



# COLIVINGDAO

## Whitepaper

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## KEY INFORMATION

The aim of ColivingDAO is to facilitate the creation, development and operations of a federation of coliving community projects worldwide. ColivingDAO provides a blueprint consisting of software, systems, partnerships, and continuous support to enable the benefits of the regenerative economic model to take root and fundamentally change the way people live.

The ColivingDAO platform uses a Web3 digital governance structure called a decentralised autonomous organisation (DAO) and enables coliving communities to be co-owned/co-governed by residents via tokenised share issuance with each rental payment, using blockchain technology. To achieve true co-ownership with residents, the platform also requires a decentralised company incorporation structure because standard legal structures would offer coliving investor-owners excessive centralised control over the residents. The ColivingDAO platform is combined with a compatible decentralised legal incorporation called the FairShares Commons, which is legally recognised in many jurisdictions including the UK.

ColivingDAO's mission is to provide people with a better way of living, a better way of owning where they live, and a better way to grow as a community, by providing co-ownership and shared governance tools to coliving residents, which creates a liquid democracy to powerfully shape the community and allow it to live in harmony with the natural world.

## PROBLEM-SOLUTION

Young adults are finding it more difficult to purchase a home without family resources or intergenerational support. With property prices increasing by 253% since 1996 and real income increasing by only 19%, these changes have caused 15% of adults aged 25-45 to move away from urban areas (in the UK). Many young adults are unable to purchase a home with a deposit because they do not have access to family wealth, meaning that homeownership rates will continue to rapidly decline without a feasible solution.

Individualistic living is also destroying the social fabric of communities and damaging natural ecosystems with wasteful inefficiencies. System changers in the regenerative movement are looking for new ways of community living that can restore community cohesion and live in harmony with the natural world, but their models tend to operate outside the economic realities of the current system therefore they find themselves trapped in an idealistic ideology bubble. This makes it difficult or impossible for regenerative future-focused communities to scale beyond a single community and effect system change.

ColivingDAO is developing a blockchain-enabled regenerative coliving community SaaS platform that empowers tenants to become co-owners of the company that 'owns' their property by earning shares from their rental payments, solving the property ownership dilemma, and aiding in creating thriving social communities. Co-ownership and voting functionalities enable tenants to own where they rent without requiring a large deposit.

Progressive coliving community starters who want to create our regenerative future will use the ColivingDAO blueprint to build and run their community. The blueprint will empower their community with decentralised autonomy, enabling social and environmental regeneration via powerful cohesion and a strong identity. The blueprint will also enable them to join a global federation of independent ColivingDAO communities, which makes it a scalable solution for regenerative community living and opens the door to exponential growth and regenerative system change worldwide.

Moreover, traditional coliving operators that opt to use our blueprint will now be able to reduce resident turnover, reduce sales and marketing costs and reduce maintenance costs with the community value ColivingDAO creates. ColivingDAO's platform will also be the first in the market committed to a net-zero, circular economy, full service delivery that enables multi-stakeholder ownership, resource sharing and added value for coliving operators.

**Problem:** a traditional company incorporation to build a community causes an intrinsic misalignment among different stakeholders, such as investors, team and residents with the latter lacking governance rights.

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**Solution:** a multi-stakeholder structure enabled by a Fair Shares Commons incorporation + DAO which enables governance (and wealth generated) to be shared among all stakeholders, including, but not limited to, investors, team and residents.

**Problem:** buying a home is becoming more and more impractical for both financial and lifestyle reasons, while renting leaves tenants with no ownership of a property or business.

**Solution:** a community where all stakeholders own shares of the underlying business, which in turn owns the property.

**Problem:** more and more people move to new cities and start a life away from their family and previous centre of affection, which brings both practical and emotional challenges.

**Solution:** a way of living where new members are immediately part of a community and surrounded by like-minded people who act as a support-network or extended family.

**Problem:** traditional company structures are not suitable for decentralised governance. Regenerative community starters create custom idealistic structures that are often not compatible with our current economic system and are difficult to scale beyond a single community.

