

From: john clunies-ross <[REDACTED]>
Sent: Wednesday, 8 November 2023 7:34 AM
To: Frank Mills <[REDACTED]>
Subject: farma

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Hello Frank,

Thank you for the opportunity to discuss the 'hort block' lease last week.

I raise the following points with council as trustee for the land trust;

I believe the valuation of the block is not valid.

Even direct sale of produce would not cover the proposed lease.

All the pests; chickens, rats, nematodes, fungus, and aphids are rampant. The management of them takes many hours and expensive chemicals.

Fertiliser is almost trebled in cost by the shipping cost.

Fertiliser costs are in the order of \$120 a months, rat control is similar about \$120, but can be higher on change of weather. I have not found a method of controlling the wild chickens yet.

Nematode control is a bit new, but we think it will be in the order of \$40 a month, fungus same about \$40 a month.

Diesel and man hours can be added to these costs.

Many machine and man hours have been invested in soil improvement over the years.

Water infrastructure is only a well. I have rebuilt the well as it was collapsed, replaced the concrete liner, cleaned out the detritus and I have installed solar pumping system and maintain it.

I have slowly increased the types of produce grown.

I Currently have bananas, pawpaw and eggplant regularly supplied to market.

We have finally found a Tomato that is suited to our climate. It seems to be resistant to nematode and hope they will be available commercially soon.

We have been working "kerija sama" with orang kampong for the harvest of bananas and pawpaw.

We allow self-harvest of banana leaf and give discount for community/religious functions.

I enjoy my endeavours at the farma and the same interaction that my father had in trialling and growing produce for the community.

BUT it is not a financially sound venture. I could not charge for my time and effort and be able to sell produce at a reasonable price.

I do wish to carry on producing on the northern block.

I offer the following basis;

5 year terms.

Value I feel in \$1000 range per annum.

This can be about 20% of my current cash outlay.

My preference would be "in kind" supply of trees/bushes for public planting. As the cash flow can be a bit thin at times. Maintaining the lime trees would also be an option. They are dying now as their management has been lax.

In my current situation can I ask that I have licence to occupy to cover to April/May. Lease to start then. For some reason all my insurances, current leases and permits seem to hit me in the last quarter of the year.

Yours faithfully

Johnny