



# Martin Towers

1

## MANAGEMENT COMMITTEE REPORT 2020/2021



# 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:

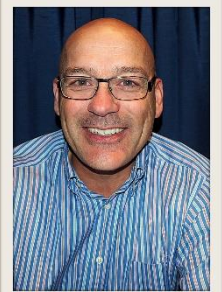
- Maintain and sustain the value of the apartment complex.
- Continue to explore viable options to reduce operating costs and ensure value for money.
- Aim to reduce annual member contributions in real terms.



# MANAGEMENT COMMITTEE (2020/2021)



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 (2020/2021)



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

Primary Corporation  
Representative  
Lot 1



**Rob Creasey**  
**Treasurer**

Primary Corporation  
Representative  
Lot 3



**Phillip Relf**  
**Secretary**

# FINANCES

Fund balance as of:

- Administration fund
- Sinking fund

30 June 2020	30 June 2021
<b>\$161,377</b>	<b>\$228,321</b>
<b>\$469,686</b>	<b>\$643,827</b>

# BUDGET 2020/2021

## Administration Fund

- Balance Opening \$161k
- Income \$752k
- Expenditure \$(685k)
- Balance Closing \$228k

## Sinking Fund

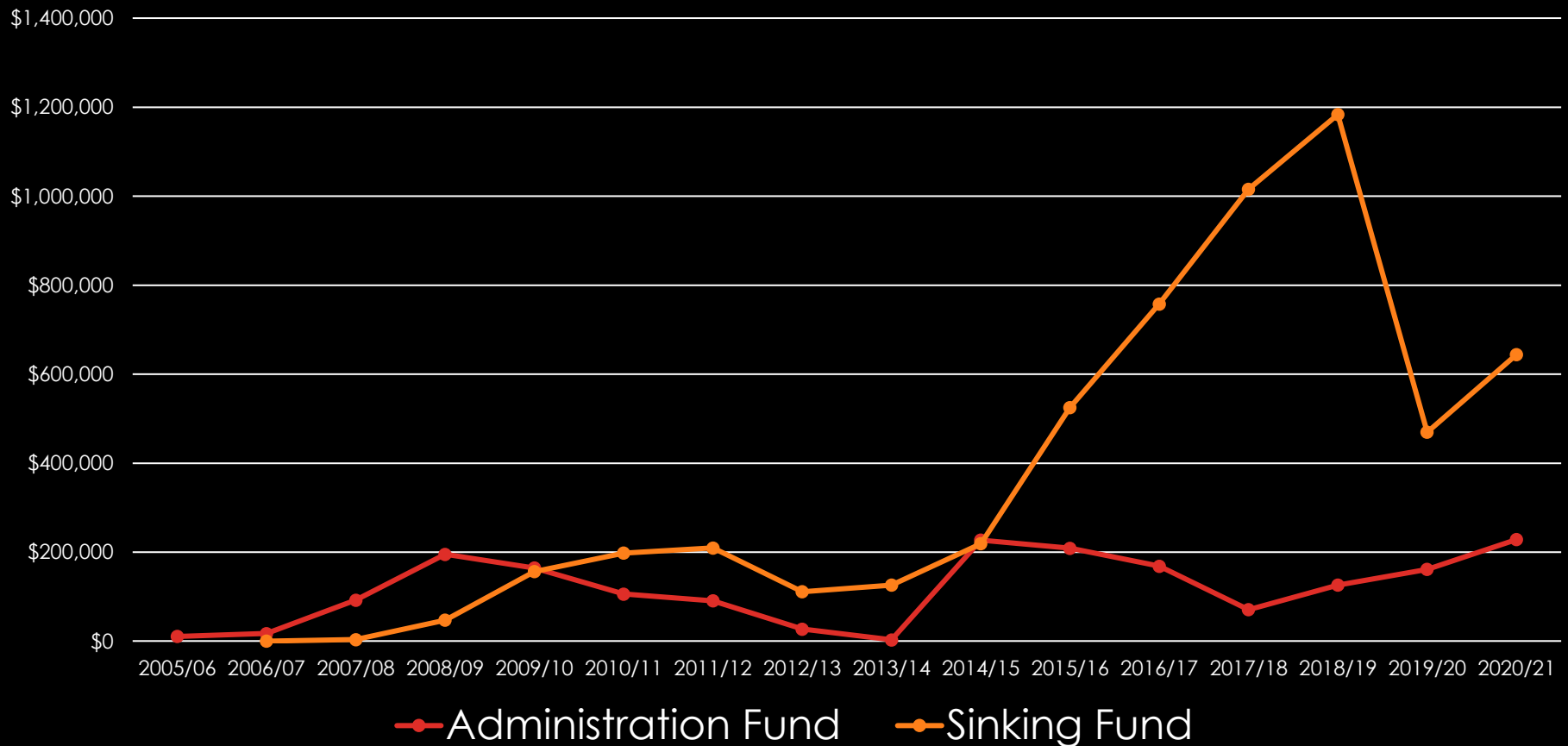
- Balance Opening \$470k
- Income \$267k
- Expenditure \$(92k)
- Balance Closing \$644k





