

# Community Information and Agreements

## Maleny Eco Village, QLD

All Eco Village Australia (EVA) communities adhere to the EVA "Vision and Values". This document further outlines Maleny Eco Village agreements. Some of these are not negotiable, and some can be renegotiated as new members join. As you enter into this community, please discuss points of difference before you agree.

## I. Basic Information

Maleny Eco Village  
37 Centenary Dr, Maleny  
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<https://www.ecovillages.com.au>

### Founders

Andrew McLean & Claire Ogden

## II. About Us

Maleny Eco Village (MEV) is a small eco village community who is serious about sustainability (eco) and connection (village)! We value individuals committed to self-development, good communication and conflict skills and look for people who are stewards of the land which we call home.

We seek to live lightly, sustainability and regeneratively. This means behaviour change, but in community it's a lot easier.

We hope to inspire and support other communities to form.

While co-housing is our aim for future design, we are using existing infrastructure, some of our accommodation is co-living/share housing at the moment. We wish to be a 'medium demand' community, where residents connect to and be part of others lives.

We started visioning with the publishing of the "Seeding Document" in 2016, and bought land in 2019 when the founders moved in. We have had 10 short-term residents in the past two years.

After our build we expect that 12 people will live here. We could expand further into the future.

### Mission Statement

We are a small community that focuses strongly on connection to self, others and earth.

We aim to demonstrate the joys of living a low-carbon, simple 'home-based economy' lifestyle thereby encouraging cultural change in wider society.

### Community Keywords

Community, sharing (resources, lives, stories, skills), intentional, sustainable, participation, permaculture, fresh food, simplicity, robust, resilience, space, safe, frugal, abundant, story telling, campfires, art, music, intergenerational, vibrant, beautiful, healthy (mind, body, spirit), tolerant, design, outdoors, energy efficient, minimalism, low footprint, living lightly, humanity, enjoyment, fun, people-centered, pride, healing, social capital, meaning, peace, trust, vulnerability, community engagement, biodiversity.

### Community Network Affiliations

- The Fellowship for Intentional Community (FIC)
- Global Ecovillage Network (GEN)

## III. Housing

### Land and residences.

#### Land

We purchased the land, on Jinabara country, in May 6 2019 under the ownership of the non-profit - Eco Village Australia. It is 3.48 acres (1.41 Hectares) in Maleny bordering the Showgrounds (which is the birth place of the world famous Woodford Folk Festival).

The property had 5 buildings on it. 4 old wooden buildings (circa 1930) which needed repair, which we did in the first 12 months.

### History of land after colonisation

Jimmy and Hilda Grigor owned a dairy on this site. The Grigors or previous owner donated the showgrounds to the people of Maleny c1920.

c1966 Max and Val Graham (Hilda's niece on Father's side) bought the farm around 95 Acres. They lived in the "bunkhouse". They ran the dairy until they went broke (deregulation), raised 2 children.

Rob Norris (a Vet) bought and subdivided 4 acres. He built 'Norris house' - now the soccer and any club house. Cows used the workers cottage! Centenary Drive was put in at this time.

Ian Nicol bought in 1978 for \$14,500. Dam and internal road was built around 1980. In 1989, there was still no electricity. Council diverted the storm water to bottom gully - it was dry beforehand. ½ acre was subdivided in 1984 and the top house pad was cut in 1986. Ian still lives at 39 Centenary. 1988 sold to John Denman for \$58,000. April 1990 sold for \$89,000. March 1991 sold for \$99,000.

1993 October. sold to Peter Erdmann for \$140,000. c2006 Ribbonwood development started and Houses in Ribbonwood started to be built around 2010, most built by 2015. All by 2017 25th March 2019. Property bought by Eco Villages Australia for. \$656,000 at a Public Trustee Auction.

### Government

Local Government: Sunshine Coast Council  
Division 5 Councillor: Winston Johnson, (LNP life member, sitting as an independent).

State Government: Electorate: Glass House. MP: Andrew Powell, LNP, in a Labor Government.

