

AUSTRALIAN QUAKER CENTRE (AQC) REVIEW 2009-2012

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AUSTRALIAN QUAKER CENTRE

Review of 2010-2012

1.0 VISION FOR AN AUSTRALIAN QUAKER CENTRE

The Working Group remains committed to the vision that the Australian Quaker Centre will:

- Have an atmosphere of prayer, simplicity and gratitude before God
- Be willing to encounter inwardly the Indigenous spirituality and care of this land and its peoples
- Assume everyone is becoming more deeply part of a spiritual community
- Embody Quaker practice in all its aspects and activities
- Reflect a way of life that is spiritually, physically, environmentally and economically sustainable in Australia

In practical terms the AQC will be:

1. A haven for rest and healing
2. A learning space for listening and ministry
3. A place to listen to and learn from Indigenous people
4. A school for spirituality and Quaker heritage
5. A place to experience and demonstrate living as a spirit-directed, sustainable community
6. A fertile ground for prophets

The aim is to create a transforming community not just a school for facts, with space for people to join us to experience living in Quaker community. While not all these aspects were fulfilled this year, we feel strongly that we faithfully followed that ministry, with many people confirming that the week there had been a strong spiritual time for them. Each of us deeply involved in the AQC has felt changed and in some cases transformed by the process.

The AQC Working Group is continuing the formation of an Australian Quaker Centre as an exercise of the Spirit through 2010, and is preparing a plan for 2010-2012 with a view to establishing a more permanent AQC. There is an urgent need to strengthen the spiritual grounding and faith of Australian Quakers, not only to grow us spiritually and to know who we are in much deeper terms than we are presently able to articulate to others, but also to prepare us for the public witness that will be needed in the years ahead.

There are two separate and equally vital ways this work of spiritual nurture needs to be carried forward.

1. Where people live

The first is to offer Quaker spiritual nurture and courses in places where people live, scattered across Australia. Many cannot travel because of family or work commitments and need the nurture to come to them.

Quaker Learning Australia (QLA) oversees the Meeting for Learning program of retreats and personal study which can be hosted by Regional Meetings in rotation, and

has also established a website for distance learning of prepared courses. QLA is for brokering and making courses available, and will also encourage the development of new courses.

One aim of the AQC residential programs is to bring through Australian Quaker teachers and facilitators who can then travel in the ministry within Australia. The AQC might then be able to hold a series of AQC-on-the-road courses, moving around Australia. Such a development would require support from the host Regional Meeting to arrange the venue and guarantee sufficient numbers to cover the costs.

While some feel this is a way toward a more permanent AQC, our view is that we need to establish the courses and teachers, and then it will become clear which are most suitable for taking 'on tour'. This was the case for the Meeting for Learning retreats that were founded in Melbourne and then began to move nationally.

2. Quaker centre removed from the place of living

The second method for the spiritual nurture of Australian Friends is to provide a place where people can be totally removed from the implications and constraints of their daily living at home. The experiences of people who have spent time at Pendle Hill or Woodbrooke is that such a stay can be transforming, and engenders major changes in spiritual and daily lives. The AQC will provide this opportunity for Friends in an Australian context without having to go overseas. Another aim of the AQC is to bring through Australian Quaker teachers and facilitators who can then travel in the ministry within Australia.

2.0 SUMMARY OF THE 2009 AQC

The Working Group appointed by YM09 met at the Quaker Cottage in Woodford from 27/2-3/3/2009, conscious of the broad support for this work from Yearly Meeting. David Johnson, Helen Bayes, John Baker and Sheila Keane undertook most of the work in 2009.

