

MONOCLE

INSIDE: BRIGHT IDEAS FROM BARCELONA, A BEIRUT CHANTEUSE AND AMERICA'S NEW LIBERAL CAPITAL

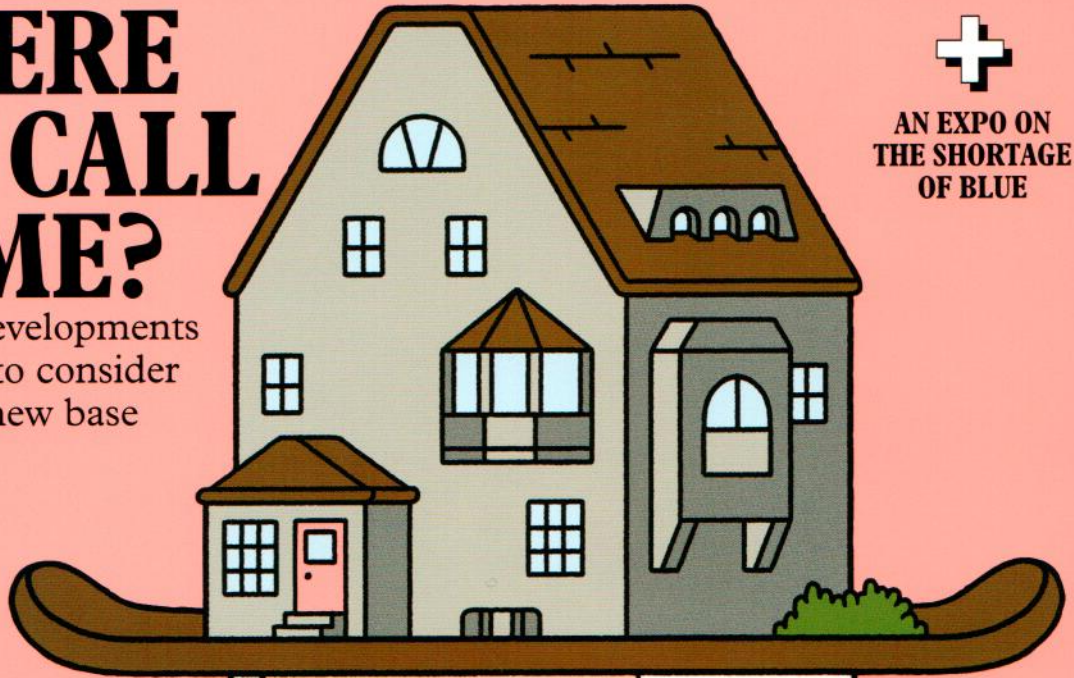
(M) A to F AFFAIRS: Mongolia's superpower sandwich **BUSINESS:** HQ audit: Uniqlo **CULTURE:** Bangkok gets bookish **DESIGN:** Australia's best-designed hotel? **ENTERTAINING:** Let's have a date **FASHION:** Why Seoul's back in the groove

WHERE CAN I CALL HOME?

The cities, developments and streets to consider for your new base

Designs on better building

- 1 A modern masterpiece in Los Angeles
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AN EXPO ON THE SHORTAGE OF BLUE

MONOCLE
CHF 11.50

SEK 95
JPY ¥2,200 (tax)
AUD \$13.00
SGD \$19.90
CAD \$12.00 (tax)
ESP €11

UK £6
USD \$12
GER €12
ITA €10
DKK 122
BEL €11

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+ **(i) INVENTORY:** Berlin mit Andreas Murkudis. A fresh hotel tour of **STOCKHOLM**. Snapshot of Taiwan's laidback **TAINAN**. **THE NEAT VIEW** on **BARBERING** and life at **06.00**. City stockists: **LONDON+**. Our pick of **FILMS, READS** and **BEAUTY** too.

PROPERTY SURVEY

From Tokyo to Toronto, and everywhere in between, we highlight the interesting, exciting and inspiring projects going up all over the world – and the people behind them.





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A living city

Thomas Jakoubek CEO, BAI, Vienna

Thomas Jakoubek is the developer behind both Wien-Mitte, Vienna's transport hub and mixed-use building that was completed in 2013, and DC1, Austria's tallest skyscraper. He discusses Vienna's challenges and what the future holds.

Visitors coming from the airport arrive in Wien-Mitte. What's its backstory?

Wien-Mitte took 25 years to complete because of the site's complexity. We predicted visitor numbers would be 25,000 to 28,000 per day in the mall but now we have 47,000 per day. We sold it to Morgan Stanley in 2015 – a confirmation that we did it right. Property is an investment and these funds secure our future.

Vienna is rapidly growing by 20,000 to 30,000 people a year. How can it cope?

The city will continue to grow. You can see it in residential trends: apartment prices are higher but size is smaller. Circumstances have changed: most young people don't sit at home. We're not planning for now but for the next generation.

What could Vienna do differently, in your opinion?

We could do more in the cultural and business areas. We need more mixed use in the city.

Should a property developer be a visionary?

Ideally, but it's the exception. Property development gets increasingly complex: the social, economic and sustainable aspects of a building all have to be there. Vienna is a living city and we have to use its possibilities intelligently. — KB
bai.at

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Most innovative approach

Projekt Interim, Zürich

Six years ago a group of Zürich residents banded together to find affordable work studios, eventually renting an empty bank that they turned into creative and business spaces. The experience revealed an opportunity and the group went on to found Projekt Interim, a firm that works with landlords to fill their properties until permanent residents and businesses move in.

Projekt Interim now operates in Geneva, Bern and Basel, as well as the hinterlands, converting vacancies into opportunities for artists, musicians, architects, graphic designers, galleries, start-ups and even pop-up restaurants to flourish. The temporary space offers respite from the onerous property markets of these cities. The team has transformed more than 80 buildings, with occupants who all signed up through word of mouth, paying a fraction of the market value.

"We lend, we don't rent," says Lukas Amacher, one of the three founders of Projekt Interim. Occupants, whether living or working in the spaces, are not considered tenants. "Part of the reason there are empty buildings is because of tenant laws," says Amacher. "Landlords vacate a building months ahead of time because they don't want problems with tenants refusing to leave." That can leave empty properties and lifeless streets.

Temporary users pay the expenses, such as heat and electricity – costs that landlords would otherwise have to pay themselves. As a result, owners have flocked to collaborate with Projekt Interim to eliminate those costs and also prevent vandalism and especially squatting, a common concern in Switzerland. In turn, occupants gain an affordable, if short-lived, space to work. Cities, too, boost their vibrancy as daunting rental prices can threaten the urban lifeblood of creativity. — LR
projekt-interim.ch