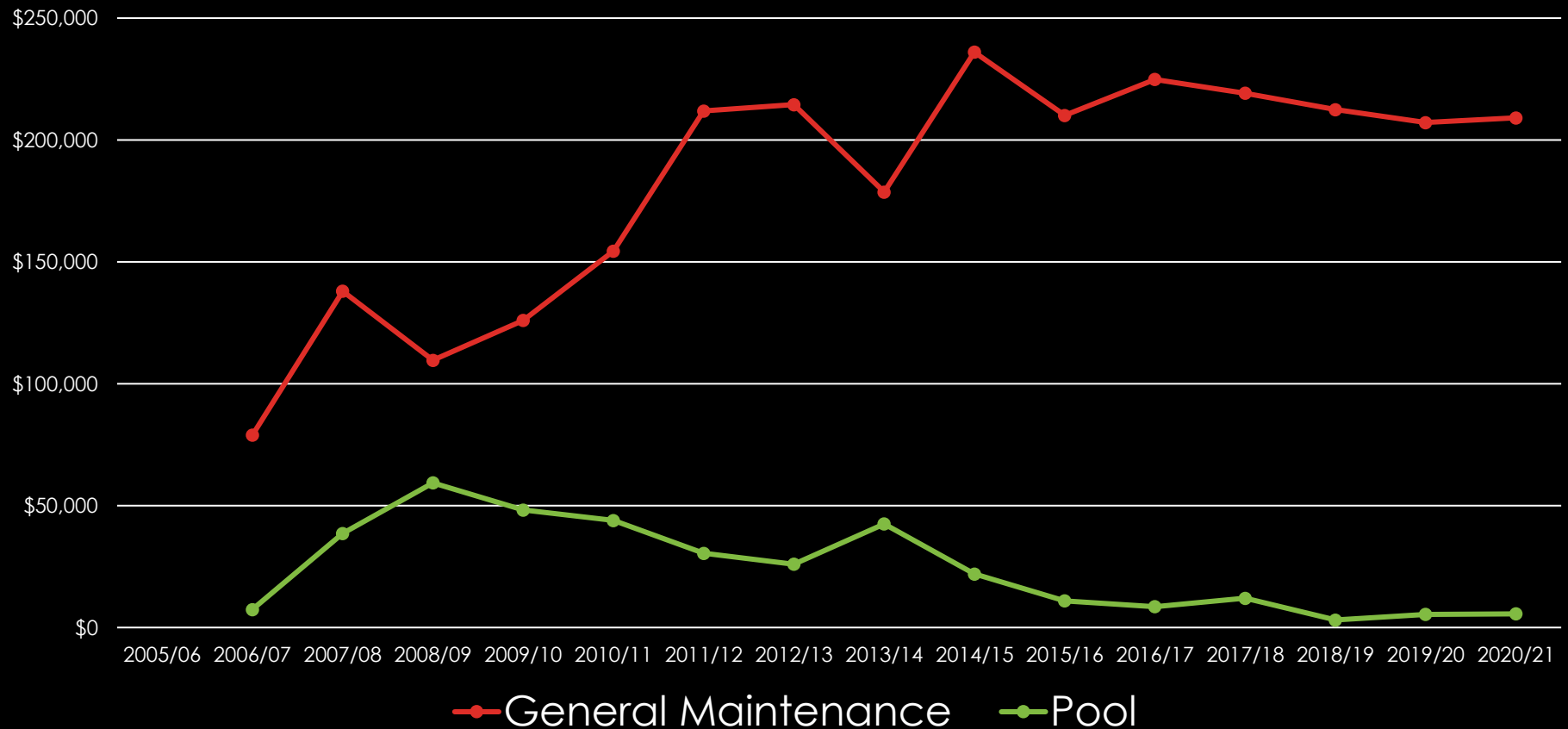
# FINANCE & EXPENDITURE SUMMARY (2020/2021)

