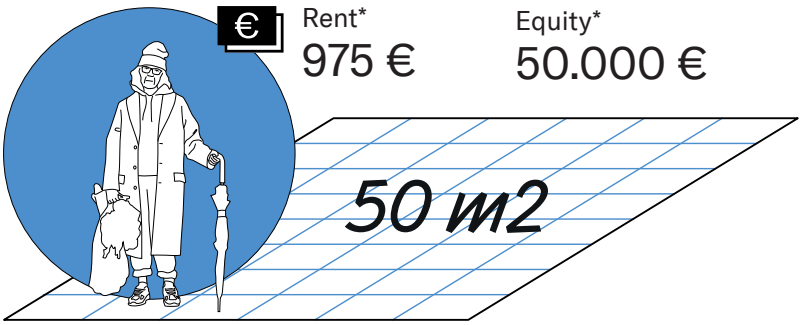
Depending on the building and planning costs, the cost-based rent and the required equity for an apartment in the Wunnkooperativ in Walferdange could look as follows:

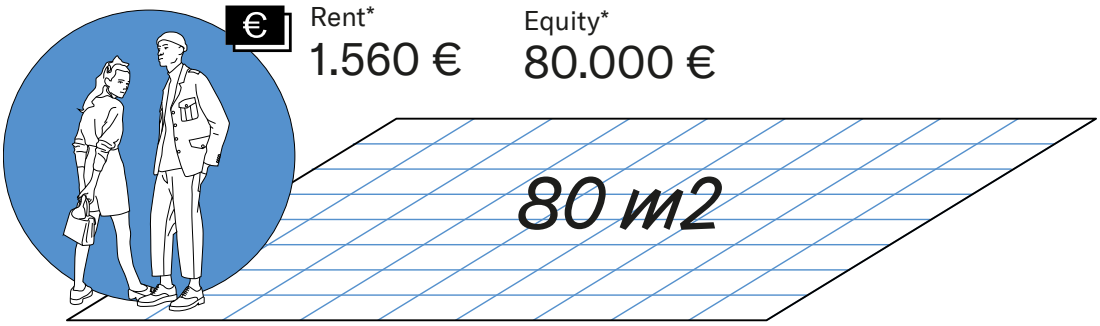
For an apartment of 50 m^2, the monthly cost-based rent would be about €975*, and the required equity about €50,000*.

For an apartment of 80 m^2, the monthly cost-based rent would be about €1,560*, and the required equity about €80,000*.

* The amounts stated are estimates and may vary depending on the actual construction costs.

No public requirements on occupancy apply to privately financed apartments. In theory, a single person could therefore also live in a 100 m^2 apartment. However, many Wunnkooperatives develop their own rules to avoid under-occupancy (for example through mechanisms laid down in the articles of association, such as a graduated cost-based rent per square metre that rises above a certain area per person).