**Solution:** a blueprint for decentralised community governance that is compatible with the current economic system and enables regenerative coliving communities to scale.

## EXISTING COLIVING VS COLIVING DAO

Coliving is a modern form of communal living in which residents share facilities and common areas.

In 2022, there are 24,000 coliving units (operational and pipeline) in the UK and the estimated number of people in the core target market is 725,000. In the EU and US the number of coliving units is close to 300,000. The market CAGR is 11.2%.

### Existing Coliving

- Due to their traditional company structure, investors' interests may not be aligned with the best interests of the residents, workers and partners.
- The investors make all the profits, leaving residents with nothing to show for the value they're bringing to the community.
- The investors are the only shareholders, therefore residents have no legally protected governance rights.

### ColivingDAO

- Thanks to its multi-stakeholder structure (FairShares Commons company incorporation + DAO), investors' interests are aligned with the best interests of the residents, workers and partners.
- Wealth and profits are shared among all stakeholders, therefore residents, workers and partners are incentivized to maximise the added value they bring to the community and are fairly rewarded for it.
- All the stakeholders, including residents, have legally protected governance rights.

### Other Advantages

- **Truly like-minded communities.** The Coliving DAO structure allows the formation of multiple communities built around common interests and shared values, where all members have a real voice in how the community is organised.

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- **Flexible lifestyle.** Suitable for people who want to live in one place all year long, as well as people who travel often, and even nomadic people who want to live in multiple countries every year.

## MARKET ANALYSIS

We are in an age of exponential change in the economy. The project is positioned amongst several sectors and trends happening in parallel. This includes the penetration of the internet, the growth of blockchain and corresponding software, the looming transfer of land and housing wealth, the growth of co-housing systems, the increased awareness of public health issues surrounding isolated living, the monopolised housing system, and housing scarcity and lending reaching a crucial tipping point.

### Blockchain growth

The global internet penetration rate is 59 percent and due to reach 90% of the projected world population of 8.5 billion by 2030. The growth of the blockchain industry is following a similar adoption curve, and the global market size was valued at USD 5.92 billion in 2021. It is expected to grow at a compound annual growth rate (CAGR) of 85.9% from 2022 to 2030. Estimates maintain that blockchain will have 4bn users in 20 years, or half of the global population. Only 0.71% of the world's population (65 million people) use blockchain technology in 2020. (8-bit.io, Statista), but most researchers agree that the technology will accelerate and reach mainstream adoption at some point after 2025.

Using the internet as an example, It's expected that blockchain companies will spearhead the emergence of entirely new sectors, but the first wave of growth will be in the absorption of existing industries and sectors. Past examples include Amazon and Adobe, who initially absorbed a substantial market share of book retail and publishing.

Blockchains are specifically disruptive to ownership systems and promise to be dis-intermediate. The property sector depends on intermediaries and traditional contracts, and because of this, it is speculated to be highly likely to be disrupted by this technology. The property sector has 220tn in market capitalization and has thousands of industries and

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roles within a single sector. From conveyancing, property marketing, mortgage provision, and much more. Areas identified that can be disrupted are ownership certification, introducing new models of ownership, new ways to purchase and sell, lending and borrowing frameworks, rental and bill payment systems, participatory city making and local civic governance, insurance, contracting services, and agreements. Decentralising each of these systems will allow them to operate with 20x less human resources, and the savings will be passed on to the end-users. Making these areas more competitive in the marketplace creates a new wave of marketplace competition where the technology has the potential to disrupt multiple sectors.

### **Wealth concentration and wealth transfer**

Property in the UK amounts to 1/5th of the UK's wealth. Homeowners aged over 50 hold £2.8tn of housing equity. This is the equivalent of around three-quarters of the UK's entire property market. There is a generational divide in blockchain adoption, with younger generations overwhelmingly leading adoption. 31% of people ages 18 to 29 have used it, compared to 21% of people ages 30 to 49, 8% of people ages 50 to 64, and 3% of people age 65 or over. So there is a divide between blockchain users, and housing and landowners. It's projected that there will be a 2.8tn transfer of assets in land and housing within the next 25 years. Older generations will hand their assets to the younger generations who will be open to, and be familiar with blockchain technologies. This implies the UK's largest generational wealth transfer will occur at the same time as the inflection point where the adoption of blockchain accelerates in market penetration from 2025-2040. We can therefore estimate that this transition will include homeownership, and by 2040 the majority of ownership systems, including homeownership, may have transitioned to using blockchain frameworks. Therefore we can take advantage of this technology trend by developing a powerful coliving use case for the property sector.