## Martin Towers EoY Balance



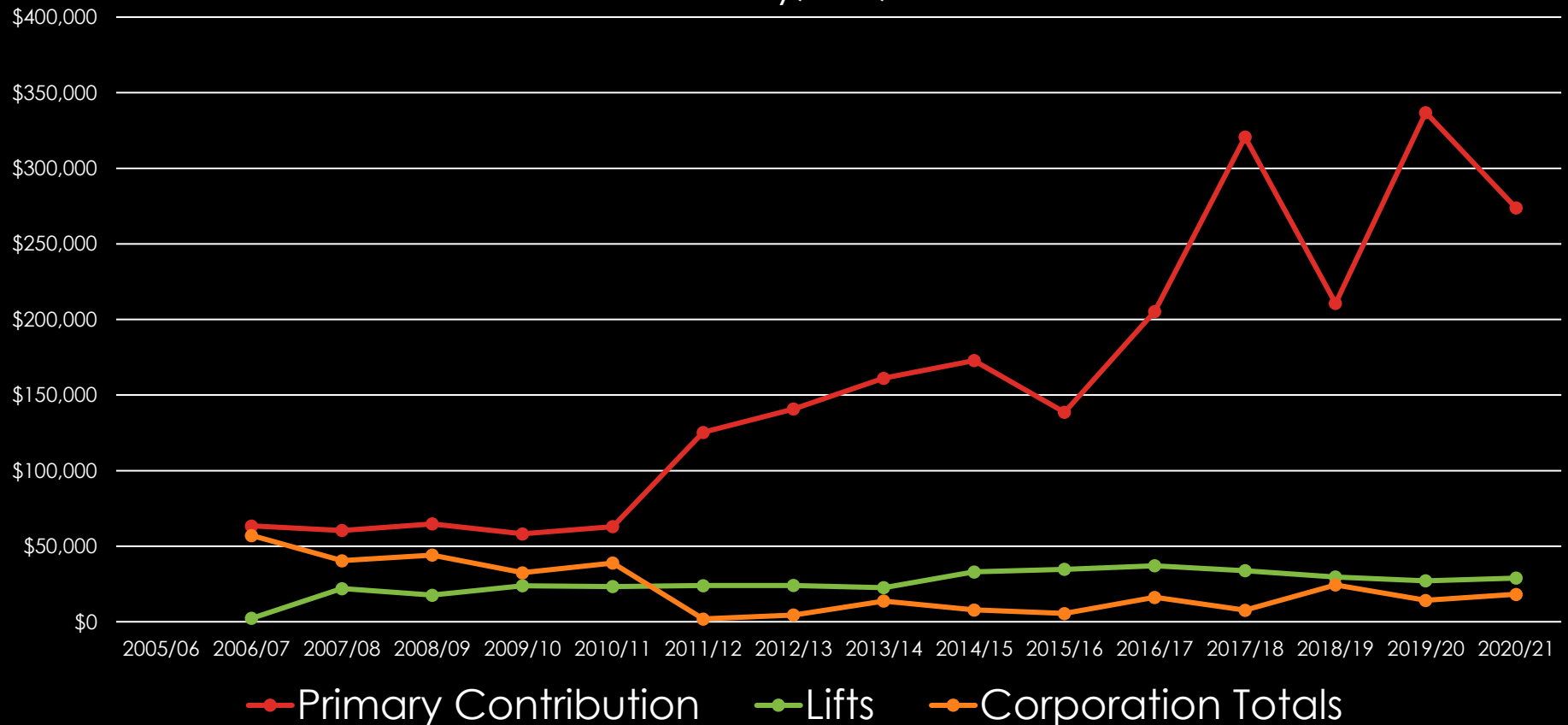
# FINANCE & EXPENDITURE SUMMARY (2020/2021)

Martin Towers - General Costs



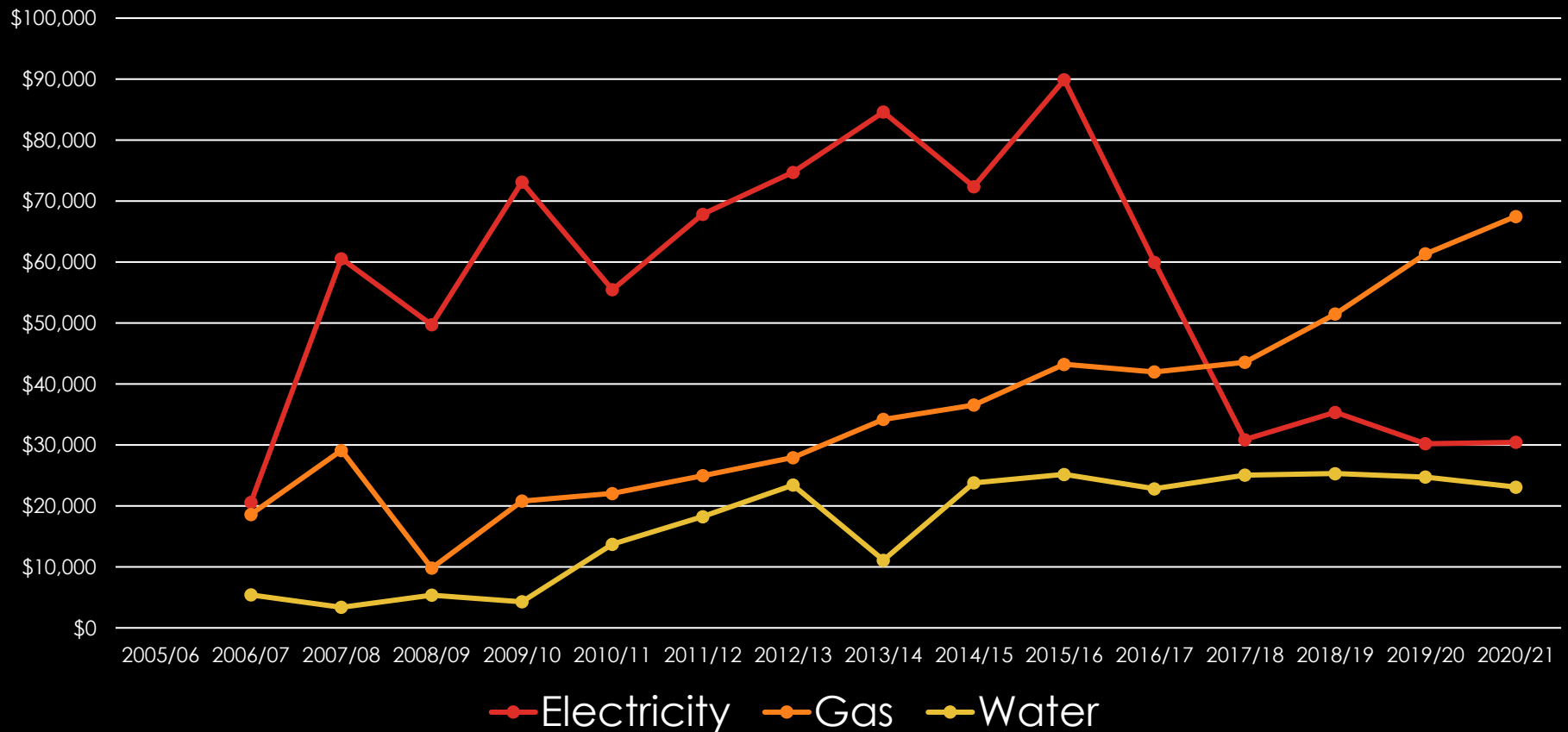
# FINANCE & EXPENDITURE SUMMARY (2020/2021)

