

INFORMATION MEMORANDUM.

Limestone block production line – “For Sale“. **(2 blocks per minute anticipated output)**

This complete business opportunity or just all of the production machinery and equipment has been released to the Australian market so the assets and opportunities can be made available to operators and investors alike.

This family owned and operated business is now for sale it has been established for many years in the south west of Western Australia but within easy reach of the Perth and Bunbury metropolitan markets plus regional areas of the state.

The business specialises in the manufacturing and supply of reconstituted limestone blocks. The blocks have been made to high standard so that the output can be successfully independently tested for strength and durability.

The products have provided numerous options for the landscaper or the "Do It Yourself" home handyperson erecting such projects as retaining walls, garden beds, steps or whatever the end user's creative mind can devise. The produced blocks will suit many and varied needs.

In the past the owner operators have prioritised giving a great service to produce and supply their quality blocks at competitive prices with a prompt delivery service.

The reason for sale!

The sellers have not only operated this business, but also have active and growing interests in local farming and the hospitality fields. Having the desire to focus on these other activities, they have decided to let others have the opportunity to expand their existing aligned business or to set up a new venture!

The production machinery and equipment is positioned in a substantially sized shed with 3 phase & single phase power, lighting and water supply all located within a large limestone quarry facility.

The shed is currently leased from the quarry owners at what is considered a realistic rental per month.

The seller also believes that a new owner, by applying a greater focus on business development, will have great opportunities to further improve the output and turnover of the business by developing and implementing a 21st century marketing approach. (Existing turnover is based around several main retail outlets in key regional towns and direct retail clients visiting the operational site by appointment).

The seller will provide a period of induction/training at the current site for the buyer.

What is available for purchase?

The production assets - including a 3,000kg to 3,500kg LPG forklift - are summarised in this "release" and **can be bought**

- to be transported to another location **or**
- to remain insitu **

The production equipment has successfully passed previous random Mines Department inspections.

The seller warrants that none of the assets are encumbered and that there are no non fixed items belonging third parties other than any personal items and items such as hand tools, temporarily located in and around the shed.

(A summary of the features of the site that are deemed landlords fixtures and fittings will be provided by the seller on request. It is suggested that potential buyers discuss this with the landlord before submitting a price to buy the production only assets.)

Of particular interest to buyers is that an operational web site can also be separately bought.

** Qualified buyers planning to leave the assets insitu will be given the opportunity to discuss potential leasing arrangements of the shed and its surrounds **before** they submit a price.

(Potential buyers are encouraged to personally or through an agent, attend an arranged site visit to satisfy themselves as to the appropriateness of this summary, plus the suitability and condition of the machinery / equipment).

In the event that the buyer intends to relocate the assets, the seller will continue to pay site rental for up to one month. If decommissioning is to take longer than that, the buyer will be required to make suitable site rental payments

A basic summary of the production process involved is as follows

The current block range (see annexure 1) is made from quality crushed reconstituted limestone obtained from the surrounding quarry and cream cement

From the quarry, the asset buyer can purchase Road Base Rubble, Drainage Rubble, Landscape Rubble, Agricultural Lime, Garden Lime and Superfine Lime which an entrepreneurial asset buyer can possibly use for new products onsite or in their businesses elsewhere.

The complete production line is operated by either 2 or 3 persons with suitable training.

Raw material such as limestone and other materials can be loaded from 2 sides into an elevated conical gravity fed split hopper unit with 2 exits onto a 3 phase electrically powered feed elevating belt conveyor (approximate dimensions 6,000mm x 450mm). Hopper capacity is believed to be about 5 tonnes.

The feed conveyor is governed by a computerised control panel and is set for a 400kg limestone mix to which 2 bags of cement are added from a raised walkway before the process is temporarily manually shut down.

Above the feed conveyor is a conical cement feeder cone, however, this feature is currently decommissioned.

The mix is dumped into a Burdon "skip loading hoist" 300 litre/320 kg (dry/max filling) capacities, which is then elevated to the Hallweld Bennett Pan Mixer platform, where an appropriate amount of water is added dependent upon the moisture content of the limestone. (Manufacturer's specification sheet is available for cross referencing against the assembly).

