

Peter Dekkers Buchan
4/2/1947 - 31/8/2016



ACC RUBBISH COLLECTION

- July 2016
 - Three streams:
 - Recyclables – paper, plastic bottles, glass bottles
 - Food – food scraps, soiled pizza boxes
 - General waste – anything else
 - Collection areas
 - Level 6 Wilsons car park – **South West** corner
 - Sub-basement car park – **North West** corner



ACC VIEW FOR ADELAIDE

- Introducing - David Bland



AGENDA

- Items 1 - 5



Martin Towers

MANAGEMENT COMMITTEE REPORT 2015 / 2016



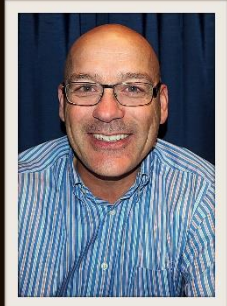
CORPORATION STRUCTURE

- Primary Corporation – Responsible for Whole Building
 - 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

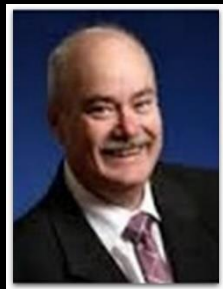
MANAGEMENT COMMITTEE (2015/2016)



Trevor Frangs
Caretaker



Steve Geyer
Body Corporate



Peter Affleck
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 (2015/2016)



David
Chadbourn
Presiding Officer

Primary Corporation
Representative
Lot 1



Michael
Hammerton
Treasurer



Phillip Relf
Secretary

Primary Corporation
Representative
Lot 3



MANAGEMENT COMMITTEE – PROPOSED PROCUREMENT POLICY

- 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.



MANAGEMENT COMMITTEE – STRATEGIC PLAN

Our strategic goals were to:

- Continue to explore viable options to reduce operating costs and ensure value for money.
- Aim to reduce annual member contributions in real terms.
- Raise the Sinking Fund to the amount recommended by the Sinking Fund Analysis Report within five years.
- Strive for process improvement by the development of Management Committee procedures by 01st July 2016.



FINANCES

- Fund balance as of:

- Administration fund
- Sinking fund

30 June 2015	30 June 2016
\$227,035	\$199,422
\$219,142	\$534,306

- Long Term Funds Management (no fees)

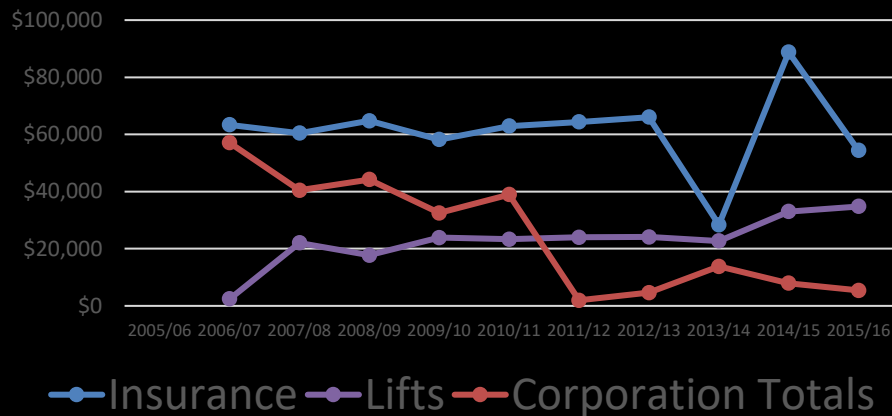
- \$200k previously moved to term deposits at 2.93%
- \$100k moved this year into Sinking Fund



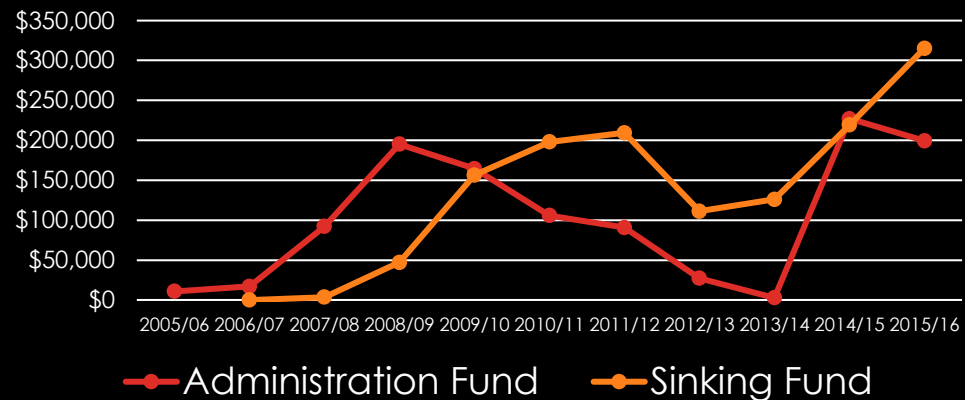


FINANCE & EXPENDITURE SUMMARY (2015/2016)

