



Martin Towers

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MANAGEMENT COMMITTEE REPORT 2022/2023



CORPORATION STRUCTURE

- Primary Corporation – Responsible for Whole Building
 - Resident Apartments (Lot 1) One Vote
 - Resident Car Park (Lot 3) One Vote
 - Commercial Car Park (Lot 2) One Vote
 - Retail Shops (Lot 5) One Vote
 - *There is no Lot 4*
- All Primary Corporation business must be done by agreement as no party has a voting majority
- The Secondary Corporation (i.e., lots 1 and 3) is responsible for **62.8%** of Primary Corporation costs

MANAGEMENT COMMITTEE MEMBERSHIP

- A member of the Management Committee must state any pecuniary interests that they hold in relation to any works being considered and must excuse themselves from any discussion and voting.
- A member of the Management Committee should be driven by what they can do for the complex and not their individual agendas.



MANAGEMENT COMMITTEE STRATEGIC PLAN

Our strategic goals were to:

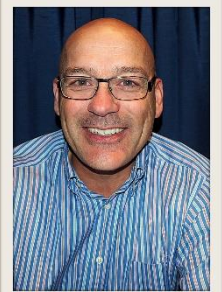
- Maintain and sustain the value of the apartment complex.
- Continue to explore viable options to reduce operating costs and ensure value for money.
- Aim to reduce annual member contributions in real terms.



MANAGEMENT COMMITTEE (2021/2022)



James
Caretaker



Steve Geyer
Body Corporate



Your Management Committee **freely volunteer** their time to support the apartment complex.

We meet bi-monthly and on other occasions when necessary.

We bring areas of expertise from our individual professions to enhance the quality of the complex.

MANAGEMENT COMMITTEE (2021/2022)