### **Housing scarcity**

Housing production has roughly halved since the 1960s. The population has increased and demand for housing has created a supply crisis. Five organisations produce 97% of all U.K. housing, giving them centralised control over housing scarcity and an oligopoly. This also creates difficulties in the democratic processes around city planning, because a minority has



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a say over what is built, and access to capital. The oligopoly allows prices to be increased without residents having a voice. Housing scarcity also creates a cost of living crisis and increases pressure to live in shared accommodation.

### **Individual homeownership and the rise of loneliness**

We are also seeing a changing landscape in living preferences. Whereas individual homeownership has been the aspiration for many in the last 50 years, the changing fabric of society is moving away from individualised living. This is in part because the public health implications of loneliness and social isolation are becoming increasingly more clear. Studies have found that social isolation significantly increases a person's risk of premature death from all causes, a risk that may rival those of smoking, obesity, and physical inactivity. Loneliness is associated with higher rates of depression, anxiety, and suicide. A lack of communal activities has a serious impact on mental health and research reveals that regularly eating meals alone is the biggest single factor for unhappiness besides existing mental illness.

### **Economies of cities**

Living in isolated communities also has an impact on economic prospects. According to award-winning scientist Herbert Simon's work, social networks are the basis for a thriving economy; those living isolated lives are more likely to suffer from lower life chances. 70% of our opportunities come from our social networks. Living within communities has been shown to increase trust because of repeat interaction, making it much more likely for community members to find support. Coliving environments therefore foster stronger economic relationships, job opportunities, and a vibrant exchange and goods economy.

The ailments experienced from individualised living are not natural, rather, they are the result of our housing being poorly planned, owned, and governed. The majority of our housing was developed by institutions that lacked the fundamental knowledge or systems capabilities to fully understand and accommodate the true diversity of human needs found in these communities. Housing has been created that is at the wrong scale, and lacks community amenities at the right frequency. Rushed and substandard accommodation was built from the industrial revolution to the post-war economy to modern budget housing. The

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result is that we have more people living in unnaturally isolated living conditions than at any point in human history.

Humans are social animals, and we have particular cognitive capacity and ideal living ratios that have been ignored in the waves of house building in the last 200 years. Robin Dunbar notes that humans gravitate to communities of around 150, because of their cognitive ability to maintain stable social relationships. This reflects natural village sizes that were observed in the doomsday book and vernacular settlements. This implies an underlying mathematical foundation for relationships, communal facilities, healthy neighbourhoods, and walking distances. There is therefore a gravitational social pressure towards community living environments that can evolve into coliving. The implication is that we need new systems to accommodate this need.

In 2019 retirement living was the largest segment in the operational (coliving) real estate sector by potential market size. However, purpose-built student accommodation (PBSA) was the segment with the largest investment volume in 2018. Purpose-built residential buildings are different by design compared to for-sale residential buildings. Purpose-built buildings enable communal space and facilities that can be shared by the site residents.

### **Civic engagement with the built environment**

The issues of land and housing we face are due in part to the centralised providers in charge of the design and provision of housing. This means that end users' needs aren't considered in the process of housing production, reform, or spending. Despite being the key user group, they don't have any control of the housing or built environment they live in. Decentralised organisations empowers users to shape decisions around housing, land, facilities and how they are governed.

### **Future spin-off market potential:**

We intend to create and deliver coliving as the focus of this project. The DAO software suite developed may open up further blockchain opportunities in the property sector. Blockchain technology has the potential to access multiple market sectors within the built environment at once and potentially revolutionise the global property market, and reach into enabling deep democratisation of local city and civic governance.