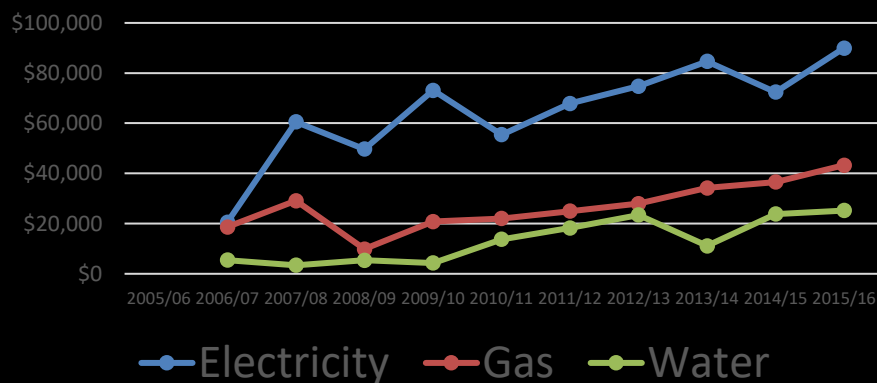
Martin Towers - General Costs



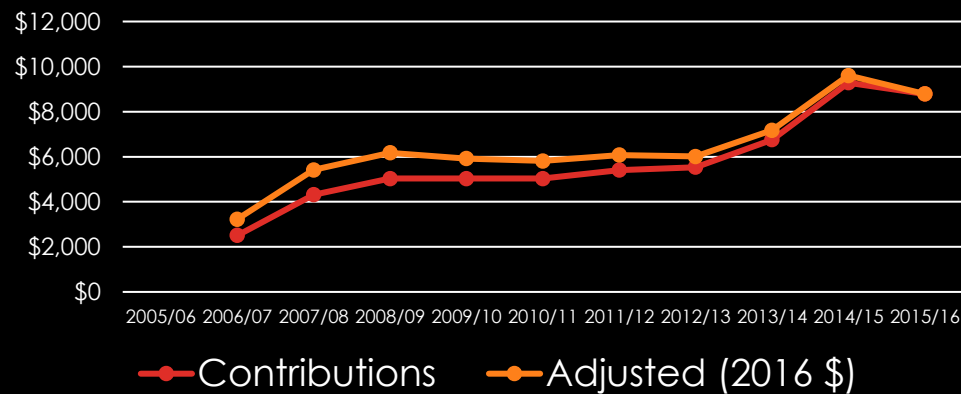
Martin Towers EoY Balance



Martin Towers - Utility Costs



Contributions for a Typical Apartment





BUDGET 2016/2017

Administration Fund

- Balance Opening \$199,422
- Income \$598,049
- Expenditure \$629,545
- Balance Closing \$167,926

Sinking Fund

- Balance Opening \$534,306
- Income \$253,445
- Expenditure \$64,500
- Balance Closing \$723,251



MARTIN TOWERS

What has been happening?

ISSUES

- On a number of occasions residents were woken by the building evacuation alarms. On at least two occasions this year the alarm was due to a pressure drop in the fire system valve.
- These valves (which need to be replaced bi-annually) can be readily replaced in the North Tower. Not so in the South Tower where the enclosing box is smaller than the replacement valve. We are continuing to address this with the Primary Corporation.





GROUND 4 & 5-ON-1

- Mid 2015
 - NT lifts parking as required
 - OTIS maintenance, now No. 5 parking level 3
- Near end 2015
 - Situation corrected
 - OTIS maintenance, now No. 5 parking level 3
 - Situation corrected
 - OTIS maintenance, now both lifts randomly parking on ground and levels 3 & 4
- End 2015
 - Situation messed up, both lifts parking on ground
 - OTIS advise all maintenance staff now on leave???
- Beginning 2016
 - OTIS advise all maintenance staff still on leave
 - OTIS unresponsive to literally dozens of requests
- March 2016 – situation corrected



SOUTH TOWER – LIFT BUTTONS

- For years we have been trying to get the South Tower lift buttons identified so that Commercial Car Park patrons know which buttons to push.