Con Karykis
Presiding Officer



Elizabeth Farrant
Treasurer



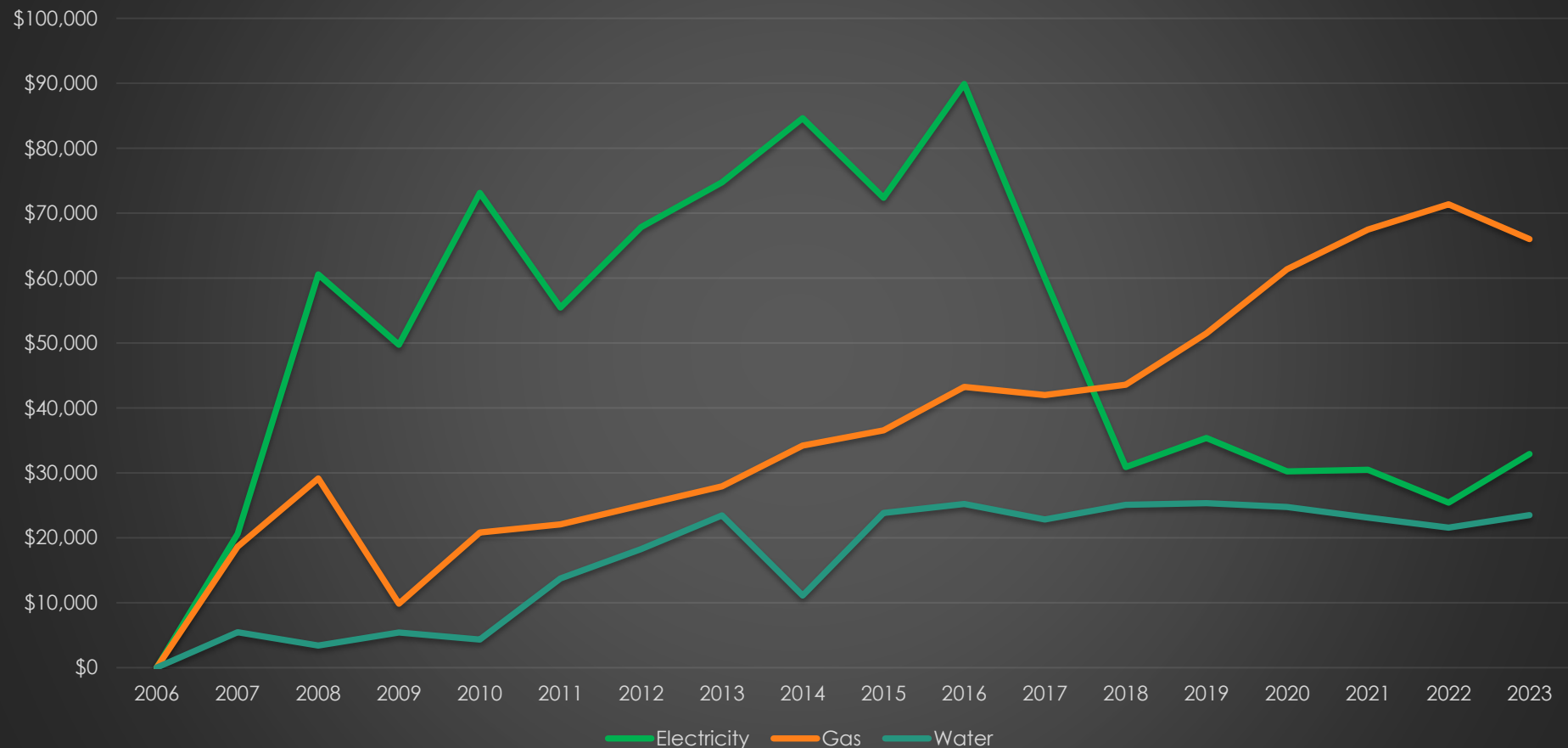
Phillip Relf
Secretary

Primary Corporation Representative
Lot 1 – Con Karykis

Primary Corporation Representative
Lot 3 – Rob Creasey

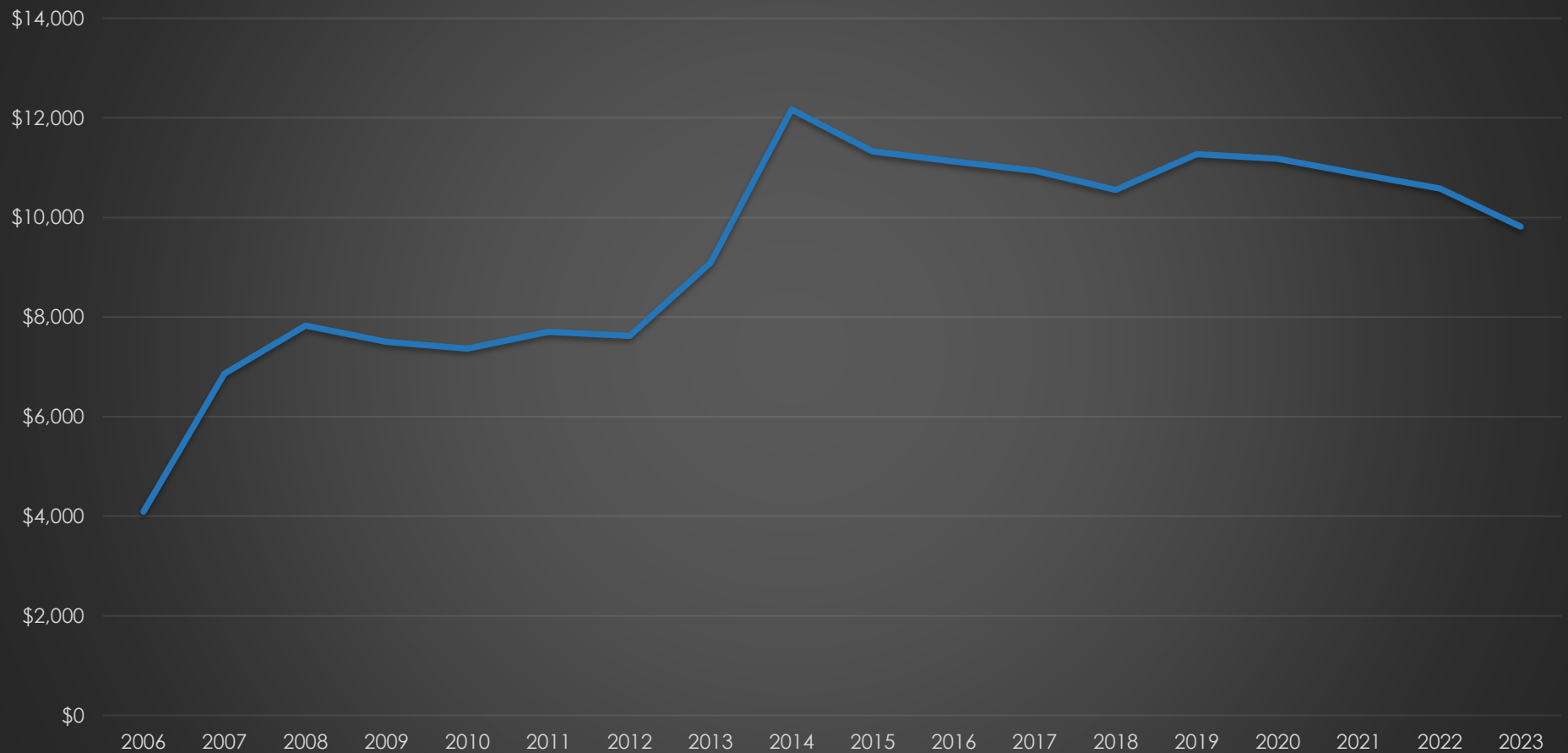
FINANCE & EXPENDITURE SUMMARY (2022/2023)

