



Bruns Eco Village

BRUNSWICK HEADS

The Bruns Eco Village Seed Capital Expressions of Interest

The Bruns Eco Village is currently seeking expressions of interest from aligned parties for our first round of capital raising.

THE PROJECT

At *Bruns Eco Village* (BEV) we're designing a new way of living that will provide environmentally low-impact housing to those facing an inaccessible ownership and rental market.

The *Bruns Eco Village* will deliver 100% affordable housing to over 200 people who want to live in alignment with the highest sustainability principles, and in a rich and deeply inter-connected community setting.

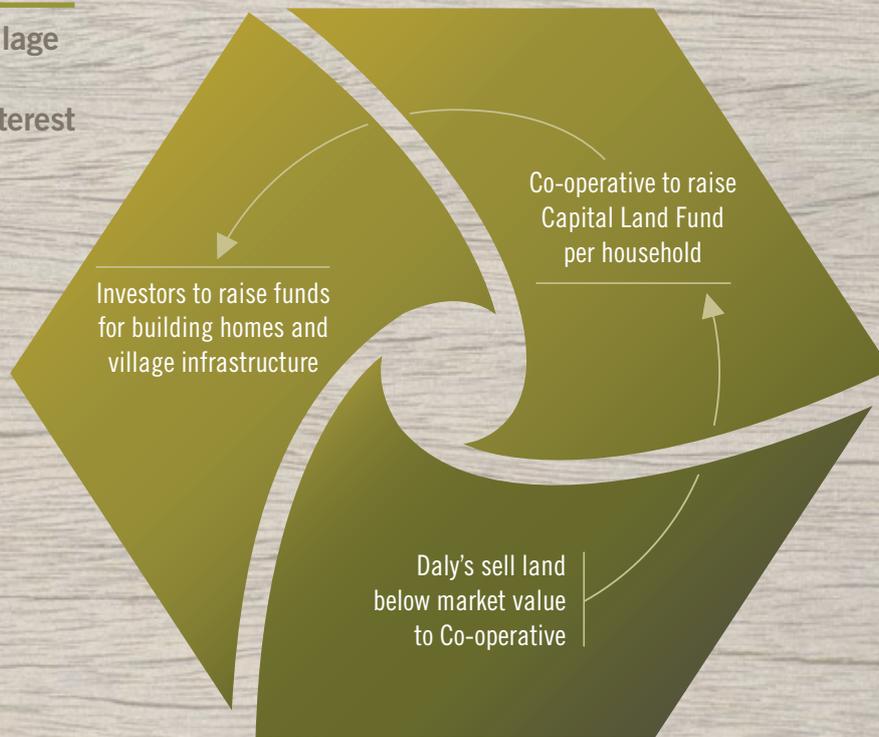
It will be located on a 105 acre site in the hills above the township of Brunswick Heads, in the Byron Shire of northern New South Wales, Australia.

PRECEDENTS

Bruns Eco Village is following a community development model inspired by the *Global Ecovillage Network (GEN)*, and there are a number of successful ecovillages around the world, including Findhorn in Scotland and Crystal Waters here in Australia, the world's first permaculture village.

Bruns Eco Village's contribution to the *Global Ecovillage Network* template is to develop a system of collective, rather than private ownership, whereby the land is held in a Community Land Trust (CLT), and residents enjoy secure, life-long leases at below-market rates. The Community Land Trust model has been used previously in the UK and USA and has encouraged home ownership outcomes in those countries. However, *Bruns Eco Village* is adapting the Community Land Trust model to provide home security while ensuring affordability in perpetuity. It will be the first of its kind in Australia.

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MISSIONS

There are four key missions that motivate *Bruns Eco Village*.

1. ENVIRONMENTAL RESTORATION AND RENEWAL

Developed in line with the *Global Ecovillage Network* and *One Planet Living* International frameworks, *Bruns Eco Village* aims to be carbon neutral at a minimum, and ultimately carbon negative.

This commitment extends through the entire community structure, from the choice of building materials and the development of self-sufficient water and energy systems, to the regeneration and re-habitation of the land and its catchment.

We believe that *Bruns Eco Village* can significantly contribute to Byron Shire's Zero Emissions policy and demonstrate a sustainable pathway into the future for the Shire.

2. AFFORDABLE HOUSING

The lack of **secure** and **affordable** housing has become a chronic issue across Australia. Secure and unlimited tenure can change the affordability picture in Australia's housing market.

Bruns Eco Village will deliver secure, lifelong leases for residents at a rate 20% below current market rates.

The eco village intends to provide social enterprise and employment opportunities for the community, including food production, visitor accommodation, education, renewable energy and wellness services.

3. SOCIAL RENEWAL

Alienation goes hand in hand with housing stress. *Bruns Eco Village* is currently developing physical and social infrastructure that will provide for a rich and connected cultural life.

We believe that a fulfilled life is a shared one. Clustered housing, in an inter-dependent and inter-generational village environment, will become the hub for a culture developed in line with intentional community best-practice, from non-violent communication (NVC) to sociocratic decision making.

4. COMMUNITY-LED DEVELOPMENT

Bruns Eco Village seeks to engage residents across the full life cycle of the project, from inception and design, to investment, construction and the structure of daily-life. In the current economic context, market-led development is increasingly unable to deliver widespread, long-term affordable housing, let alone sustainable housing in a rich community setting. *Bruns Eco Village* seeks to bring the power of a communally held intention to each stage of the development process.

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WHO ARE WE?

There are currently 125 people completing the *Village Development Program* (VDP) – a yearlong course in intentional living, and a prerequisite for becoming a resident of *Bruns Eco Village*. The next intake will be in February 2018, and there is already a considerable waiting list.

Village Development Program participants are currently self-organised into 13 working groups, focusing on all aspects of community living, from the built environment to culture, care and connection.

There is also a core group driving *Bruns Eco Village's* day-to-day progress. This core group is made up of 8 people bringing together over 170 years of collective industry experience. They include industry professionals such as town planner and former councillor Rob Doolan, solicitor and legal community structures expert Wroth Wall and award winning architect David Jacobson, as well as town planner, ecovillage designer and educator, Shane Sylvanspring, director of Renew Fest and president of Community Owned Renewable Energy Mullumbimby Ella Goninan, renewable energy engineer and writer Mairéad Cleary, marketing and branding specialist Blair Beattie, economist Tom Kiely and the current land steward Kelvin Daly. Together they are actively seeking out existing pathways within the legal and government framework that we can follow to create a model for positive change.

CURRENT FUNDRAISING

We are currently seeking expressions of interest from parties who feel they are aligned with the *Bruns Eco Village's* missions.

Please see our document attached that outlines how *Bruns Eco Village* is being funded.

MILESTONES

Preparations for *Bruns Eco Village* are well underway. We anticipate breaking ground on the first dwelling in early 2020.

Please see projected milestones in the one-page timeline attached.

ABOUT BRUNS ECO VILLAGE

For more details about the *Bruns Eco Village* project itself please see the document attached entitled 'Bruns Eco Village'.



GET IN TOUCH

We believe this is a unique opportunity to create positive impact by establishing a new model of living. We invite you to join us.

If the *Bruns Eco Village* sounds like a project that aligns with your investment objectives, then we are currently welcoming all enquiries and interest in engaging in this game changing project.

To start a conversation, please contact Kelvin Daly, current land steward and *Bruns Eco Village* Conceptualiser at:

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