



HOUSING COOPERATIVES

ENGLISH
VERSION

IN THE RURAL DISTRICT OF BAUTZEN INTRODUCE THEMSELVES



CONTENT

This is how a housing cooperative works – transparent and democratic.	4
Modern living and services – More than just a home!	6
Participation and security – Here, your voice matters!	8
Housing cooperatives in the area of Bautzen	10
1 Bautzener Mietergenossenschaft GAIA eG	12
2 Wohnungsbaugenossenschaft Einheit Bautzen eG	13
3 Wohnungsgenossenschaft „Aufbau“ Bautzen eG.	14
4 Wohnungsgenossenschaft Bischofswerda eG	15
5 Wohnungsgenossenschaft „Friedens-Aue“ eG	16
6 Wohnungsgenossenschaft Großdubrau eG	17
7 LebensRäume Hoyerswerda eG	18
8 Wohnungsgenossenschaft Wiesa eG.	19
9 Wohnungsbaugenossenschaft Kamenz eG	20
10 Wohnungsgenossenschaft Königswartha eG	21
11 Wohnungsgenossenschaft Laubusch eG	22
12 Wohnungsbaugenossenschaft eG Neukirch/Lausitz	23
13 Wohnungsgenossenschaft Ottendorf-Okrilla eG	24
14 Wohnungsbaugenossenschaft Radeberg und Umgebung eG	25
15 Gemeinnützige Baugenossenschaft Bautzen-Land eG	26
16 Wohnungsgenossenschaft „Einheit“ Wilthen eG	27
ABC of renting	28

PREFACE

For more than 100 years, housing cooperatives have been a cornerstone of the housing market. They have always arisen from a shared need – whether it was to meet the demand for housing or to realize a vision for a particular living concept. Rather than relying on third parties, cooperatives have taken matters into their own hands. As a result, the three fundamental principles of “self-help”, “self-management”, and “self-responsibility” continue to form the foundation of every housing cooperative today.

Despite the fact that housing cooperatives in Saxony provide around 300,000 residential units, they often remain overlooked by prospective tenants, returnees, and business or industry partners. This brochure aims to offer a clear and concise overview of housing cooperatives – focusing specifically on the area of Bautzen – and to neatly compile the relevant contact information for easy reference.

Housing cooperatives in the area of Bautzen hold significant potential and are, for this reason, a central focus of the funded project “GenIAL – Genossenschaften als Impuls und Anker in der Lausitz”, through whose initiative this brochure was created. The project supports the structural transformation of a region which is currently characterised by coal mining and coal-based power plants and aims to develop new identities for the residents.

Let us capitalize on the opportunities presented by structural transformation and the region’s great potential, particularly within the semiconductor industry in northern Dresden. Housing cooperatives serve as an essential pillar in linking skilled professionals with housing, while laying the foundation within their portfolios for affordable and needs-oriented living spaces for both younger and older generations.

Mirjam Philipp

CEO of VSWG

THIS IS HOW A HOUSING COOPERATIVE WORKS TRANSPARENT AND DEMOCRATIC.

The fundamental principles of a cooperative are self-help, self-management, and self-responsibility. A cooperative is composed of its members and operates as a democratic form of enterprise.

Members of the cooperative have legally defined rights to participate in decision-making, primarily fulfilled during the general meeting. This includes responsibilities such as electing the supervisory board, which in turn appoints and oversees the executive board. In larger cooperatives with more than 1,500 members, a representative assembly typically replaces the general meeting, where elected representatives act on behalf of the members to exercise these rights. The overall management of the cooperative lies with the executive board.

The core mission of the cooperative is to enhance the well-being of its members by providing qualitative secure, and socially responsible housing. For this purpose, the housing stock is carefully managed and adapted to meet the evolving needs of its members.



MODERN LIVING AND SERVICES MORE THAN JUST A HOME!

Beyond offering modern and comfortable housing, cooperative living is enhanced by outstanding service, making the experience even better.