Federal Government: Electorate: Fisher. MP: Andrew Wallace, LNP, in a LNP Government.

All three representatives deny that climate change is human induced.

### Surrounding culture

Maleny has a strong alternative/creative, environmentally-aware and socially progressive population. There is an equally strong right wing representation. It has slowly gentrified now with many professional people and wealthy people live in Maleny as well as poorer and homeless people.

We have put some effort into creating and maintaining good reciprocal relationships with first nations. We need to do more. We do not know any special stories of FN's connected to this land.

### History of area

First Nations used this area for the famous bunya festivals; attracting visitors from thousands of kilometres away. After colonisation it was a logging and dairy area, until most of the dairies went broke due to de-regulation in the 1960's. A economically depressed town then attracted lots of 'hippies' and artists.

### Proximity to population:

Maleny > 8 minute walk. 2800 people  
Landsborough > 15 minute drive. 4000 people  
Caloundra > 30 minute drive. 51,000 people  
Brisbane (Capital) > 1.5 hours. 2.5 million people

### Proximity to Services:

Hospitals : Maleny  
Schools: Maleny  
Medical Center: Maleny  
Public transport: train from Landsborough Station.  
19 services from Brisbane City to Landsborough daily. Bus from the main street in Maleny to Landsborough.

### Proximity to Attractions:

Maleny Diaries - 3 mins drive  
Gardeners Falls - 4 mins drive. 20 min walk  
Baroon Pocket Dam - 12 mins drive  
Australia Zoo - 15 mins drive  
Montville - 15 mins drive  
Kondalilla Falls - 20 mins drive  
Crystal Waters Eco Village - 20 mins drive

Glasshouse Mountains - 15-20 mins drive  
Caloundra beach - 30 mins drive

### Topography of block

North facing block. Dam and wetlands in the centre. Steeper to the south side of the dam. North side of dam is flat and then gentle slope down to 100 year flood level (tributary seasonal gully line of Obi Obi Creek)

### Vegetation

Rainforest trees, Magnificent Moreton Bay Fig (probably the second biggest in the area until a storm in Jan 2020 brought down 30% of the tree), and about 8 bunya trees. Many mature trees, partly north of dam and around border. Quite a few weed trees. and a lot of fungi.

We have a few garden beds. with a focus on perennials and native food. We plan to restore native rainforest, have just planted a sub-tropical food forest, orchard and garden.

### Fauna

There are 60+ Species of birds, Brush Turkeys, Bandicoots, Water dragons, Pythons, Red-Belly Black Snakes, fish stocked dam, many many frogs and possums on the property.

### Proximity to neighbours

Neighbours on 2 sides. Ecovillage borders Maleny show grounds. We have put a lot of effort into creating and maintaining good reciprocal relationships with our close neighbours with mixed success.

### Built Environment - Past

After purchasing the property, we repaired the main house recently, including installing insulation. The outdoor eating area has been established in a retro-fitted shed, toilet shed repaired. Cottage newly repaired. Vegetable garden established. Newly planted food forest, Some weed management undertaken, bush regeneration with native tree planting. Dam has been de-silted and deepened.

### Built Environment - Now

We live quite simply. We have many shared facilities - laundry, outdoor eating area, pantry, workshop (old dairy bails), dam, deck, community space, limited storage area, library, garden, outdoor shower, and food forest.

### Built Environment - Future

We will be building the next phase in the next 12 months. We plan to build a pavilion style house using natural materials in the co-housing style that will last 100 years. We have lots of blue stone on the property from the dam deepening, and will explore other natural build and as much recycled materials as possible to give the rustic look. These structures will be built with thermal passive design, taking great care to get the balance between thermal mass and insulation right. We hope to finish the first structure by Aug 2022.

We are using co-housing and tiny house principles; so private bedrooms will have a smaller footprint, 1) to draw people out into nature and community and 2) to allow for less environmental impact. It's important to it's that the built environment has as little impact to nature.

