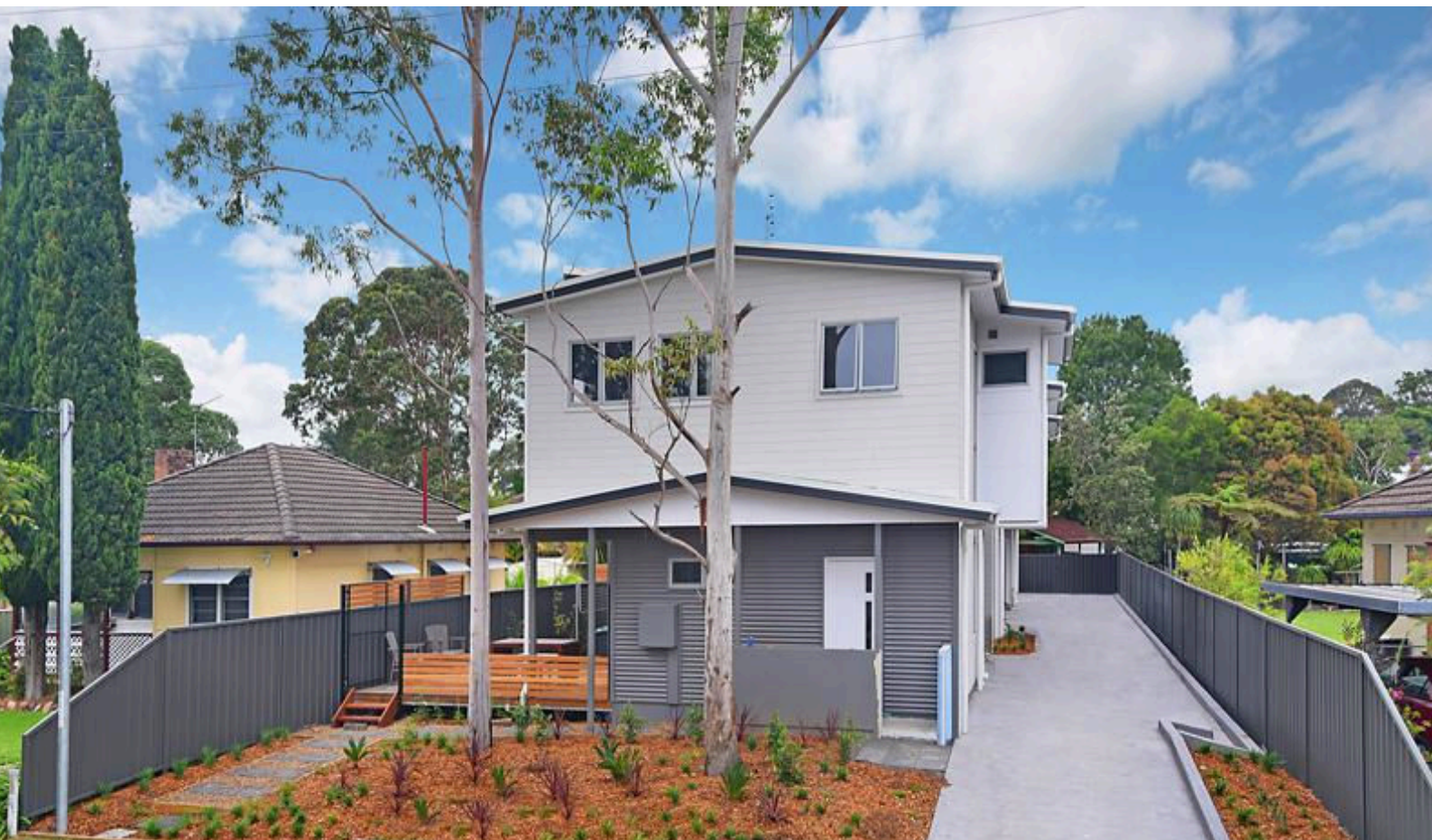




Welcome to Living Joy Property Development!
With a cover photo like this one,
are you curious to know more?





Hello!

My name is Alice Joy and I'm the CEO of Living Joy Property Development.

You may be asking; why would a professional property development company have THAT photo as the headline!? Surely we want to be taken seriously?!