It's second nature for us that the caretakers and craftsmen take care of minor repairs swiftly and without any hassle. Our dedicated staff is always at your service – whether you're looking for a different apartment within the portfolio or need help addressing matters within your building.

In addition to these core services, our cooperatives have created a variety of offerings specifically designed to meet the unique needs of their members. Ultimately, the members themselves shape how they want to live.



PARTICIPATION AND SECURITY HERE, YOUR VOICE MATTERS!

The way of life within a cooperative is shaped entirely by its members. The concept is straightforward: by holding cooperative shares, members become co-owners of the cooperative (with shares acting as the equivalent of a security deposit). Every vote counts equally, as all members share the same rights and responsibilities.

Additionally, many cooperatives provide their members with the opportunity to actively participate in shaping daily life within their residential communities, taking on shared responsibility. Members who engage in this process have a direct influence on the decisions and activities within their community.

As a cooperative member, you experience the best of both worlds – the security of ownership and the flexibility of renting. As a co-owner of the community, you can stay in your cooperative apartment for as long as you choose. Personal-use evictions simply don't exist here. With your permanent lease contract, you enjoy a lifelong right to live in your cooperative home.



HOUSING COOPERATIVES IN THE AREA OF BAUTZEN

- 1 Bautzener Mietergenossenschaft GAIA eG
- 2 Wohnungsbaugenossenschaft Einheit Bautzen eG
- 3 Wohnungsgenossenschaft „Aufbau“ Bautzen eG
- 4 Wohnungsgenossenschaft Bischofswerda eG
- 5 Wohnungsgenossenschaft „Friedens-Aue“ eG
- 6 Wohnungsgenossenschaft Großdubrau eG
- 7 LebensRäume Hoyerswerda eG
- 8 Wohnungsgenossenschaft Wiesa eG
- 9 Wohnungsbaugenossenschaft Kamenz eG
- 10 Wohnungsgenossenschaft Königswartha eG
- 11 Wohnungsgenossenschaft Laubusch eG
- 12 Wohnungsbaugenossenschaft eG Neukirch/Lausitz
- 13 Wohnungsgenossenschaft Ottendorf-Okrilla eG
- 14 Wohnungsbaugenossenschaft Radeberg und Umgebung eG
- 15 Gemeinnützige Baugenossenschaft Bautzen-Land eG
- 16 Wohnungsgenossenschaft Einheit Wilthen eG



- Autobahn
- Federal road
- Railway line

1 Bautzener Mietergenossenschaft GAIA eG

Number of apartments

2,514

Located in

Gesundbrunnen, Süd- und Westvorstadt, as well as Demitz-Thumitz

Office

Wilhelm-Ostwald-Str. 18, 02625 Bautzen



03591 67590



info@bmg-gaia.com



www.bmg-gaia.com



2 Wohnungsbaugenossenschaft Einheit Bautzen eG

Number of apartments

approx. 3,100

Located in


Mainly in the large district town of Bautzen,
with further presence in the municipality of Demitz-Thumitz

Office

Löbauer Str. 37, 02625 Bautzen

 03591 293631

 info@wbg-einheit-bautzen.de

 www.wbg-einheit-bautzen.de



3 Wohnungsgenossenschaft „Aufbau“ Bautzen eG

Number of apartments

1,378

Located in

Bautzen

Office

Bertolt-Brecht-Str. 8a, 02625 Bautzen



03591 20190



info@wg-aufbau-bautzen.de



www.wg-aufbau-bautzen.de



4

Wohnungsgenossenschaft Bischofswerda eG

Number of apartments

709

Located in

Bischofswerda Süd

Office

Ringstraße 24/26, 01877 Bischofswerda



03594 703651



info@wgbiw.de



www.wg-biw.de



5 Wohnungsgenossenschaft „Friedens-Aue“ eG

Number of apartments

587

Located in

Cunewalde, Weigsdorf-Köblitz, Beiersdorf near Löbau and Oppach

Office

Albert-Schweitzer-Siedlung 57, 02733 Cunewalde



035877 27123



info@wg-friedensaue.de



www.wg-friedensaue.de





6

Wohnungsgenossenschaft Großdubrau eG

Number of apartments

255

Located in

Großdubrau

Office

Straße des Friedens 7, 02694 Großdubrau



035934 4634



vorstand@wg-grossdubrau.de



www.wg-grossdubrau.de



7 LebensRäume Hoyerswerda eG

Number of apartments


6,697

Located in

Hoyerswerda, Lohsa, Knappenrode, Groß Särchen, Spreetal,
Burgneudorf, Laubusch, Lauta

