

Land - Homes – Work Deal Pricing

Pricing Summary

We have two broad categories of land pricing. Residential and commercial lots, with significant social, economic and ecologic (land use) impact. Smaller lots for cabins, yurts and camping, with low impact. These social and land use impacts scale with the number of people due to increased consumption per person, but are reduced by sharing resources. For example, a house used by two people saves building two houses and consuming more land and common infrastructure such as roads, power lines, water and waste treatment. There is a 20% development fee added to residential and commercial lots for common costs and infrastructure development, and a 50% additional person (over 18) impact fee, 0.5% of which is non-refundable. We aim to take sustainability seriously, for without it we fail and have no future. There is a 10% development fee for cabin and camping lots, but no additional person fee since the lots are small and the impact low, 1% of which is non-refundable. We have the right to correct any math errors we have made, as well as correct the intent and possibilities of the land use as new information becomes available. In general, we want the best ideas to move forward as smartly and economically as possible. We do not collect funds until we have enough people ready to buy in. Calling Canada home means you need land you have rights to be on, a place to exist and live. We desire to live simply and well.

We start with a one person per acre calculation as an average cost, such that 100 people buying 100 acres priced at \$500 000 gives an average buy-in of \$5000 per person. Since half the land is reserved for Nature and common social use (roads, parks, parking lots, trails etcetera), The average lot size is 1/2 acre. One-acre lots are twice as much, and quarter-acre lots are half as much. We do not offer larger lots, as each lot is surrounded by commons land giving access to the entire acreage. The lots for cabins are 1/4 acre and the lots for permanent lifetime camping are 1/8 acre. One the commercial lots, priced equally to residential lots, you can start a business, ask others to join, or join an existing business (food store, hardware store, lumber yard, cafe).

Here is a worked example: Kaladar Greens light manufacturing community. 103 acres listed at \$399 999. For 103 people, that's \$3883.49 for a half-acre residential or commercial lot. We add a 20% development fee to that, making the half-acre buy-in \$4660.18. Of this, 0.5% is non-refundable. We assume most residential lots will be occupied by couples, and the additional person impact fee is \$2330.09, making the typical buy-in cost \$6990.27. The same formula applies to commercial lots used for art galleries, bakeries and so on. Buy-ins to our businesses are open over time, so a payment for a business you want to join need not be immediate. More people need more infrastructure to build larger operations and this is made possible by the per-person buy-in of \$2330.09 as a base share. We aim to support the most needed projects sequentially. One-acre lots cost twice as much as half-acre lots, and quarter-acre lots cost half as much as half-acre lots.

Cabin and camping lots are smaller and have minimal cost and impact. We use a provincial park model with a camp store, washrooms with laundry and showers, and a common cook cabin. We do not assume

an additional-person fee, as the residents are most likely seasonal and added people add little to the ecologic impact. Development is low-cost and limited, so the development fee is only 10%. Quarter-acre lots cost $\$3883.49/2 = \1941.74 , and adding a 10% development fee makes the list price $\$2135.92$. Of this, 1% is non-refundable. Camping lots 1/8 acre in size (25' x 25') surrounded by commons land are half this, listed at $\$1067.97$ with 1% of this being non-refundable.

Section 1 Charter Reasoning

Since this deal is done under the Canadian Constitution Act (1982), including its well-known summary the Canadian Charter of Rights and Freedoms, we are required by the Supreme Court of Canada under Section 1 of the Charter to be reasonable and provide reason within a context of justice. Under the Canadian Corporations Act, company owners can co-purchase land, buildings, trucks, tools and other assets and freely use what they own for mutual benefit. In a company, you don't pay to use the printer. A group of people making bulk purchases can greatly reduce the cost per person, including buying land and equipment for development. Company owners can also contribute ideas and expertise, or work with others to ensure mutual success.

Note that this is not a hiring situation, but it is an exertion of the right to work freely with others to access critical social and economic rights by Freedom of Association. One has the inherent and Charter right to choose who you want to work with based on interests, skills and competencies, and also the right to not associate with certain groups or individuals negatively impacting your life. Just as a company has a purpose (e.g. making cars), so we can define the purposes of land use to support people without destroying Nature. Under the law, Supreme Court of Canada (SCC) rulings clarify this as a fair and honest balance of social, economic and ecologic considerations. We need to be clear: unsustainability means failure.

