

# Martin Towers

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## MANAGEMENT COMMITTEE REPORT 2019/2020



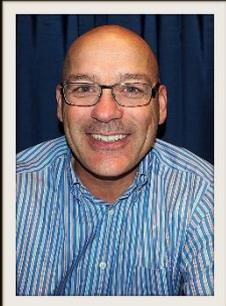
# CORPORATION STRUCTURE

- 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 (2019/2020)



James  
Caretaker



Steve Geyer  
Body Corporate



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

We meet quarterly and on other occasions when necessary.

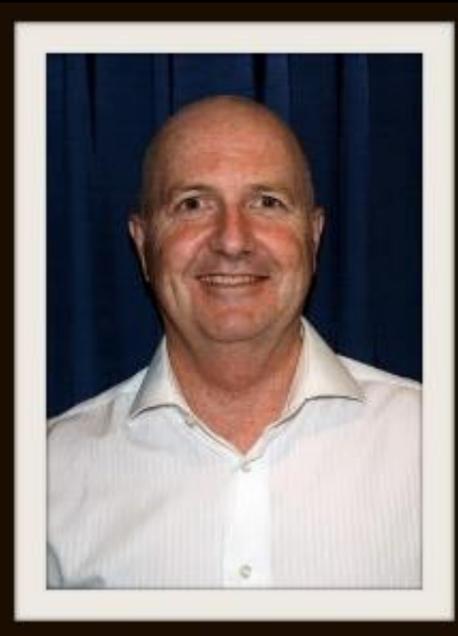
We bring areas of expertise from our individual professions to enhance the quality of the complex.

# MANAGEMENT COMMITTEE (2019/2020)



**Con Karykis**  
**Presiding Officer**

Primary Corporation  
Representative  
Lot 1



**Rob Creasey**  
**Treasurer**

Primary Corporation  
Representative  
Lot 3



**Phillip Relf**  
**Secretary**

# 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.



# FINANCES

- Fund balance as of:
  - Administration fund
  - Sinking fund

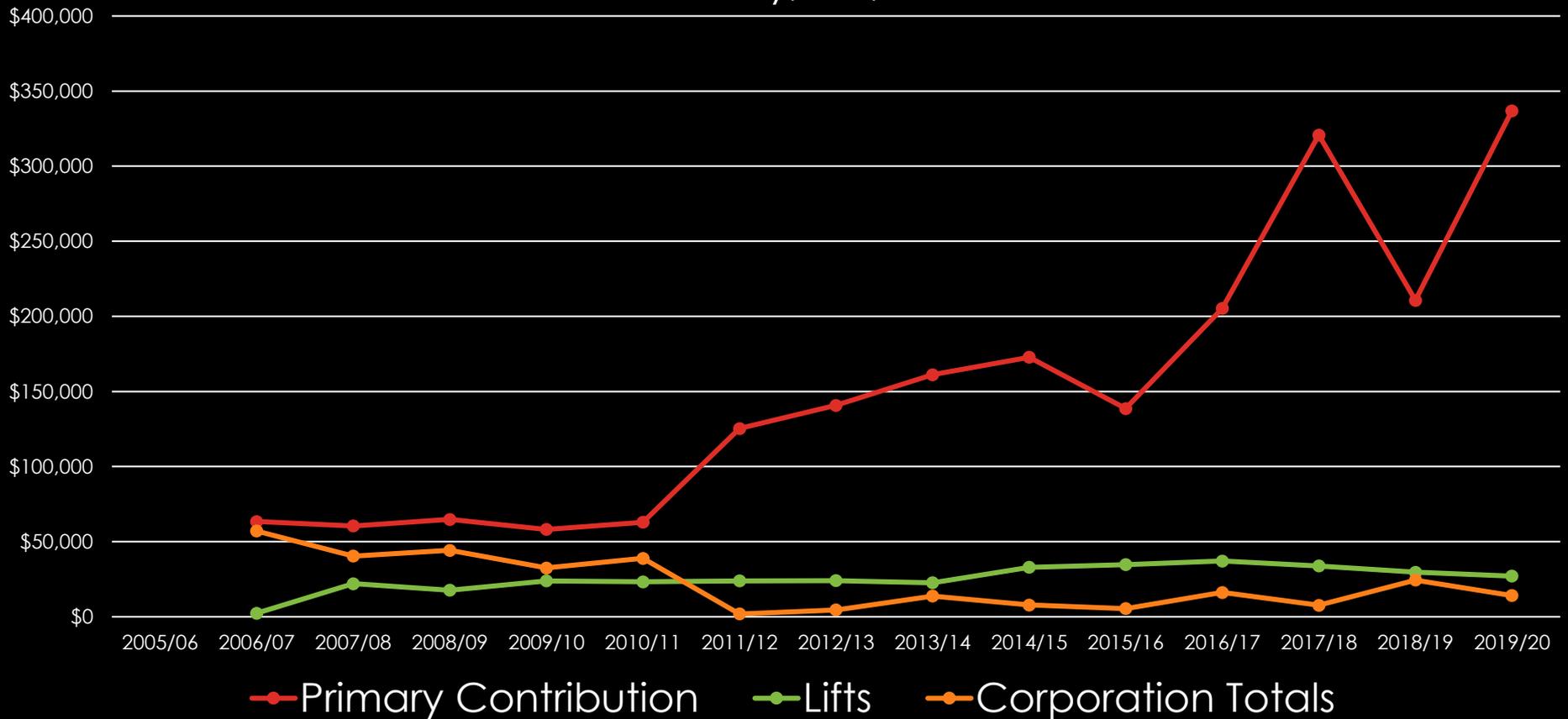
30 June 2019	30 June 2020
<b>\$126,092</b>	<b>\$161,378</b>
<b>\$1,183,552</b>	<b>\$469,686</b>