The 2009 work:

- defined vision and policy for the AQC, at the Blue Mountains Meeting 27/2-3/3/2009
- searched for venues and negotiated 12 week lease for *Silver Wattle* from the Catholic Church
- developed courses, appointed staff; devised advertising brochure and website
- prepared an AQC Guidebook –a set of policies and information
- trialled a wide range of opportunities: 7 weeks of courses, silent and guided retreats, YF weekend to prepare Backhouse Lecture presentation, Canberra RM Eldering weekend, Quaker Tapestry week, a Friend's birthday celebration, and unprogrammed residential time.
- coped with many difficulties, including: Resident Elder being unable to come, re-casting of the *Paths into Eldering* course; first cook having to leave for personal health reasons; financial tightness; water supply problems; an unseasonally frigid September, and finally working through the issues of growing the community.
- felt like a time of developing ourselves and finding what we are all capable of, before we begin to work more widely. We affirm our first AQC, knowing we

had to make a start to see what was right and what God is asking us to modify and do next.

We are deeply grateful to those who supported us, in prayer, or with personal and RM financial donations, loans of books and other items, and to those with their gifts of teaching, those with their commitment to the spiritual journey who attended; and to the staff who handled the difficulties of growing a community with honesty and patience.

We are also very appreciative of those Friends who came as Elders, for they were vital to keeping the community grounded during some difficult times and for assisting participants in their spiritual journeying.

The 2009 program (attached) involved:

- Teachers – Dale Hess, Sheila Keane, Helen Bayes, Mark Macleod, Jean Talbot, Brett Trenery, Gerry Guiton, David Carline, Lloyd Godman, Tess Edwards, Helen Gould, David Johnson
- Elders - Sheila Keane, Kerstin Reimers, Susan Addison, Abel Sibonoyo, Barbara Rautman, Emily Chapman-Searle, Frances Thorsen.
- Staff - Helen Bayes, Valerie Joy, Bob Westwood, and cooks: Brigid Walsh, Catherine Dabron, Marie and Brian Harlech-Jones.
- 55 Friends attended courses, 3 for silent retreats, and 52 stayed as part of the unprogrammed residential time in November.

The Lead Team made a conscious decision not to use ranked scoresheets. The AQC is not a school and we, both teachers and participants, are there to learn together from the Spirit. The 2009 program was evaluated by:

- Evaluation sheets with five categories for comment offered to every participant, teacher and elder.
- Specific debriefing sessions with teachers and elders by either the Director Helen Bayes or the Working Group Convener David Johnson
- Emailing a set of questions to all participants in mid November to check the perceptions with the value of hindsight. (to be done)

In Week 8, a thorough set of thanksgiving, debriefing and planning sessions, facilitated by Trish Johnson, was held at *Silver Wattle*. These sessions involved the core staff: Helen Bayes, Valerie Joy and Bob Westwood, with David Johnson present for all sessions, and John Baker for the planning session. The main results of these sessions are included in sections 2.1 and 5.2 of this report.

2.1 MAIN ITEMS FOR ATTENTION

1. Staffing

- The core staff positions need to be confirmed earlier to allow the group to prepare more thoroughly, preferably with a retreat together beforehand. The 2009 experience confirms we need 6 core staff: Director, Resident Elder, Administrator/Bookkeeper, Cook, FIR Technical and FIR Housekeeping/Pastoral care.
- Appointing staff was done mainly by approaching individuals after there was insufficient response to wide range of circulars we sent out. The officially advertised position of Administrator received no applicants before the closing

date. Soon after, Valerie Joy applied and was appointed for the 3 months Sept-Nov 2009. More formal advertising will be done in early 2010 for positions in 2010.

- Resident Elders made an essential contribution, though one week rotation is shorter than desirable, 2-4 weeks would be better. A 2-4 day overlap is needed, thus allowing for arrival and preparation time to start and releasing time at the end for each Elder.
- The financial uncertainty meant in 2009 we were grateful to those who gave their time *gratis*, and those who worked on the basis of a service agreement. As the Centre develops, the AQC will institute more formal staffing policies, conditions and payments.
- The appointment of Helen Bayes as Director has been extended to till the end of Standing Committee July 2010, by which time we hope a more formal entity for the AQC will be in place, and then the Directorship will be formally advertised.
- The Indigenous presence was difficult to get in place, not because of any reluctance, but because Ngunnawal elders were dealing with their own programs and issues. Care is being respectfully taken to invite Ngunnawal Elders to get to know what we are doing on Silver Wattle Point. We gave priority to obtaining permission from local Ngunnawal Elders before we felt clear to approach other Elders. We are extremely grateful to our Indigenous Friend David Carline for his time with us. We have already started making contact with possible Elders to be with us in 2010.