In order to make the land purchase, we must pool funds. To do that, considering Freedom of Association, you might want to be in the company of family and friends. Here, we have formed a Company of Canadians using the Canadian Charter as our company charter, specifically to use the fair and reasoned decision making processes of the Supreme Court of Canada, and thus find ourselves protected under the umbrella of the law in all we choose to do. That means we need a reason for what we do, we must be reasonable, we must work within the context of fairness and justice, and we have the right to democratic involvement in all decisions that impact our lives and future. Therefore we structured this as a minimal profit, limited income social enterprise making each purchaser and equal rights co-owner. By necessity, we cannot destroy the land that supports our lives as the sole basis of the economy, for to do so would be an attack on the basis of our lives and the future of our children. Nevertheless, we need to use the resources of Nature to live. Here, we must take care in doing so, which is a consideration not only of our lives but the carrying capacity of the land on which we live. However, we are not going back to a primitive agriculture lifestyle. We know far more now, and have advanced technology to make life work well.

It takes time to gather a group. In that time, the land might be sold. At that point, you might leave the group and want a refund, or stay with the group to seek another property with different features, the price of which will differ. We also need to be clear that the land is not purposed for speculation. It is only for people that want to live and work there. Active participation is not forced, as that would remove a fundamental freedom, but there are tremendous advantages to active involvement including the chance to join one or more of many new low-carbon and green businesses. A grocery store. A hardware store. A cafe. Light manufacturing. Trades. Energy and communications. High tech ventures. Work in wood, metals or plastics, electronics or programming. You can join an existing venture or start your own. Do it on your own, or get support from others. Here, we use the Hours Bank as a mechanism of startup and means of recording hours and activities, contributing time, ideas and resources to get things going in the best way possible.

The point of a group land purchase being to use the varied skillset of the group to co-build and work with others on projects of social, ecologic and economic interest. This is what a company does, and you will join a company to pool funds to purchase the land. Once in the company as an equal rights co-owner, you can continue to use your bulk purchasing power to slash life expenses. Working with others is optional, as that is your freedom, but in doing so you can get help with your projects and start ventures or open business, workshop or store.

Here, the land bought by group purchase aims at a minimal cost per person constrained by considerations of ecologic impact and per-person consumption. In the group purchase, half the land is immediately reserved for Nature and low-impact social uses such as trails, picnic areas, parking and washrooms. As an easy means of calculation, we start with the assumption of one person per acre to give an average price per person. For example, if 103 people buy a 103 acre property listed at \$399 999, the average cost per person is $\$399\,999/103 = \3883.49 for a half-acre lot. Since we all need the same tools and equipment for land development and building, we added a 20% development fee to make the average lot cost \$4660.18. This goes to buy tools and supplies everyone will need anyway.

We have a great concern with consumption of planetary resources. We must go green and reduce consumption fast. Here, we consider the impact of people on the land. Two people using a half-acre lot doubles the consumption of resources, whereas sharing a building cuts their fixed costs in half. A reasonable rough estimate of environmental impact is 50%. We further have the problem of individuals wanting to buy many lots, solved by simply not allowing this. The problem of a large number of people wanting to live on one lot is solved in part by adding a significant price-per-person for ecologic impact (a Section 1 Charter reasonable limit). It was simplest to assume the average lot will be occupied by a couple (in law, this is a balance of probabilities, considering what is most likely), and to offer a single-person discount or an added person fee. We would require a good reason for having many people on one lot. The per-person environmental impact fee is 50% of $\$4660.18/2 = \2330.09 , applied as a single-person discount or added person fee. The list cost for a half-acre residential lot is thus $\$4660.18 + \$2330.09 = \$6990.27$. We see no reason to price commercial lots differently. If a refund is requested, the refunded amount is reduced by 0.5% for lost organizational expenses incurred by organizers. A one-acre lot is twice this, and a quarter-acre lot is half this.

We see no reason for larger lots because half the land is reserved for nature. Each lot is surrounded by commons land so that the actual experience of a half-acre lot is like living on a full acre, and you get access to the full acreage. As the intent of this land use is to minimize impact and attract people wishing to live lightly and smartly on the land, we only allow small or tiny homes. Further this is our right to maintain the integrity and character of the land. Corporations are not allowed to purchase land. We see no need or reason to offer large lots, and we further deny the construction of monster homes. Although we want to live in beautiful places, the process of doing that often destroys what is beautiful, and further we wish to leave a healthy social, economic and ecologic future for our children.

Destructive speculation is completely and utterly denied. This land is leased. This is Section 7 Charter land off the open market, and if you want to sell and leave you can only charge what you paid for it. All buildings will be valued at the cost of time and materials only, with all labour valued at minimum wage. If you do not like the terms of this deal, then this deal is not for you. The land itself is priced far below open-market value, and any attempts to sell out our lives to the open market will be completely and utterly denied. You got a good break getting this deal, and if you find it is not for you, you can leave and get what you put in back. This offer to you comes with the requirement of offering the same deal to others.

