

**2022
EDITION**

Co-Liv Summit Report

Key insights from the world's
largest coliving gathering.

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Opening Words

We've reached a tipping point of no return.

In 2022, coliving is no longer a niche activity run by risk-taking real estate entrepreneurs. Major developers in European cities, coming from the student housing and hotel industries alike, have incorporated coliving developments in their roadmaps, and mainstream apartment platforms are incorporating coliving searches.

In 2022, coliving operators that once used the asset-light model are now partnering with institutional funds to acquire real estate property, imitating the vertically integrated model and working on major constructions that will see light in the next years to come.

In 2022, coliving is not unknown to the real estate scene. And yet, we're just at the beginning of a long coliving chapter that we wanted to kick-start officially during this Co-Liv Summit: a time dedicated to more groundbreaking innovation, to trainings and improvements to reach operational excellence, and to developing new models of coliving that are financially robust, operational scalable and socially innovative.

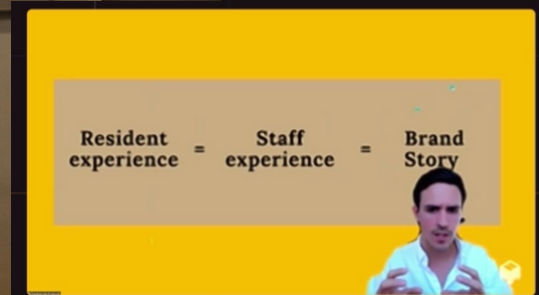
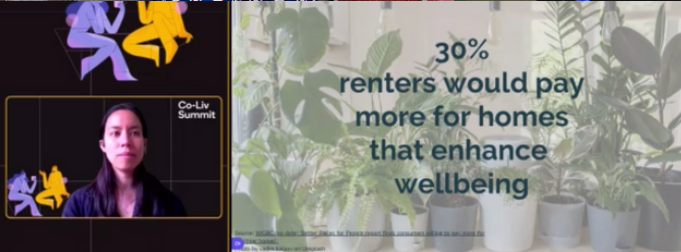
During the Co-Liv Summit 2022, the challenge was to set the tone for a new era to come. We believe that this new era will be those of innovators - which is why we brought in some of the leading engineers, architects, entrepreneurs and intellectuals to share their nuggets of wisdom, and where they see the world change. We've witnessed highly sophisticated modular design techniques, the first coliving project on the blockchain, social engineers exploring coliving on boats to better understand the functioning of tight spaces, and many innovators creating hyper-niche coliving concepts, from interest-based clusters to corporate retreats.

The road is still long and coliving can flourish in many different ways. We hope this Co-Liv Summit inspired you in thinking coliving larger than it currently is.

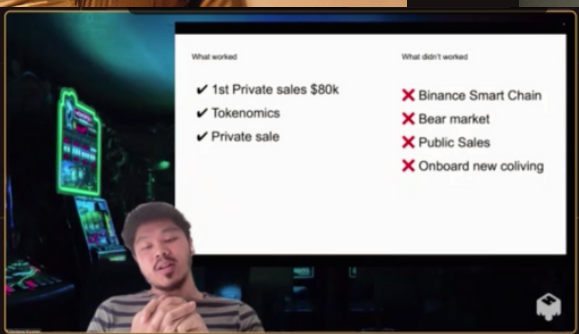


Gui Perdrix
Co-Liv Director

Co-Liv Summit



Co-Liv Summit
PINK, RADICAL, RESISTANCE



Key Highlights of the Co-Liv Summit

On May 2nd, 2022, more than 300 coliving professionals united to learn from the leading actors, thought leaders and innovators. This report aims to shine a light on the key take-aways and insights gathered from the one day of high-quality expert talks, short panels and multiple surveys.

A few words about the organizer: Co-Liv is the global association of coliving professionals that unites coliving actors to empower and steer the coliving movement towards an independent, flourishing and stakeholder-centered industry that creates value for residents, cities, neighborhoods, operators, investors, and real estate owners alike. At our core, we are a membership organization that also serves as project incubator, advisory, and industry catalyst.

The theme of the 2022 Co-Liv Summit was

“Rise, Radar, Resistance”.

We wanted to shine light on three phenomena happening in parallel in the coliving scene:

RAISE

What enables currently coliving actors to flourish, which innovations made some stand out compared to others, and the stories behind leading actors.

RADAR

Where the coliving market as at globally and locally, with insights and local market updates from 8 regional ambassadors across the globe.

RESISTANCE

What burdens still need to be overcome in the coliving scene and how coliving actors are finding ways to resist through challenging moments



300+ attendees



30+ TED-like keynotes



**80+ attendees
average live**



40+ speakers

The 2022 Summit was held around four main themes:

MARKET

Update on the global coliving market landscape and where it's headed



OPERATIONS

Operational best practices in a diverse range of coliving models

INNOVATION

Out-of-the-box coliving innovations that are reshaping the industry by the minute

STORIES

Real-life case examples of coliving fortunes and fails

The event included among others:

- 1 full day and 10 total hours of groundbreaking content
- Variety of formats - keynotes and networkings
- Games and giveaway contests
- Live-stream from a production studio with the Co-Liv team in Bansko, Bulgaria



The full video recordings are available!

We hope you enjoyed the 2022 edition of the Summit. For those who did not attend it, all talk recordings can be purchased separately, which also gives you access to lots of speaker resources

Get the recordings

Ultimately, the Co-Liv Summit is for us the yearly opportunity to unite the coliving scene, and to organize an event according to our three core pillars:



Educating

coliving professionals to become better actors and align their products/services with a global vision of coliving as a value-driven industry



Connecting

Summit attendees with dozens of speed-networking sessions that were held on Zoom break-out rooms, that gave groups of 4-6 coliving professionals the chance to get to know each other



Empowering

the coliving community, ecosystem and movement through content, connections and access to further initiatives

Watch the Co-Liv Summit Trailer



Interview with Ari Dinar

Beyond security: on the role of modern surveillance systems

Ari Dinar is the Sales Director at Eagle Eye Networks, a security company specialized in cloud-based video surveillance. As a partner of the Co-Liv Summit, Ari shines light on how cameras are being used beyond security, and what innovations are awaiting the industry in the near future.