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## REGENERATIVE ECOSYSTEM

ColivingDAO also has a powerful and unique advantage: it enables the creation of a regenerative economy that takes care of people, planet and profit and regenerates all types of capital, including financial capital, simultaneously.

This is made possible by the multi-stakeholder structure of the FairShares Commons (FSC) legal incorporation which embeds strong protections for both people and nature in the legal DNA of the company.

- An ecosystem of companies has the added benefits of strong support links which enable them to leverage their synergies and share resources through defined channels. This in turn gives the ecosystem anti-fragility - a type of enhanced resilience that enables companies to not only weather storms, but grow stronger in the face of economic shocks.
- An ecosystem of ColivingDAO companies can also be both deeply configured to their local context, and widely distributed across multiple cities and countries by using a common foundational blueprint. This blueprint is a decentralised multi-stakeholder governance model facilitated by the DAO. Thus, ColivingDAO communities can be both highly local and highly global simultaneously.

**Conclusion:** ColivingDAO will facilitate the creation of a federation of multiple interconnected FSC-DAO Coliving companies, maximising their synergy, anti-fragility to economic shocks, and financial returns as well as enhancing positive impact on people and planet.

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## Environmental sustainability is enabled and protected by the regenerative structure

ColivingDAO has environmental sustainability baked into the DNA of its structure which enables the entire ecosystem to protect and restore natural ecosystems. However, specific environmental sustainability plans will also be put in place.

There are 3 broad environmental concerns that ColivingDAO will address:

1. Climate change
2. Materials waste
3. Loss of biodiversity

ColivingDAO will also commit to the following environmental sustainability strategies and strategic goals in the setup and ongoing running of the business.

1. **Net Zero greenhouse gas emissions:** The built environment is a major source of global carbon emissions that contribute to climate change. Climate change is the number one priority environmental sustainability concern, and therefore reducing greenhouse gas emissions will be the number one sustainability priority across all aspects of ColivingDAO. ColivingDAO communities will aim to achieve net zero in the shortest time possible, and far in advance of legislative requirements or national targets. This includes greenhouse gas emissions across scopes 1, 2 and 3 and this will be subject to an annual audit. After net zero is achieved, ColivingDAO communities will aim to go carbon negative and remove more greenhouse gases from the atmosphere than are produced by the communities. This can be achieved by selling renewable energy back to the grid, funding blue and green carbon sinks by increasing local or distant biodiversity, or by any other natural or technological mechanism available. Carbon negative after net zero means ColivingDAO moves beyond sustainability into regeneration of the natural environment.

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## **Net Zero Tactics:**

- a. **Carbon emissions due to building materials:** 80% of buildings that exist today will be around in 2050. Therefore, in order to avoid causing excessive carbon emissions in the form of embodied carbon in the construction of new buildings, ColivingDAO will opt to refurbish existing buildings due to the lower embodied carbon levels of refurbishment vs new-build. If a new-build can be demonstrated to have lower embodied carbon than available refurbishments for a particular location, then a new build will be acceptable. Refurbishments and new builds will be required to have the highest BREEAM certification available, and all buildings will aim to eventually achieve the highest sustainability ratings or certifications available in the shortest time possible - for example Passivhaus standards.
  - b. **100% renewable electricity to power all requirements:** ColivingDAO will aim to achieve 100% renewable power for all uses and zero fossil fuel power in the shortest time possible. eg transport, heating, cooling, materials, supplies etc. This can be purchased from the grid and/or generated locally using microgeneration at each Coliving building community.
2. **100% Circular Materials Economy:** ColivingDAO will aim to achieve a 100% circular materials economy in the shortest time possible and subject to annual audit. This means that all material waste streams are either reused/recycled by ColivingDAO or other organisations or sent for energy recovery; and all materials used in the business will also be sourced from reusable or recyclable sources.

## **Circular Economy Tactics:**

- a. ColivingDAO will use natural biodegradable materials where possible.
- b. Any technical materials will be reused or recycled where possible.
- c. Zero waste to landfill.
- d. Local suppliers where possible.
- e. Maximum water efficiency and reuse of grey water where possible.

