

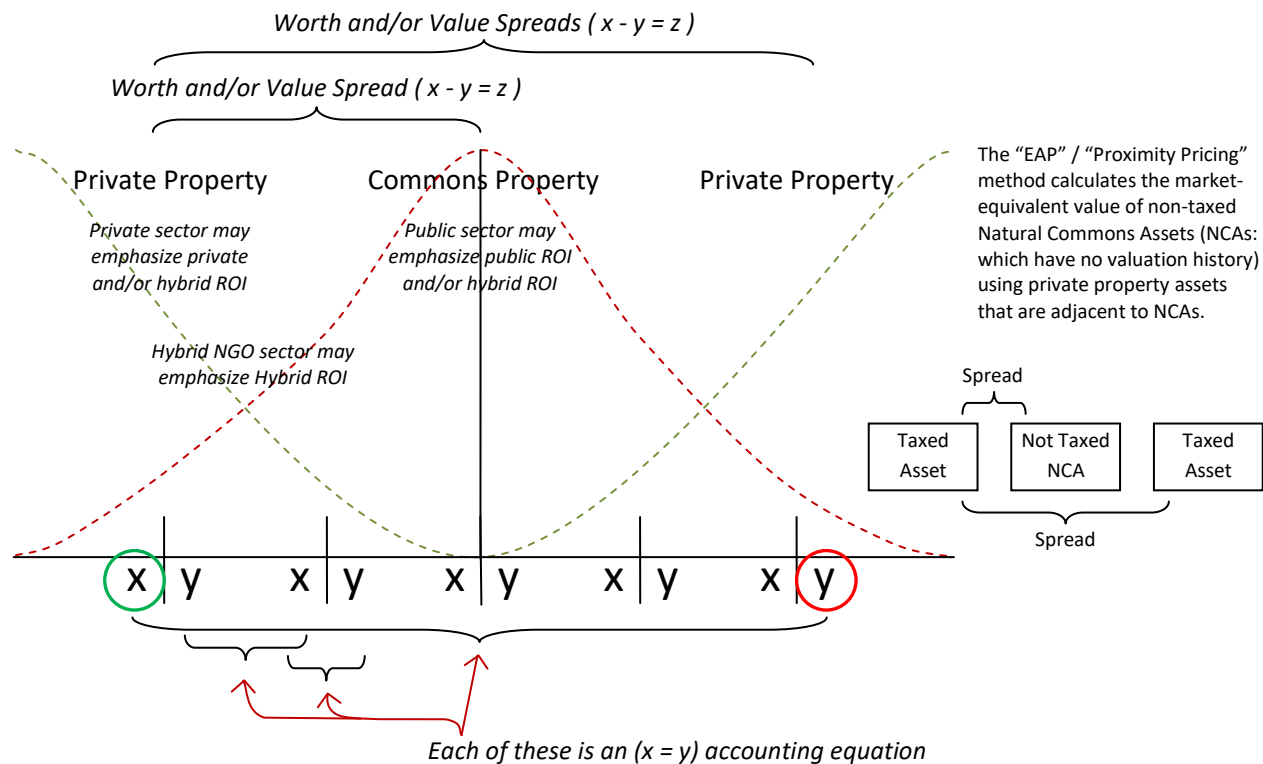
Note from David Huer

Additional discussion of Proximity of Desire¹ technique

Public domain waterbucket.ca report here: [\[Link\]](#) – 1-page ‘Impact Investing’ comment here: [\[Link\]](#)

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The methods puts dollar value on the spread of proximity of desire of access of private property to public assets (such as a park) and the services delivered by these assets.



As the \$values have interconnected relationships, calculations can scale from local (sub-neighbourhood) to large (National & Cross-National) landscapes and time scales; example: the green and red circled \$values can be used in an equation. Calculations can be reverse-engineered.

Summarizing investing opportunity created by EAP/Proximity Pricing

Inviting Continuous, Circular, Sustainable Improvement – to ensure we always have Nature’s Cost-superior Services

Calculations How-To

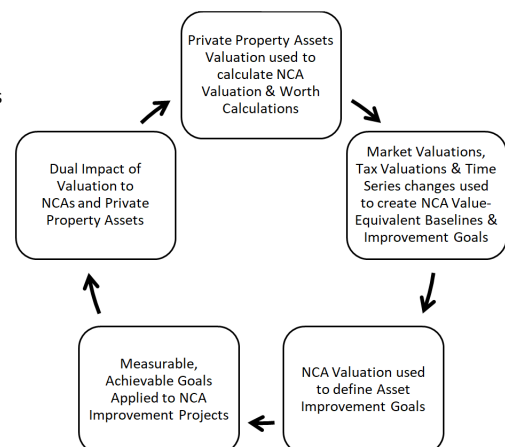
- Defines economic value and worth of Natural Commons Assets (NCAs)
- Uses comparable ‘worth and value financial spreads’ across private & public assets
- Similarly, uses comparable ‘worth and value’ time-series across these assets
- These spreads are produced by ability to introduce accounting equation to record changes between taxed private assets and non-taxed publicly-owned assets such as NCAs
- Since accounting is the calculating framework, calculations can be used to mutually evaluate effects of public and private actions on each property type

Common framework

- The spread of Private-to-Public-to-Private produces a valuation curve that favours Natural Commons Assets, when these are deemed highest value and this may be the natural emphasis of government valuation activities (and NGO private societies performing 3rd party ‘public interest’ valuation activities)
- Calculations favour private assets when the latter are deemed highest value
- Private and public valuations produces hybrid and comparables values

Scalability

- Method can be scaled from the local landscape to the global landscape
- NCA Types currently include: parks, streams, wildlands, aquifers, atmosphere, etc.
- NCA Services are cost-superior services delivered by Nature (freshwater purification, GHG reductions, healthy ecologies, heavy metals reduction, mitigated risks, etc.)
- NCA Contributions are contributions delivered via those assets (clean drinking water, unpolluted local air, recharged aquifers, psychological blessings, insurable assets, etc.)



¹ Applied to (a) Ecological Accounting Process (EAP for Government sector) and (b) Proximity Pricing (for Private & Hybrid Finance sectors)