Utility Costs



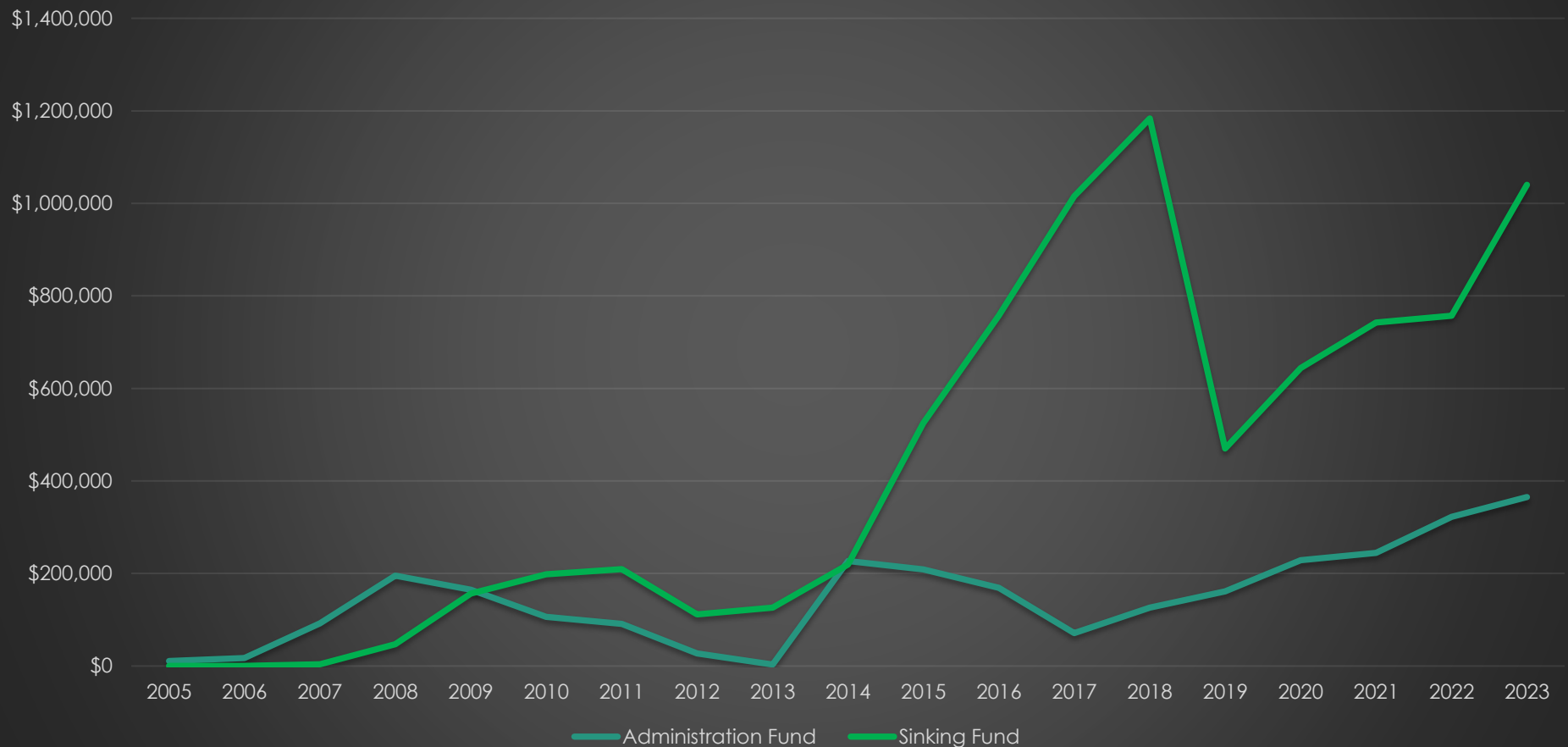
FINANCE & EXPENDITURE SUMMARY (2022/2023)