Office

Käthe-Niederkirchner-Straße 30, 02977 Hoyerswerda

 03571 46730

 info@lebensraeume-hy.de

 www.lebensraeume-hy.de





Wohnungsgenossenschaft
Wiesa eG

8

Wohnungsgenossenschaft Wiesa eG

Number of apartments

158

Located in

south of Kamenz

Office

Nebelschützer Straße 29a, 01917 Kamenz



03578 301882



kontakt@wohnungsgenossenschaft-wiesa.de



www.wohnungsgenossenschaft-wiesa.de



9 **Wohnungsbaugenossenschaft Kamenz eG**

Number of apartments

1,300

Located in

Kamenz, Elstra and Pulsnitz

Office

Blücherstraße 6, 01917 Kamenz



03578 315310



wbg.kamenz@t-online.de



www.wbg-kamenz.de





10 Wohnungsgenossenschaft Königswartha eG

Number of apartments

175

Located in

Königswartha

Office

Kastanienring 5, 02699 Königswartha



035931 21005



wg.koenigswartha@t-online.de



www.wohnungsgenossenschaft-koenigswartha.de





11 Wohnungsgenossenschaft Laubusch eG

Number of apartments


570

Located in

Laubusch

Office

Hauptstraße 13, 02991 Laubusch

 035722 22970

 info@wg-laubusch.de

 www.wg-laubusch.de



12

Wohnungsbaugenossenschaft eG Neukirch/Lausitz

Number of apartments

292

Located in

Neukirch/Lausitz

Office

Lindenallee 13, 01904 Neukirch/Lausitz



035951 37727



wbg.neukirch@t-online.de



www.wbg-neukirch.de





Wohnungsgenossenschaft
OTTENDORF-OKRILLA eG
www.wohnen-ottendorf.de

13 Wohnungsgenossenschaft Ottendorf-Okrilla eG

Number of apartments

416

Located in

Ottendorf-Okrilla

Office

Gartenstraße 29g, 01458 Ottendorf-Okrilla



035205 71094



info@wg-ottendorf-okrilla.de



www.wohnen-ottendorf.de



14 **Wohnungsbaugenossenschaft Radeberg und Umgebung eG**

Number of apartments

1,641

Located in

Radeberg, Großröhrsdorf

Office

Heidestraße 2-4, 01454 Radeberg



03528 408130



kontakt@wbg-radeberg.de



www.wbg-radeberg.de





15 Gemeinnützige Baugenossenschaft Bautzen-Land eG

Number of apartments

346

Located in

Wilthen, Kirschau, Sohland, Taubenheim

Office

Pichoweg 8, 02681 Wilthen



03592 33190



gbg.bautzen-land.eg@t-online.de



www.gbg-wilthen.de





16

Wohnungsgenossenschaft „Einheit“ Wilthen eG

Number of apartments

722

Located in

Wilthen

Office

Karl-Marx-Str. 37, 02681 Wilthen



03592 33415



info@wg-wilthen.de



www.wg-wilthen.de



ABC OF RENTING

C like Code of Conduct

A code of conduct outlines the rules and regulations designed to maintain order, cleanliness, and mutual respect among residents in a shared living space. It typically includes guidelines on noise levels, waste disposal, use of communal areas, pet ownership and responsibilities for residents to ensure a harmonious living environment. The relevant code of conduct will be provided to you by the cooperative.