Let's start with the context. Why did Eagle Eye Networks decide to become a partner for the Co-Liv Summit and support the operations category?

Coliving is an upcoming industry - a major one. While some people think that coliving is about hippies and cool people doing yoga, coliving truly is a serious industry across the world, which keeps on growing. Because of that, in every place that you live, you will at one point need camera solutions to solve your security or operations issues, and we want to be closer to the Co-Liv community to develop better initiatives and have Eagle Eye Networks operate in a more efficient way.

You attended the Co-Liv Summit 2022 in person. What was your biggest learning?

Definitely, it was about how broad the subject of coliving is. There are so many different types of coliving spaces, types, typologies. There are also so many pillars: management, community building, design and architecture. What most inspired me was the community building approach to it. I was also very interested in the research that Gui Perdrix did over the last years and the Art of Coliving book he wrote. It showed us also that community is everywhere - including, within our team, with our partners, employees, and it inspired us to create the right community also within our own company.

Let's get concrete: how does Eagle Eye Network help operators on the security side?

On the fundamental level, cameras are by themselves a very proven deterrent factor against crime. This has been proven in publications, scientific research - it's a proven fact. The major role of security is preventive - if you can prevent something from happening before it happens, then you already won.

The second layer is about figuring out what happens, when something happens. The purpose is also to then afterwards improve your own processes and find preventive solutions, so that this issue won't happen again.

Eagle Eye Networks works with any type of CCTV cameras (Close Circuits Television Systems) and allows users not only to use cloud technology, but to have live access to recordings. Nowadays, everything is on the cloud, but what Eagle Eye Networks does is maintain the cybersecurity aspect of it, while allowing users to access their live cameras and/or recordings remotely. And for that, you don't need to buy new cameras: CCTV can be connected straight to the cloud. We are hardware-agnostic.

In short, any technology that is converted into a cloud based structure, we made it simple for people to use it, the same way people use emails or CMS systems, or coliving community management software. We also have lots of integrations so that users can use other apps, such as access control apps, and build more robust processes.

What innovations are you going to bring and currently working on?

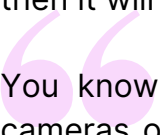
The main innovations are in the field of artificial intelligence and applying AI to video for security and operational purposes. Just to give you a practical example: we are launching this summer a video search, which practically takes all the camera feeds that are coming to the cloud infrastructure, and tags them on the cloud with the relevancy of the picture. For example, tagging someone that has a red shirt and gloves, or a blue Ford vehicle. Users will be able to find these elements in video recordings just like typing, similar to Google, the search terms. We are proud of that because typically, in order to achieve this, people used to invest into very strong servers on-site. At Eagle Eye Networks, we are bringing that AI technology to the masses, and to any type of camera usage - similar to Google Lens.

Note that our AI technology only does generic searches: we don't look at faces or follow identities - and align with the regulations in Europe. At the same time, a user can search for very precise types of settings, clothing, bags, and is able to follow these items across buildings in no time.

This is very smart, and one question that came up recently was how people can overcome the feeling of being observed. What would you say to that?

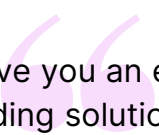
Cameras are not for every occasion. First, we have to agree that you are putting cameras for a reason. If the community agrees on that reason and knows how it's been operated, then there is a common agreement. For example, cameras within a building make sense and are accepted because residents care about their own safety, the same way operators care about their building.

At home for example, I have a camera inside the house. It might be disturbing for some, but there is a reason for it, and family members agree to that reason. If a community together decides that a camera can solve something and agree on that, then it will work.

 You know, nowadays, you are walking in the streets and are being filmed by cameras on average every 100 meters. You are being recorded - but do you feel observed, or feeling a feeling of safety? It depends on the people, but what's for sure is that cameras are solving security issues wherever they are being used.

I've been in the industry for 20 years. I've seen over and over again how operators sometimes do not put cameras - in order to put them afterwards. It's simple: cameras solve pain points, and cameras solve real economic and safety problems in today's world, and what is truly needed is smart usage.

Eagle Eye Networks is part of the Co-Liv Tech Community, a group of technology leaders in soft- and hard-ware industries. You've personally worked with several of these partners to create smart integrations. What use cases can Eagle Eye Networks provide beyond security?

 What's next after security is improving operations. Just to give you an example that I discussed yesterday with a customer that is providing building solutions for major living complexes: their problem was they had some kind of mechanical dashboard they wanted to watch. What they do today is that they send a person to log the time schedule for that and manually write the data things down. Instead, now they will use Eagle Eye Networks camera systems, so that the dashboard can be collected through virtual screenshots, which through our open API will give the data straight to the operator. This is a non-security related video usage, which saves operators time and thereby they can invest human time into more complex, non-automatable processes.

Another example are spaces that want to understand where people use the space. By using a 360 camera, one can figure out the floor space usage over time - this is especially valid in the retail industry, such as for queue management, where one wants to understand where people are dropping out of lines, or which products attract most customers.

Finally, beyond your own innovation, what type of innovation would you like to see coming from the global security and surveillance industry?

What I'd love to see is that organizations could access camera recordings in case of emergency situations. For example, it would be great to be able to directly monitor a building that is burning through the cameras that are capturing it, so that firemen can analyze the situation already before arrival. The technology is there, but it's not being used - I'd like to have someone in the building industry further develop this software so that on a global level, we can be more efficient and in this case, save lives.

At this point, you can't give access to a first-responder company - we have this feature but it's not mainstream. We want other softwares to also adopt this feature so that it becomes a universal one.

Thank you Ari for your time. Is there one last thing you'd like to share with our global community?

Talk to us earlier in your project and let us define your camera strategy with our partners from the very beginning!



For more information about Eagle Eye Networks, visit www.een.com.

Attendees Testimonials



It was a mind blowing and an eye opening experience. I really enjoyed the positive vibe and that kind of passion that all the delegates shared.



