



News#3, 20 January 2023

Hello friends

As we launch into 2023, we of Sun Villages Co-operative share hopeful wishes and intent for all of us to achieve great outcomes from each of our endeavors.

I finished off December 2022 participating in a co-operative governance training course run by The Co-Op Fed. Comment from another co-operative about what Sun Villages Co-operative purpose is - to change the conventional housing system: "You're mad". I am sure he meant it's a crazy idea and too hard.

Certainly it's not easy to change entrenched ideas of private property ownership and profiteering from property ownership that underpins the speculative property investment industry; nor to challenge the bank mortgage loan practices.

Actually, we're not doing either of these.

What we *are* doing is attracting more people into participating in projects that manifest a new responsible model of housing development, property investment and home ownership that offers a far better financial outcome for all involved than does the existing housing market, while also helping to solve some of the critical socio-economic problems that arise from housing insecurity and high costs of living.

It does this without any threat to property values, so the old and this new housing model can co-exist. As individuals with freedom of choice and diverse needs that change with time and circumstance, we can choose what housing solution works best for us AND creates social and economic value for other Australians.

Do you realise the extent to which businesses – especially in the more rural areas and coastal towns - are failing for lack of staff that cannot find secure and affordable places to live in these localities? In the major towns and cities, many essential workers struggle to find secure and affordable places to live close to their work. Retirees and pensioner's are finding it increasingly unaffordable to stay in their homes close to their long term connections and support networks. Many young adults feel they will never be able to afford to own their own secure place to call home and are paying ever more of their wages for rising rental costs. Plus costs for utilities and other living costs are increasing steeply, affecting us all, driven by inflationary pressures and the climate change agenda.

These are entrenched long-term challenges, but the Sun Villages model (the Model) of property development and home ownership solves many of these issues, and we'd like to showcase how, at the workshop next month.

There has been both a date and venue change. But these arrangements are now confirmed:

Date: Saturday 11th February

Venue: Cowan Community Hall, Bujwa Bay Road, Cowan, NSW

Time: 2.30 pm – 4.30 pm

Cost: \$5 donation at door to cover overhead costs and contribute to Co-op funds.



What will you learn?

- Key critical housing challenges and failings of the existing housing system (Ann Taylor)
- The financial aspects of the Model with illustration of how significant savings are made in construction, property management and household living costs, and how these generate robust returns for investors, using figures from the Sun Villages (Queanbeyan) Ltd project (Garry Kerans)
- How the Model provides solutions for all ages and stages of life (Stina Kerans)
- The purpose of Sun Villages Co-operative in facilitating ongoing ethical, impact investments in responsible housing developments (Ann Taylor)

If each new housing development that uses the Model can be linked in a resilient network of living places that cater for an inter-generational blend of diverse ages and stages of life - singles, couples and families - then we strengthen the social fabric that binds people together in a stronger society. We can become more cohesive and can live and work more healthily and productively. Collaborating in this way, peer-to-peer, we become empowered to build a much better future than we can presently imagine, without relying on government intervention or international investors to provide solutions.

We need this localisation and self-empowerment and collaboration now more than ever in this tumultuous time of change.

We can be inspired by Bill Mollison's "Life Intervention Principle:

"In chaos lies unparalleled opportunity for imposing creative order"

Mollison B (2009), 'Permaculture – A Designer's Manual'.

Please do register to attend to secure a seat:

<https://www.trybooking.com/CFLHV>

Those attending who want to continue the conversation with Garry and Stina and learn more, will be able to join a meetup again for a social supper at my home on Sunday 12th February. Details will be provided at the workshop, but keep this date free too if you can.

Then, for those interested in the first project in Queanbeyan, either as a future resident yourselves or as a property investor in this company project, SAVE THE DATE for a site visit on Sunday 26th February if you can travel down to Queanbeyan.

Contact me with any questions about either the workshop or the site visit.

Cheers for now

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