Contributions (Typical Apartment) 2023 Dollars



FINANCE & EXPENDITURE SUMMARY (2022/2023)

Fund Balances



FINANCES

Fund balance as of:

- Administration fund
- Sinking fund

30 June 2022	30 June 2023
\$322,483	\$365k
\$757,238	\$1,040k

BUDGET 2023/2024

Transfer \$100k
from Administration fund
to Sinking Fund

Administration Fund

- Balance Opening \$365k
- Income \$xxxk
- Expenditure \$(xxxk)
- Balance Closing \$xxxk

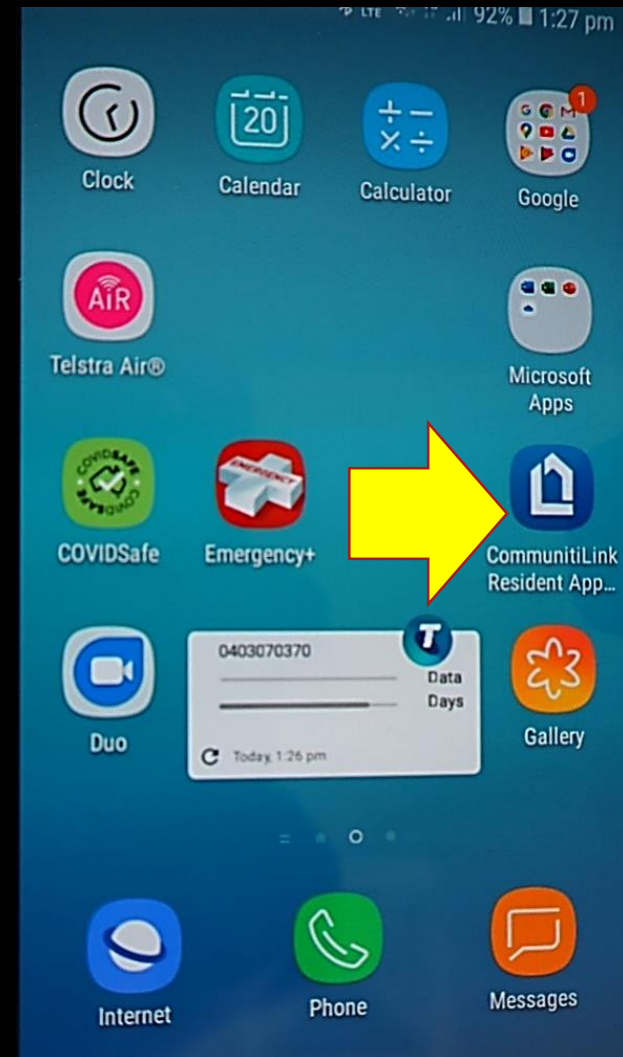
Sinking Fund

- Balance Opening \$1,040k
- Income \$xxxk
- Expenditure \$(xxx)
- Balance Closing \$xxxk



COMMUNITILINK & WEBSITE

- CommunitiLink - Phone App
 - Advises users of current building issues
 - Building Maintenance issue reporting
 - Apple Store or Google Play download



Website provides residents with information
WWW.223NorthTce.info

LIBRARY

- North Tower Plaza level
 - Books,
 - CD,
 - DVD/Bluray &
 - Puzzles too



INTERCOM SYSTEM

- Austronics – vMode model



INTERCOM SYSTEM

- SA Electronics – Aiphone



INTERCOM SYSTEM

- Austronics \$131,520
- SA Electronics \$122,750

Recommendation

- **Main Con:** SA Electronics are slow to start and slow to complete the work. I have no first-hand knowledge of Austronics work practices.
- **Main Pro:** SA Electronics knows the building and their quotation includes replacement of the vertical signal cabling in both the North Tower and South Tower, and horizontal cabling between the South Tower and North Tower. Whereas Austronics advise that any cabling issues will result in an additional cost.
 - Cabling is of issue as there will be greater data transport required for colour video. The replacement cabling will be fibre optical cable.