The Co-Liv Summit is the go-to place for inspiration, collaboration, innovation and resources in all aspects of community living!



A day filled with knowledge and great speakers! Even though online, hosts make it so interactive that you do not feel left out!



This was my first co-living summit and I found all the interventions and speaker very interesting and qualitative. This for sure will help us to improve our coliving adventure.



Attending the Co-Liv Summit 2022 helped me to know much more in depth how this scheme takes relevance today.



New to the industry and therefore great timing.



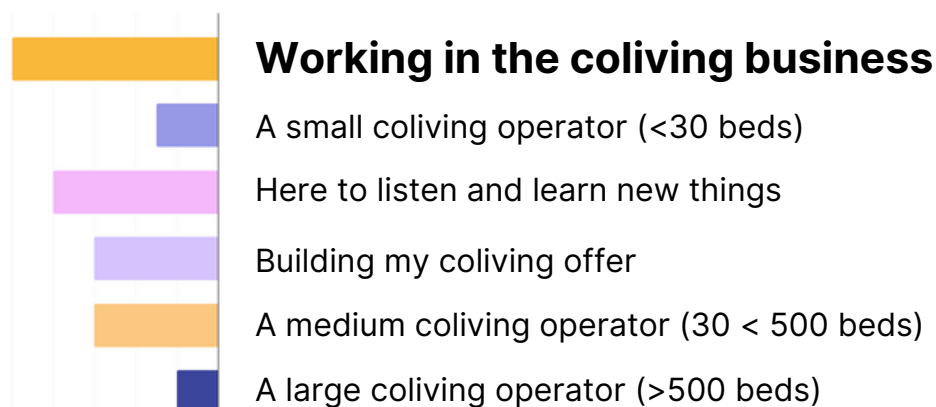
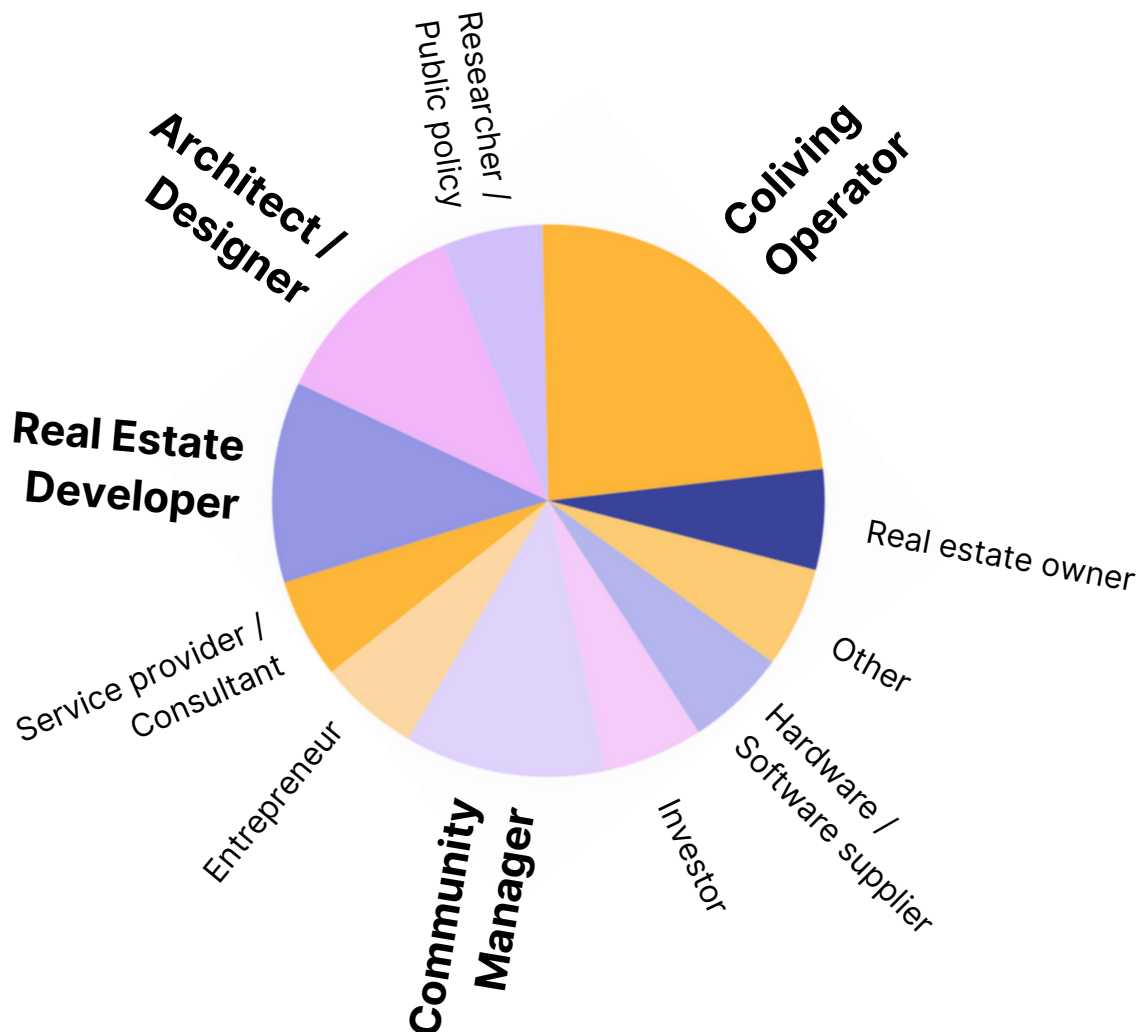
Co-liv's summit was great! It was really nice to learn from fellow coliving enthusiasts and to see how people are getting involved in coliving in their own ways.



I liked the variety of topics addressed. Market insights were particularly interesting and useful to understand what is going on in different geographies!