Martin Towers - Primary, lifts, Other



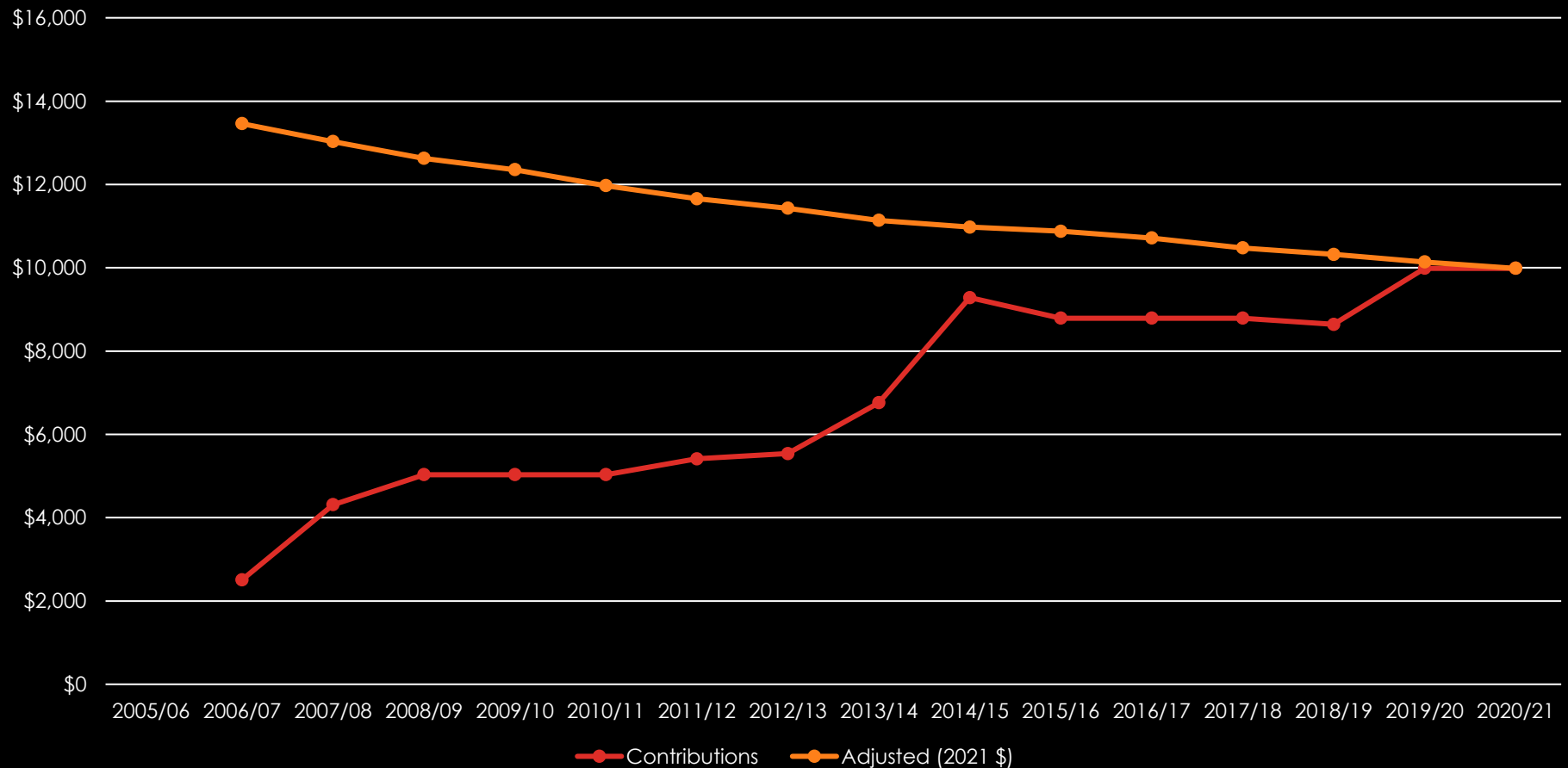
# FINANCE & EXPENDITURE SUMMARY (2020/2021)

Martin Towers - Utility Costs



# TYPICAL APARTMENT – CONTRIBUTIONS

Typical Apartment Contribution



# MARTIN TOWERS

What has been happening?