APARTMENT NUMBER SIGNS

- After two Primary Corporation meetings, multiple emails, generation of drawings (showing) placement on the building





BICYCLE STORAGE

- *Bicycle storage has proved to be very popular with near capacity*





GYM & POOL AREA

- Gym
 - New Stationary Bike & Running Machine



- Pool & Spa
 - Re-plumbing and Chemical Computers now automatically manage water quality
 - Improved safety following Safety Audit





PLAZA AREA

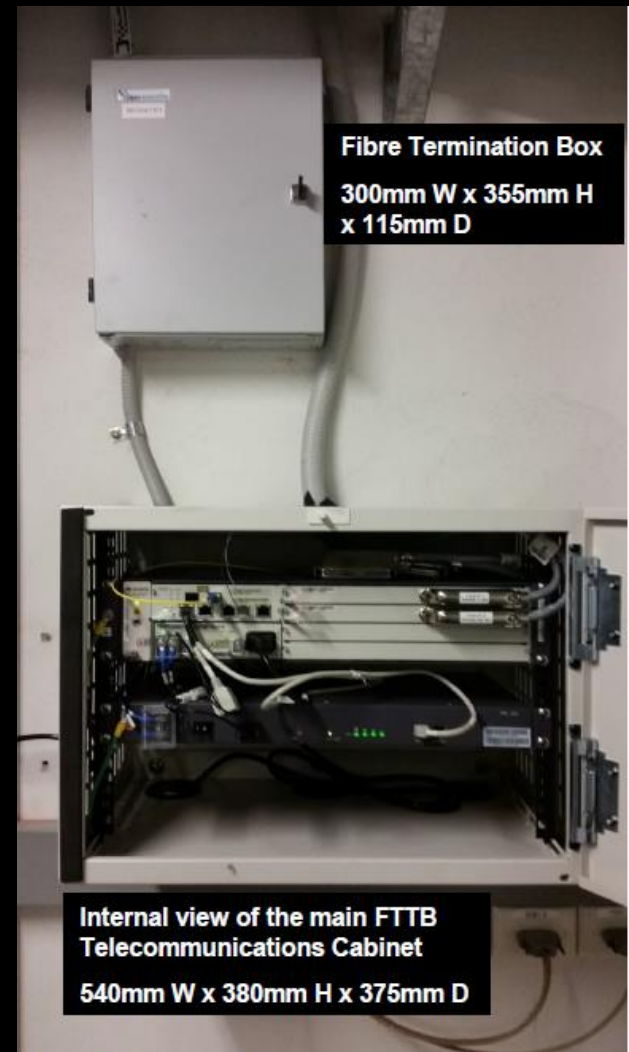
- Seating & Tables stripped back and re-varnished





INTERNET ACCESS

- TPG have installed fibre optic cabling to apartment complex
 - No installation, insurance or maintenance costs to residents
 - **\$365/year Credit** for use of common power
- Apartment access **Feb 2016**
 - 80 – 90 Down, 30 – 40 Up (Mbps)
 - No change to current fixed-line Internet access solutions
 - ~20 service providers available





CARETAKING & CLEANING

- *For the first time since building was constructed*
 - *Car Park Cleaned*
 - *Stairwells cleaned (resident levels)*
 - *Utility areas cleaned*
- *Engaging Primary for*
 - *Cleaning of stairwells*



SOLAR POWER

- North & South Tower common area power
 - 60 by 250 W panels; Two 15 kW inverters
 - ACC rebate available
- Origin Energy
 - May 2016 Panels installed
 - Aug 2016 Activated – ‘solar meters’ approved
- Waiting on first power bills to identify savings



Smart Blocks profile established

<http://smartblocks.com.au/come-on-in/ea5f5f4f2d1166/>



LED LIGHTING

- February 2016
 - 312 incandescent downlights were replaced by LED downlights.
 - Cost \$1,860 – after rebate of \$3,310 from ACC
- Substantial power savings
 - Incandescent ~30 W vs LED 6 W