INTERCOM SYSTEM

- 7 inch LCD for video monitoring
- Auto-entry (Doctor call)
- Guard call
- Hands-free communication, auto-voice actuation
- Lighting control for a call from entrance station
- Monitoring an entrance station
- Releasing door lock
- Touch (Push)-to-talk-communication is available
- Video image adjusting function
- Video recording from an entrance station
- Zoom/wide and pan & tilt video monitoring function
- Intercom App:
 - Answer calls from the door station anywhere inside or outside your home
 - Control external devices while answering a call
 - Releasing door lock
 - Video recording from an entrance station
 - Zoom in and zoom out functions

MARTIN TOWERS

What has been happening?



COMMUNITY

- Resident Get Together



SPRING FLING!

(Also known as 'Come and Meet Your Neighbours...')

*November 17
6.30-9pm
East Garden near the Gym*



BYO



everything



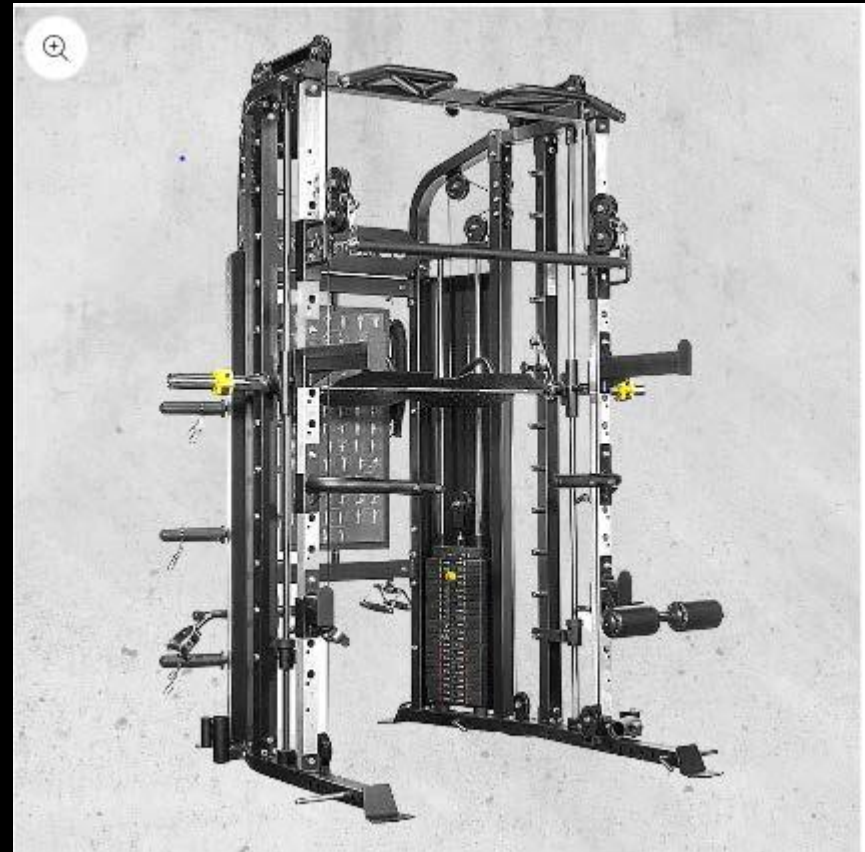
BIKE REPORT

- Bike Room now cleared of abandoned bikes



GYM

- Refresh aging new medieval torture devices



GYM & TABLE TENNIS

- Gym glass frosting
- Table Tennis in the East Garden



POOL MAINTENANCE

- Maintenance required to address rust and tile grouting
- Paint inside of pool building at same time



Photo 2 – Corrosion to steel baseplate of the Spa support frame



Photo 3 – Corrosion to 'Rondo' channel sections



Photo 4 – Corrosion to base plates and bolted connections



Photo 5 – Corrosion to pool access staircase (treads, stringers & brackets)