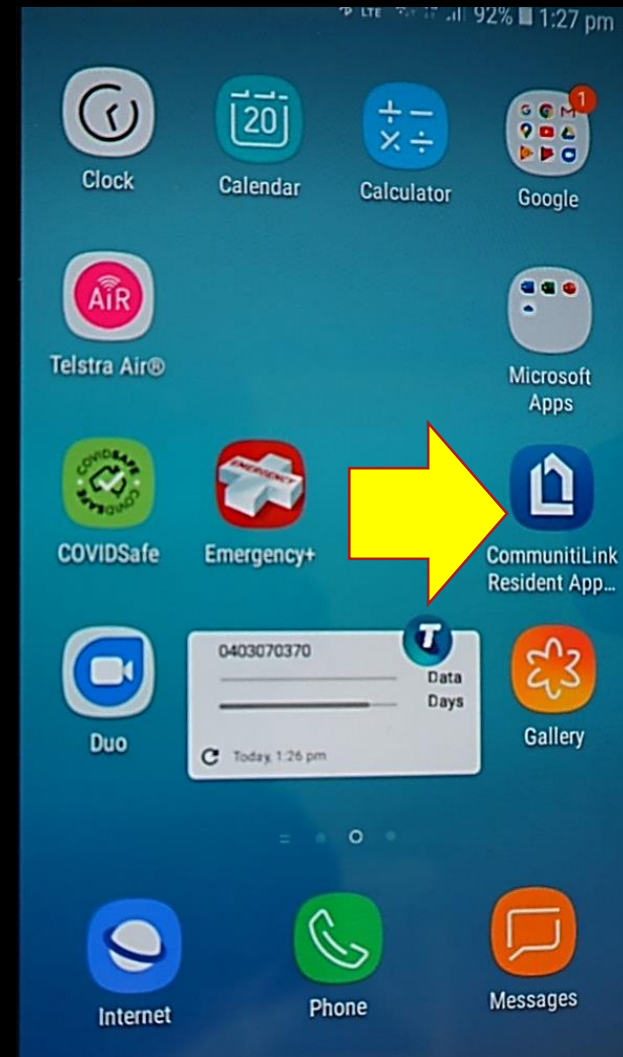
# BUILDING FACADE

- Work now complete



# 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](http://WWW.223NorthTce.info)



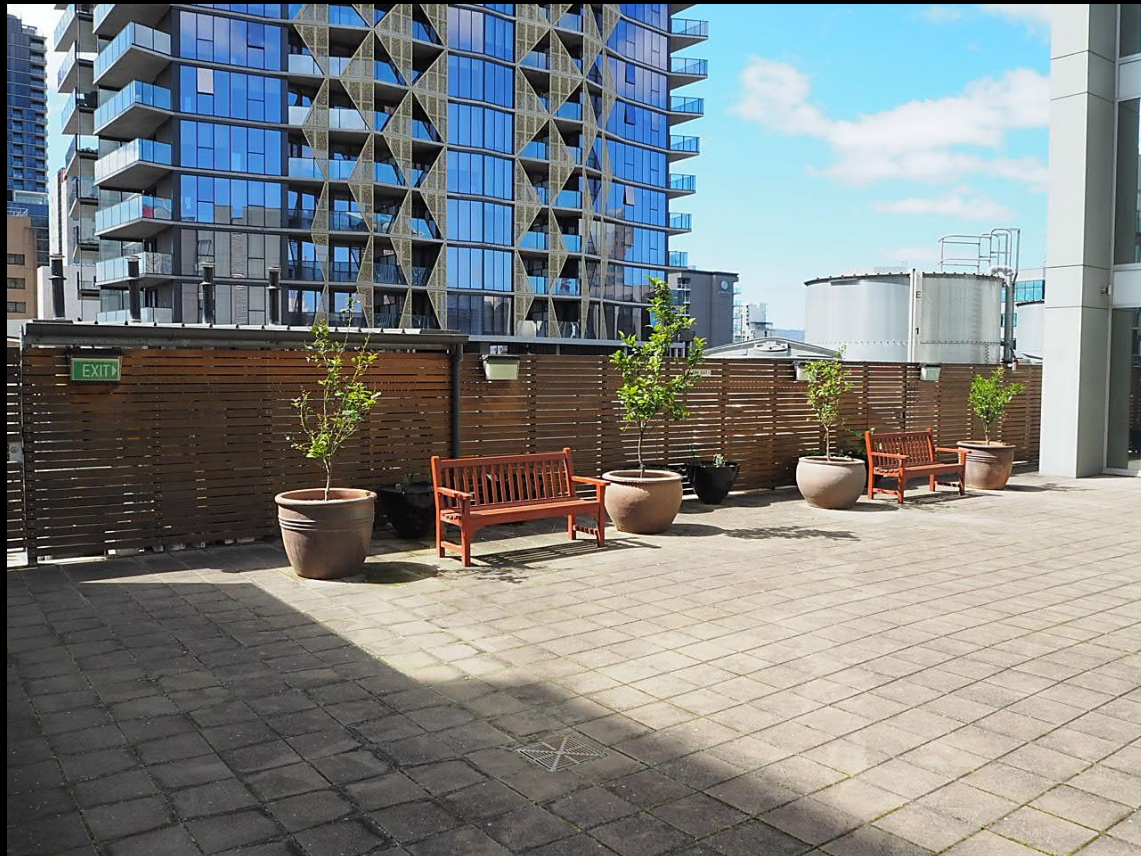
# CORRIDOR PLANTS

- Triffids have been seen wondering the corridors
  - Residents are advised that there is no cause for alarm