Summit Community Insights

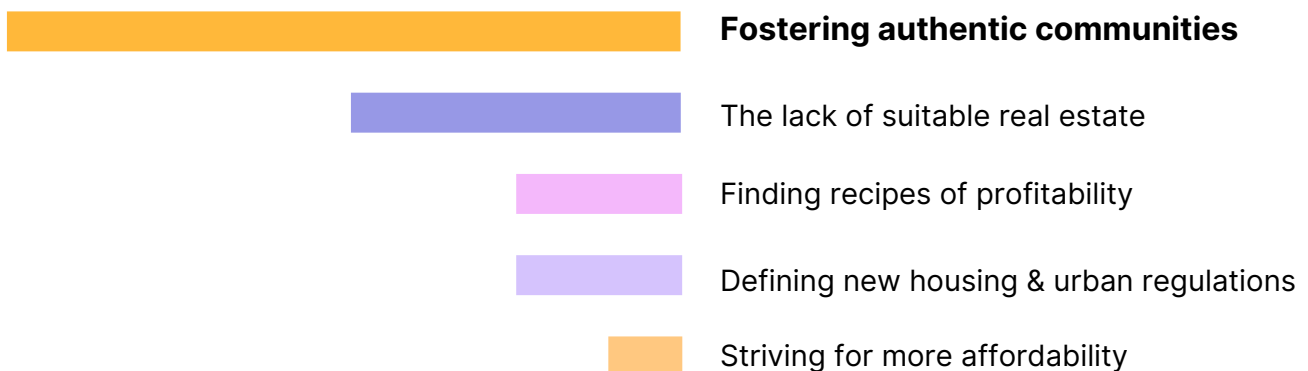
The Co-Liv community has always been diverse: since the start of Co-Liv, it's been our goal to be as inclusive as possible for all coliving actors. This is why today, Co-Liv involves a variety of coliving professionals, from operators to developers, investors, real estate owners, service providers and urbanists. The following insights shine a light on the diversity within Co-Liv



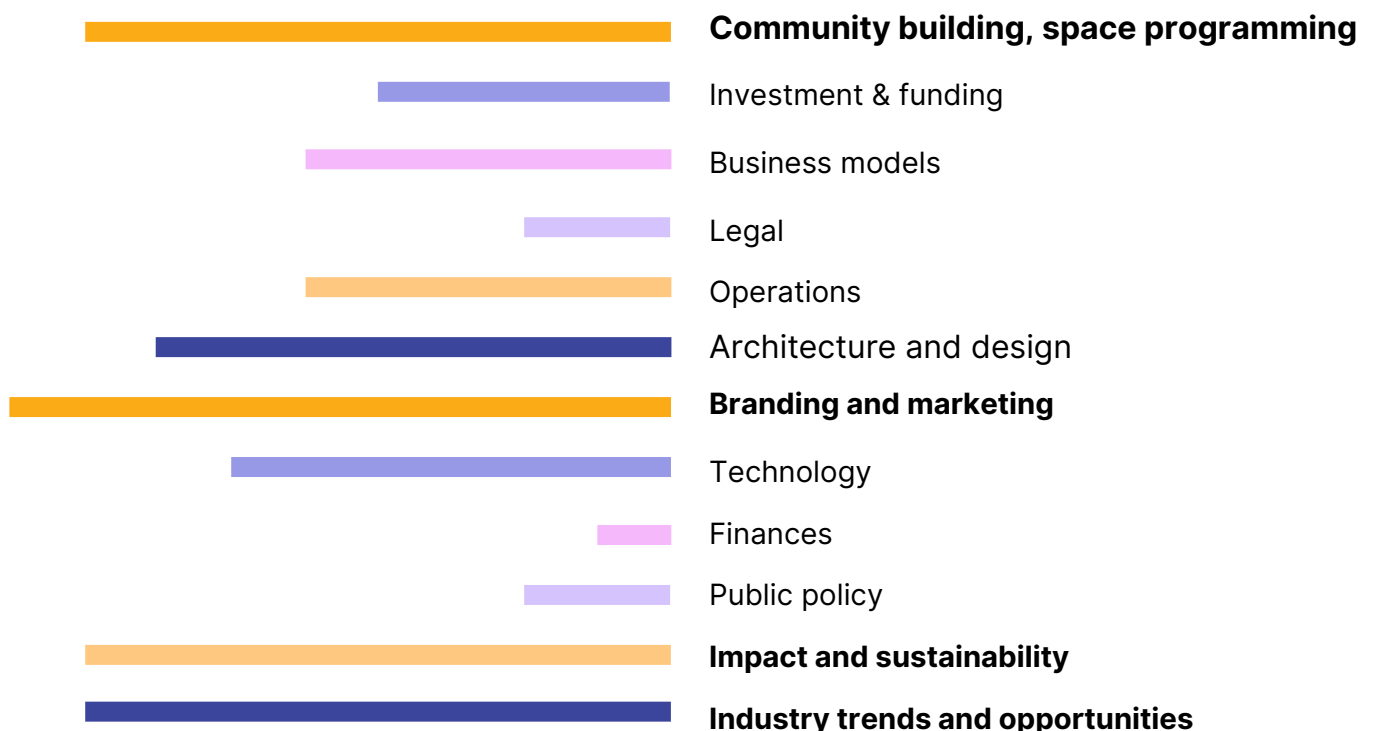
Priorities in the coliving industry

We surveyed Co-Liv Summit participants to understand the key challenges that coliving operators have. As you will witness, there has been a shift towards operational excellence needs, especially in regards to community building and spaces programming.

Which challenges in the coliving sector are high-priority in your opinion?



Which topics are high-priority to you?



Meet our Speakers

Market Updates

Williams Johnson
Co-Founder & Director, B-Hive Living, Co-Liv Ambassador



Market Outlook: Portugal

Join Williams at the Summit on May 2 @ 9:30am CET!

colivsummit.co

Alex Morelli
Founder of Resdora SA



Market Outlook: Switzerland

Join Alex at the Summit on May 2 @ 9:50am CET!

colivsummit.co

Connor Moore
Associate, Numos Group Holdings, Co-Liv Ambassador



Market Outlook: United States

Join Connor at the Summit on May 2 @ 2:10pm CET!