SOLAR POWER PANELS

- Solar Power
 - Additional solar panels installed



SOLAR POWER BATTERY

- Solar Power saved to Battery
 - Expansion to provide another eight batteries possible



WATER HEATING

- Replaced 4 hot water units this year (to ensure reliability)
- Solar Power to Heat Water
 - Actively considering electric replacement units



SECURITY REPORT

- Unknown person removed sign from the South Tower, now replaced

67 to 111

(1 - 66 located 30m north)

SECURITY REPORT

- Homeless People & Vandalism
 - Camp Fire (Saturday 07th May 2022)



OWNER SUGGESTIONS (2020)

- Improve Facilities
 - Meeting/BBQ area (on hold)
 - Car park clean and resurface (on hold)
 - Car park electrical outlets for recharging (quotes)
 - Primary Corporation engaged to potentially purchase car parks which could be repurposed for charging
 - Intercom system – replace (under vote)
 - Hot Water system – replace (in progress)



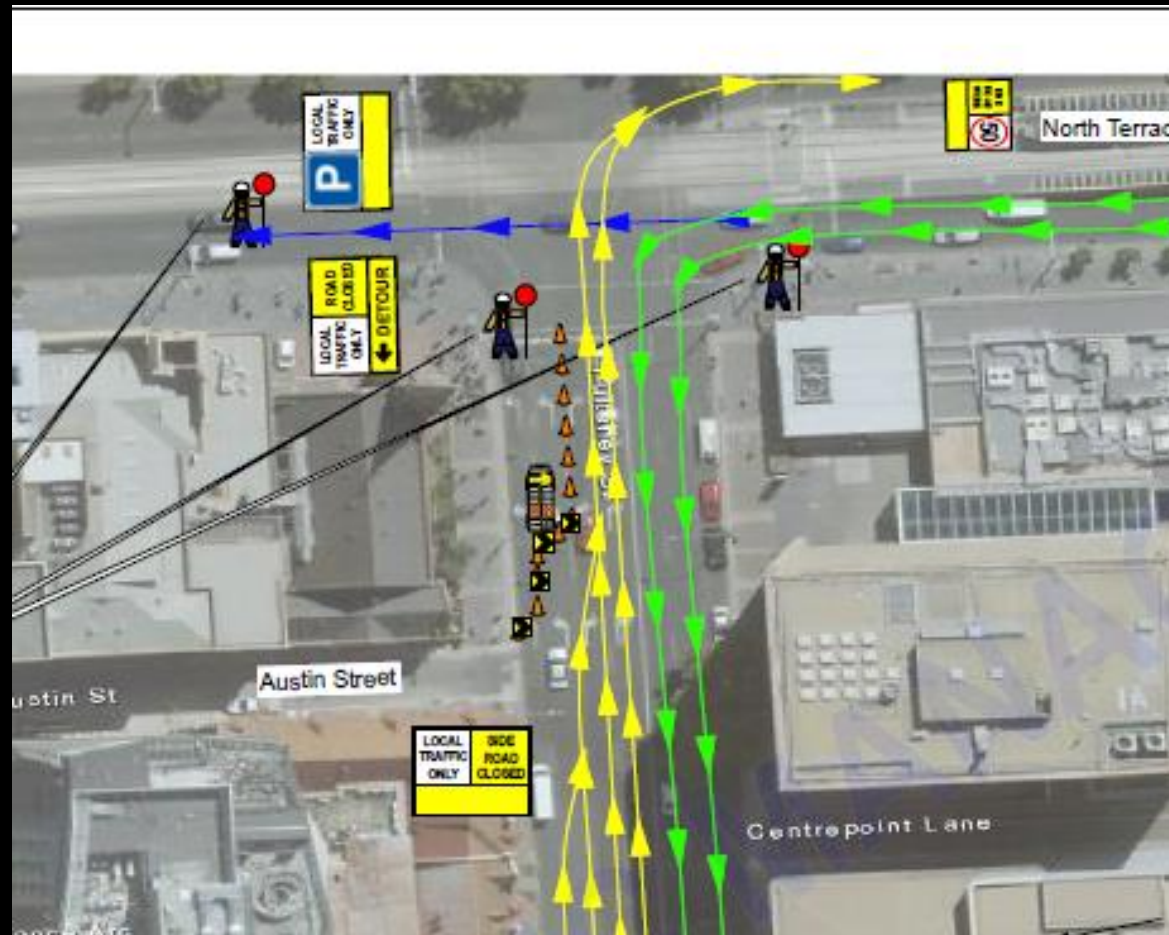
OWNER SUGGESTIONS (2021)