PRIMARY CORPORATION

- Power infrastructure
 - Power outage required to transition power meters
- Graffiti/Vandal incidents have continued in stairwells e.g.,
 - March 2016 – fire hose opened on level 4 of carpark
- March 2016 – FOB access to four stairwells in carpark
 - \$140k – paid from Primary Corporation Sinking Budget
 - Wilsons to be responsible for the fifth stairwell (SW)

SECURITY

- Residents waiting in stairwells to get let onto their floor when South Tower lift fails
 - FOB access provided to enhance building security, resident safety and easy of access by emergency services personnel in both towers





SECURITY REPORT

- FOB Allocations
 - 5 Apartments given access to Bike Storage area
 - 10 FOB Lost – cancelled and new FOB issued to residents
 - 1 FOB Lost – coded out and not replaced
 - 1 FOB Lost then Found – coded out then back in
 - 7 FOB – issued to owners
 - 4 FOB – issued to Otis (one lost)
 - 2 FOB – issued to SAPN
 - 2 FOB – issued to Combined Fire Service
- Replaced and additional FOB
 - Credit goes directly to Secondary Corporation
 - \$50 for a replacement FOB & \$100 for an additional FOB
 - Any lot holder can now request one additional FOB



WEBSITE

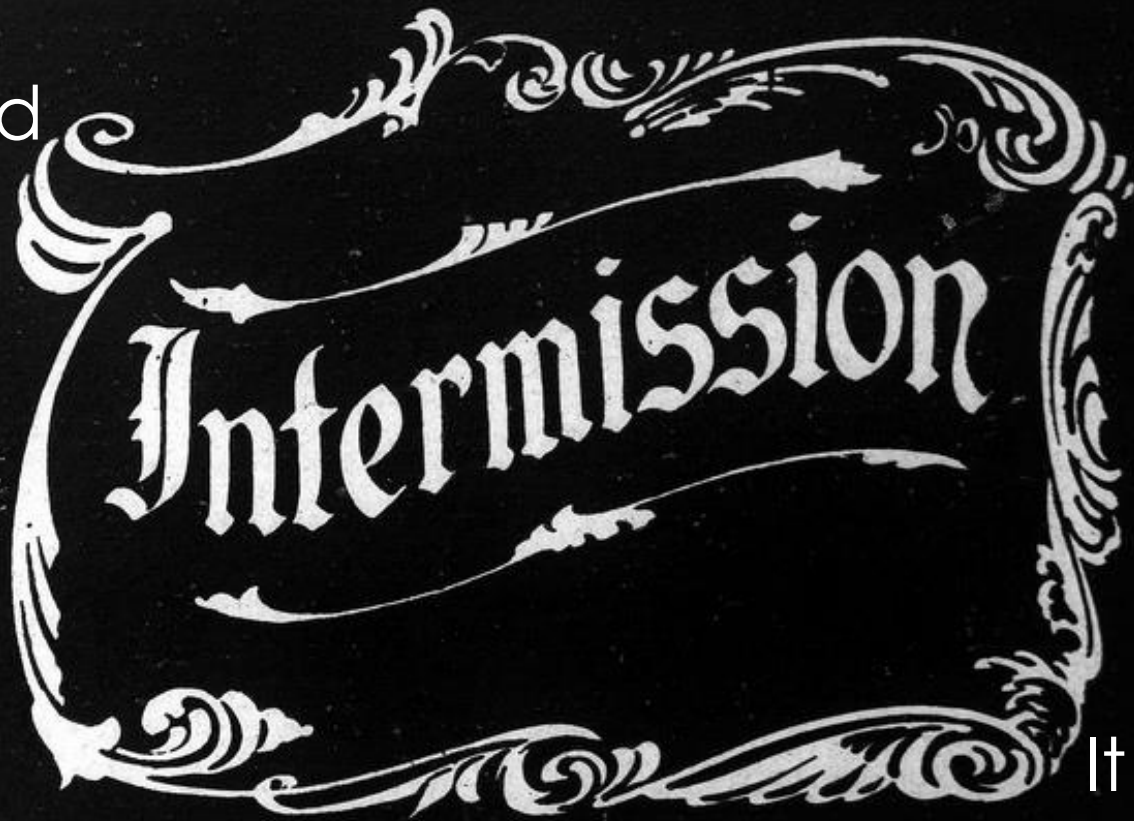
- Web Site to provide residents with current information
 - WWW.223NorthTce.info
 - password: “martin” (or “resident” for limited access)
- Useful information for residents
- Reporting events, for example
 - News
 - Scheduled window cleaning, Management Committee meetings and AGM dates