# CORRALLED PLANTS

- Eastern Sky Garden
  - Plants in bigger pots
  - No longer falling over in a wind



# RUBBISH BINS

- Rubbish Bins
  - Replaced in common areas

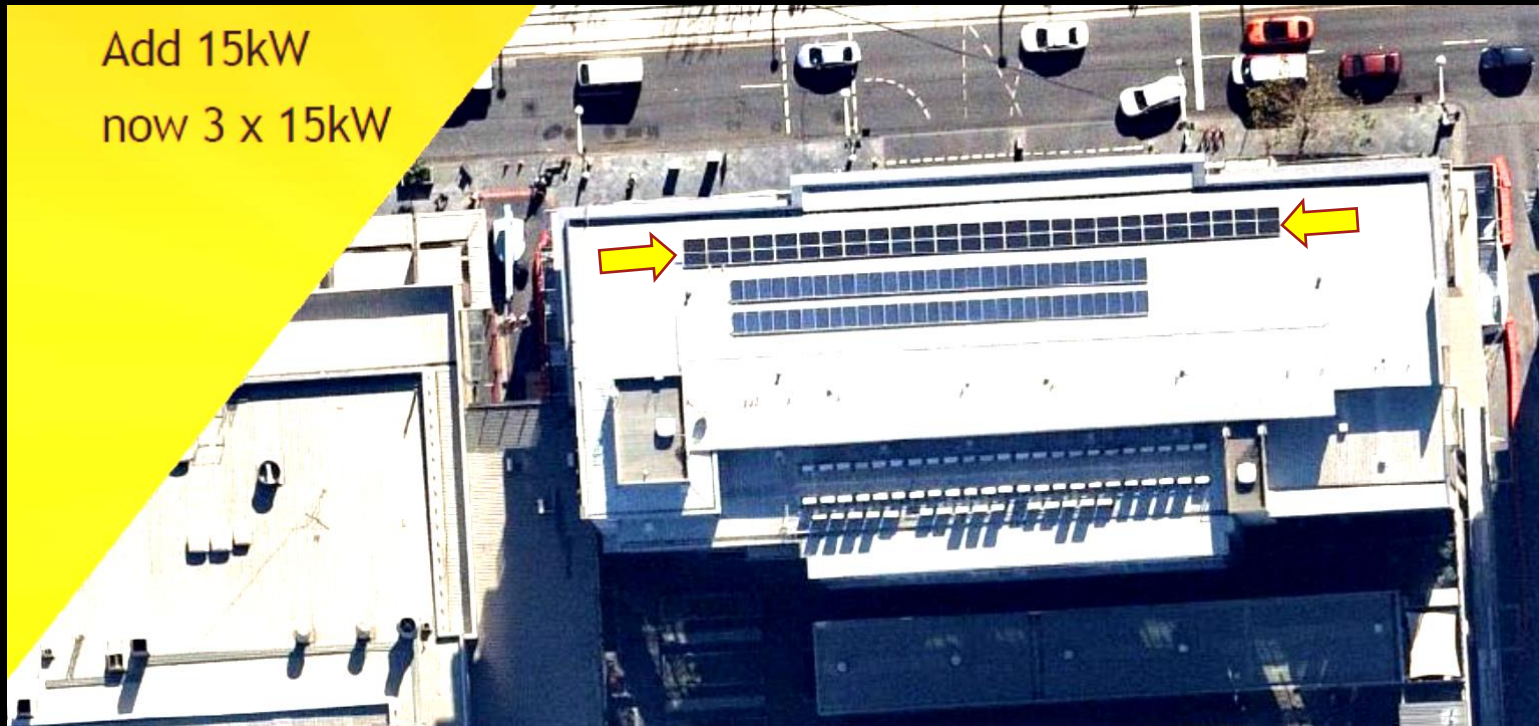




# POOL HEATING

- Solar Power to Heat Pool
  - Additional solar panels & battery
  - Need gas for two months per year