# FINANCE & EXPENDITURE SUMMARY (2019/2020)

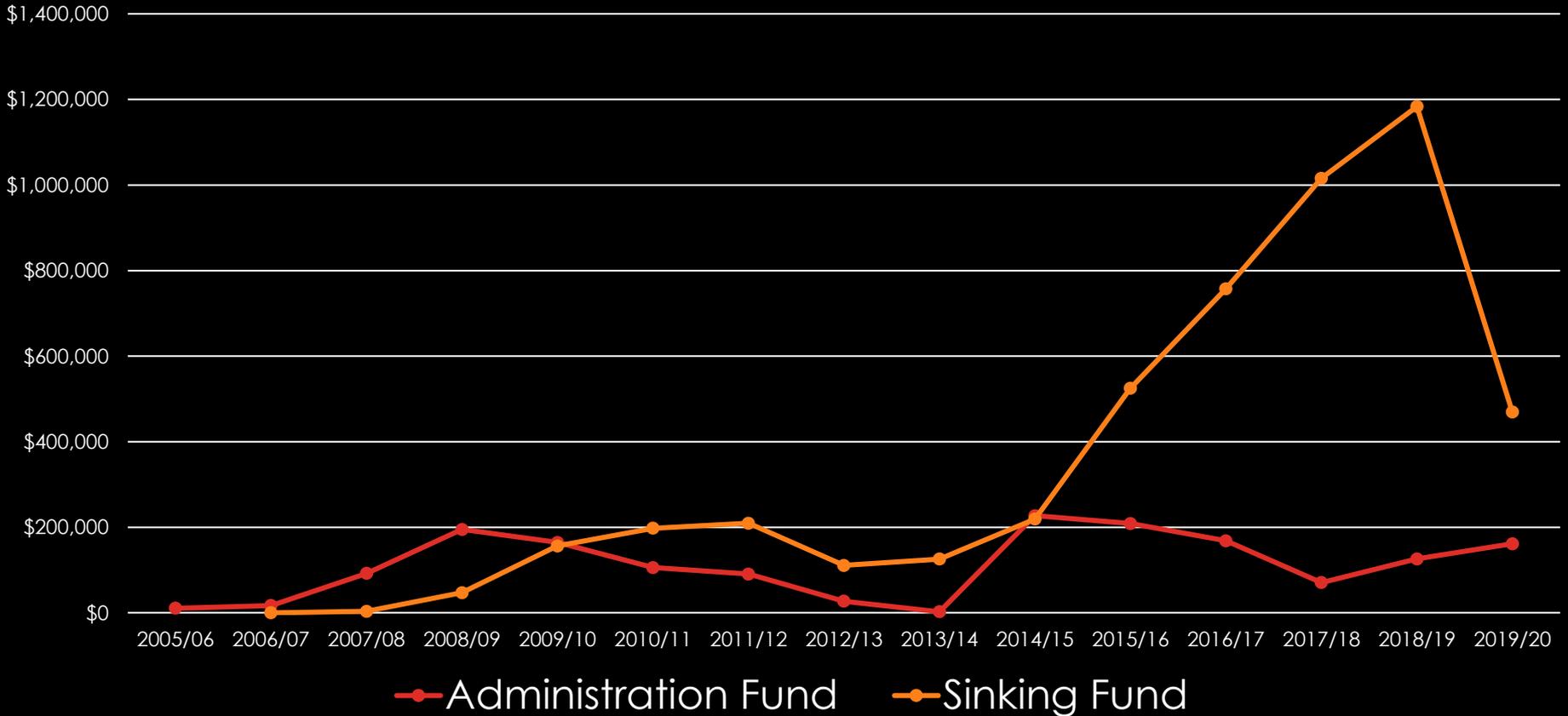


Martin Towers - Primary, lifts, Other



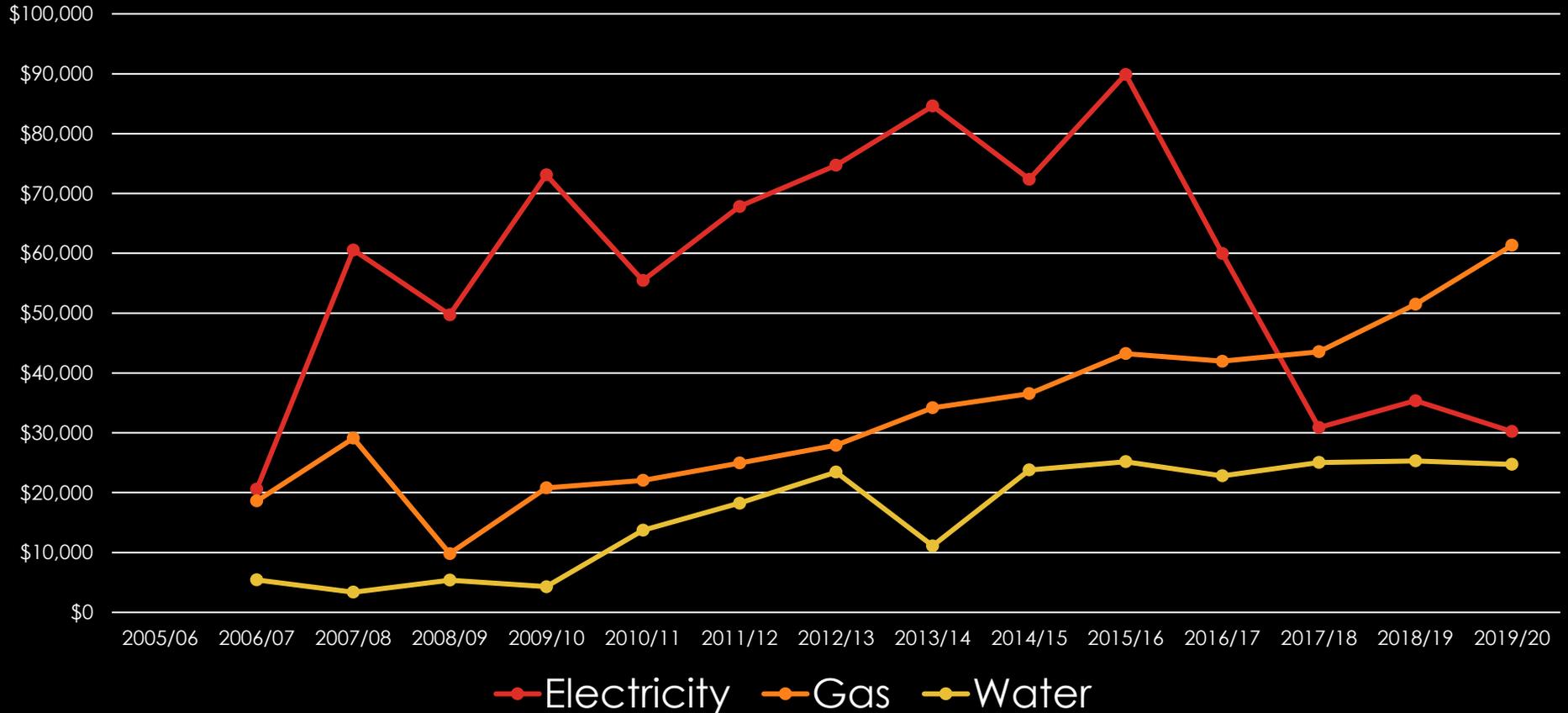
# FINANCE & EXPENDITURE SUMMARY (2019/2020)