Well, because we aren't just any property developers. We're not doing things the 'old' way. And we want you to know that up front.

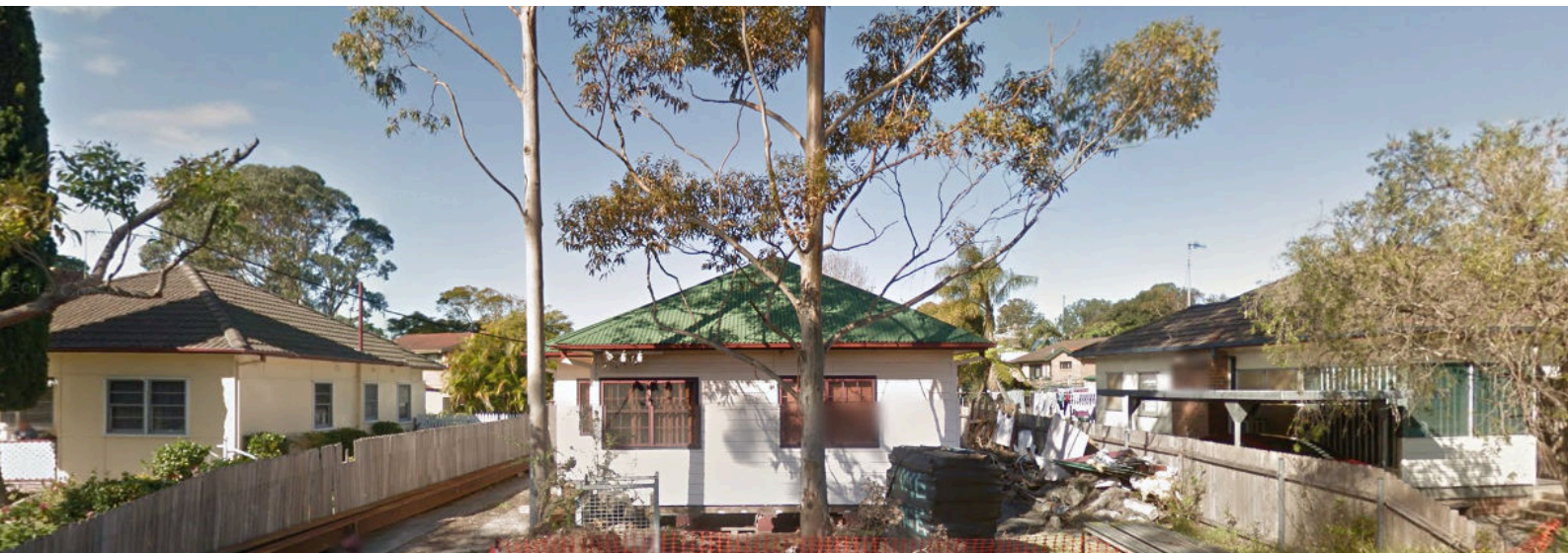
At Living Joy, we're here to help people and the planet to thrive together.

At our core, we're **urban eco-wellness** real estate developers. The problem that we're trying to solve is how to live a well, sustainable life in the city. Usually, that means that we re-develop existing infill sites in **vibrant, walkable, inner-city** locations near public transport, safe pedestrian connections, universities, schools, employment and entertainment.

However, this creates another problem; what happens to the houses on the sites that we're developing? For any other developer, they're demolished, and they end up in landfill.

What if there was a way to save those houses? After all, often the most sustainable thing to do is to use what you've already got.

This is a perfectly good, hardwood frame, 1940s weatherboard house in Newcastle.



Here it is again, after we cut it in half and moved it, in its new home in the Hunter Valley.



That lovely development on the cover page is what is now in its place (do you recognise the trees?). We've got sustainable, high-density living in the inner-city, and we've provided a second lease on life with affordable rental housing where it's needed (and where high-density doesn't make sense).

It doesn't make sense to demolish these houses when we can solve three problems with one move.

At Living Joy, we're all about conscious capitalism with a triple bottom line. Here's how it works: we provide healthy returns to conscientious investors (**financial**) whilst also saving the planet (**environmental**) and providing affordable sustainable accommodation (**social**).

This is Tibor. He's a Design Scientist, specialising in energy efficiency in buildings (and also our fearless CFO). He'll be the one optimising the buildings with things like shade, trees, insulation, orientation and solar.