2. Course costs

- The costs of courses, while justifiable in terms of our budget, did inhibit attendance. Many reports indicated that other reasons were also important, such as changing yearly holiday and work schedules to allow time for the AQC, reluctance to travel because of the greenhouse gas costs, or course combinations and choices that did not appeal.
- It seems a 6-day cost, with full accommodation and food, needs to be cheaper.
- The financial situation is the 2009 AQC made a small surplus, and we have a balance in the AQC RESERVE of Donations less money spent on books, shelving and kitchen equipment. The major costs for 2009 were:

| | | | |
|---|--------------------------|------------------|------------------------------|
| • | AQC WORKING FUNDS | | |
| | Lease | \$12,000 | 32% |
| | Staff | \$ 8,330 | 22% |
| | Food | \$ 8,224 | 22% |
| | Utilities | \$ 5,393 | 15% |
| | Office | \$ 1,125 | 3% |
| | Transport | \$ 1,726 | 5% |
| | Other | \$ 397 | 1% (bank charges, first aid) |
| | TOTAL | \$ 37,195 | 100% |
| | INCOME | \$ 41,174 | |
| | SURPLUS | \$ 3,979 | |

| | |
|--------------------|--|
| AQC RESERVE | |
| DONATIONS | \$ 15, 526 |
| ASSETS | \$ 666 (books, shelving, kitchen equip) |
| BALANCE | \$ 14, 860 |

3. Program lead-time and advertising

- The AQC needs to put its program in place 1-2 years in advance so people can plan their year in terms of annual leave, school holidays and other time and financial commitments. The schedule for 2011 needs to be advertised in mid 2010.
- Some advertising was done in 2009 through international Quaker bodies and newsletters, FWCC, FWCC-AWPS, FGC, BYM, A-NZYM. Longer lead times and more prominent advertising will assist visiting Friends travelling to Australia and the AWP region to consider putting the AQC into their itinerary.

4. Course offerings and program arrangement

- The 2009 program was for three months (Sept-Nov). The plan is for a range of events at *Silver Wattle* during 2010, with some events in April-July and an intensive set of course weeks again in the Sept-Nov time frame. A draft program will be available at YM 2010. The 2011 and future programs may be at different times, perhaps with one program directly after the time of Yearly Meeting to enable travel costs to be reduced for Friends.
- The course program needs to include a quiet week, such as a retreat, after each 2-3 weeks of active courses. This will allow the staff a breather, and to deal with maintenance or other issues. The original plan in 2009 was for such a timetable but staff and teacher issues meant we had to modify this arrangement.
- There was some objection to having Wednesday as a silent day, especially from Friends who live alone, spending much time in their own silence, and who came to the AQC expecting plenty of vigorous social interaction. Most Friends found the silent day extremely valuable, and for the staff it provides a welcome pause mid-week. We will develop ways of adjusting and shaping the silent time to suit a wider range of needs.
- There were calls for expanded teaching sessions during the course weeks, and this will be negotiated with course teachers.

5. International Teachers

- The AQC has a prime mission of fostering teaching ministry within Australia – and in 2009 enabled 12 Australian Friends to test and develop their teaching ministry. Most of these Friends admitted that delivering a course had been a good learning experience and they are willing to contribute again. Most found a need to modify and pace their material, though possibility for week-long courses was a wonderful and different experience to giving course at a residential weekend.
- However we also realise we do not have all the skills and fields of knowledge required and intend to schedule annual visits from international Quakers and also other faiths. International Quakers who have been well-received teachers at Woodbrooke or Pendle Hill are one source. People who reach across faith boundaries are another source.