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3. **Protection and restoration of local biodiversity:** ColivingDAO community buildings will seek to protect existing local biodiversity in the local footprint of the building, and to enhance biodiversity in the local footprint. This will be subject to an annual audit of 'natural capital'. For example, trees and plants will not be removed where possible, and will be added where practical. Examples might include creating wild green spaces that can be used by the community, roof gardens, climbing wall vegetation on the outside of buildings, bird and wildlife friendly areas and facilities, and protection and restoration of blue spaces such as ponds and rivers.

**Biodiversity Tactics:**

- a. A portion of profits from each community will be allocated to a biodiversity fund that will be used for local biodiversity enhancement projects.
- b. Green spaces and 'natural capital' will be mapped and made available to the community for enhancement proposals.
- c. Collaboration with local authorities in government and other community organisations will be a requirement for each community to engage and assist with wider biodiversity initiatives in the wider community around each ColivingDAO community building.

**ColivingDAO is an ESG Impact Investment Opportunity**

The coliving sector has been gaining immense traction as a real estate asset class in recent years, which in turn, has started to bring big investors to the table (2020 CBRE's [Europe Co-living Report](#)), and this includes significant interest from Impact Investors who are looking for top quality companies that have high ESG (Environmental, Social and Governance) scoring potential. Impact Investors are looking to invest and make a financial return and make a positive impact on the planet and society at large. Evidence is building that companies with high ESG scores make for better financial investments. For example, "companies that ranked in the top quintile for ESG factors outperformed those in the bottom quintile by more than 25 percentage points." ([2018 Fortune](#))

Big players of the coliving sector, such as Commons, already have a [clear inclination](#) towards ESG metrics. Other smaller players even have their business models deeply rooted in ESG and sustainability, such as [UN17Village](#) in Copenhagen, which aims to address all the UN's Sustainable Development Goals (SDGs) with its offer. Or [Demain Montréal](#), which has a strong focus on the circular economy.

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## ESG Coliving Benefits

### E - Environmental

Coliving is also known to benefit our environment by allowing more efficient use of limited resources, including land and utilities such as water and electricity. Conscious Coliving points out that a [coliving community had emissions one third that of the average UK household](#). [Another study](#) done in the USA found that living with others reduces a person's environmental footprint by an average of 23%. Other more innovative frameworks are also being promoted by some trailblazers in the coliving sector such as [Conscious Coliving](#). Those include Natural-based solutions and Biodiversity Net Gain, which are being strongly recommended by DEFRA in the UK for new urban developments.

### S - Social

On the Social measure of ESG we have some key examples of potential positive impact. We already mentioned tackling loneliness and mental health issues through social connection and also personal and professional growth through opportunities to learn and exchange with other residents. Research done by [Conscious Coliving](#), asserts that at the local neighbourhood level, coliving has the potential to:

- Create local jobs;
- Become [neighbourhood hubs](#) that exchange, deliver and contribute a multitude of different 'community capitals' including social, human, natural and political capitals
- Boost local entrepreneurship through partnerships and networking;
- Enhance local environmental sustainability through volunteer activities, community gardens, and sustainable transport.

### G - Governance

Coliving has enormous governance innovation potential for residents, the organisation and the local community. [The 2018 RSA report Co-Living and the Common Good](#) highlights that subsets of coliving, such as cohousing, already prioritise resident and community governance. On those types of development residents and sometimes the wider community are actively involved in the planning, development and management of the co-housing community. A clear example where this potential is elegantly embedded into the principles of the organisation is seen in the Swedish coliving [Suderbyn](#), where they use innovative frameworks such as Sociocracy 3.0 to enable deep participatory governance in the community.

**ColivingDAO with an ESG focus has the potential to change society**

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Coliving can and should play a unique role in addressing some of the world's most pressing needs in environmental sustainability, social cohesion and advanced governance to enable deep democracy. Put simply, coliving can support residents' mental and physical health, strengthen the local community's social fabric, and keep the environment clean. ColivingDAO has been designed to achieve the highest ESG scores possible, and represents a uniquely innovative model for governance that goes beyond what is possible in traditional coliving.