## Martin Towers EoY Balance



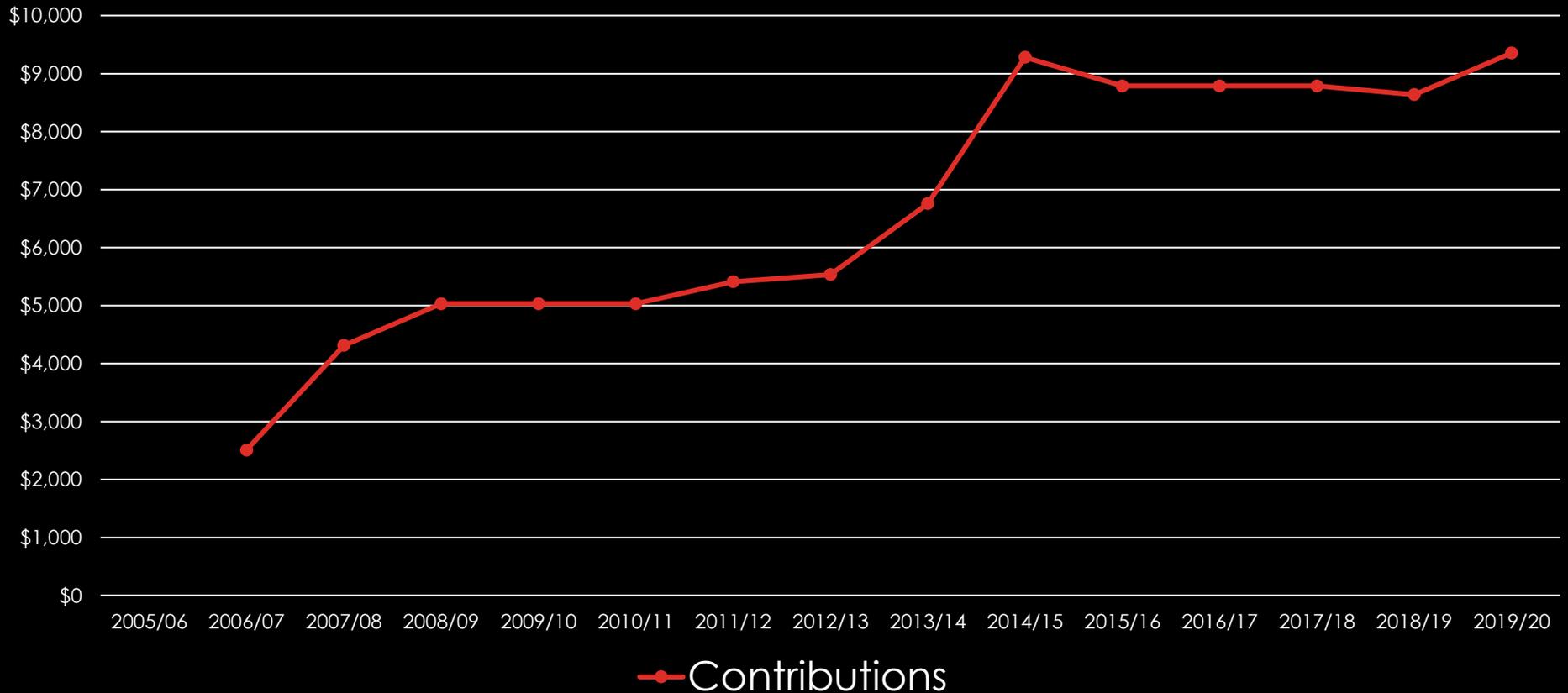
# FINANCE & EXPENDITURE SUMMARY (2019/2020)