Add 15kW  
now 3 x 15kW





# SECURITY REPORT

- Fob Allocations
  - Fob Policy developed
    - Fob Muster every three years, will conduct one this year.
  - Fobs Lost – cancelled, and new fobs issued to residents
  - Replacement fob, \$55 direct to Secondary Corporation
- Homeless People
  - Continuing to reside in stairwells
  - Entry from Wilsons car park



# SECURITY - CAR PARK

- Additional Panels Installed
- Junk in car parks



# SECURITY - STAIRWELL



- Recalcitrant Without Fob
  - Wilson Parking are expected to maintain security in their portions of the stairwells





# SECURITY - INCIDENT

- Occasionally Something antisocial occurs
  - We are working with the Police to ensure that this never happens again.

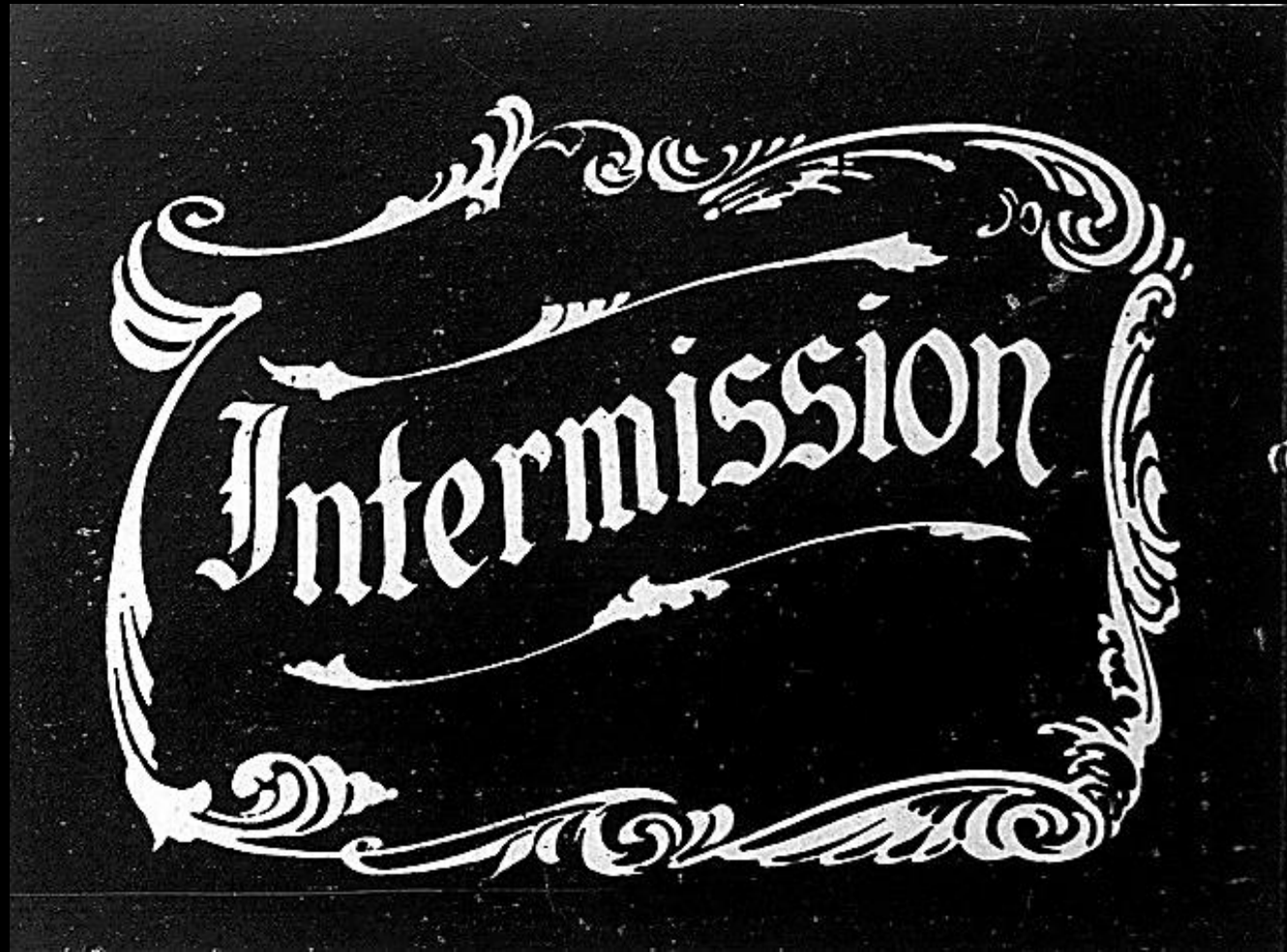


# SECURITY – COVID-19

- Hand Sanitisers
  - Placed at all lifts within the building
- Notices in Lifts
  - Wear face mask in corridors and lifts