## SHARE CLASSES

ColivingDAO, as well as each coliving company, will be a FairShares Commons incorporated company, with multiple share types that will be tokenized to leverage the power of the blockchain.

**There will be two main categories of shares, which in turn may have different subcategories:**

- **Ordinary shares:** they represent traditional "investor shares" in the company. 100% of the shares are tokenized and partly locked according to a vesting schedule (see tokenomics). No more ordinary shares of the same type can be issued. Ordinary shareholders get voting rights provided that they hold the minimum amount required.
- **Non-ordinary shares:** they are issued to reward legal persons for their non-financial contribution. The qualifying contribution criteria are explicitly set and can only be changed via general vote. They entitle their holders to a monthly ordinary shares distribution. They can be revoked if the qualifying criteria are no longer met. Non-ordinary shareholders get voting rights for as long as they hold the share.

**Non-ordinary shares can be of the following types:**

1. **Labour shares:** given to reward a work contribution (e.g. to employees, consultants, etc.)
2. **Resident shares:** given to customers who pay the membership fee (only present in coliving operator companies)
3. **Partner shares:** given to partners



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4. **Steward shares:** given to founders and key long-term contributors
  5. **Family shares:** given by Coliving DAO to each coliving operator company
  6. **Enabler shares:** given by coliving operator companies to ColivingDAO

Non-ordinary shareholders will have a crypto wallet address whitelisted where they will receive their monthly ordinary share rewards. When their shares are revoked their address will be delisted.

Ordinary shareholders will be able to stake their tokens to earn “dividends”. The dividends pools are replenished every quarter and the rewards linearly distributed throughout the quarter.

## STRUCTURE

ColivingDAO will be the umbrella/enabler assisting the incorporation of each individual community as coliving operator companies.

- It will provide the blueprint, infrastructure and ongoing support for communities or operators that decide to form their own FSC-DAO coliving operator companies.
- The ColivingDAO team will also directly create some of the coliving operator companies, the first of which will be based in London, UK.
- ColivingDAO will hold an initial amount of ordinary shares in each coliving operator company, as well as an Enabler share, which gives it voting rights and a monthly distribution of additional ordinary shares.
- Each coliving operator company will receive a Family share in ColivingDAO, which gives it voting rights and a monthly distribution of ColivingDAO ordinary shares.
- Each coliving operator company’s ordinary shares will be tokenized and in part distributed to holders of non-ordinary shares. Because each coliving operator company will receive

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an amount of ColivingDAO ordinary shares, each ordinary shareholder will get indirect exposure to ColivingDAO ordinary shares.

## **TENANCY VS MORTGAGE VS COLIVINGDAO MEMBERSHIP**

- In a tenancy (or traditional coliving membership), the tenant/member is merely paying for a service operated by a third party. This purely constitutes an expense and does not translate into ownership of any assets.
- In a traditional mortgage, buyers are usually required to pay a significant deposit upfront and commit to a long payment schedule, typically 25-40 years. Both factors represent a major barrier for many, who therefore typically resort to renting, thus forgoing ownership. Mortgages also put buyers in debt, introducing the risk of repossession due to missed payments.
- In addition to that, a mortgage only gives buyers exposure to the value of one property, lacking diversification and the added value that a company like ColivingDAO could generate on top of the value of the real estate.
- In a ColivingDAO membership, residents pay a monthly membership fee in exchange for the right to use the facilities and services offered to residents, plus they receive a Resident Share.
- By holding a Resident Share, they will receive a monthly distribution of ordinary shares in the coliving they are a resident of. Because the coliving company also owns the property, residents will indirectly own shares in the property they live in, gaining the benefits of potential capital appreciation, without incurring any debt or risk of repossession and without committing to a long mortgage repayment schedule.
- By holding shares in the coliving they live in, they are also benefiting from the potential future capital appreciation of the coliving business itself, as well as, indirectly, the appreciation of ColivingDAO or any other company in the same ecosystem, thanks to the synergistic FairShares Commons resource sharing ecosystem structure.