## Martin Towers - Utility Costs



# FINANCE & EXPENDITURE SUMMARY (2019/2020)

## Contributions for a Typical Apartment



# BUDGET 2019/2020

## Administration Fund

- Balance Opening \$126,092
- Income \$778,097
- Expenditure \$(742,812)
- Balance Closing \$161,378

## Sinking Fund

- Balance Opening \$1,183,552
- Income \$244,036
- Expenditure \$(957,902)
- Balance Closing \$469,686



# MARTIN TOWERS

What has been happening?



# ART WORK

- Installed on each apartment level



# BUILDING FACADE

- Work more extensive that expected



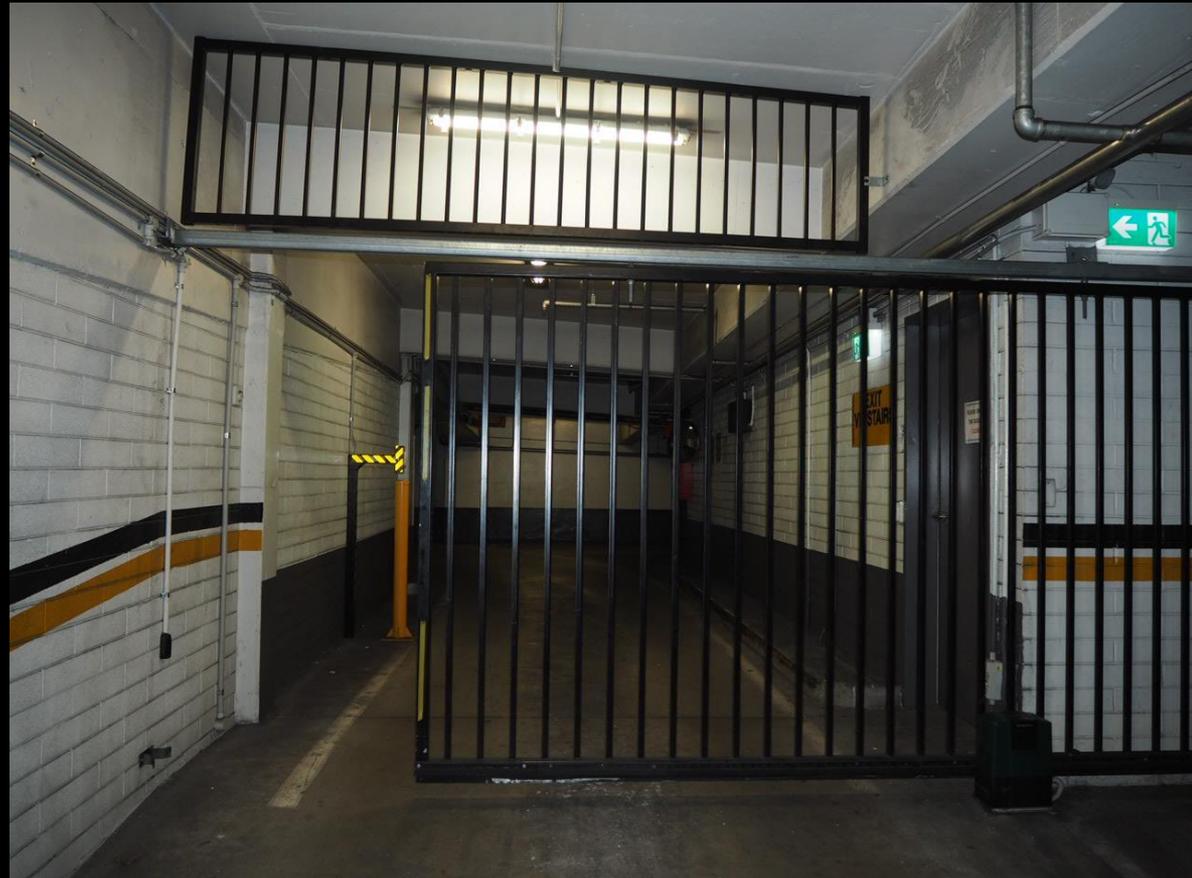
# CAR PARK

- Water ingress into car park



# CAR PARK

- Car Park Security



# CORRIDORS

- Corridors treated to:
  - New paint to walls and apartment doors
    - Not yet complete
  - New carpet (carpet squares to facilitate maintenance)



# DEFIBRILLATOR

- Installed between Gym & Pool
  - St. John First Aid Advisor demonstrated 27 Nov 2019



# GARDENS

- East Garden
  - Tidy up
- West Garden
  - Lighting to be replaced soon



# HAND SANITISER

- Hand Sanitiser – Located:
  - On entry to mail room
  - North Tower Car Park
  - South Tower Car Park



# LIBRARY

- We have a library, Books, CD & Movies