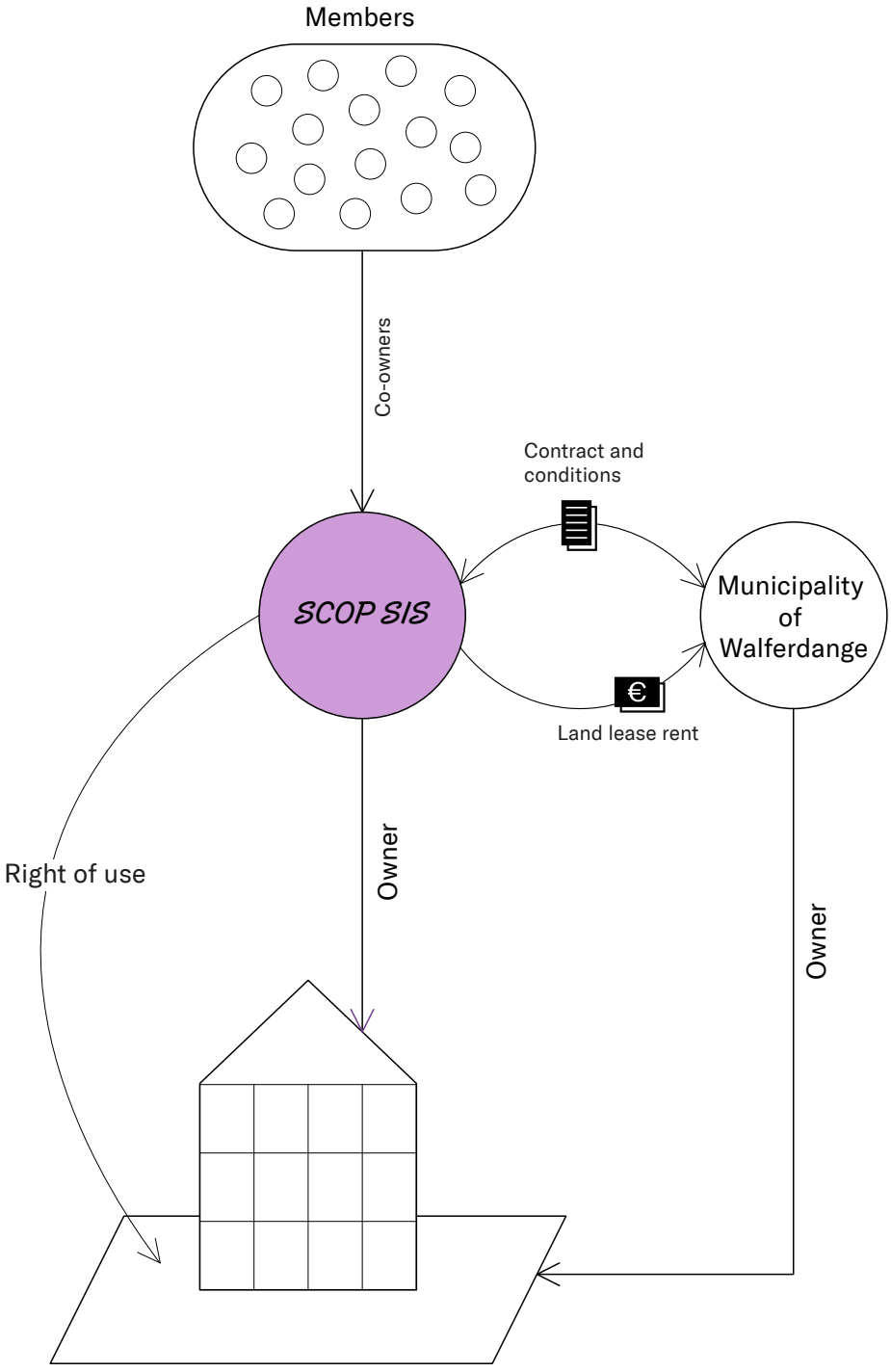


Land lease

The land lease is a two-part ownership model: the land remains the property of one party, while the building erected on it belongs to another.

A land lease agreement stipulates that the owner of the (future) building may use the land for a fixed period (generally 99 years). For this right of use, they pay a ground rent annually to the owner of the land. The agreement also sets out further conditions, such as a right of pre-emption. The separation of land ownership and building ownership counteracts speculation and at the same time significantly reduces project costs.

In this project, the Municipality of Walferdange is and remains the owner of the land, while the SCOP SIS becomes the developer and future owner of the building.



04. How can we apply?

What is being put out to tender?

Under this call for applications, the Municipality of Walferdange provides building land under a land lease and professional support for the Wunnkooperativ.

Affordable building land

This call for applications offers a future Wunnkooperativ the opportunity to obtain a plot in the Municipality of Walferdange (→ 02. What can we build on the plot?). The plot is awarded under a land lease. This means that the Wunnkooperativ can use it and build on it without buying the land. This eliminates high land costs, which lowers the overall costs of the project and thus contributes to a rent that is affordable in the long term (→ 03. Financing).

Support with the founding

The Municipality of Walferdange provides the selected group with professional advice and thus actively supports it in founding its Wunnkooperativ.

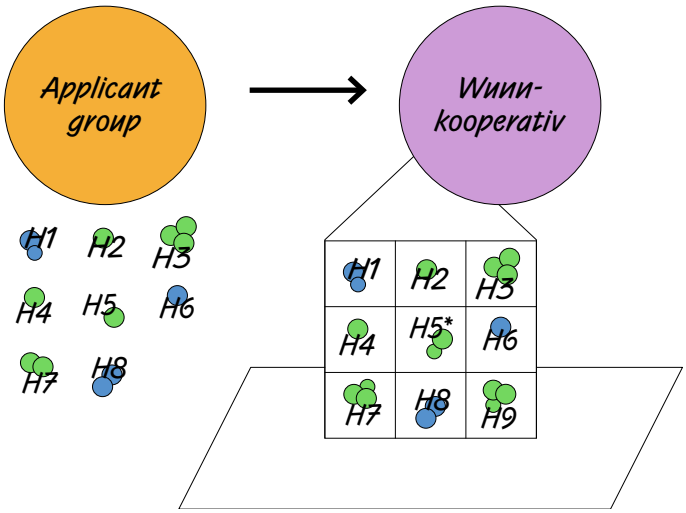
After selection, the so-called Phase 0 begins for the winning group. In this phase, they learn and work out everything they need to found their Wunnkooperativ. A series of workshops is planned for this purpose. Among other things, the group will develop joint ideas on the architecture of the building and on organisation within the cooperative, and draft its articles of association. They will also be accompanied to the first meetings with the relevant ministries.