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Connor Moore
Associate, Numos Group Holdings, Co-Liv Ambassador



Market Outlook: United States

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Mauricio Perez Chapa
CEO, Soyrumi, Co-Liv Ambassador



Market Outlook: Mexico

Join Mauricio at the Summit on May 2 @ 2:40pm CET!

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Virginia Perez Nieto
Director of Partnerships, micampus Residencias, Co-Liv Ambassador



Market Outlook: Spain

Join Virginia at the Summit on May 2 @ 9:40am CET!

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Mayank Pokharna
Senior Marketing Manager, COHO, Co-Liv Advisor



Market Outlook: India

Join Mayank at the Summit on May 2 @ 2:30pm CET!

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Sarah Canning
Co-Founder, The Property Marketing Strategists



The Future of Home according to Gen Z

Join Sarah at the Summit on May 2 @ 2:00pm CET!

colivsummit.co

Deenie Lee
Co-Founder, The Property Marketing Strategists



The Future of Home according to Gen Z

Join Deenie at the Summit on May 2 @ 2:00pm CET!

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Jon Wakeford
Director Sector Engagement, UPP



The Future of Home according to Gen Z

Join Jon at the Summit on May 2 @ 2:00pm CET!

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Walter Zueck
Project Manager, Product Development at Steiner AG



Market Outlook: Switzerland

Join Walter at the Summit on May 2 @ 9:50am CET!

colivsummit.co

Eduardo Gorozpe Fernández
CEO and Founding Partner, A-001 Taller de Arquitectura



Coliving Regulation: the solution to urban housing problems in modern cities

Join Eduardo at the Summit on May 2 @ 2:20pm CET!

colivsummit.co

Stories

Luca Tausel
Shared Living Researcher & Ocean Sailor, Co-Liv



Coliving at Sea: Learnings from communal living in dense environments

Join Luca at the Summit on May 2 @ 1pm CET!

colivsummit.co

Jean-Loïc Michaux
Founder and CEO, Serendipia Life Inc.



The Serendipia Story: From coliving to global platform empowered on the blockchain

Join Jean at the Summit on May 2 @ 1:30pm CET!

colivsummit.co

Louay Sarraje
Head of Hospitality, SRG Holding Dubai



Coliving - From a real estate developer's perspective

Join Louay at the Summit on May 2 @ 1:10pm CET!

colivsummit.co

Carlos de la Lama
Founder and CEO, Startup Embassy



Inside Startup Embassy: key learnings from running a coliving space for 7 years

Join Carlos at the Summit on May 2 @ 1:20pm CET!

colivsummit.co

Bryce Willem
CMO, Cutwork & Coliving Resident



Coliving Resident Roundtable

Join Bryce at the Summit on May 2 @ 9:20am CET!

colivsummit.co

Innovation

Filip Klementsson
Co-Founder & CPO, Coly Technologies AB



How to improve tenant dynamics and NPS through scientific matching

Join Filip at the Summit on May 2 @ 10:10am CET!

colivsummit.co

Stephane Bounny
Founder, Hackerhouse



\$HCK: How we created the first blockchain for coliving spaces

Join Stephane at the Summit on May 2 @ 10am CET!

colivsummit.co

Adi Cohen
Founder and CEO, The New Movement



Outstanding Coliving Design: Global Inspirations from a Nomadic Architect

Join Adi at the Summit on May 2 @ 10:20am CET!

colivsummit.co

Virginia Scapinelli
Designing real estate concepts for emerging lifestyles, Co-Liv Advisor and Italy Ambassador



Coliving for Corporates

Join Virginia at the Summit on May 2 @ 3pm CET!

colivsummit.co

Dr. Penny Clark
Director, Conscious Coliving



Harness the Power of Impact and Sustainability for Your Shared Living Business

Join Penny at the Summit on May 2 @ 10:40am CET!

colivsummit.co

Linnéa Brenden
Co-Founder, Lead Data Scientist, Psychologist



How to improve tenant dynamics and NPS through scientific matching

Join Linnéa at the Summit on May 2 @ 10:10am CET!

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Kelsea Crawford
Founder and CEO of Cutwork Architecture and Design studio



The PolyRoom Story: Insights into using modular construction for coliving

Join Kelsea at the Summit on May 2 @ 10:50am CET!

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Peter Fabor
Founder and CEO, Surf Office

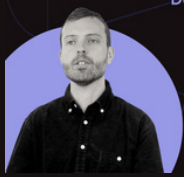


Revenue Management Reinvented

Join Peter at the Summit on May 2 @ 10:30am CET!

colivsummit.co

Tom Manwell
Director, WellStudio Architecture



Designing Coliving For Mental & Physical Wellbeing

Join Tom at the Summit on May 2 @ 3:20pm CET!

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Marta Rocamora Gonzalez
CEO, Grounded Innovation

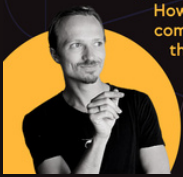


Community Investment - a double edge sword

Join Marta at the Summit on May 2 @ 3:10pm CET!

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Gul Perdrix
Director, Co-Liv, Founder Art of Co



The Art of Communication: How to solve conflicts in community and navigate through times of crisis

Join Gul at the Summit on May 2 @ 5:10pm CET!

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Harmen van Sprang
Co-founder and CEO, Sharing Cities Alliance



Sharing Cities: A 10-minute trip around the world

Join Harmen at the Summit on May 2 @ 3:30pm CET!

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Operations

Sandra Abrouk
Coliving Experience Designer



User-Centric Design: How to create journeys and products that residents love

Join Sandra at the Summit on May 2 @ 5pm CET!

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Claudie Bell
Wellbeing Coach & Community Architect



Key learnings on community managing the largest coliving in the UK

Join Claudie at the Summit on May 2 @ 11:50am CET!

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Goncalo Hall
CEO, NomadX and Founder, The Digital Nomad Village



Government Cooperation to Attract Remote Workers: The Digital Nomad Madeira story

Join Goncalo at the Summit on May 2 @ 11am CET!

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Seyi Barber
Co-Founder & CEO, Juno Africa



Creating the right ecosystem to grow your coliving

Join Seyi at the Summit on May 2 @ 5:40pm CET!