# PARCEL SECURITY

- Parcel Cage Installed
  - Code: 4563 – same as front door



# ROAD CLOSURES

- Christmas Pageant
- ANZAC Day



# SOCIAL STUFF

- Jingle and Mingle
  - 05<sup>th</sup> December 2019
- COVID-19
  - Gym and Pool closed
  - Social functions cancelled



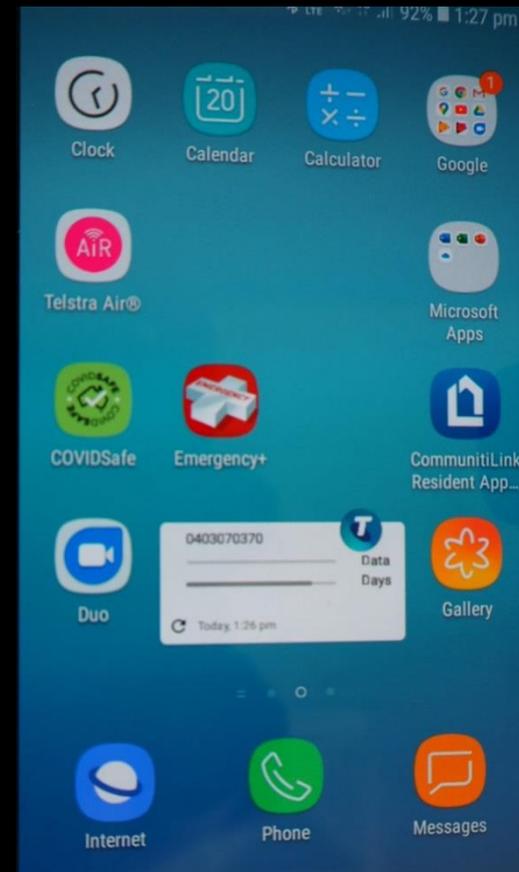
# SOUTH TOWER - LIFT

- Doors replaced on Commercial Carpark levels
  - Maintenance issue
- Ground Level Button Changes
  - Button on wall call Lifts 1 & 2
  - Button near fob calls Lift 3



# WEBSITE

- Web Site to provide residents with current information
  - [WWW.223NorthTce.info](http://WWW.223NorthTce.info)
  - Still receiving a number of hits
- Superseded by phone app
  - CommunitiLink Resident Application



# SECURITY REPORT

- Fob Allocations
  - Fob Lost – cancelled and new fob issued to residents
  - Credit goes directly to Secondary Corporation
  - \$55 for a replacement fob & \$110 for an additional fob
- Homeless People
  - Accessing area by walking down car ramp
  - Minor thefts from car park
  - Vinnie's bin now secured
- Lifts – Phone disconnection due to NBN coming online
  - Lifts now have NBN enabled phone lines