6. Library

- An AQC library has begun, with donations and loans and a few purchases using AQC money, and has been entered on the online LibraryThing database. The core list has been compiled using suggestions from course leaders, including books, Backhouse lectures and Pendle Hill Pamphlets. The library encompasses

Quaker heritage, spirituality, witness and peacemaking topics. A small collection of DVDs is also there for use in courses, or to provide a basis for discussion groups. We would be grateful for further donations of books or funds to buy other items.

7. Location

- Most people expressed a very strong appreciation of *Silver Wattle*, as a location, as landscape, and as a facility. Many commented they think we should buy it! They appreciated the range of buildings and stimuli for writing, art and reflection, and the opportunity to spend time in a natural environment well away from town.
- Others found the dry lake bed depressing, and the ravages of the goats on the hillside and flora worse than imagined and alarming in terms of the remedial work to be done. The initial cold weather, especially with not all the heating and water systems fully operational was an inconvenience but not a huge problem for most. Travel access was acceptable.
- A full report on *Silver Wattle* has been prepared to assist a decision on whether this place is suitable for us in the longer term.

3.0 OUR MAIN CHALLENGES

The Challenges

1. Financial viability
2. Maintaining a stable, friendly community
3. Developing a deepening teaching ministry in Australia
4. Building a truly sustainable model beyond simplistic 'green' behaviours
5. Finding a shared vision with Indigenous peoples
6. Providing subsidies to those more distant or financially less secure
7. Balancing events income with core Quaker ministry

Possible Answers

1. Keep it small scale to reduce overheads
2. Limited numbers on site with simple catering and services
3. Maintain high ratio of support to need for people present
4. Reserve time for core community alone, with perhaps a few seasoned visitors present.
5. Work patiently and committedly, listening deeply
6. Utilise new technologies for communication and infrastructure

4.0 A FUTURE AQC

Should the AQC operate inside or outside YM in the future?

Our recommendation is the establishment of a separate entity, external to AYM, as a Quaker-aligned organisation, with its own board of trustees or governing council. Models for this include The Friends School, Quaker Service Australia, Friends Fellowship of Healing, overseas Quaker schools and places like Pendle Hill and Woodbrooke. All of these are independent bodies, separate from the Yearly Meetings of their respective countries.

Such an arrangement:

1. Allows the Centre management to operate more flexibly than the annual decision making cycle of Yearly Meeting
2. Reduces the workload of Yearly Meeting
3. Separates any risk of liability or financial loss from AYM's ledger
4. Allows an independent and appropriate status within the tax and legal systems.

OPTIONS

We are obtaining *pro bono* and paid tax and legal advice about possible models for a separate entity. The two main models for a non-profit organization are

- Incorporated body – formed under individual State laws
- Company Limited by Guarantee – formed under Federal law (ASIC)

The Company limited by Guarantee may be the better option:

- can operate Australia-wide, if any AQC on the road happens
- specifically allows trading, eg of services like retreats, courses
- the audit requirements we would normally undertake

We are exploring the possibilities of being a charitable body. However a special trust may be required so appropriate parts of the AQC can receive donations which are tax deductible.

5.0 AQC 2010-2012 PLAN

The 2010 AQC will be at *Silver Wattle*, given the strong response to its position, landscape and facilities. We now know it, and how to operate there, we understand the travel situation, we can build on the marketing and website already done, we have built purchasing relationships in the community for food and other items.

We have negotiated an arrangement with the Catholic Church whereby the AQC continues at *Silver Wattle* on a caretaker basis during 2010 while an AYM Working Group make the decision on how to proceed.

5.1 COURSES

The basic courses that were successful in 2009 will be repeated – Quaker heritage and spirituality courses, Paths into Eldering, Writing and Art, Inward Light, retreat space and unprogrammed residential time, with a range of additional events. A draft program will be available at YM.