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- This incentivises each resident to add value to the community they live in, as they are effectively a true owner of the same. Should a resident choose to leave the community at any point, they will return their Resident Share, while they will keep their ordinary shares (which they can choose to hold or sell in the open market).

## **GOVERNANCE**

ColivingDAO, as well as any coliving operator company incorporated under its umbrella, is a Decentralised Autonomous Organisation (and a FairShares Commons incorporated company), where every stakeholder has voting rights.

- This means that members have a say in the decisions of the company and can shape the direction the community will take.
- ColivingDAO will provide easy-to-use tools for every member to take part in decision making and voting when needed.

## **PARTNERSHIPS & PERKS**

ColivingDAO will create an ecosystem of partners who offer preferential rates to residents who are also ordinary shareholders i.e. token holders. By staking a certain amount of tokens for a certain amount of time, residents will be able to access perks, benefits and discounts for services provided by the large number of ColivingDAO partners all over the world, starting from London.

## **FIRST LONDON COMMUNITY**

The ColivingDAO team will build the first London coliving operator company under the ColivingDAO umbrella, which will act as a case study as well as a role model for future communities to come.

The community, London Web3 ColivingDAO, will be designed to cater for London-based Crypto-Web3 professionals. It will be based in East London, a strategic location for the

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chosen audience. It will host regular events tailored to its dynamic resident base. Residents will enjoy coworking facilities as well as wellness and recreational spaces where they can connect with like-minded people, make friends and network with professionals in the same industry.

Future projects will be tailored to different communities, as well as similar communities in different locations.

**These are some examples of possible future London-based coliving projects**

1. London Founders ColivingDAO
2. Conscious London ColivingDAO
3. London Artists ColivingDAO
4. London Influencers ColivingDAO
5. London Wellness ColivingDAO
6. Spiritual London ColivingDAO
7. London Athletes ColivingDAO

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## REVENUE MODEL

As an FSC-incorporated company, ColivingDAO, as well as each coliving operator company, will benefit from the growth of the entire ecosystem, which in the long run is likely to outperform a similar portfolio of traditionally-incorporated limited companies. This is due to the possibility of unlocking exponential benefits generated by an ecosystem which takes advantage of non-ergodicity.

### **Below are some of the revenue streams for ColivingDAO:**

1. Service fee paid by coliving companies for initial and ongoing support
2. Transaction fee on equity purchases made by members
3. Shares earned in coliving operator companies
4. Dividends earned by holding shares in coliving operator companies
5. Sponsorships
6. Partnerships

### **Below are some of the revenue streams for each Coliving company:**

1. Membership fees
2. Other services sold to residents
3. Shares earned in ColivingDAO
4. Dividends earned by holding shares in ColivingDAO
5. Sponsorships
6. Partnerships

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## THE TEAM

### Founding team

The project founders are Daniel Aprea and Gareth Thompson.

Daniel Aprea has vast business development experience in multiple industries including blockchain-based start-ups, DeFi and NFTs. He is also a certified project manager and has an MSc in engineering management. As a 6-year coliving resident he is well aware of the challenges end-users face in the current environment and how they can be overcome.

Dr Gareth Thompson has experience in multistakeholder governance innovation as the director of the FairShares Association. He navigated regulatory constraints in his role as sustainability clinical and innovation lead in the NHS. He completed an MBA at London Business School for leadership management training and consulted for the Boston Consulting Group. As a 4-year coliving resident he is also knowledgeable about end-user experience and best practices.

### Advisers

Dr Graham Boyd: creator of the FairShares Commons, founder of Evolutesix

Prof Rory Ridley-Duff: Professor of Cooperative Social Entrepreneurship, FairShares Institute, Sheffield Hallam University

Claudie Bell: ex Collective coliving community host and quality analyst at Tik Tok

Tom Manwell: Conscious Coliving spatial design consultant, director of WellStudio Architecture

Lena Rantsevich: coliving operator, Co-Liv ambassador, founder of Web3 startup YourJustice

Gabriel Voto: ex Collective coliving sustainability manager, ESG consultant, founder of Transition Lab

Daniel Go: Founder of CoCo Coliving and The Network State.