



Martin Towers

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MANAGEMENT COMMITTEE REPORT 2021/2022



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:

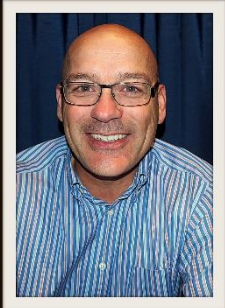
- Maintain and sustain the value of the apartment complex.
- Continue to explore viable options to reduce operating costs and ensure value for money.
- Aim to reduce annual member contributions in real terms.



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

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 2021	30 June 2022
\$161,377	\$322,483
\$643,827	\$757,238

BUDGET 2022/2023

Transfer \$100k
from Administration fund
to Sinking Fund

Administration Fund

- Balance Opening \$322k
- Income \$705k
- Expenditure \$(817k)
- Balance Closing \$210k

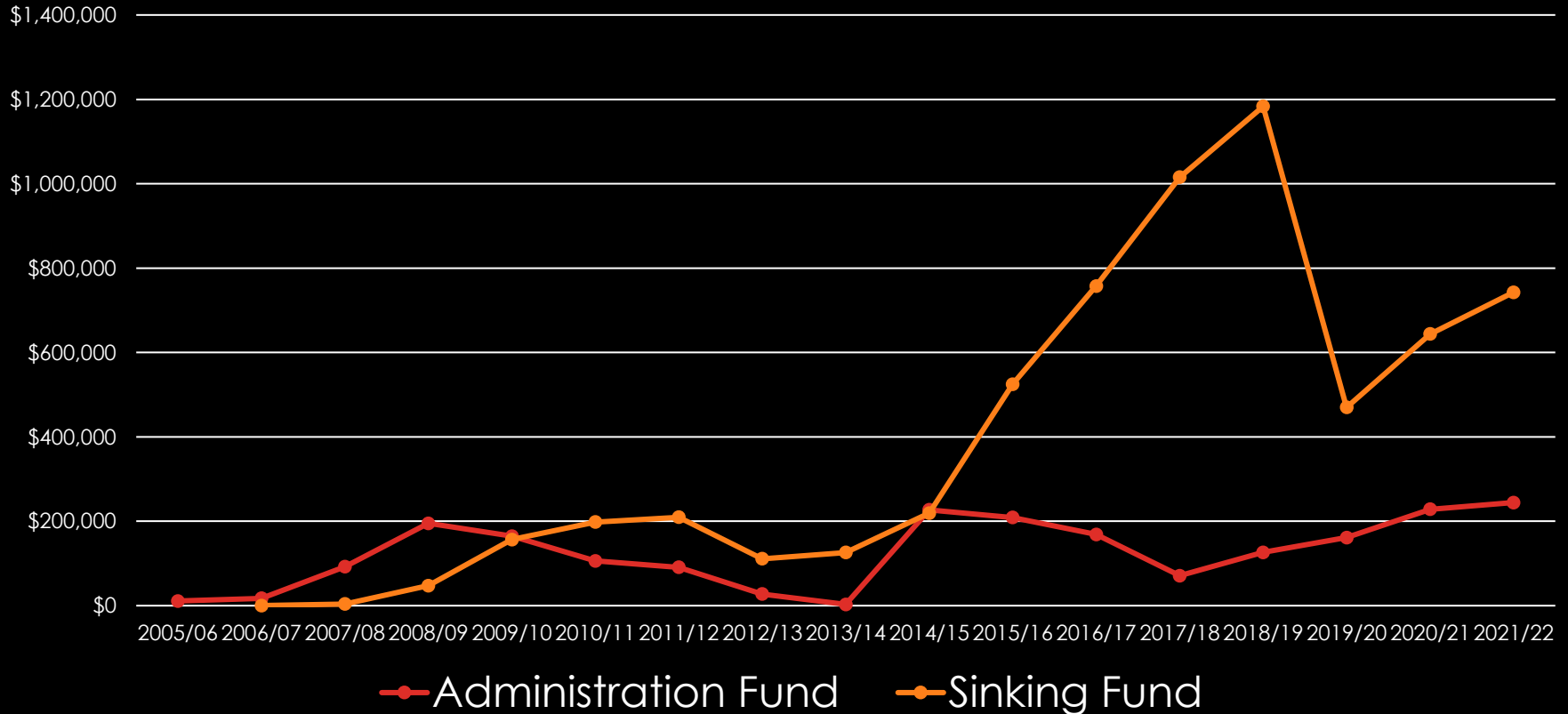
Sinking Fund

- Balance Opening \$757k
- Income \$346k
- Expenditure \$(361)
- Balance Closing \$742k