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Micela Vieira
Project Manager, Startup Madeira



Government Cooperation to Attract Remote Workers: The Digital Nomad Madeira story

Join Micela at the Summit on May 2 @ 11am CET!

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Marc Forster
Founder, Karisma Living



The Pop-Up Coliving Model: What I wish I knew before opening my first coliving

Join Marc at the Summit on May 2 @ 11:30am CET!

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Mark Stein
Founder, Thrive Coliving Communities



A Template for Creating an "Ideal" Coliving Community

Join Mark at the Summit on May 2 @ 4:20pm CET!

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Matt Baker
CEO and Co-Founder, The HMO Platform



The 5 Ultimate Steps to Start Your Small-Scale Coliving Business

Join Matt at the Summit on May 2 @ 5:30pm CET!

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Neha Arora N
India's Leading Coliving Designer & Founder, Neha Arora N Designs



Pixie Dust: The secret to designing magical spaces

Join Neha at the Summit on May 2 @ 11:20pm CET!

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Gaëtan de Dietrich
Coliving Operator



Branding your coliving: connecting strategy and creativity

Join Gaëtan at the Summit on May 2 @ 11:40am CET!

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Mindfulness Session

Irem Tugaltn
Yoga & Mindfulness Coach



Mindfulness Session: Rise, Radar & Resistance

Join Irem at the Summit on May 2 @ 1:40pm CET!

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Listen to Key Spotlight Talks

Luca Tausel
Shared Living Researcher &
Ocean Sailor, Co-Liv

**Coliving at Sea:
Learnings from
communal living in
dense environments**

Join Luca at the Summit on
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colivsummit.co



Kelsea Crawford
Founder and CEO of Cutwork
Architecture and Design studio

**The PolyRoom Story:
Insights into using
modular construction
for coliving**

Join Kelsea at the Summit
on May 2 @ 10:50am CET!

colivsummit.co



Marta Rocamora Gonzalez
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**Community Investment -
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**The Art of Communication:
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Adi Cohen
Founder and CEO
The New Movement

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Design: Global
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Global Coliving Market Updates



Portugal Outlook, by Williams Johnson

- Demand far outstrips supply (358 beds in operation, 16,000-18,000 potential beds).
- Key growth drivers: Portugal popularity, tax incentives, lack of rental stock
- Key growth challenges: lack of specific license, planning decision timeframe, shortage and price of suitable plots.



Switzerland Outlook, by Walter Zueck and Alex Morelli

- High demand for coliving in both urban and rural areas in Switzerland.
- There are approximately 14 active coliving operators on the Swiss market.
- The Swiss Tokenization Law and Lugano Plan B open up doors for coliving to embrace blockchain technology into new concepts.



United States Outlook, by Connor Moore

- The pandemic caused a few major coliving operators to cease operations and a few other large operators to merge/be acquired.
- There is still a lack of coliving legal regulations in cities across the US, but investors and consumers have become increasingly educated on the concept.
- Coliving developments across the country are getting bigger as the capital markets warm up to the coliving industry.



Mexico Outlook, by Mauricio Perez Chapa

- Current rental market is extremely inefficient and generates inconvenience.
- Lack of an adequate legal framework for market needs makes it extremely complex to develop, which is why coliving has not exploded in Mexico as elsewhere.
- The rental market is underserved!



India Outlook, by Mayank Pokharna

- India is on the way to becoming the largest coliving market in the world by both volume and revenue in this decade.
- Real estate developers have started building purpose built coliving, as big as 15,000 units in a single campus.
- The coliving market is set for exponential growth with the new tenancy act in the picture and improved taxation laws.

Key Insights on Operations

Key learnings on community managing the largest coliving in the UK | Claudie Bell

In 2017 Claudie moved into The Collective Old Oak in London as a resident and a few months later she became a community manager and joined the team. Here are some of her key learnings she shared with us.

Creating a strong connection with residents and understanding their personal values is key. This will help determine who needs special attention and will help tailor special activities that will resonate with their individual personalities.

Gathering data and learnings from other coliving sites can be very useful to inform what can be automated and what needs a human touch.

Treating members as partners and not as mere residents will make them feel more invested in the community. Members are very resourceful, and have all sorts of personal and professional skills; they will be very willing to help in community causes they believe in. People want to help!

Residents make friends for a lifetime during their stay, however they might leave the coliving at some point... how can you make people feel like they never left?

If you are a coliving operator, start with you: you are the prime community manager looking after a pool of investors, your team, your community, and other stakeholders.

Community, coliving and community managers mean different things to different people.

There are many types of community managers, with different specific skills. When hiring a community manager, focus on the qualities of the person, not the CV. Ask yourself the following questions: what is your intention? What do you hope to gain or achieve with the community manager?

Community management is about finding the sweet spot between the company needs and the needs of the community. The WE becomes bigger than the ME.

Discover her
wellbeing book

Key Insights on Operations

The Pop-Up Coliving Model: What I wish I knew before opening my first coliving | Marc Förster Algás

As the founder of Karisma, a pop-up coliving brand, Marc walks us through his key learnings from running several spaces, and what operators should focus on.

1. The Curation Process

A successful experience starts before residents even arrive at the coliving. One of the most critical aspects of a coliving is the curation process, in which you aim to select residents that are as aligned as possible. As Gui Perdrix put it in his book *The Art of Coliving*, the formula for a thriving community is:

Community = Alignment - Differences

If you have a clothing business and someone who isn't aligned with your brand buys one of your shirts, it doesn't really affect the business. It's even a positive thing. However, in coliving, which is human dynamics on steroids, one bad apple can ruin the experience for everyone.

When in doubt about someone, I recommend not accepting that person. This can be challenging when getting started and struggling to fill up the space. It may be tough in the short term, but it's going to be much more beneficial in the long run as you develop your culture, increase the chemistry among like-minded residents and create an epic environment that people will want to return to.

2. The Onboarding Process

You have set the right expectations, you've selected the right people for your community and it's show time. Your residents are finally in your space. This is a crucial moment in the overall experience, in which a proper onboarding is required. The onboarding is key not just to give people a good first impression but to set the tone for what's coming and creating the foundation on which the community is built.