E like eG

The abbreviation “eG” stands for “registered cooperative” – the corporate form of a housing cooperative. Shareholders of a cooperative are the members who jointly own the assets. The unique feature is that voting rights don’t depend on the number of shares – each member has one vote. This makes a cooperative particularly grassroots democratic. Members of the cooperative have legally defined rights to participate in decision-making, primarily fulfilled during the general meeting.

F like Furniture

In Germany, rental apartments are typically rented unfurnished. This means that items like beds, sofas, tables, or wardrobes are generally not included. Kitchen furniture and appliances are often not provided either, unless there is a built-in kitchen (“Einbauküche”). Therefore, it is common for tenants to bring their own furniture and often their own kitchen. Partially furnished apartments may be possible in individual cases upon agreement. A floor covering, freshly painted walls, as well as connections for water, electricity and heating are always included in the apartment.

M like Membership and cooperative share

To rent a flat within a housing cooperative, you need to become a member and hold cooperativeshares. The number and amount of the shares are determined by each cooperative. The total value of these shares is usually 500 to 1,500 euros and is therefore comparable to a deposit. After termination of your membership, the shares will be refunded.

R like Right of Perpetual Use

The statutory and contractually secured right of permanent use protects cooperative members from arbitrary terminations due to renovation, conversion or personal use. Nevertheless, the housing cooperative can issue a notice of termination, e. g., in the event of violations of the statutes or if the required rent is unpaid.

R like rental costs

The net basic rent is the base amount tenants (members) pay for the use of the apartment. This only covers the cost of the living space itself and does not include any additional costs. In addition to the net basic rent, tenants make monthly advance payments for operating costs (such as waste disposal, water, building cleaning) and heating costs. At the end of the year, the housing cooperative provides a statement that compares the actual costs with the advance payments made. Depending on usage and costs, there may be an extra charge or a refund. The basic rent depends on the location, age and equipment of the building and ranges from 5 euros per square meter (existing buildings with lower standard) to 15 euros per square meter (new buildings). The advance payments depend on the heating system and individual energy consumption and varies between 2 and 4 euros per square meter. The rent and all additional costs, are listed in every exposé. Housing cooperatives offer affordable living for all social groups, whether in old or new buildings, ensuring everyone can find a secure, long-term, and pleasant home here.

R like Responsibilities you must take care of

Contracts for internet, television, electricity, and insurance related to the apartment are the responsibility of the individual tenant. If you have any questions about discounted rates with cooperation partners, please contact the cooperative. In addition, you must register for the broadcasting license fee (GEZ). Every household in Germany is legally required to pay this fee, regardless of whether they use public broadcasting services or not.

S like Statute

Each cooperative has its own statute. It supplements the legal provisions of the Cooperative Act and covers aspects such as the cooperative's structure, goals, funding purpose, member rights and responsibilities, membership requirements, and guidelines for housing allocation.

IMPRINT

Publisher:

Verband Sächsischer Wohnungsgenossenschaften e. V.

Antonstraße 37, 01097 Dresden

Phone: 0351 807010

Fax: 0351 8070160

E-Mail: verband@vswg.de

Internet: www.vswg.de

Facebook: www.facebook.com/VSWGGeV

Image credit:

S.5: © ClipDealer - Rawpixel, S. 7: © VSWG - Stefan schulte, S. 9: © ClipDealer,
S. 28/29: © ClipDealer - scimmery.gmx.de, S. 31: © ClipDealer - Kassandra2

Design:

Stefan Schulte

www.melchorf.de

© 2025

The work, including all illustrations, is protected by copyright.



HOUSING COOPERATIVES

IN THE RURAL DISTRICT OF BAUTZEN INTRODUCE THEMSELVES

Supported by:



Federal Ministry
for Economic Affairs
and Climate Action

on the basis of a decision
by the German Bundestag

GenIAL

GENOSSENSCHAFTEN ALS IMPULS UND ANKER IN DER LAUSITZ

LBST



VSWG 
VERBAND SÄCHSISCHER
WOHNUNGSGENOSSENSCHAFTEN