The Sunshine City Council currently does not allow tiny houses on wheels (THOW) permanently, so for this village we will be relying on built structures that use tiny house principles.

### How can one access housing?

Everyone rents. This allows makes it easy to leave if circumstances require. No one owns the land or buildings, so we can achieve 100% occupancy - as people can move into different size accommodation as their needs change.

## IV. Membership

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### How many in your community?

- Adults- 4
- Children- 2
- Non members- 3

### What percentage is comprised of:

- Female-identified- 50%
- Male-identified- 50%
- trans-gender identified individuals- 0%
- Non-Binary identified individuals- 0%
- Ages 11-15 16%
- Ages 21-30 16%
- Ages 31-40 32%
- Ages 41-50 50%

We aim for a diverse and intergenerational community.

### Visitors

We expect visitors and welcome the new energy they bring.

We have multiple ways to visit the community

1. Monthly "Work Parties" where visitors are welcome to join us for a tour, light gardening, meal and workshop. No booking needed.
2. Work-exchange programme (workaway/ wwoofers). Minimum of one week and maximum of three weeks. Email us for availability.
3. As a guest of a resident.
  1. Daytime visits. Residents are free to invite anyone. Use your discretion whether to let others know.
  2. Overnight visits please let the community know.
  3. Multiple night visits - please ask permission from community. Food, accommodation and utilities costs are 'gift economy'; borne by the visitor or the host.

### Membership

We are looking for new members and have some spare rooms. However you don't need to be a member to be a resident at the start.

### Membership process

- We approach membership via a relational, not transactional framework. We are not a just providing housing, but a unique experience of community life.
- Because it's about relationships, we need to get to know each other. The first step is to come to our work parties, or join our work exchange programme.
- Everything flows from there. Full membership is an 18 month process. We follow the tried and true eco village membership guideline of "Hard to get in, easy to leave"
- Short term renters are welcome. These renters may want to move towards full membership during their stay.

### Who are we looking for?

We are looking for residents who have a commitment to each other and the processes of community living, contribution, self-aware, flexible. (respecting needs of self and others).

We would love to attract people who are skilled at home-based economies, permaculture, gardening, building, relationships or artistic.

We may ask for references from other communities or close friends.

### Community Education

Residents ability to communicate and work with others is important for the whole community to thrive.

Every resident will engage in 'Community Living Courses' to gain skills in conflict resolution and participatory decision-making on an ongoing basis. Part of the entrance fee will be used for this purpose.

### Do you foresee the ability to care for the very old or very sick?

We are in the startup/building phase, and only have a very limited space, and are looking for people who can move the project forward at the moment. This may change in the future.

## V. Governance

### Leadership & Decision-Making

#### Which decision-making method does your community primarily use?

Modified Consensus (everyone consents, with some exceptions or fallbacks.)

We talk about agreements rather than rules.

#### Does your community have an identified leader?

No

#### Does your community have a core leadership group?

No

#### Preferred Communication Model

We use Non Violent Communication (NVC), sometimes called compassionate communication.

#### Additional "community government"

EVA has a board, but their decisions are not about day-to-day living for the community but high-level decisions to do with infrastructure plans, budgeting, etc.

## VI. Economics

### Labour & Money

#### How is the land & buildings funded?

As per the EVA model, residents and non-residents can loan to Eco Villages Australia and are paid back over time with the rent that is paid. Not all residents are required to loan. We estimate that 50% of community members will be able to loan.

The founders were able to purchase the property, and repair the buildings with private loans.

Loans from financial contributors (residents and non-residents) will be needed to build the housing. Loans will only be received after residents are full members.

#### Does your community require a fee or buy-in for joining?

No one can 'buy in' to this village. Lots are not sold to individuals. Residents are encouraged to loan money which is needed to buy the land and build the infrastructure. Those who loan have no special decision making privileges. Loans are paid back over time by community members paying rent.

#### Membership Fee

\$20 AUD a year for full members (after 18 Months)

#### Entrance Fee

\$2500 AUD over 2 payments as per EVA membership process.