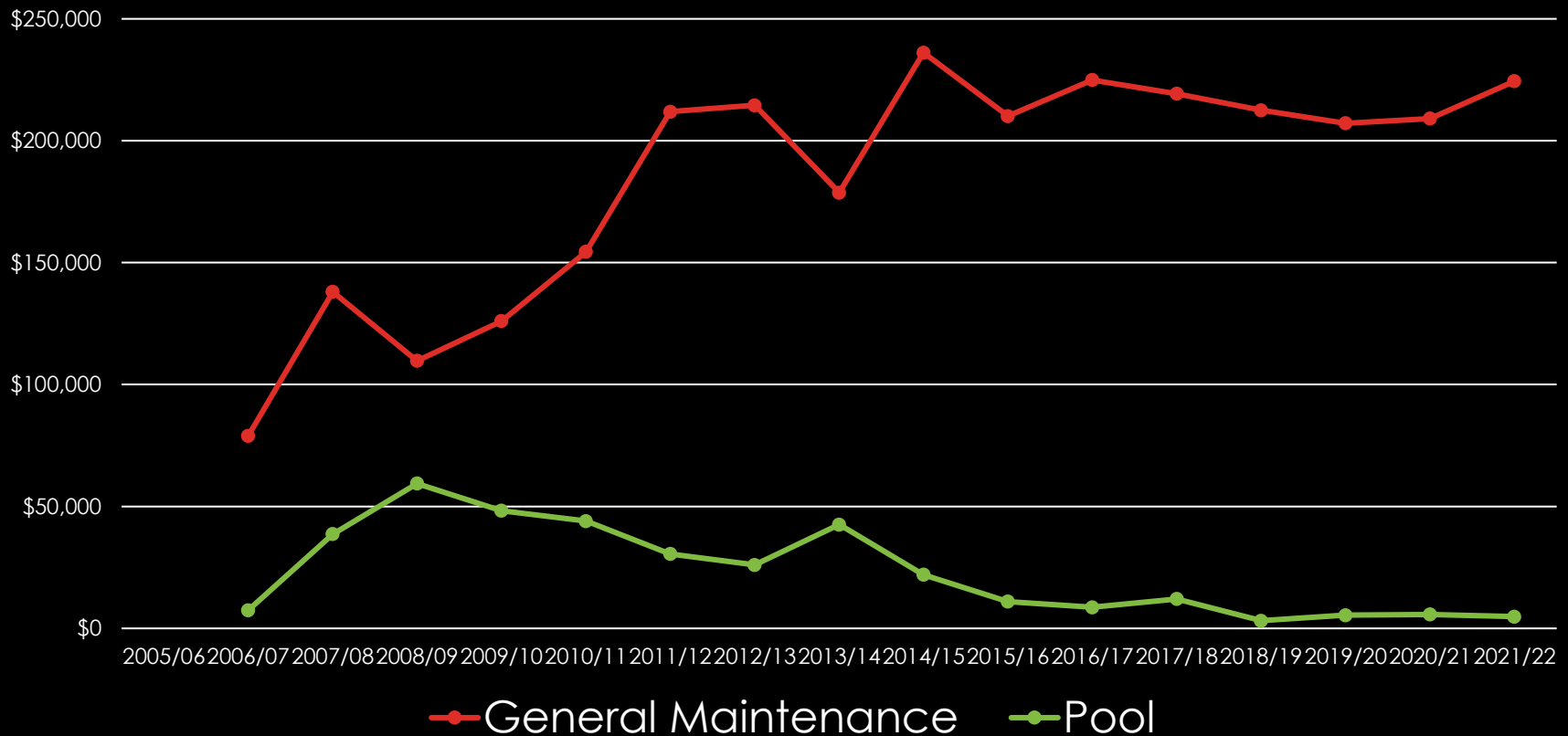
FINANCE & EXPENDITURE SUMMARY (2021/2022)