Professional support and advice will be provided by the “Eist Neit Wunnen Agence S.I.S.” (short: ENWA), which has already gained experience in this process by supporting the already founded Wunnkooperativ “CO-OP 01” for the Agora project in the new Belvie district.

Who can apply?

Groups of at least 8 households can take part in the call for applications. The group may include both households that will later live in a subsidised apartment and households that will occupy a privately financed apartment (→ 03. Financing). The planned ratio of privately financed to subsidised apartments must be stated in the application (→ What must be submitted?). Even though the plot offers space for about 10 apartments (→ 02. What can we build on the plot?), not all households need to be on board from the start. Turnover is normal for a Wunnkooperativ, and people joining or leaving during the process is part of it.

An example: A group of 8 households (H1 to H8) with a total of 13 people submits an application. By the start of planning, 1 additional household with 3 people joins. The student from H5, who at the time of application still assumed she would stay in Luxembourg, leaves the project because of a job offer abroad. A single father with his daughter takes her place (H5*). In addition, the couple from H7 has a baby. At the start of planning, the Wunnkooperativ therefore comprises 9 households and 18 future residents.



What must be submitted?

Your application dossiers must be received by the Municipality of Walferdange's secretariat (address: Place de la Mairie, B.P. 1, L-7201 Walferdange) no later than 7 December 2026 at 4:00 pm. They must be submitted in digital form (USB stick) and in printed form. For postal submissions, the postmark applies.

The application dossiers may be written in German, French, or English.

The groups must submit the following:

1 Concept of your Wunnkooperativ

(max. 2 A4 pages of text, additional sketch-like illustrations possible)

- What is the name of your Wunnkooperativ?
- Which principles and values should be guiding?
- How do you imagine everyday life in your Wunnkooperativ?
- Which spaces are to be shared (e.g. kitchen, workshop, common room, garden, ...)?

2 Motivation for living in Walferdange

(max. 2 A4 pages of text, additional sketch-like illustrations possible)

- Why is the group interested in realising its project in Walferdange?
- What contribution do you plan to make as a Wunnkooperativ to the municipality and the neighbourhood?
- Are there specific ideas or visions as to how you, as a Wunnkooperativ, would like to actively contribute to the development of the local community?

3 Presentation of the households

(max. 1 A4 page per household)

- Brief introduction of the households, including the number of residents (children and adults) per household.
- First names and surnames of the adults and their motivation for becoming part of a Wunnkooperativ.
- If applicable: brief description of the household's or individual persons' relationship to the Municipality of Walferdange (e.g. place of residence or work, voluntary work in a local association, ...)
- If applicable: special expertise or professional backgrounds of individual persons that could be relevant for realising the project, e.g. in architecture, civil engineering, project management, finance, law, or sustainable building.

4 Preliminary financing ideas

- How many privately financed and how many subsidised apartments are you planning? (→ 03. Financing)
- Optional: How are the privately financed apartments to be financed (e.g. bank loans, private loans, membership contributions, ...)?
- Optional: Which alternative sources of financing are being sought to make the project viable in the long term?

5 Overview form

- Available for download

6 Checklist of application documents

- Available for download

How does the procedure work?

As already mentioned, several times in this dossier, you are not on your own with your application. In this section you will find out what can help you to bring your group together and how the procedure works. In addition, workshops are offered on three dates, in which you get a deeper insight into the housing model, can ask specific questions, and can already work on your application.

Submission of the application

Your application dossiers must be received by the Municipality of Walferdange's secretariat (address: Place de la Mairie, B.P. 1, L-7201 Walferdange) no later than 7 December 2026 at 4:00 pm. They must be submitted in digital form (USB stick) and in printed form. For postal submissions, the postmark applies.

Group building

Anyone who wishes to apply but is not yet part of a group that meets the requirements (→ Who can apply?) has several options for finding suitable co-applicants. You can attend the information event and one of the workshops and strike up conversations with other interested people there.
The platform "For Future Members Only" (→ Useful links) offers additional help. There, people who would like to live in or contribute to a Wunnkooperativ in Luxembourg can register and network. Using the desired-place-of-residence filter, the register of future members allows you to find people who can imagine living in the canton of Luxembourg. At the time of this call for applications, over 60 people are registered there.