Tibor is also creating the next generation of sustainable housing by creating solar, smart refurbishments to these existing houses, allowing for sustainable co-housing at affordable rates in regional areas.





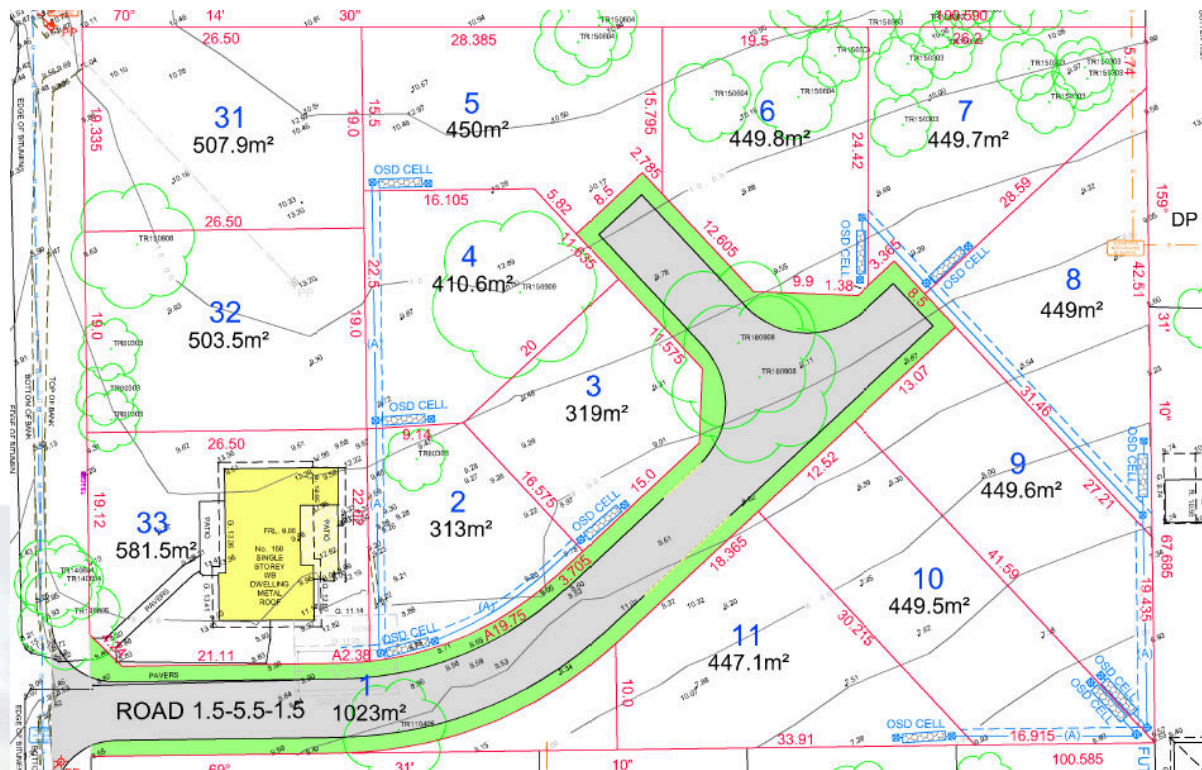
This is a photo of an actual house destined for landfill unless we relocate it. It's one of thousands just like it.



Recycling houses:
increases housing stock,
is good for the environment, and
makes money.

We've got a really great project in Morisset that will enable us to save 12 houses and house up to 40 people in affordable, sustainable, rental housing.

Here's our concept plan: we take one lot, turn it into 13 lots, we keep the existing house, and relocate 12 perfectly good houses on to the remaining lots. When they're there, we renovate them with eco-friendly materials and we retrofit them to be sustainable with rainwater tanks, solar panels and other eco-features. We then have a mix of rental options, from whole houses, to co-housing to micro-apartments, creating a diverse community right near existing services, shops, schools, public transport (including the train to Sydney and Newcastle) and jobs. At completion, the project will be positively geared, with a low loan-to-value ratio.



This is what the site looks like now; flat, minimal trees to clear, surrounded by existing properties, and close to shops, schools, services, public transport connections, services and lifestyle.