

Pathway to becoming a resident



Bruns Eco Village

BRUNSWICK HEADS

You participate in the Village Development Program

2018 & 2019 - Cost: \$1,250

You join the Bruns Eco Village Aspiring Residents Network (B.A.R.N.)

2018 & 2019 - Cost: \$1,250

You form a group with people you intend to live with and submit an 'Intention to Form a Cluster' Application

You can choose to join an existing Interest Group within B.A.R.N or form a new Interest Group

You draw up a Cluster Application with the group you wish to live with. Submit application to Bruns Eco Village Incorporated Association.

The cluster application process opens Dec 2018 and closes Sep 2019.

Your Cluster Application assessed by Bruns Eco Village Incorporated Association and approved subject to criteria.

Elements outside the control of Bruns Eco Village

Rezoning application is approved (dependent on planning process)

Bruns Eco Village Community Entity forms.

The sociocratic Interest Groups in B.A.R.N become dynamic governance circles within the Bruns Eco Village Community Entity

You buy a stake in the Bruns Eco Village Community Entity and become a stakeholder and member in perpetuity.

The value of the stake is still to be determined and may be approximately \$60,000 - 90,000 depending on dwelling size. You can redeem this stake if you choose to withdraw from the village, as can your next of kin if you die.

You may choose to invest money in the village and become a resident investor. Your investment returns then reduce your rent.

Bruns Eco Village Community Entity draws down secured investment funds to submit a development application.

Using the stake funds, the Bruns Eco Village Community Entity buys the land from Daly's.

Bruns Eco Village Community Entity submits a Development Application to Byron Shire Council.

Phase 1: The village buildings and infrastructure build begins. 2 clusters are built per year.

Development Application is approved (dependent on planning process)

Clusters 1 & 2 residents enter into a life-long lease agreement with Bruns Eco Village Community Entity. They then move into their respective clusters.

Clusters 1 & 2 residents begin paying rent to the Bruns Eco Village Community Entity at a rate of at least 20% less than market rates as of July 2016. This rental income repays the investment funds used to build community dwellings and infrastructure.

Rental price will depend on build cost.

Bruns Eco Village Community Entity draws down investor funds to enable building of dwellings and infrastructure

Phase 2 build of Clusters 3 & 4 begins and process repeats as in Phase 1 above

Phase 3 build of Clusters 5 & 6 begins and process repeats as above

Phase 4 build of Clusters 7 & 8 begins and process repeats as above

Phase 5 build of Clusters 9 & 10 begins and process repeats as above

The Cluster building process completes and the construction of other precincts commences.

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