The situation under the law is this: workers in government benefit tremendously from free land and the use of buildings they did not pay for. Here, we must not only work to pay for the land, tools, equipment and buildings, but also pay for workers in government who want everything for free. That's the deal, and the terms of the agreement are set out in the Canadian Constitution Act (1982). You must not under any circumstances be denied the right and chance to make a living, and to make and sell things, for how else can you pay for all the expenses of government, and the tremendous lifestyle they afford themselves? Why do workers in government want money? One reason is to buy food. They are then obliged by their duties and responsibilities to not create conditions in which it is impossible for people to grow food.

Commercial lots have the same pricing as residential lots. We see no basis for the assumption that a startup business has significant funds, and we want to encourage grass-roots startups. We want those with little to have a chance to start something. Therefore, part of the land is reserved for a free and open market, wherein those who make things have a place to sell what they made. And we offer several start-up ventures that you can join and contribute to according to your interests and capacities.

Significant land is set aside for cabins and camping. As there are low-impact activities requiring little infrastructure and work to set up, the added ecologic-impact and development fee is only 10% and with these smaller lots we make no assumption of couples use. Here, we favour large wood-floor insulated-wall prospector tents for housing crisis response, tall and with plenty of room for a cot, dresser, desk and a stove. We have provincial-park style plans including washrooms with showers and washing machines, cook cabins and a store. We have 1/4 acre lots for cabins, and 1/8 acre lots for camping. One acre is 43 560 square feet, or 208.7' by 208.7'. A quarter-acre is 52.2' by 52.2' and a 1/8 acre lot is 26.1'

by 26.1', plenty for camping. Especially considering that each lot and site is surrounded by commons land.

The pricing for permanent lifetime cabins and camping is determined by the price per person per acre, starting with the assumption of one person per acre. For a 103 acre property purchased by 103 people, if the list price is \$399 999, the average buy-in cost is $\$399\,999/103 = \3883.50 . However, half the land is reserved for Nature, so this is the base price for half an acre. A quarter-acre cabin lot is half this, or $\$3883.49/2 = \1941.74 . The ecologic impact is low, but the land needs development, so a 10% fee is added making the list price \$2135.92. A 1/8 acre 26' by 26' campsite is $\$3883.49/4 = \970.87 , plus 10% added making the list price \$1067.96. One percent of this is non-refundable due to lost organizational expenses incurred by organizers. The development funds are used to buy tools and equipment to build trails and campsites, deal with government and the many expenses of land use and purchase including legal fees.

In all cases we have a lease length of 10 years, at which point we assess the health of the community. Having a lease does not mean you are obliged to pay for the entire ten-year term, but we do require 30 days notice of your intent to sell and leave. Though we aim to be a small and tiny homes community, there is no guarantee that your building permit will be approved by local government. We do require Section 1 reasoning for the basis of decisions of any government official, as is their duty and obligation under our contract, the Charter. There are no restrictions on buildings under 100 square feet, and no restrictions on yurts or tents as mobile units. The overall land use depends on the zoning, and some land may naturally include in the zoning ecological zones reserved and protected for Nature. In that case, the land areas available for human use may be used more densely, such that well all have much more natural land to enjoy. In general, we do not want to consume farmland or land near water, as this is critical to our future. Any land use must have valid Section 1 reason based on fact and evidence presentable for open consideration, and not remove Section 7 rights to life, liberty and security of the person. Under the law, there must be a fair and just balance of considerations, economically, ecologically and socially.

Some people complain no matter what the price or rule and scrap for every nickel. This is not the purpose of this land, homes and work deal. We know perfectly well that even a small group of people working well together can easily secure the essential human needs of every individual based on the work we do. These are our social obligations and responsibilities, not only as matters of economics and common sense but made clear in our Charter and in the Universal Declaration of Human Rights. We follow both documents and are further well aware of the most important document in world history, the World Scientists' Warning to Humanity, making clear our fate if we do not consider the carrying capacity of the land to sustain human life. Here, we assert under protection of the law our social and organizational rights to healthy community with the ongoing possibilities of life under reasonable evidence-based Section 1 limits. If such as deal does not suit you, you are free to leave and return to the world of corporate control of every essential human need for maximum and escalating profit.

