



LEBENS**GUT** MITEINANDER

Our Investment for a Sustainable, Social Future

www.lebensgutmiteinander.com

*He who wants something will find a way,
he who does not will find a reason.*

Albert Camus



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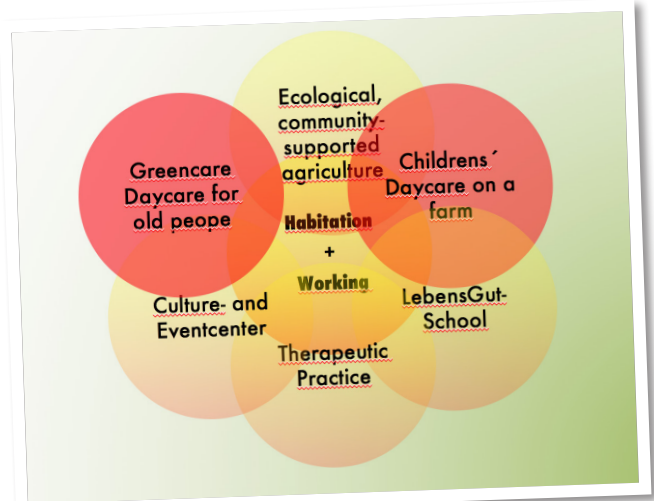
What's new about this LebensGut?

The LebensGut Miteinander approaches new ways – on a former monastery-estate with 15ha woods and agricultural space – various social and ecological challenges are no longer seen as separate problems but as cross-linked challenges. We connect ecological agriculture with Daycare for elderly people, a Kindergarten, cross-generational-cohousing, therapeutic offers and a seminar-center to a complexly related organism. A micro-village of common-welfare.

This combination is unique in Austria. In this region exists no daycare for the elderly apart from nursery homes, although this region is affected by aging of the population most strongly. Therefore we want to create Austria's first Daycare on a farm as Greencare-facility in cooperation with the university for agricultural and environmental paedagogics and Greencare Austria. This means also relief for caring relatives, who firstly become rare and secondly they are threatened by disease themselves through their caring work.

Children, who nowadays – amongst other things through the rapidly increasing consumption of digital media – have less and less connection to nature, animals and (ecological) food-production and also to the elder generation, have here the possibility for daily contact with all these important basics of life.

And our agriculture and the animals offer here a shared field of interest and activity for all generations.



What do children, elderly people and caring relatives profit?

Since 2 years we offer for 15 children from the age of 1,5 upwards to have daily contact with woods, animals vegetable-production along their needs and interests in our kindergarten. This is scientifically known to have positive effects on their social behaviour, physical and mental health and furthermore gives the opportunity that a healthy diet becomes natural.



For the elderly people our planed Daycare-center allows for them to live longer in their own flats/houses and in their home-villages. At the same time this reduces costs for medical care. Our offer is a care-center where elderly people are not „placed somewhere“, but where they can according to their possibilities and interests do little activities in farming, or socialize with the children, pass over something of their treasure trove of experience or simply enjoy the wonderful nature.

Through the manageable group size of at most 15 clients at the same time the care can be co-ordinated to be biography-centered and individual.

Care for elderly people nowadays is still mostly in the hands of women (fit for employment). There is an increasing demand for possibilities how relatives in need of care can be adequately cared for and at the same time have a good time.

Our offer serves also caring relatives as prophylaxis (37% of main-caring-persons suffer from health problems through their care [source SIGIS]. Caring relatives with a high level of strain have a higher risk to become in need of care themselves and have a lower life expectancy (see also: <http://www.ig-pflege.at/hintergrund/belastungen.php> vom 1. 9. 2014).



Is LebensGut new and effective?

To buy such a big estate (1,2 Mio € without significant equity capital) and to go for such a comprehensive concept took a lot of courage, confidence and multilayer strain from the 4 founders – from conception over communication to the realization of the various parts, but especially in the complex interaction of the projects' parts and involved people/groups.

Our project demands in its close connection between the different parts co-operation of people of all ages with most diverse private and professional backgrounds – from a young eco-vegetable-farmer over to bankers, nurses, kindergarten-teachers to retired plumber and foreman and young theater-people from Afghanistan.



For community building and conflict management methods such as IMAGO and non-violent communication are used by the community members. In addition, there are supervisions and professional advice from external experts. In general, in appropriately organized eco-villages like ours, one can speak of a higher level of social innovation. The individual as well as the group benefits by networking with each other and the resulting synergies. Satisfaction and quality of life are generally rated higher by community residents than with traditional ways of life.



Finance overview

Basic financing modell

Bank credit and government loan	1.400.000 Euro
Equity capital of inhabitants	160.000 Euro
LebensGut-Shares	900.000 Euro
Public funding	<u>755.000 Euro</u>
	3.200.000 Euro

Costs

Purchase of the estate	1.200.000 Euro
Renovation Phase	<u>2.000.000 Euro</u>
	3.200.000 Euro

The refinancing results mostly from rental income out of the various project parts (Flats, kindergarten, daycare, etc.)

How is the LebensGut connected with the surroundings?

We co-operate closely with our village Rohrbach (Organizing village-events, holiday-care for school-children, co-operation on integration of refugees, etc.) and within the region. Our project works together with Greencare Austria, the course for advanced nursing practice of the University Krems, the refugee-integration-project Commedore dell Arte in our neighbour-village; the Institute for Research in Social Communication, Slovak Academy of Sciences and others.

The LebensGut has as the first common-welfare-association in Lower Austria managed to convince the political leaders to grant government aid for social housing. There have been multiple articles about LebensGut in newspapers (regional and all of Austria).



Our Micro-Village for common welfare is in close and good relation with our direct neighbours, the village and various organisations in the region and apart. This is for a community-project like this rather the exception than the rule.