- Enhance Charles Street entrance
 - Need viable suggestions to support specific upgrade
- Management Committee Bios
 - Management Committee bios have been provided



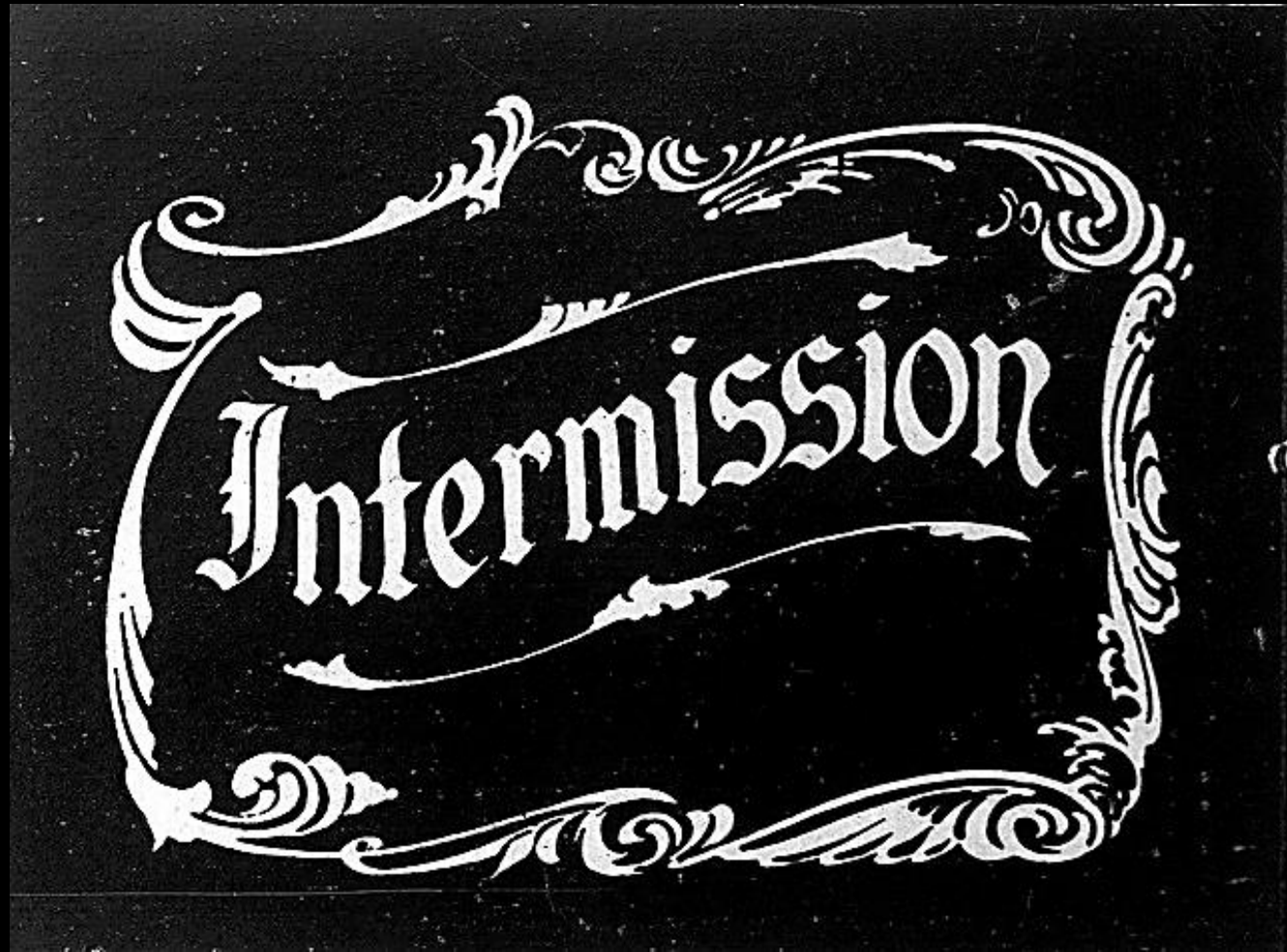
ROAD CLOSURES