We reject fully and completely any applicants seeking passive or speculative income without labour. We reject utterly and completely any individuals seeking to live well by unfairly harnessing the lives and labour of others by leveraging essential human needs for food, work and shelter. We reject applicants seeking rental income beyond that required for recovery of expenses. If it is your intent to leverage the essential human needs of others by seizing control of critical life resources to such extent that this leaves another person in a disagreeable condition of permanent life insecurity, this land-homes-work deal is not for you. You will be asked to leave, as it is our fundamental freedom and right to Freedom of Association from those who damage our lives. We may also express this as shareholder rights. Here, we have only one class of shares, the working class. In this deal, you have received significant social benefit saving you a lot of money, making life reasonable and possible, and allowing the opportunities of free trade market participation. Such social benefits come with inherent social responsibilities and obligations, as noted in the Universal Declaration of Human Rights (UDHR), a document of social health we follow closely. We are not at war with each other.

A clear case can usually be made for the unfair use of others, particularly by looking at whether or not essential needs have been met by the work we do. We make exceptions of care for the vulnerable and disabled, and help them. We expect that most residents need this place as a base of operations for their lives and work, but of course we leave room for those with external sources of income simply looking for a low-cost retreat from life for personal growth and development (a UDHR human need and right). Specifically, there is limited real enjoyment to be had from the idea of unlimited material possessions, but there is unlimited room for intellectual and spiritual development. If you wish to live lightly on the land, this may be your home.

Concerning disputes and disagreements, which naturally occur when there is either lack of understanding, malice, or a disrespect of differences, we use the existing process of justice of the Supreme Court of Canada concerning how we are to make decisions under the Charter. When the sharpest minds have already made decisions on most matters of conflict, including those critical to life and death as essential matters of care, why re-invent the wheel? The processes in place are already clear and simple, fair and just based on evidence in the context of care for people.

Though written in understandable conversational terms, this document is also a legal contract. It does not cover everything, whereas we expect the details to be lived within the context of intent. Here, we say the documents giving the context of intent are the Canadian Constitution Act (1982) with its well known summary the Canadian Charter of Rights and Freedoms, the Corporations Act wherein we find our essential social, economic and work rights, the Criminal Code of Canada embodying our laws, the World Scientists' Warning to Humanity and numerous UN documents detailing the need for sustainability and the goals and means by which to attain it, and the Universal Declaration of Human Rights indicating the activities we must not engage in under any circumstances. These being acts of aggression and war against our friends, families and neighbors, which we will not engage in.

Simply having money won't get you in. We need people with compatible skills and interests. Not all who apply will be accepted. Here you are joining the Company of Canadians for more purposes than

just buying land. You are getting your social, economic and work rights, otherwise excluded from the Charter. For those with little, we employ when we can labour-backed loans issued as bonds with a maximum one-time fee of 10% That means for each \$100 you borrow, assuming someone can offer that, you pay back \$100. We not allow interest compounding because we reject the very idea of infinite exponential growth. The land is limited by what it can produce, and our lives are limited by the amount of work we can do in a day. There is only so much work we can do in a day. There are only so many trees, and the time it takes for a tree to grow back to a useful size is similar to the human lifespan. These are the realities we must deal with. If you want something, do the work.

We seek favourable fair-trade relations with our neighbours. We want to create work, and have an open free market available for those outside our community to use. We may build greenhouses, and wedding centre, a conference centre, places to work wood, metal and plastics. Most of what we make is not that hard to buy, given the space to work and access to tools and equipment.

Businesses to Join

Should each person drive to the next nearest town to buy milk, or is it smarter to open a store that you own and add the possibility of outside sales? If we are to save the planet we must be concerned by how much gas we burn, and furthermore the cost of that. We need a food store. We all need food. It is most smart to become a co-owner in the food store. First, the commercial lot must be bought and designated for that. Then, you should be able to buy in when you are ready. Since food is a common need under Section 7 Charter protection, we must be very concerned about prices. Being in a Company means you have the ability to buy bulk at the lowest possible price.

During construction, we will all need access to tools and supplies, hardware and lumber. Consider each activity you do and each thing you need as the basis for a business or service. So you can join our food store, or our hardware store. However, if you are an artist, that's a personal interest and you might want your own studio. The same goes for services and the trades, all of which need a home base of operations. Some people might simply need a business base, but not a residential lot because they already have a local home.

Here, we recognize that the base set of tools needed to make, build or repair almost anything are common to our lives. Thus we introduce the Truck & Tool Club. Need a car? Use the company car. We could all use a truck or trailer sometimes, but might rather drive a small car for personal trips. Of particular interest here to light manufacturing is CNC milling, which is now affordable as computer-driven equipment for routing, sawing, cutting and shaping. By this means, we turn craft into affordable lines of production. You might want in to the CNC milling and machining group to work wood, metals and plastics. This machine is very versatile and also accurate enough to carve and drill circuit boards.

This particular land project is at an intersection of major highways, making it ideal for light manufacturing and cafes or tourism-based attractions.