

FISHERMAN'S BAY MANAGEMENT PTY LTD

A.B.N. 64 009 806 258 A.C.N. 007 754 172
PROPERTY MANAGERS
TRUSTEE FOR FISHERMAN'S BAY PROPRIETORS

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OFFICE HOURS: TUES & THURS 9AM TO 3PM

ALL CORRESPONDENCE TO
THE SECRETARY
PO BOX 210
PORT BROUGHTON SA 5522

NEWSLETTER 31

To Licensees,

Freeholding Update

The Freeholding project continues to progress at pace.

The development approval from SCAP has been formalised, and Barunga West Council and FBM, and their respective engineers, are working through the details of the infrastructure that is required under the SCAP approval; that is: a seawall, waste water collection and treatment facility, a storm water management plan and roads.

These items are anticipated to be finalised in the next couple of months. Further updates will be circulated when plans are finalised.

Fire compliance

All shacks that had fire compliance issues have now been inspected by our building surveyors, Professional Building Services Australia (PBSA). PBSA are now in the process of writing individual reports and recommendations for each site that they have inspected. The amount of work required for fire compliance varies from property to property, but PBSA will detail individual requirements in their letter, expected mid-October.

Fisherman's Bay Management Pty Ltd – Office

Licence Fees 2019

Please be advised that the Licence Fees for 2019 will be subject to an increase of \$50.00. Invoices for Licence Fees for 2019 will be issued on 1 December 2018. These fees are payable by 31 January 2019. Late payments will incur a fee of **\$50.00** (incl. GST).

Those Licensees who have entered into sales contracts, at the time settlement occurs, the Company will credit a part of the licence fee proportionate to the number of complete weeks remaining from Settlement until the end of the Term.

Payment of Licence Fees

There was an increase in the amount of late payments of licence fees in 2018. The good will that was given to licensees requesting an extension and payment plan to settle their licence fees, after the due date, was exploited and taken advantage of and this has led to a decision by the Board that they will not accommodate any requests for this concession in the future.

No extensions or payment arrangements will be considered after the due date of the 2019 Licence Fee.

1 OCTOBER 2018

Payment of Licence Fees (Cont'd)

We would like to remind our Licensees that your Licence Agreement entered into with our Company stipulates that the Licensee agrees with the Company to pay the licence fee applicable to each calendar year during the Term on or before the 31st day of January of the relevant year. A late payment fee will be incurred in the event that any payment of the licence fee in full is not made on or before its due date.

If a Licence Fee is in arrears for a period in excess of sixty (60) days, pursuant to the terms of the Licence Agreement, the Company can then terminate the Licence Agreement. Termination of the Licence Agreement will have serious consequences for you, as set out in clause 8 of the Licence Agreement, including forfeiture of the Licence Agreement and the possible forfeiture of all improvements on the shack site.

Action for Licence Fees 60 days Overdue:-

- Letter of Demand will be issued requesting payment within 14 days of the date of the letter.
- Notice to Remedy Default will be issued requesting payment in full of all the arrears of licence fees and legal costs within thirty (30) days of the date of the Notice.
- Notice of Termination will be issued advising a period of thirty (30) days from the date of the notice to remove all improvements and all contents therein from the shack site in the same manner as specified in Clause 7 of the Licence Agreement.

Licence Fees 2019

Licence Fee 2019 Invoice Issue Date	1 December 2018
Licence Fee 2019 Due Date	31 January 2019
Late Payment Fee	\$50.00
Notice to Remedy Default	\$40.00

FB Pipeline Pty Ltd – Office

Water Supply and Usage Fees 2018/2019

A fixed charge for supplying the service	\$97.00 Water Supply Charge - Quarterly
Water Usage	\$3.37 per kilolitre
Late Payment Fee	\$15.00 gst inc.

For all other Fees and Charges related to water supply please see our Price List located on our website www.fbmservices.net.

Invoice Issue Dates

30 September 2018
31 December 2018
31 March 2019
30 June 2019

Invoice Payable Dates

31 October 2018
31 January 2019
30 April 2019
31 July 2019

Payment Reference

Please ensure that you enter your invoice number as the payment reference, as there has been an increase in the number of payments that appear on our bank statements that have insufficient information to identify the payment.

Regards

CP Ireland

Corynn Ireland

Secretary

FISHERMAN'S BAY MANAGEMENT PTY LTD
FB PIPELINE PTY LTD