- Payment #1. \$500. Community Living Course. All residents pay this. This goes to a fund to support residents in learning how to live in community. NVC (Non Violent Communication), consensus, and any conflict resolution that comes up.
- Payment #2 \$2000. Infrastructure Fee. After a provisional member becomes a 'full member', they are asked to pay this entrance fee. This fee is waived if they are able to loan more than \$15,000.

### How much is the ongoing contribution (per week)?

- \$30 Food kitty (paid weekly in cash). As we share meals, all residents contribute for common food expenses. They contribute for commonly used items only (including fruit and veg). Food preferences can be purchased individually.
- Rent and utilities. We use the 'gift economy' for rent will depend on both the needs of the individual and the needs of the project. For budgeting purposes your gift will need to be set and only changed when circumstances change. The average person pays \$200-\$250 a week.

### Needs of the project

To pay back all the loans and make all our expenses, the village needs around \$1200 a week.

### Sharing of resources

We like to personally own as little as possible, and share as much equipment as possible.

### Is this community a commune?

No, we don't share income or assets.

### What time and labour is expected?

It takes a lot of maintain a suburban household. In some ways, their is less physical and mental work but more relationship work in community.

We are wishing to attract community-minded people who don't count their hours but are generous with their time for the betterment of the community.

There are a few calendar items that need to be prioritised.

1. Weekly Meeting. We have a weekly meeting to decide rosters, weekly focus, community projects etc. There is an expectation that all adult residents attend.
2. 'Heart Sharing'. All adult residents need to attend.
3. Focus day. We have a weekly internal 'do it' day where we maintain the built and outdoor environment.
4. Work Parties. These are our monthly open days. These are when we face outward, and manage volunteers and welcome seekers. They are on a Saturday and they go from 9am - 3pm. Residents need to be there.
5. Cooking. All members of the community cook evening meals for each other. Currently each member cooks once or twice a week.

These things serve our community at the moment and as the community moves and shifts, we can find ways to contribute and connect to meet the needs of individuals and the community.

Cleaning and dealing with our waste is part of daily life.

### Is there a village business?

There is no business attached to this community at present.

The property is a residential property, so only home-based business is allowed. We are open to future possibilities so that residents who choose to create an income on site, can.

### What work is available nearby?

Work in Maleny and surrounds include, schools, hospital/medical/aged care, garden maintenance services/handyperson services, hospitality, farm/nature based work, bush regeneration, nursery, cleaning, retail work, etc.

### What community groups/activities are available nearby?

Maleny was, at one time at least, the cooperative capital of Australia. There are over 160 groups and many co-ops.

Maleny has in many ways, 'capital city' quality and an incredible array of groups available. Dance classes, circus, sports, choirs, environmental, political and action groups. Religious, educational, healing. We have it all.

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### What Co-ops are available nearby?

- [QLD Country Bank](#)
- [Maple Street Coop](#). Australia's second largest food coop. Locally grown food is sold on consignment.
- [Fixit Cafe](#). Australia's first fixit cafe runs from the neighbourhood centre
- [Maleny Neighbourhood Centre](#). Providing community services.
- [Maleny Community Center](#). Providing space in our 'town hall' in the main street.
- [Maleny Film Society](#). Curated films twice a month,
- and many more.

### How much are residents encouraged to engage in the wider community?

We hope to attract residents who are community minded to join and help these co-ops and groups.

### Gift economy

We are very interested in experimenting with a voluntary gift economy. This generally means that people can choose to contribute time (over and above the normal living contribution of cleaning, maintenance and cooking). The project needs many types of energy.

We resonate with "Sacred Economics" by Charles Eisenstein.

### To what extent do the founders/directors/managers receive financial gain from the project?

None. We are all volunteers here.

## VII. Community Sustainability Practices

### Energy, Food, Water, Transportation

We are serious about being sustainable. The average Australian emits 15 tonnes of carbon per year. Scientists say we need to get this down to two. Now.

