

# FISHERMAN'S BAY MANAGEMENT PTY LTD

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PROPERTY MANAGERS

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## NEWSLETTER 32

### FREEHOLDING UPDATE

Dear Licensee/s,

We are pleased to be able to provide you with an update on the progress of the Freeholding project. FBM, Licensees and Barunga West Council (BWC) are working together to move the project forward.

Work undertaken, to meet the approved land division conditions, is progressing at a productive pace. Our design documentation, which has included workshops with BWC's engineers to ensure that it meets specification, is nearing completion.

### WASTE WATER MANAGEMENT

FBM put a proposal to BWC at its meeting on 12 March 2019 for its consideration, to augment the existing Port Broughton Community Waste Management System (CWMS) to cater for the CWMS requirements at Fisherman Bay, as an alternative to a standalone processing plant that is currently approved at Fisherman Bay. Full details of FBM's proposal can be found at <https://www.barungawest.sa.gov.au/page.aspx?u=359>

Productive negotiations are continuing with BWC to achieve a positive outcome for all parties concerned.

### SEAWALL AND LEVEE BANKS

Minor adjustments are being made to the original design specification for levee banks and seawall tidal inundation protection works. Consideration is being given to rock facing wave erosion protection systems and height variation, but it is unlikely that there will be any Freeholding project delaying consequences.

### STORM WATER

Management and disposal of storm water to the marine environment during coinciding rain and high tide events, in a way that is compliant with the State Commission Assessment Panel (SCAP) land division development approval conditions and to the satisfaction of BWC, is resulting in a challenging but effective design of a workable system by FBM's consulting engineers, Wallbridge Gilbert Aztec (WGA).

### FIRE COMPLIANCE

To date there are 308 sites on the land division plan, certified as compliant. Those compliant sites should now have received a letter from FBM confirming this status.

The remaining 95 sites are in various stages of becoming compliant either by way of minor boundary realignment or undertaking remedial works of the affected part of their premises.

1 APRIL 2019

## **REVISED CONTRACTS FOR SALE AND PURCHASE OF SHACK SITES**

The numerous unavoidable delays of FBM's proposal to sub-divide and create freehold title to the shack sites occupied by licensees, has resulted in the original contracts, which many licensees entered into to purchase their shack site in 2010, becoming confusing and cumbersome with the addition of addendums created for various reasons to keep the contract document valid and up-to-date.

Legal advice to FBM persuaded FBM Directors to accept the production of revised Sales Contracts which incorporates the previous addenda and other legislative changes which have occurred during the life of the original contract. An Information Memorandum has been prepared to provide a guide to the amendments made within your revised contract and is included with the contract that you will receive. Accordingly, this will assist in the interpretation of the contract and be more appealing to financial institutions for those needing to obtain finance for settlement.

Licensees dealing with this matter through their nominated Conveyancer/Solicitor should have their representative explain the revised contract to them, as our Conveyancer is progressively communicating with representatives in relation to this revised contract.

FBM trusts that we have shed some light on the progress we have made and look forward to your continuing support through to freehold titles.

Directors  
**FISHERMAN'S BAY MANAGEMENT PTY LTD**