OWNER SUGGESTIONS (2015)

- ✓ Reduce the corporation contribution amount – on going
- ✓ Clean car park
- ✓ Gym – different equipment
- ✓ Connect to National Broadband
- ✓ Solar Power System to support common area power needs
 - Clean stairwells (both commercial car park and resident levels)
 - Aging Intercom system – replace
 - Roller door to stop smokers sitting in fire access door – ground level
 - Remove the “223 North Terrace” sign on Charles St
 - Provision of power at car park, to charge electric cars (solar)
 - Eastern Garden Area – refurbish
 - Build a third tower – offset contributions => return a credit to lot holders
 - Buy the commercial car park and/or shops

That was
what the old
committee
did.



It's now
time to
elect the
new.



AGENDA

- Items 6 - 11



GENERAL BUSINESS

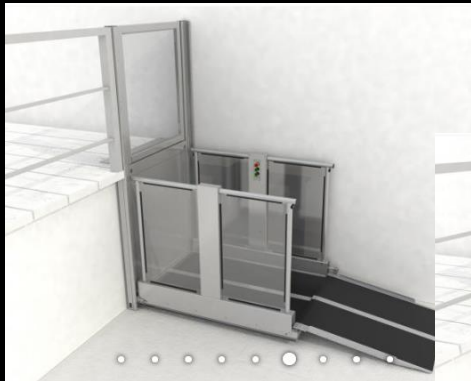
1. Report on repairs to the roofing structure over the pool plant and equipment.



GENERAL BUSINESS

2. Disabled Lift - Liftboy 5

- \$32,000





GENERAL BUSINESS

3. Discussion re changes made to rubbish removal processes.

An abstract graphic at the top of the slide featuring a wavy, flowing shape with a color gradient from yellow and orange on the left to green and blue on the right, set against a black background.

Any Other Business?



AGENDA

- Items 12 - 20



RESOLUTIONS

1. Resolution

- Increase Management Committee's spend authority to \$75k, with three quotations, where practical and cost-effective
- Management Committee's spend up to \$10k, when supported by one quotation

2. Resolution

- Disallow storage of effects in the car park area, except when a cage has been installed

Resolution 1

3.2 The Corporation may appoint a Management Committee which shall be responsible to assist the Corporation for the administration, management and control of the Common Property except with the respect to matters concerning:

3.2.1 the appointment of a Manager pursuant to By-law 3.3;

3.2.2 common property improvements, maintenance and upgrading works exceeding a maximum value of \$75,000.00 when three quotations for work, where practical and cost-effective, have been obtained;

3.2.3 common property improvements, maintenance and upgrading works exceeding a maximum value of \$10,000.00 when supported by one quotation for the work;

3.2.4 the Corporation's obligations regarding the insurance under the Act.

3.2.5 any matter requiring special or unanimous resolution in accordance with S.92(4) of the Act.

Resolution 2

6. Prohibited Activities

A person bound by these by-laws must not in the Community Parcel without the Consent of the Corporation:

6.5.1 store, place or stand any good, chattel or item without limitation, on, in or adjacent to any car park other than a motor vehicle.

A person who fails to comply with this by-law is guilty of an offence and may be fined up to \$500. In addition to a fine the Corporation shall also have, following reasonable notice not exceeding 14 days, the power to remove and dispose of any such items in contravention of these by-laws at the expense of the person whose act or default has occasioned such contravention.

Such persons shall indemnify the Corporation in respect of all claims for costs and damages arising out of such actions.



OWNER SUGGESTIONS (2016)

- Improve North Tower foyer area
- Eastern Garden Area – refurbish
- Improve Eastern Plaza garden area
- Clean stairwells (both commercial car park and resident levels)
- Aging Intercom system – replace



REMINDER POWER OUTAGE

- In the case of a sustained power outage:
 - Lift access will not be possible
 - Water pumping will cease
 - Apartments should maintain an emergency light for traversing the stair wells
 - Emergency stair well lighting will function for 90 minutes
 - Residents should carry their general-access key



MEETING CLOSURE (2016)

Thank you for your attendance