Information event

The public information event takes place on 12 October 2026 from 6:30 to 8:00 pm at the Centre Culturel Prince Henri. Here, the call for applications and the Wunnkooperativ model will be explained by way of introduction, and you can ask initial questions. Whether you want to apply, are an interested citizen, or simply want to know more about the project, you are welcome here. Registration for the information event is not necessary.

Workshop

The centrepiece is a simulation: together with the other participants, you rehearse planning and deciding together in a Wunnkooperativ. The aim is for you to get to know the model from your own experience and then be able to judge for yourselves whether it suits you.
You are welcome to take part with people you already know and with whom you would like to apply together. Equally, you can get to know new people here with whom you could imagine submitting a joint application.

The workshops are not part of the selection procedure and do not count towards the evaluation of the applications. Taking part in a workshop is not a mandatory requirement for an application.

The workshops take place on Saturdays from 10:00 am to 2:00 pm at the Centre Culturel Prince Henri:

- *24 October 2026* (primary language: German/ Luxembourgish)
- *14 November 2026* (primary language: English)
- *28 November 2026* (primary language: French)

All three dates have the same content. Taking part more than once is therefore not necessary. The number of participants is limited to 12 people per date; places are allocated in the order in which registrations are received.

You can register for the workshops by e-mail at secretariat@walfer.lu, no later than one week before the date you wish to attend!

Key dates at a glance

25.09.2026

Publication of the call for tender

12.10.2026
6:30 pm

Public information event

Venue: Centre Culturel Prince Henri
Primary language: LU
Live translation: FR, EN

24.10.2026
10:00 am–2:00 pm

Workshop

Venue: Centre Culturel Prince Henri
Primary language: DE/LU
Registration required!

14.11.2026
10:00 am–2:00 pm

Workshop

Venue: Centre Culturel Prince Henri
Primary language: EN
Registration required!

28.11.2026
10:00 am–2:00 pm

Workshop

Venue: Centre Culturel Prince Henri
Primary language: FR
Registration required!

07.12.2026
by 4:00 pm

Submission of the application

To be submitted to:
Place de la Mairie, B.P. 1,
L-7201 Walferdange

by 15.01.2027
at the latest

Announcement of the winning group

Support for the group through to the establishment of their Wunnkooperativ

Eng Wunnkooperativ fir Walfer!

Evaluation criteria

If several groups apply, the selection is made on the basis of the following criteria. In total, you can earn up to *100 points*.

max. 20 P

Conceptual quality of the project

- Viability, coherence, and originality of the group's concept
- Quality of the communal approaches

max. 15 P

Connection of the individual households or persons to the Municipality of Walferdange

- Duration and quality of the relationship with the municipality as a place of residence or work, or in the form of voluntary work in a local association or similar

max. 15 P

Contribution to the neighbourhood and the municipality

- Planned contribution to the local community and the municipality, as well as ideas for shaping the neighbourhood

max. 15 P

Sustainability of the concept

- Consideration of sustainability aspects on all three levels: ecological, social, and economic

max. 10 P

Diversity of the future residents

- Social, demographic, and cultural diversity within the group

max. 10 P

Motivation of the individual households

Motivation of the individual households

- Quality and comprehensibility of the personal reasons of the different households for living in a Wunnkooperativ and for living in the Municipality of Walferdange.

max. 10 P

Experience and expertise within the group

- Project-related skills (e.g. architecture, construction, financing, social work)

max. 5 P

Completeness of the application dossiers

Useful links

Find members for your group:

For Future Members Only is a platform where people who would like to live in a Wunnkooperativ in Luxembourg can register. Here you can register yourself and thus get in touch with others to put your group together.

Rent calculator for subsidised apartments:

Here you will find information on the rent for subsidised apartments. At the bottom of the page, under the link “Calculatrice RND et loyer abordable”, you can download a rent calculator in the form of an Excel document. For those who need help filling it in, there is an opportunity to get it during the workshops (→ 04. Events).

“Aides à la pierre” subsidy

Further information on the “Aides à la pierre” subsidy and explanations of the terminology from the Ministry of Housing.

Company form

Further information on the company form of the social enterprises “S.I.S.” on guichet.lu.

Inspiration from abroad:

Project: La Borda
Location: Barcelona, ES
Wunnkooperativ: La Borda

Project: San Riemo
Location: Munich, DE
Wunnkooperativ:
Kooperative Grossstadt

Project: Zwicky Süd
Location: Zurich, CH
Wunnkooperativ: kraftwerk 1

Project: De Warren
Location: Amsterdam, NL
Wunnkooperativ:
De Warren

Project: Abakus
Location: Basel, CH
Wunnkooperativ:
Mietshäuser Syndikat Basel

Project: Hunziger Areal
Location: Zurich, CH
Wunnkooperativ:
Mehr als Wohnen