- ANZAC Day
- Christmas Pageant

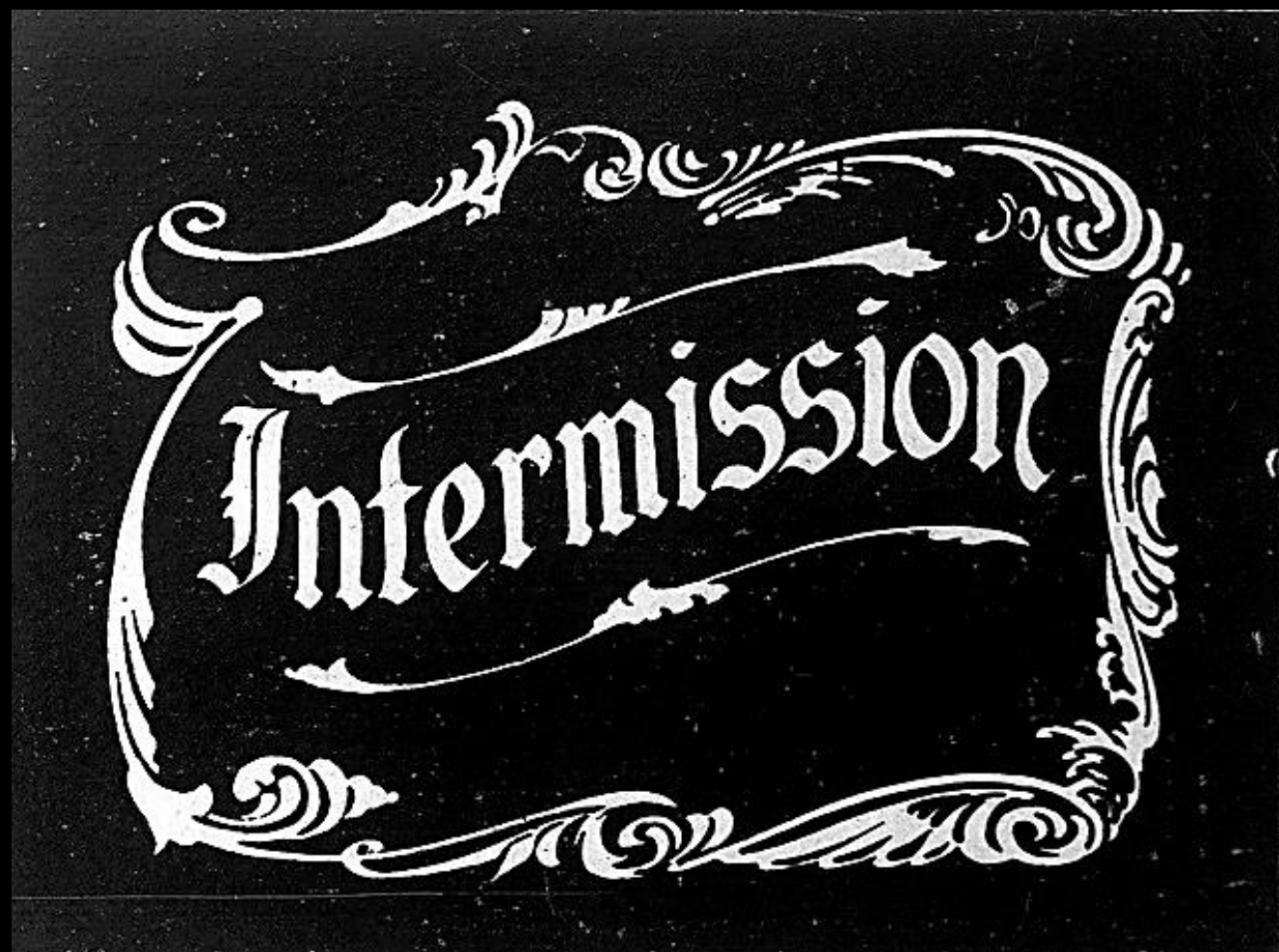


Any Other Business?

That was what the old committee did.



It's now time to elect the new.



MEETING CLOSURE (2023)

Thank you for your attendance