We plan a meeting of as many teachers and elders as we can assemble in early 2010 to help them plan and develop some consistency of approach to courses and teaching methods. We would like this to be a residential meeting over 5-6 days, at Silver Wattle in February or March.

There will also be a range of new initiatives:

- 3 proposed external events so far
- 2 course terms - autumn (1/4-22/5) & spring (19/9-13/11)
- Easter family Quaker camp

- Couple enrichment course
- Directed silent retreats
- Quaker tapestry week
- Residential time
- Winter week without (July)
- Elder / teacher workshop
- Farm community working bees

5.2 BUSINESS PLAN

The basic vision for the AQC is a community that welcomes people into itself, for a week as the minimum stay. We recognise a demand for shorter courses, which may be financially helpful to the Centre's budget. However such short courses impose greater demands on staff, create more travel and more laundry, and interrupt the weekly rhythm in the community. In general, we consider that short courses are better provided locally, to minimise travel and reach more participants.

The Quaker community alone is not sufficient to sustain the Centre and the AQC courses will need to draw on a wider pool of paying participants from other faiths and from community organisations. No matter how good are the Quaker courses, there are not enough of us to sustain the Centre financially.

There is a commercial potential for Silver Wattle as a training and small conference venue for the Canberra region. We see the possibility of offering the AQC as a venue, for a variety of meetings, faith retreats, and other events that value such a setting.

However the core vision for an AQC is spiritual transformation and preparation for witness. Other work and events can provide income and extend Quaker ethos, but these other opportunities must fit and extend, not displace, our core work. Many weeks could be run as thematic groups with shared learning, thus avoiding the cost of teachers. Some events will enable greater participation from among Friends, and some will aim to draw from outside Quakers.

Another potential income source is to establish a small business whereby people could come to the AQC to produce goods for sale. Possibilities include preserves from the produce grown on the land, simple furniture (cf Shaker style), or simple flannel or other clothing. With minimal set up costs and using AQC space the overheads are very small, the community then has a ready-made activity to balance work and prayer.

There are a large number of additional possibilities for future years, including:

- Hosting local events, and involvement in eg biennial Weereewa and Two Fires Festivals
- Family & Children camp time
- Visits by overseas groups
- Meeting of AYM Ministers and Elders
- Preparing for our meeting – clerks and being clerked
- Indigenous relationships including developing a shared vision
- Indigenous and Christian bi-spirituality
- Friends and Scripture week - Quaker Bible Study

- Nonviolence Training
- Prophetic Witness – eg. war tax, Palestine, CPT training...
- Meeting for Learning and other Retreats
- RM Residential weekends
- New courses – Service, active witness and prophecy, meditation & modes of prayer
- Permaculture and Earthcare
- Moral Economy and sustainable commercial business practices
- Interfaith work
- Hosting retreats and planning sessions for local NGO & government groups
- Farm community building weeks and preparation for work camps
- Healing weeks
- Space for individuals to undertake research, writing or art

ENDOWMENTS

Funds need to be sequestered for:

Asset Development – equipment, library, buildings

Scholarships – to defray travel and attendance costs

Some may come from bequests, and when possible money will be set aside from recurrent income.

WORKING GROUP in 2010

A Working Group, with the necessary skills for developing the AQC, has been formed at YM 2010. A Meeting of the revised group to manage and develop a Quaker Centre will be held in early 2010 to draft a policy and plan for balancing the different possible uses and sources of income, and to provide guidance for the AQC Director.

The Working Group is: David Johnson (QRM, Convener), Helen Bayes (CRM, AQC Director till Standing Committee mid-year 2010), John Baker (NSW), Sheila Keane (NSW), Mark Macleod (NSW), Jim Neely (CRM), Jane Sloane (VRM), Drew Thomas (SARM). Matthew McClelland has been added since YM to provide accounting and business help. No Young Friend has been nominated and accepted.

5.3 MARKETING AND ADVERTISING

It is clear that the Australian Quaker community is not sufficiently large to be the only income source for the AQC.