In case of a temporary experience, in which most people arrive around the same time, it's crucial to set a check-in time, in which everyone should arrive. In the Fuerteventura coliving, I allowed people to arrive Thursday, Friday, Saturday or Sunday, which created a very messy onboarding.

In my second experience, everyone arrived at the same time and we kicked off with a deep connection round, in which everyone opened up, shared about their life experiences and mentioned what they were currently working on.

Everyone was immediately on the same page and aware of who they were living with.

In the case of a pop-up coliving or retreat, it can also be beneficial to hold the onboarding before people even arrive. You can host video calls, in which everyone has the opportunity to get to know each other, create groups chats and even survey your residents to know what it is that they would like to get out of this experience.

3. On Logistics

Fast WiFi is a must. Don't mess this one up and invest whatever you need to guarantee good internet connectivity. If you have a stunning villa, cool people and a great concept but the WiFi is shit and residents can't really be productive, your whole coliving experience is at risk. The basics, like WiFi, food or hygiene, need to be on point so that everything else can flourish.

Food is a tricky one. It depends on the experience and the people that come to your experience. If it's a 1-week coliving retreat, perhaps it makes sense to prepare food for the residents whereas in a longer-term coliving residents should take more responsibility over their own food. Taking care of groceries and cooking are big time and energy investment so consider also what you think is best for yourself as an operator.

4. On Rules

No one likes rules but they set the boundaries to make sure people can colive with each other respectfully and pleasantly. They are important, but should be adapted based on the community and intention that the people have.

Still, I wouldn't go all out and create as many rules as possible but rather develop them over time as you see fit. Perhaps you can start with some basic ones that serve as guidance. For example, if it's a work-oriented coliving, no noise after 10pm. If everyone does his/her own cooking, clean the dishes after using them.

As you start encountering situations that cause friction, then you can start creating the rules that best disincentivize that behavior. In my first experience, we had 2 cars at the disposal of residents. Because people wanted to use them at similar times, we created a rule, in which residents had to book the car in advance and let each other know through a shared Google Calendar.

**Discover the
full story**

Key Insights on Innovation

Coliving for Corporates | Virginia Scapinelli

Having been in the coliving field as a consultant and thought leader for several years, Virginia Scapinelli walks us through one of the largest upcoming opportunities in coliving.

The corporate world is undergoing a profound revolution, where the way we collaborate and the meaning of work needs to be realigned. Coliving is a tool to address this need through Corporate Retreats offers.

- Retreats have always existed as meditation retreats, spiritual retreats, and team building seminars. Retreats have always been about connection - with self, nature, and others. With corporate retreats, the primary focus is to reconnect oneself with what one does.
- Retreats are a solitude or a community experience often conducted at remote locations during a few days, with a strong intention of reconnecting.
- People's relationship with work has changed: in today's century, work has to make sense and fit one's lifestyle. The corporate pyramid has inverted and successful organisations are the ones that achieve human excellence at work, allowing the full expression of human potential, individually and collectively, at all levels of the organization.
- Concrete example of this trend: Salesforce, a large SaaS company, run a survey to employees, and realized that 50% of employees don't want to go back to the office, while 80% want to reconnect with their colleagues in a physical space. Their solution: Trailblazer Ranch, a physical resort of around 100 rooms, which offers engagement programs to Salesforce employees.
- Companies like Salesforce are convinced that culture is their biggest competitive advantage, wherefore investing into human relationships and experiences.

The current 3C's of coliving of mainstream coliving (Cost, Convenience, Community) are being replaced in corporate retreats by Collaboration, Culture and Care.

- Coliving retreats are a tool to realign organizations and bring teams together in order to boost collaboration, culture and care. Company managers have the opportunity to make sense of remote work while coliving operators have the opportunity to develop corporate-focussed coliving retreat concepts.

**Discover the
full keynote**

Key Insights on Innovation

Harness the Power of Impact and Sustainability for Your Shared Living Business | Dr. Penny Clark

Dr. Penny Clark is Director and co-founder at Conscious Coliving, a consulting firm on a mission to empower the global coliving movement to have a positive impact. After having visited some eco-communities she shared with us some of her key learnings on how living together and lowering impacts are often intertwined.

Social and environmental aspects are important to customers, staff and investors. This emphasis on sustainability is especially true for Gen Z, as research found that 45% stopped purchasing brands because of ethical/sustainability concerns.

There are clear financial benefits to having an impact strategy and good ESG scores such as:

- operational cost savings in particular related to energy
- lower risk of obsolescence and health & safety issues allowing for lowering insurance premiums and increasing credit ratings
- gain in competitive advantage to appeal to customers that want to have a positive impact
- lower turnover due to enhanced customer and neighborhood wellbeing
- more word of mouth allowing to reducing marketing expenditures
- higher retention rates allowing for more investment attractiveness and higher property values.

The ESG panorama is very large and each organisation has to integrate all this according to its own values and goals. This can be done through a materiality assessment, allowing to prioritize actions on what is important.

Good examples of impact strategies in coliving can be found following: Venn, The student Hotel, Selina, MyTown, Nido, SameSame, Vitanovae, Mason & Fifth.

Suggestions on how to start your Impact journey: look at good examples and put processes in place on what you are already doing in order to organise your impact-oriented data (e.g. site consumption, data on resident wellbeing/satisfaction, resident testimonials).

**Conscious
Coliving
Manifesto**

Key Insights on Markets

Coliving Regulation: the solution to urban housing problems in modern cities | Eduardo Gorozpe Fernández

As CEO and founder of A001, an architecture studio in Mexico city, Eduardo Gorozpe Fernandez showcased the need for coliving as a solution to the current urban crisis.

Coliving is an opportunity to create placemaking: turning a space into an emotionally loaded connection.