The "**Hallweld Bennett**" **10UE Pan Mixer bowl with beating blades** is powered by a 7.5kW (3 phase) motor. The bowl measures approximately 1,500 mm diameter and is about 700 mm deep.

The contents of the mixer bowl are emptied by a manually operated lever at ground level and the complete mix (approximately 400/450kg combined mix) falls on to another elevating 6,000mm belt conveyor (400mm wide) and travels to the "**Columbia**" **8 Block Making Machine** with an elevated gravity fed hopper.

A power pack with 3 phase motor (? CM55-15A) coupled to a Racine (F or FA) oil pump and oil cooled radiator/pneumatic accumulator is located in the shed alongside the main block compression station.

Also included in the purchase are various partially interchangeable block mould components (e.g. mould box, core bars, bull nose corner and end cores) to produce a variety of shaped blocks as designated elsewhere.

*The Compression Process featuring a "**Columbia**" **Model 8** produces pairs of blocks (up to 390 mm long x 190 mm wide x 190 deep) per minute, depending on operator experience and places them onto steel plates which are then fed onto a plate outfeed / pallet feeder / "Offbearing" roller chain conveyor frame.*

*At the end of this conveyor is a detached track mounted pivoting 3 phase and hydraulically powered "off bearer" block hoist/plate transfer unit with a **Vickers Eaton PK series hydraulic vane pump**, that moves the products from the outfeed conveyor to **mobile 5 tier racks (13 in total) on a 30 metre 1,200mm gauge track** which ultimately repositions the racks - in some instances to a 3 phase **block splitting station** at one end of the track within the main shed.*

The processes in the above 2 paragraphs can be computerised, but the current operator prefers to control it manually. A CD with technical material is available to the buyer.

The track mounted/mobile and fork liftable block plate racks, each loaded with up to 60 full sized blocks, are forklifted to the enclosed drying area within the main shed. This area can hold all of the 13 drying racks available in the sale.

The products generally take about 24 hours to cure.

Electrical power enters the building through the landlords main board (meterable) and some hard wired cabling transfers 1ph & 3ph power to the green main switchboard (included in the sale) and various machinery.

Also included in the sale are the following significant pieces of mechanical & other equipment:

The Hyster H80C LPG* free lift 2 stage container mast forklift built in 1981 - with 1,200 tynes, manually operated have fork positioning capability, but not side shift - well treaded pneumatic tyres. - has a load capacity of 3,600kgs at 600mm and load lift of 3,100mm. The indicated hours are 8,128 at 30th June. (* Whilst currently operated on LPG, the machine originally had the ability to operate on petrol).
Serial number C58S- 3822B

A 1,800 litre horizontal stainless steel ex milk storage tank, currently used as a water tank, is conveniently located outside the main shed.

Management has produced a Standard Work Procedure Manual which is available on request.

Not included in the sale:

A front end/wheel loader (which may be onsite during inspection, is on loan from another party).

A Finsbury Engineering static 2 cylinder open 3 phase reciprocating *air compressor*. (So far, the exact model number and the capacity are unknown, however, the main receiver measures approximately 1400 x 600). The compressor is some 30 plus years old and appears to have had modifications that probably affect conformity to Australian Standards. *This is **not** included in the sale but the production line buyer may take it as **scrap** only.*

Completed limestone blocks not yet despatched to clients.

Remaining consumables such as cement.

It should be noted that raw limestone material is currently obtained from the quarry operators and may be heaped in and around the shed and is intended to be converted into product in the future. (If the asset buyer intends to relocate the assets to another location, any such raw material will not be included in the sale). The quarry company currently charges the seller for raw materials.

Out Goings include:

Monthly property lease payments to the quarry owners.

Raw limestone material is paid for only when in block form (by the ton/tonne).

Electrical power via sub meter payment to landlord.

Annexure 1 - Block sizes

	Length	Height	Thickness	Approximate Weight - kgs per block	Blocks for pallet. (kg)
Solids	390	190	110	13	90
Solids	390	190	90	12	108
Solids	390	190	190	25	54
Twin Core	390	190	190	18	54
Split Faced	390	190	190	12.5	108