



# TerraBlock DAO – Whitepaper

Token: QORI

Version 1.1 – July 2025 (Updated with Legal, Financial & Strategic Addendum)

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# 1. Executive Summary

TerraBlock DAO is a decentralized real estate and environmental impact project that merges blockchain technology with land tokenization. Its native token, **\$QORI**, represents fractional ownership of real, ecologically significant land.

The flagship project consists of **20 hectares in La Serena, Chile**, a biodiverse region with migratory bird wetlands. TerraBlock DAO allows investors to become co-owners of protected ecosystems, with long-term appreciation potential.

This version includes updates on:

- Legal and tax structure in Chile
- Net profit distribution (post-tax)
- Bitcoin-backed financial reserve strategy (DCA model)
- Land valuation projection
- Governance and audit recommendations for DAO transparency

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# 2. Theoretical Framework

## Asset Tokenization

Digitizing real-world assets like land into blockchain tokens increases liquidity and democratizes access to investment (Schär, 2021).

## Decentralized Autonomous Organizations (DAOs)

DAOs are transparent, community-led governance structures powered by smart contracts (Hassan & De Filippi, 2021).

## Hybrid Governance

A phased model that begins centralized for efficiency, progressively decentralizing to empower community participation (Wang et al., 2022).

## Regenerative and Environmental Principles

By integrating regenerative land use and conservation, TerraBlock combines financial yield with ecological value (Hawken, 2017).

### **Bitcoin Spot Reserve Strategy**

The QORI token is partially backed by spot purchases of Bitcoin at technical entry zones to stabilize its long-term value (Antonopoulos, 2017).

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## **3. Project Description**

TerraBlock DAO tokenizes ecologically valuable land, beginning with 10 hectares of protected territory in La Serena, Chile. This area includes wetlands and natural ravines supporting migratory birds.

QORI allows investors to hold digital shares of this land, and future acquisitions under the same model. The goal is to expand this ecosystem of crypto-governed, environmentally protected territories.

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## **4. Governance Model (Hybrid DAO)**

Initially led by the founding team, governance will gradually transfer to the community through on-chain voting platforms like Snapshot. This hybrid model balances strategic execution with community participation.

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## **5. Environmental and Social Impact**

Each land acquisition includes programs for:

- Migratory bird habitat protection
- Preventing unregulated urban expansion
- Environmental education and local outreach

Future tokenizations will replicate this model in other biogeographic regions.

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## 6. Roadmap

### Phase 1 – Foundation (Q1–Q2 2025)

- Token creation and legal setup
- Site selection: La Serena, Chile

### Phase 2 – Capital & Community (Q3 2025)

- Wallet integration and presale
- Strategic partnerships

### Phase 3 – Web3 Expansion (Q4 2025 – Q1 2026)

- DAO tools: Snapshot, treasury dashboard
- Staking model and community involvement

### Phase 4 – Scaling DAO & Land Expansion (2026+)

- New land acquisitions and tokenizations
  - Full DAO governance decentralization
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## 7. Tokenomics

- **Token Name:** QORI
- **Type:** Dividend-bearing token
- **Blockchain:** Polygon (PoS)
- **Total Supply:** 21,000,000 QORI
- **Token Address:** 0xbEe2FD0CA4DD4864531664eA61A1F2af0D36b386

- **Owner Address:** 0x8e15bD56063680bDA960b0CFd229aada452117B1
- **Launch Date:** April 8, 2025

**Tax Structure:**

- 3% for rewards (redistributed to holders)
- 3% for liquidity

**Proposed Distribution:**

- 60% Public Sale & Community
- 15% DAO Treasury & Reserve
- 10% Founders & Core Team (with vesting)
- 10% Strategic Partners & Advisors
- 5% Environmental Fund

**Governance Tools:**

- Dividend Tracker smart contract
- Snapshot-based governance

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## 8. Legal and Tax Structure in Chile

**Legal Framework**

TerraBlock DAO operates through a central legal entity (SpA or non-profit Foundation), which owns physical assets, issues invoices, and handles operations.

The DAO itself functions as a community-driven organization governed by smart contracts without legal personhood.

**Relevant Taxation:**

- **VAT:** Exempt on rural land sales without urbanization or commercial intent.

- **Corporate Income Tax:** 25–27% on net profits. Recommend use of the "Pro Pyme Transparente" regime.
- **Blockchain Fees:** Considered deductible business expenses.
- **Accounting:** Transparent, on-chain ledger plus fiat record-keeping. A non-profit foundation may manage the Environmental Fund.

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## 9. Net Profit Distribution (Post-Tax)

Total net profit estimated: **CLP 896,000,000**

Destination	Percentage	Amount (CLP)
Public Sale & Community	60%	537,600,000
DAO Treasury & Reserve	15%	134,400,000
Founders & Core Team	10%	89,600,000
Strategic Advisors & Partners	10%	89,600,000
Environmental Fund	5%	44,800,000

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## 10. Land Financial Projection

Concept	Value (CLP)
Current land value	800,000,000
Projected sale value	2,000,000,000
Payment to owners	800,000,000
Estimated gross profit	1,200,000,000
Net profit (after taxes)	896,000,000

Key Drivers:

- Scarcity of rural land in Coquimbo region
- Rising demand for eco-parcels

- Local conservation policies
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## 11. Bitcoin Reserve Strategy

Part of the DAO's net profit will be periodically invested in **Bitcoin using a DCA (Dollar-Cost Averaging)** strategy.

- Funds stored in **public, verifiable wallets**
  - Auditable by the DAO community
  - Builds long-term crypto reserve stability
  - Connects physical asset appreciation to decentralized financial infrastructure
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## 12. Team

- **Jorge Baltra Cañihuante – CEO & Founder**  
Architect with a creative and analytical approach. Leads TerraBlock DAO's vision and execution.
  - **Felipe González Valderrama – Blockchain Developer**  
Smart contract expert and Web3 consultant with experience on Polygon and Binance Smart Chain.
  - **Oscar Mauricio Morales Muñoz – Financial Advisor**  
Auditor and early crypto enthusiast. Advises on tax strategy and DAO's financial modeling.
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## 13. Strategic Partnerships

The DAO is forming alliances with:

- Environmental NGOs
- Land governance institutions

- Web3 infrastructure providers

These partners validate, monitor, and amplify the ecological and technological impact of the DAO.

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## 14. DAO Governance & Audit Recommendations

- Maintain dual accounting: fiat and on-chain
  - Conduct regular internal and external audits
  - Use clear voting and execution protocols (Snapshot)
  - Diversify treasury with BTC and land reserves
  - Establish a legal foundation for the Environmental Fund
  - Communicate consistently with investors and token holders
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## 15. Conclusion and Future Vision

TerraBlock DAO introduces a new paradigm for sustainable real estate investment by combining:

- Regenerative land stewardship
- Community-led DAO governance
- Real-world asset tokenization
- Bitcoin-based decentralized reserves

With **QORI**, investors don't just buy a token — they become co-creators of protected ecological territories, backed by tangible value and governed transparently.

**Together, we build land-backed freedom.**