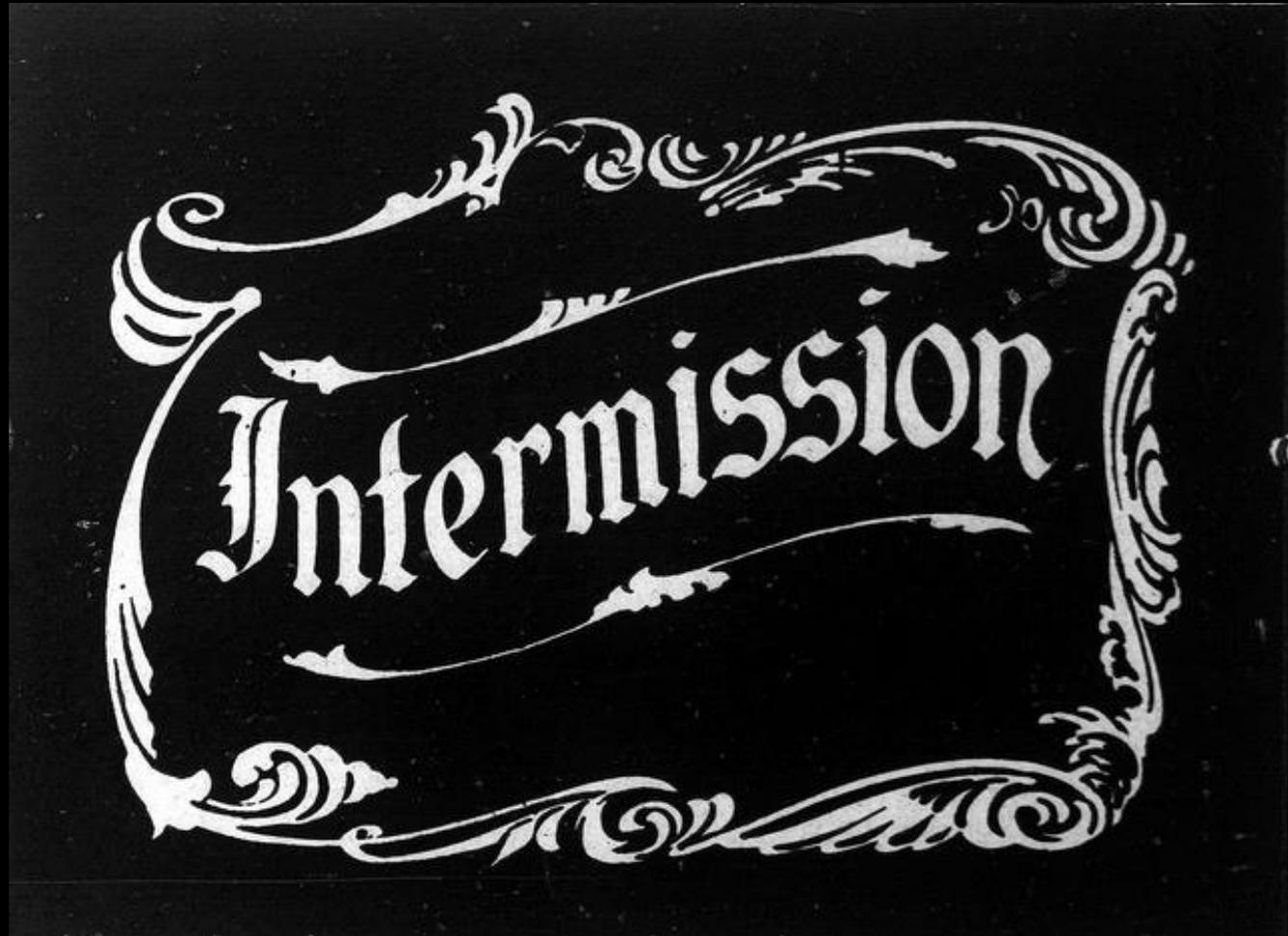


# OWNER SUGGESTIONS (2019)

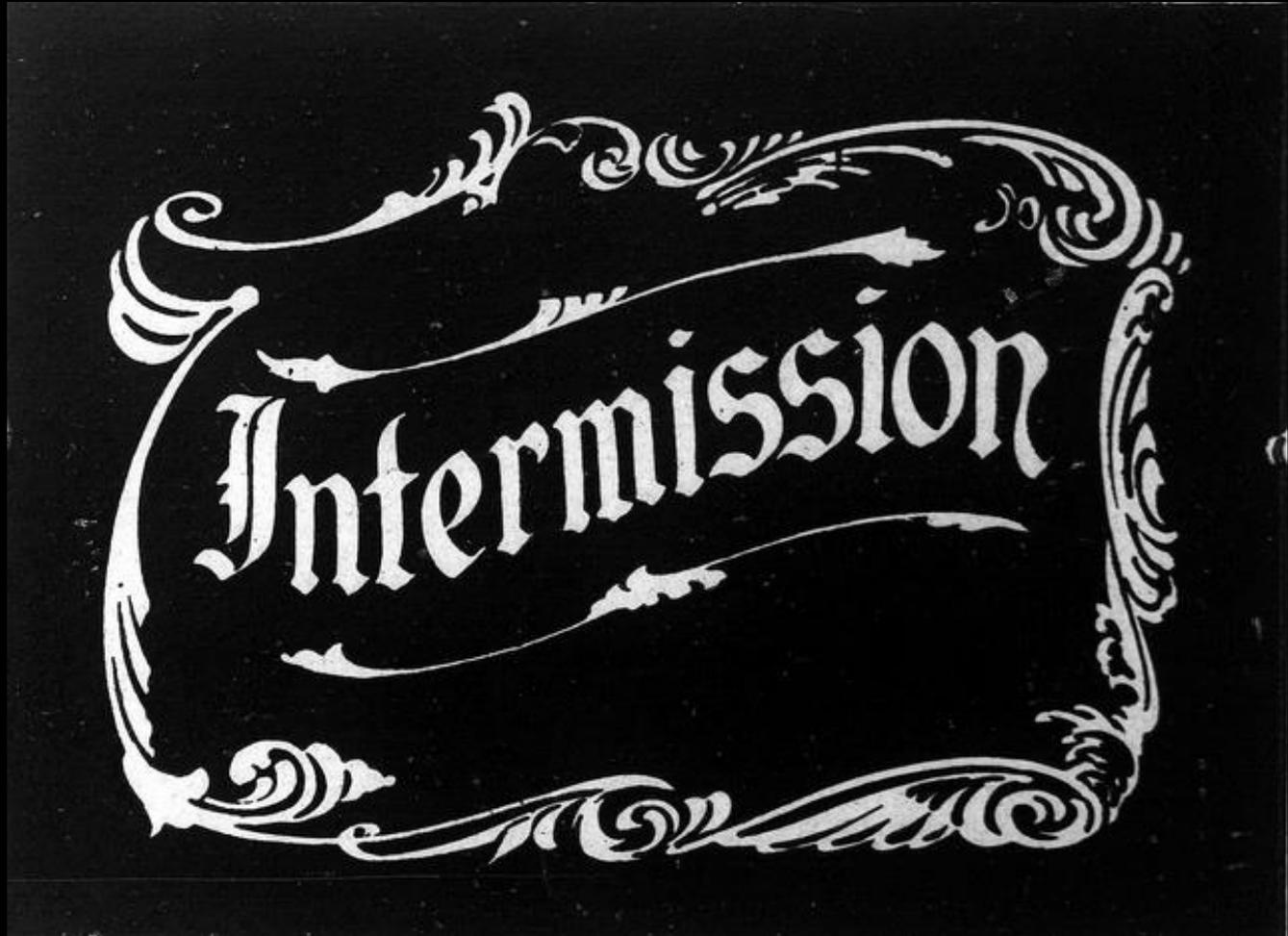
- Improve Facilities
  - Meeting/BBQ area
  - Car park clean and resurface
  - Car park replace lighting with LED
  - Car park electrical outlets for recharging
- Building cladding
  - Repairs in progress
- Intercom system – replace
  - On hold
- Hot Water system – replace
  - On hold



That was what the old committee did.



It's now time to elect the new.



Any Other Business?

# MEETING CLOSURE (2020)

Thank you for your attendance

