

MARTIN TOWERS

USEFUL INFORMATION FOR RESIDENTS

Here is some information that may make your life easier whilst living in these apartments.

CALLING AN AMBULANCE IN AN EMERGENCY

Dial 000 and clearly state the location as being Martin Towers South or North.

Try to meet the paramedics at ground floor lift well/lobby area. They will be unfamiliar with our buildings. They will not have a key to your apartment. They will require access to your floor.

Where this assistance is unavailable, ambulance personnel can access the buildings via the SAAS (South Australian Ambulance Service) letterbox in the North Tower mail room.

POWER FAILURE

It is advisable to keep a working torch on hand in the event of a power failure. This will help you to navigate the stairwells and car park.

The lifts will be out of action for the duration of the outage.

The hot water will last for several hours.

The gas hot plates will continue to work, but you will need matches or preferably a BBQ lighter for ignition.

LOCKING YOURSELF OUT

Between the hours of 7.00 am to 3.30 pm week days, you can call the Caretaker. He **may** be available to let you in.

After hours, you will need to call a locksmith. Please note that locksmiths will NOT have fob access to your building or floor.

FIRE ALARMS

IN PREPARATION: familiarise yourself with the fire evacuation instructions and exits

DURING: obey the instructions from the loud speakers. DO NOT assume that it is a false alarm

WARNING: if you set off a fire alarm from your apartment that results in the fire services attending, you will be billed. Currently \$1000 for the call out.

LIFT BREAKDOWN

Between the hours of 7.00 am to 3.30 pm week days, you can notify the caretaker.

After hours: Call Whittles (Body Corp Managers for Martin Towers) on their Help Line 8291 230

SHORT STAY RENTALS e.g. Airbnb

This practice is not permitted in these buildings, and is against the Community By-Laws. The Body Corporate will take action for violations.

NOISE

- Be respectful of others, as noise travels well through an apartment complex.
- Report noise complaints to the Body Corporate Manager. (Whittles)
- Major complaints can be reported to SA Police.

Please note as per the by-laws you must have consideration for other residents. You are also responsible for your visitors and their actions.

CAR PARK

You must park within your allotted parking space. The spaces are relatively small so please park within the marked lines to avoid difficulties for those in adjoining car parks. This also reduces the incidence of damage to cars. You may have to arrange with your neighbour and identify the best way to park your cars so that both can gain easy access.

Common area power points should not be used to charging an electric car. The power cables are not rated for this activity and a potential to damage the building is a possibility.

Parking your car in an unauthorised park is a breach of the Community By-Laws and may result in a fine of up to \$500 per incident.

Always swipe your fob at the panel by the entrance leading to the sub-basement car park, even if the boom gate is up. Similarly, for the boom gate at the exit. Otherwise your fob will not allow entry upon your return. It is important to sequence the fob access correctly.

Also swipe your fob at the fob reader adjacent to the grille gate on the down ramp to the resident's car park. This is required even if the grille gate is already open.

Obey the red / green lights when driving within the car park. If the light is red, do not proceed until the green light shows.

Note that personal belongings are not permitted to be stored in the car park. Doing so will attract fines.

To exit the building after hours, you may need to use the Austin Street exit roller door. Simply drive up close to the roller door and the sensor will automatically activate the door to open. You do not need to get out of your car.

To enter after hours, when the commercial car park doors are closed, use the Austin Street roller door entrance. The fob reader (to enable door opening) is located on the right-side pillar next to the roller door.

The fob reader is a nondescript grey square panel located to the left and below the LED screen commercial car park security card reader. This has a yellow border. Ours does not. You will need to get out of your car to swipe your fob at this reader.

SAFETY

Always obey signs and lights in the car park. Drive slowly and cautiously as pedestrians including young children may enter and leave cars at any time.

It is important that you report any suspicious activity or persons in the car park.
Contact the Caretaker between 7.00 am and 3:30pm and SA Police out of these hours.

RUBBISH

Recycling is required to be carried out by all residents in accordance with South Australian Government policy.

Our contract with the City of Adelaide Council stipulates that we engage in recycling. If we do not comply then extra fees may be levied to cover the costs of rubbish disposal, and we may lose our rubbish removal contract.

RUBBISH AREAS:

- North Tower: Sub-basement car park, North West corner (near the lifts)
- South Tower: Level 6 of Wilson's Car Park, South West corner

Refer to the signs which show the items that can be recycled, and which bins to put them in.

- **Recycling:** **Yellow top bins.**
- **Organics Waste:** **Green bin.**
- **General Waste:** **Red top bins.**

To reduce insect and vermin infestations, and offensive odours, ensure that all organic matter is wrapped in bio bags and placed in the green organics bin. (Bio bags are available from the caretaker.) Avoid placing organics in the general rubbish bins where possible.

General rubbish should be securely bagged and placed in the red top bins. Always close the lids on the bins.

For North Tower residents; Please do not use the rubbish chute from your respective floor utility room unless absolutely necessary. The bag can break and the contents can splatter resulting in offensive odours permeating the building.

BY-LAWS

The list of by-laws can be found on the CommunitiLink app and on the website.
Infringing the By-Laws can result in fines or removal from tenancy.

IMPORTANT NUMBERS

Emergency (Ambulance, Police, Fire):	000
SA Police Assistance:	131 444
Caretaker (James):	0407 404 501
Whittles Body Corporate Management Services:	8291 2300

This document has been brought to you by the Martin Towers Management Committee.