- Urbanization is the most important phenomenon that humanity has created: there is nothing more complex. The move to urban environments has tripled in the last century, and is about to double by 2050.
- In Mexico City, 25% of offices (1.2 million of square meters) are empty, while the city has 262.000 units of housing deficits. The current solution is to build houses further away from the city, yet these attract only a part of the population that can afford buying.
- Coliving is not a new thing: humans have been coliving centuries, but it's been forgotten. Benefits of coliving include but are not limited to: better lifestyle, a more efficient occupancy, urban accessibility, more economic stability and better urban regulations.
- Coliving is driven by five main factors: precarious economical conditions, modern life labor schemes, scarcity of urban land, urban housing deficit, and high cost of urban living.

To date, only few cities have legal foundations for coliving (mainly London and Barcelona), while the majority of cities where coliving is represented only offer legal loopholes such as hotel licensing, HMOs, or normal residential rent.

- Many of the places that are being designed are not equipped for coliving. But if we were to regulate coliving, then we could think through buildings from scratch, allowing to create better spaces and hence better communities.

Coliving is a scale model for the city: private space is what the city calls housing units, while common spaces are what we call public space. Taking the idea of coliving into urban housing regulations and planning would be able to offer a new housing solution and bring sustainable density to cities.

Coliving
Interlomas
project

Co-Liv Summit Partners

The Co-Liv Summit 2022 was held in collaboration with three key partners:



SALTO Systems has been one of the key partners of Co-Liv since 2019. Their mission is to deliver industry-leading, next-generation electronic locking solutions without wires and without mechanical keys. Since 2001, SALTO has been redefining the access control world by continually being first to anticipate market needs in a rapidly evolving marketplace. SALTO Systems has set new standards in security, manageability and scalability.

[Visit their website \(click here\)](#) for more information about their solutions for coliving spaces.



Eagle Eye Networks is the #1 provider of on-demand, true cloud based security and operations video management system (VMS) worldwide. Eagle Eye utilizes artificial intelligence to provide a simply smarter platform, purpose-built to help businesses improve safety, security, operations, and reduce costs. Eagle Eye also provides an open API for easy integration with applications that complement and extend the offering in innovative and useful ways.

[Visit their website \(click here\)](#) for further insights on applications for shared living buildings.



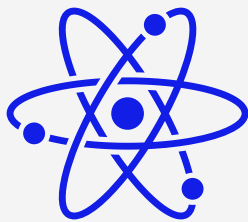
The Property Marketing Strategists, founded by Deenie Lee and Sarah Canning, is a consultancy, platform and network on a mission to build knowledge, experience and connections within the rented property sector, with the aim of elevating and improving the strategic impact the marketing team can have on the whole business. They can bring a full marketing consultancy service into your organisation by carefully selecting the right team, or working alongside your internal marketing team.

[Visite their website \(click here\)](#) for more information about their services

About Co-Liv

Co-Liv is the global non-profit organization, ecosystem, and do-tank whose mission is to guide and empower the coliving movement worldwide. We are a community of founders, operators, real estate investors, developers, designers, architects, urban planners and policymakers who are dedicated to making the world a better place through shared living.

To date, Co-Liv counts:



6 core team members



450+ worldwide members



30+ partners



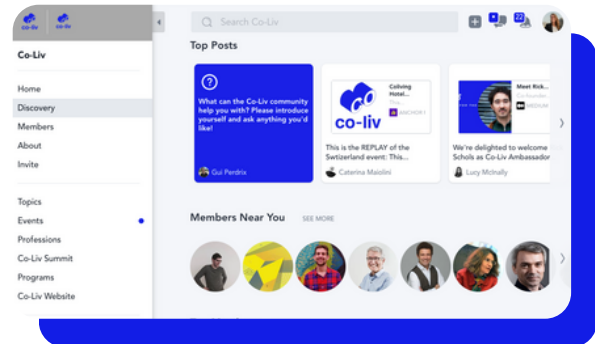
45 ambassadors,
representing Co-Liv
across the world

We define coliving as any shared living space that improves the quality-of-life for its residents. We believe coliving will address the global housing crisis, transform the real estate landscape, and create new lifestyle paradigms for a more sustainable future.

Get involved in the Co-Family

Gain access to members-only events, discounts, our internal members directory, coliving resources, exclusive events recordings and more.

Become a Member



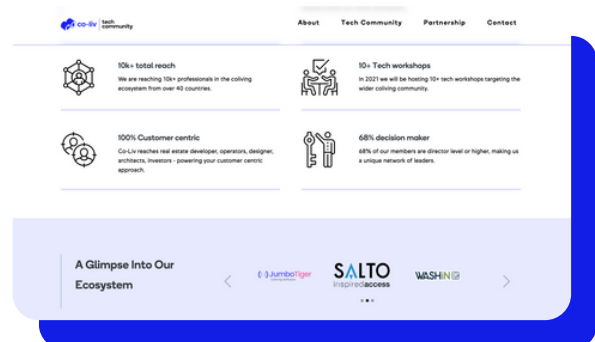
Gain visibility across the industry, create valuable content and meet key stakeholders, contribute to shaping the industry, create projects together and more.

Become a Partner



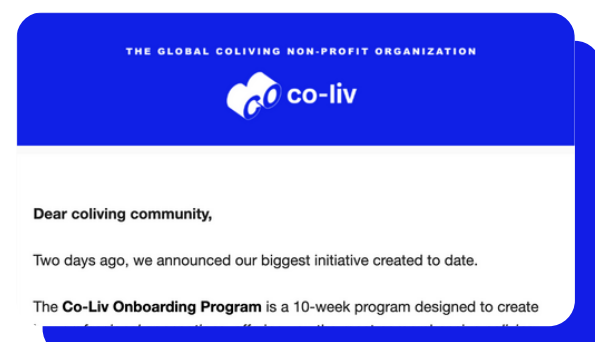
The Co-Liv Tech Community is a group of software and hardware providers, who chose to get together in order to create educational content and workshops around the important of tech in coliving.

Join the Tech Community



Stay up to date with coliving global news, **Co-Liv updates**, upcoming events, and gain access to Co-Liv initiatives.

Receive our Newsletter



Made with  by



The Global Coliving Organisation
www.co-liv.org