The potential markets include:

- Quaker working families who have limited holiday time annually
- Quaker retirees who have very limited time or income
- Quaker retirees who have available time and income
- FWCC Australia West Pacific Section Quakers looking for education and formation in Quaker faith
- International travelling Quakers who might link the AQC into their plans

- Members of other faith communities interested in our courses, either laity or religious
- Other faiths groups wishing to facilitate their own retreats or events
- Secular groups working for peace and justice
- Local community and environmental groups
- Individuals seeking a time of retirement from the world

While we have started making Quaker networks aware of the existence of the AQC we have not yet implemented a coherent and targeted strategy to market the AQC and its courses to each of the potential markets. A wider advertising and marketing program will be developed in early 2010 although it is not likely to be fully effective before 2011-2012.

Two key considerations:

1. Draw non-Quakers into the Quaker courses
2. Arrange paying courses and events for non-Quakers compatible with AQC ministry

6.0 SILVER WATTLE AS THE AQC VENUE

The 2010 AQC will be at *Silver Wattle* to allow us to build on our 2009 experience there. Many people have expressed a strong support for *Silver Wattle* to be the permanent site for an Australian Quaker Centre. Others have reservations about owning any property or whether this is the right property.

The Lead team has discussed occupancy during 2010 with the Catholic Church with the following result: The Quakers can stay at *Silver Wattle* on a caretaker basis, rent-free from 1/12/2009-31/1/2011 on the basis of the attached MOU.

6.1 SILVER WATTLE – why a good choice

1. Spiritual Value of the Land and Setting – landscape diversity and spaciousness of distinctly Australian nature
2. Location – close to major Australian centres of population, and to many groups with offices in Canberra
3. Travel - air, rail and road accessible
4. Value for Money – cost to build from scratch?
5. Scope and Potential – available land area, landscape and buildings
 - a. Resource for educating in the Quaker faith
 - b. Retreat for spiritual deepening and growth
 - c. Potential to develop a shared vision on the land with Indigenous peoples
 - d. Model for sustainable living
 - e. Training ground for new ways, and for those to undertake work camps
 - f. Space for respite and healing

6.2 Other Alternative Properties

In the venue search of the 2009 AQC a wide-ranging investigation was undertaken of which we spoke about in Documents in Advance. Since then the property Rydal Mount has come onto the market.

Rydal Mount is a well-developed and cost-effective retreat centre, with public transport access, and up to date fittings. It is in excellent condition with several small meetings rooms. It has a lower overall capacity (accommodation, conference rooms and kitchen) than Silver Wattle. Bedrooms are less private. The site is small and fully developed, so it offers fewer options for future developments such as a religious community and food production. It does not have the same advantages as closeness to a major centre with airport, and a large Quaker Meeting. Rydal Mount is therefore not preferred to Silver Wattle, though needs to be checked out again.

6.3 LONG-TERM LEASE OR PURCHASE OF *SILVER WATTLE*

A continuing location for an Australian Quaker Centre is strongly preferred to:

1. enable the vision of a spiritual community and sustainable living
2. develop a place which is wholly Quaker
3. save the time and energy of perpetually finding new locations
4. build on advertising and marketing, and known whereabouts
5. utilise established sources of food, supplies ...
6. develop a deeper relationship with an Indigenous people

The drawbacks are:

1. the single location will always be distant from some Friends
2. ongoing governance and management
3. the cost of purchase and maintenance, if property is bought

LONG TERM LEASE

The Catholic Church has made it very clear that a long term lease is not an option for them. The church wishes to dispose of the asset and is very warm towards the idea that Quakers would use it as a retreat and spiritual centre. Any long-term lease would entail a rental calculated on the income to be expected as an investment on the money value of the property plus depreciation. At 5% return on a \$1.5 million asset, the annual lease would be \$75,000 plus depreciation allowance, ie probably at least \$2,000 per week.