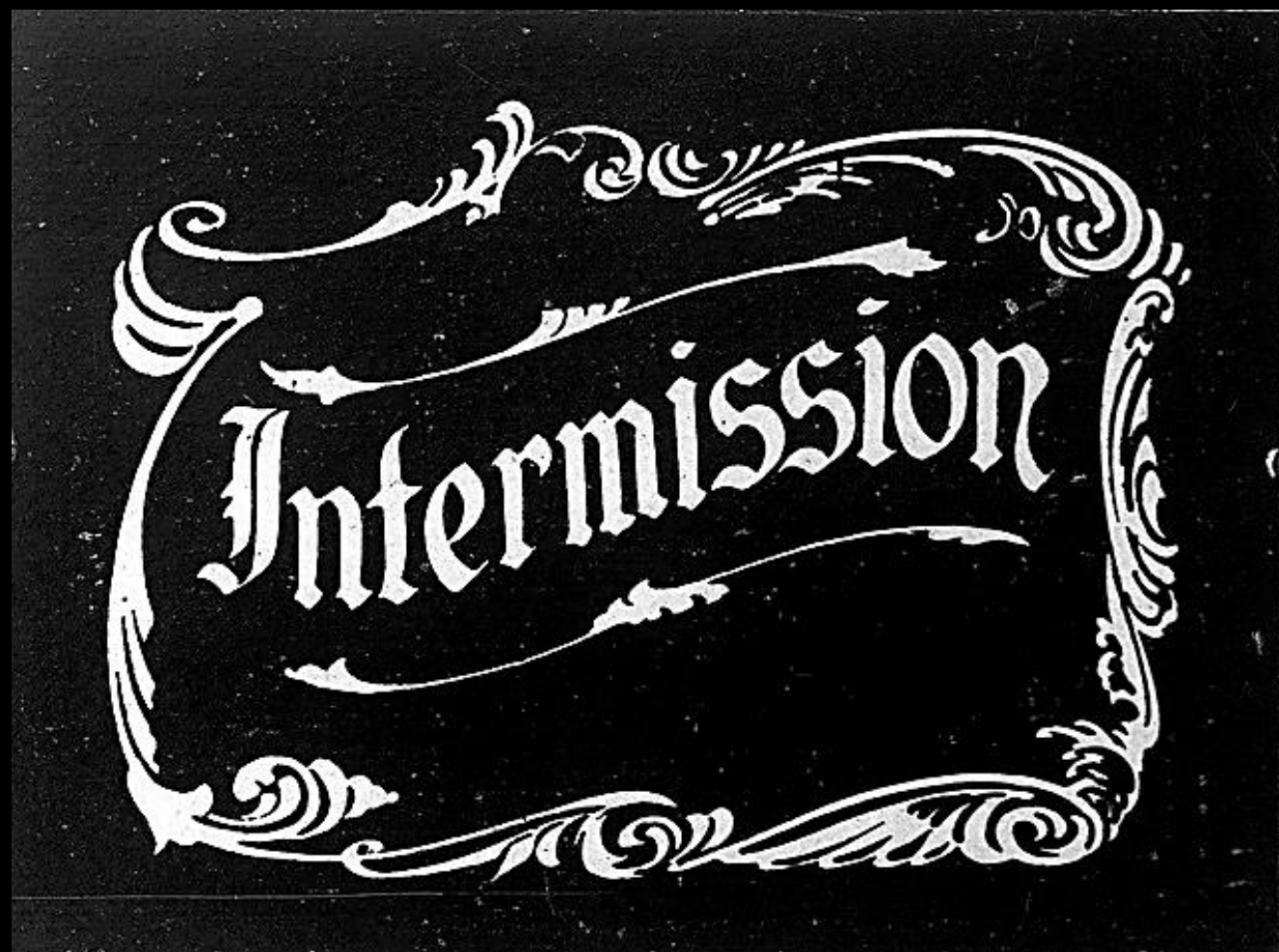


That was what the old committee did.



It's now time to elect the new.





# OWNER SUGGESTIONS (2020)

- Improve Facilities
  - Meeting/BBQ area (on hold)
  - Car park clean and resurface (on hold)
  - Car park replace lighting with LED (happening)
  - Car park electrical outlets for recharging (OBE)
- Intercom system – replace
  - On hold
- Hot Water system – replace
  - On hold



# OWNER SUGGESTIONS (2021)

- Enhance Charles Street entrance
  - Apt 1 & 55



# AIR CONDITIONER MAINTENANCE

- Coordination of building wide maintenance activity





# CORRIDOR & UTILITY LIGHT SENSORS

- Corridor and Utility Room light sensors
  - Obtaining quotations
- Car Park LED, Lowered to support Maintenance
  - Obtaining quotations



# LIFT AIR SANITISING

- COVID-19
  - Electrostatic & UV Light
  - Unobtrusive, fitted on top of lift cabin





# 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)

# ROAD CLOSURES

- 19 – 22 Nov 2021
  - No LH turn into North Tce.
- Christmas Pageant
  - No closure
  - Moved this year
- ANZAC Day



Any Other Business?

# MEETING CLOSURE (2021)

Thank you for your attendance

