

Annexure to Kanjini Co-Op Disclosure Statement

Property - Assets – Improvements

Kanjini Co-Op intends to make the following improvements to its Adler Hill Holding:

- 1) Subdivide lot 67 into ten subdivision lots ranging from 75 acres to about 1400 acres.
- 2) Establish a commercial bee-keeping operation on the remainder of the land
- 3) Establish commercial farming on parts of the land
- 4) Build a large community dwelling with commercial kitchen and restaurant facilities

1) For the subdivision budget please refer to the business plan annexure.

Costs are expected to be about \$500,000.- with returns expected to be in excess of \$1,500,000.-

2) The bee-keeping venture is estimated to cost about \$150,000.- to set up (for about 200 hives), most of which will be used to acquire second-hand bee-hives and equipment with the remainder needed to modify either part of the big shed or the small shed.

3) To establish a commercial farming enterprise it is expected to cost in the vicinity of \$150,000.- (machinery ~\$100,000.-; fencing ~\$25,000.-; irrigation ~\$25,000.-; aquaculture ~\$50,000.-).

It is noted here that we already have a diesel pump and are owed several kilometres of piping and sprinklers by Dole Australia.

4) Estimated costs for housing and infrastructure is:

\$ 750,000.- for individual accommodation (eg rooms and huts)*

\$ 400,000.- for communal facilities (eg kitchen, eating area, amenities, office, hall, laundry, sheds)

\$ 500,000.- for energy infrastructure

\$ 200,000.- for other infrastructure (eg fresh and waste water, roads)

\$ 1,950,000.- TOTAL housing and Infrastructure

* (Typical building cost is \$1000/m2 including labour)

TOTAL BUDGET:	\$4,200,000.-
Subdivision	\$ 500,000.-
Bee-Keeping	\$ 150,000.-
Farming	\$ 200,000.-
Housing and Infrastructure	\$1,950,000.-
Pay both bank loans off	\$1,400,000.-

These funds shall be raised as follows:

Subdivision Sales \$1,500,000.-

New member's Share capital \$2,700,000.-

It is noted that this budget is very conservative.

To realise this budget, Kanjini will need to admit at least 27 new members.

Below is a breakdown of estimated costs:

\$ 750,000.- for individual accommodation (eg rooms and huts)* plus shared facilities. accommodation allowance per member is \$17,000- * (Typical building cost is \$1000/m2 including labour)

\$ 400,000.- for communal facilities (eg kitchen, cool room, eating area, amenities, office, hall, laundry, sheds)

- \$ 105,000.- 270m² Shed (Kit \$40,000 / Slab \$40,000 / Labour \$25,000)
- \$ 180,000.- 200m² Building for Kitchen/Communal area/Amenities/Laundry
- \$ 35,000.- Dormitory
- \$ 70,000.- Kitchen Facilities
- \$ 10,000.- Cool Room

\$ 500,000.- for energy infrastructure

- \$480,000.- On-demand Solar Thermal electric Powerplant using graphite for heat storage
- \$20,000.- Ancillary Costs: transmission lines etc
- Likely future project: Windmill driven compressor (\$ not available yet)

\$ 200,000.- for other infrastructure (eg fresh and waste water- treatment and dispersal systems, roads),

- \$50,000.- Dam construction
- \$10,000.- Biogas Plants for waste treatment (two)
- \$20,000.- Rainwater Tanks
- \$20,000.- Hot Water
- \$100,000.- Roads

\$ 200,000.- for food and income producing enterprises

- \$50,000.- Aquaponics System (~6.5kg fish/day)
- \$100,000.- Machinery
- \$25,000.- Irrigation
- \$25,000.- Fencing

Investment shares can provide additional funds if they are required for additional assets or improvements, or there are less than 35 members,