#### Energy

We have five energy sources:

1. Grid Power. We use 20% of the average household electricity from green power through behaviour change and design. We aim to get this to 10%.
2. 1Kv, 12v Solar system with 200 A/hr batteries for lighting and refrigeration. We want to expand this system.
3. 180v DC Solar Daylight Drive Microgrid. Not connected yet, but will power water pumps, air blowers, workshop tools and cooking elements.
4. LPG gas. We currently cook with LPG, but are transitioning to biogas and 180v
5. Biogas. We are successfully making biogas which we will use for cooking soon.

#### Food production

We have a somewhat productive garden, and all our greens and approx. 50% of our carbs come from the garden.

We don't buy from Woolworths, and are somewhat conscious of the food miles we buy and want to become more conscious, we aspire to grow much of our food on site, and the balance trading or buying through locally sourced farmers, CSA's, coops or businesses. We welcome

#### Water use

We have two water sources:

1. A dam (spring fed 3000 kilolitre)
2. Town water

We use 25% of town water that a standard household uses and we aim to use 10% of town water that a standard household uses

We use design and behaviour change to keep water use down. We water plants manually from the dam. Hot water for cooking and cleaning is carried from our solar hot water. Some water is captured for watering plants. We minimise shower time. We will install water tanks and solar-powered pumps in the future.

#### Single-use plastic free

We try very hard to be single-use plastic free, we buy in bulk to minimise packaging. We refrain buying food or drink that comes in plastic packaging. We will continue to reduce our reliance on single use plastic.

#### Plastic free

We are not plastic free however, we wish to move towards being plastic free. We avoid owning and purchasing plastic items (preferring wooden and metal materials). We don't allow large plastic items such as playground equipment. We avoid using soft plastic packaging, prefer to make kombucha rather than buying bottle drinks etc

#### Composting

We convert all kitchen scraps to compost (or bio fuel), and worm farm. We have an important policy that no organic material leaves the property. We hope to be able to collect organic material from neighbours and even businesses for composting.

#### Level of consumerism

We think very carefully before buying any item/gadget/tool, we buy second-hand items where possible and repair or re-purpose rather than buy. We are serious about minimising normal consumer spending.

#### Use of animals in production of food

We have bees from a local farmer who maintains the hives. We prefer no animals used in food productions, but open as long as no harm occurs.

#### Prevailing food growing techniques

We prioritise permaculture design and have syntropic beds. We are organic and don't use chemicals/pesticides/herbicides/fungicides.

#### Transport - Cars

There are 0.6 passenger vehicles per person in Australia. The average passenger vehicle travelled 13,700 kms in QLD per year.

We have 0.5 passenger vehicles per person at the moment and we hope to get to 0.25. We don't measure kms travelled yet, but with e-bike access and an emphasis on walking, cycling and public transport use, hope that each vehicle will travel just 5000 kms per year. Vehicles are not allowed in the central part of the site as this is given to human scale transport, as per co-housing principles.

#### Fossil fuel free

We use electric tools rather than fuel powered tools and we make our own biogas for cooking as an alternative to LPG. We have a small fleet of e-bikes which are available for residents and friends. We will transition to electric vehicles as soon as practical.

#### Travel - Air travel:

In the future we may measure each persons air travel to measure our total carbon footprint if this is what the community is interested in doing.

## VIII. Lifestyle

### Facilities, Diet, Health, Education, Spirituality

#### Share facilities

We have common gardens, library, operational workshop and tools, dam, kitchen, lounge room, outdoor eating area, outdoor shower and fire pit.

We envisage that we will build communal greenhouse, vehicle share, and hot tub/sauna.

#### Internet access

We have adequate speeds through ADSL2+, but the NBN has just installed fibre to the premises. We are about to get a wifi extender. The internet is freely accessible for all residents and guests. We leave Wi-Fi on 24/7

#### Mobile phone coverage

The Telstra network works well, but the other networks are sketchy. Most residents use Aldi prepaid plan (\$15 or \$25 a month)

#### Shared Meals

There is a shared meal offered every evening meals. It's not compulsory to attend all shared meals, however we have a cooking roster and a culture of shared evening meals.