PURCHASE

Yearly Meeting has signed a Memorandum of Understanding (MOU) with the Catholic Church, owners of *Silver Wattle*, for Quakers to occupy the property on a caretaker, rent-free basis for the period 10/1/2010-31/1/2011. This MOU will go to Standing Committee and to YM2010 in Adelaide. This MOU will provide needed transitional time while a legal entity (separate to AYM) is established to purchase *Silver Wattle* and operate it as the Australian Quaker Centre.

Silver Wattle is a former sheep grazing property, on which a small conference centre was established in 1997, and which was then bought by the Catholic Church to continue a House of Prayer community that had moved from Goulburn. That community has now dispersed.

The property is for sale, and long-term rental is not an appealing option for the Church. The property will be sold on a walk in – walk out basis with all facilities, equipment, vehicle, furniture, furnishings and bedding. The Church would welcome an AQC at

Silver Wattle since it will have spiritual education and formation as a core function, so carrying forward the ministry already begun on this land.

The valuation report draws attention to several issues:

- Freehold land is 42ha, with adjoining Crown leasehold grazing land of 1,053ha
- Consent to use Silver wattle as a youth training centre and educational facility was granted, and overrides later restrictions under the Local Environmental Plan 2002. We need to clarify the consent and any restrictions.

Toward the goal of purchasing Silver Wattle, we are:

- establishing closer relationships with the Ngunnawal Elders, as Indigenous custodians of that country
- obtaining an independent valuation of the property (done)
- holding discussions with the local Palerang Shire to assess what constraints might be imposed on use of the property, considering our proposed uses and commitment to green, sustainable developments which would not affect the water flow into Weereewa
- conducting a detailed survey of the property in terms of what needs to be done to make the facilities most useful and safe
- planning to have an environmental audit – NB a separate report to the Church confirms no toxic contamination
- considering options for financing the purchase

We recognise that several things will need to be done to maximise the usefulness of the property to us. Much of the maintenance we consider can be done with volunteer labour, though some capital will be needed for materials and perhaps the hire of specialised equipment.

Maintenance

Shearing shed – repair leaks in roof, sliding door, steps, window, clean textile room

Woodwork – oil verandahs, doors, window frames

Sort rubbish and useful items – clean up grounds

Equipment – put in working order the tractor, slasher, mower, ...

Fence the Chook run and provide nesting boxes

Orchards & Vegetable gardens – prune and introduce a permaculture regime

Repair gates and fences

Developments – short term (1 year)

Farm shed for vehicles and equipment

Rainwater tanks – main buildings, shearing shed

Camp Ground – toilet, water supply, cooking shelter

Grey water – treatment/recycling system

Hot water systems if needed

Establish vegetable gardens

Developments - Long term (3-5 years)

Re-design the reception area

Re-build boatshed cottage as hermitage

Shift Pink Palace to allow linked space for Meeting Room or semi-detached units

Solar energy and heating

Full water usage plan with infrastructure re-development
Landcare plan

Local government plan developments

Meeting Room
Semi-detached units

7.0 APPEAL FOR FUNDS

Establishing an AQC will require a minimum of \$2 million.

| | |
|---|----------------|
| Purchase and associated costs | \$ 1.5 million |
| Reserve for maintenance, development and scholarships | \$ 0.5 million |

There are a wide range of options, for both purchase and developments:

- **Establishment donations**
 - For example: 200 Friends x average \$10,000 = \$2 million
 - Perhaps some may be willing to allocate more and some less
- **Interest Free loans from supporters**
- **Establish a Unit Trust or a Cash Term Deposit using contributing funds which pays eg 4.5% to depositors and against which the AQC draw**
- **Planned Giving**
 - \$50/month over 5 years = \$3,000
- **Green loans** – the Australian government assists financing through approved organizations, for sustainable building and modifications (eg water and energy retro-fitting) providing up to \$10,000 interest-free repayable over 4 years = \$48/week. Would planned giving from a few Friends cover this?
- **Grant Applications**