#### Dietary preferences

All shared meals are vegan. We eat simply and restrict packaged foods and sugar. We do come across reclaimed eggs and dairy, and they are sometimes incorporated into our diet. A meat and dairy free diet also helps with electricity use (refrigeration standards can be less).

We like to eat produce from our garden, and source local organic food.

If residents or visitors are gluten free, or have other dietary requirements, we are happy to accommodate.

Sometimes residents cook non-vegan elements for themselves.

#### Alcohol / drugs and tobacco

This community has a culture of not using alcohol on site, though it's not specifically banned. Drunkenness is not tolerated.

We have agreed to have no tobacco or any smoking on site.

Illicit drugs are not permitted. We have no restriction on legal drugs however, we would welcome people relying less on such substances as caffeine and sugar. There is no restriction on medicinal drugs (as long as it doesn't violate our smoking preference).

#### Addictions:

The community recognises that addictions are an illness often caused by a lack of human connection. We are concerned about negative uncontrolled addictions (substance abuse, gambling, etc) affecting the life of the community and will generally be unable to host people with negative uncontrolled addictions.

#### Spirituality

The community is not affiliated with a specific religion or spiritual path. Residents are free to practise any tradition they would like, as long as it doesn't affect the others negatively.

While we don't have an overarching spiritual tradition, many would certainly have an affinity for an eco-spirituality, and basic belief that all living beings are connected and affect each other. Many would accept a creator or divine source.

#### Sexuality:

This community is not based on any sexual preferences and is open to all.

#### Education

We welcome all education choices, and any choices are up to each family or individual.

#### Healthcare practices

Healthcare choices are up to each family or individual. We are agnostic on vaccine choices.

Be aware that some drugs may have a negative impact on composting toilets.

### **Nudity:**

Se ask that nudity occur in Indoors private areas, however dam, spas and/or swimming ok.

### **Brand Hygiene:**

No corporate branding including branded packaging around the community

### **Technology in shared spaces:**

We ask that we avoid personal devices in shared spaces, especially around meal time. We don't use TV's in shared spaces (apart from presentations or community movie nights). Screens in personal rooms are up to individuals.

### **Noise Levels**

We prefer people wear headphones rather than amplified music. We ask that noise levels generally be limited to 'standard' waking hours

### **Are domestic pets permitted:**

No animal ownership at all. Wildlife is the priority here.

### **Electrical Appliances**

We limit ourselves in the use of modern appliances, mainly as they 1) have a short life span and end up in land fill, 2) often serve to seperate people and 3) use unnecessary power. We don't use a microwave oven, sandwich maker or dishwasher. We have a washing machine, refrigerator and limited kitchen appliances.

### **Chemicals**

No harsh cleaning chemicals permitted. We prefer no artificial chemical fragrances. No sunscreen in allowed in dam or outside shower.

### **Drinking water**

We drink town water. We normally dechlorinate it first.

### **Tidiness**

Dishes are washed after every use and everything put away, benches wiped. We are careful to keep personal possessions out of communal areas. Our focus on permaculture and syntropics however, do mean that grounds look untidy to the modern eye. We don't mow lawns.

### **Minimalism**

Minimalism is a key component of this community, Personal belonging and storage is limited to each residents' personal room. We do have limited storage in community shed.

We are going for a minimalist eco-aesthetic.

### **Security**

Minimal security, people are always around.

### **Artwork and creativity**

Highly prized - we will place value on art and will direct funds for this purpose

Medium. Would like artistic works, but will not pay for them

Art is not valued at all

happy for the community to come to consensus on this.

### **Transient/steady population**

This village will welcome short-term residents while fostering a base of long-term residents

### **Time spent in community**

As we value connection. we prefer residents to make this village their 'principal place of residence'