Martin Towers EoY Balance



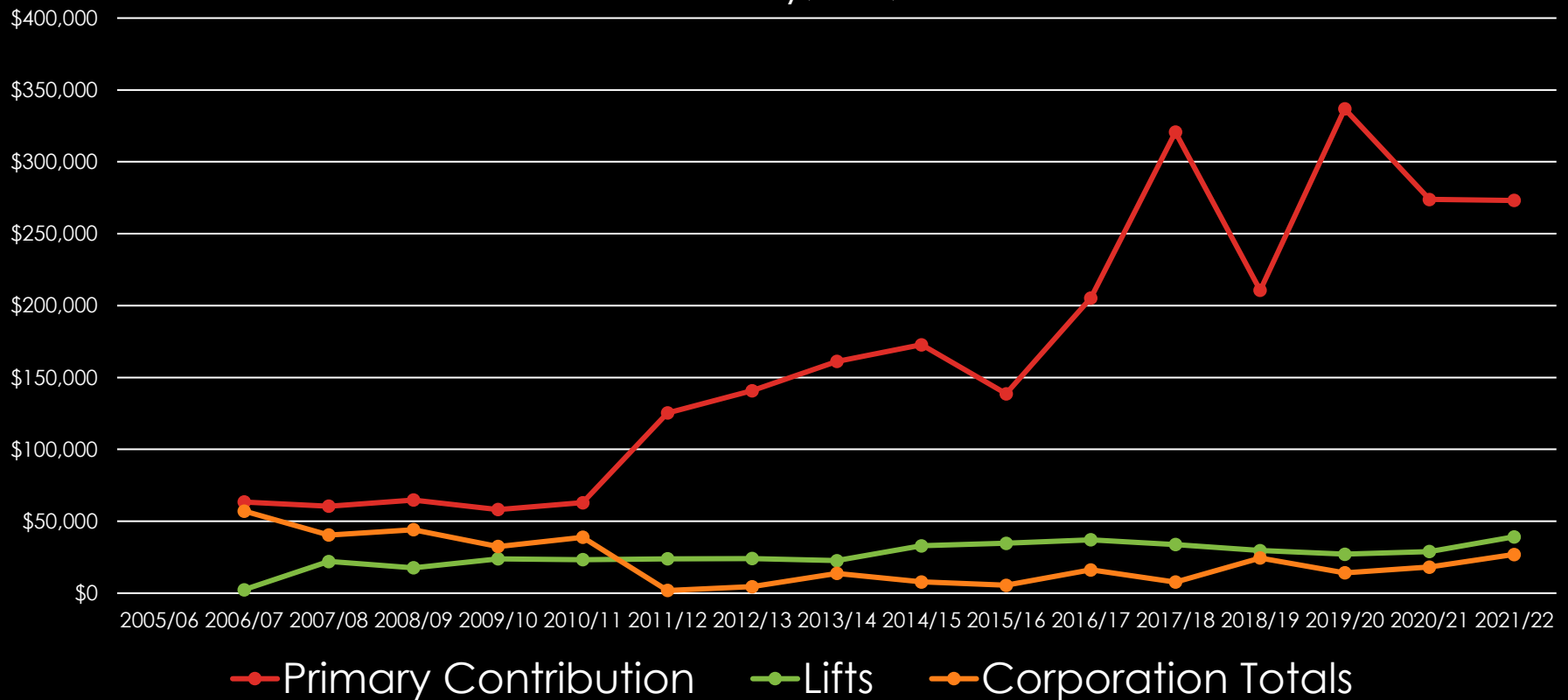
FINANCE & EXPENDITURE SUMMARY (2021/2022)

Martin Towers - General Costs



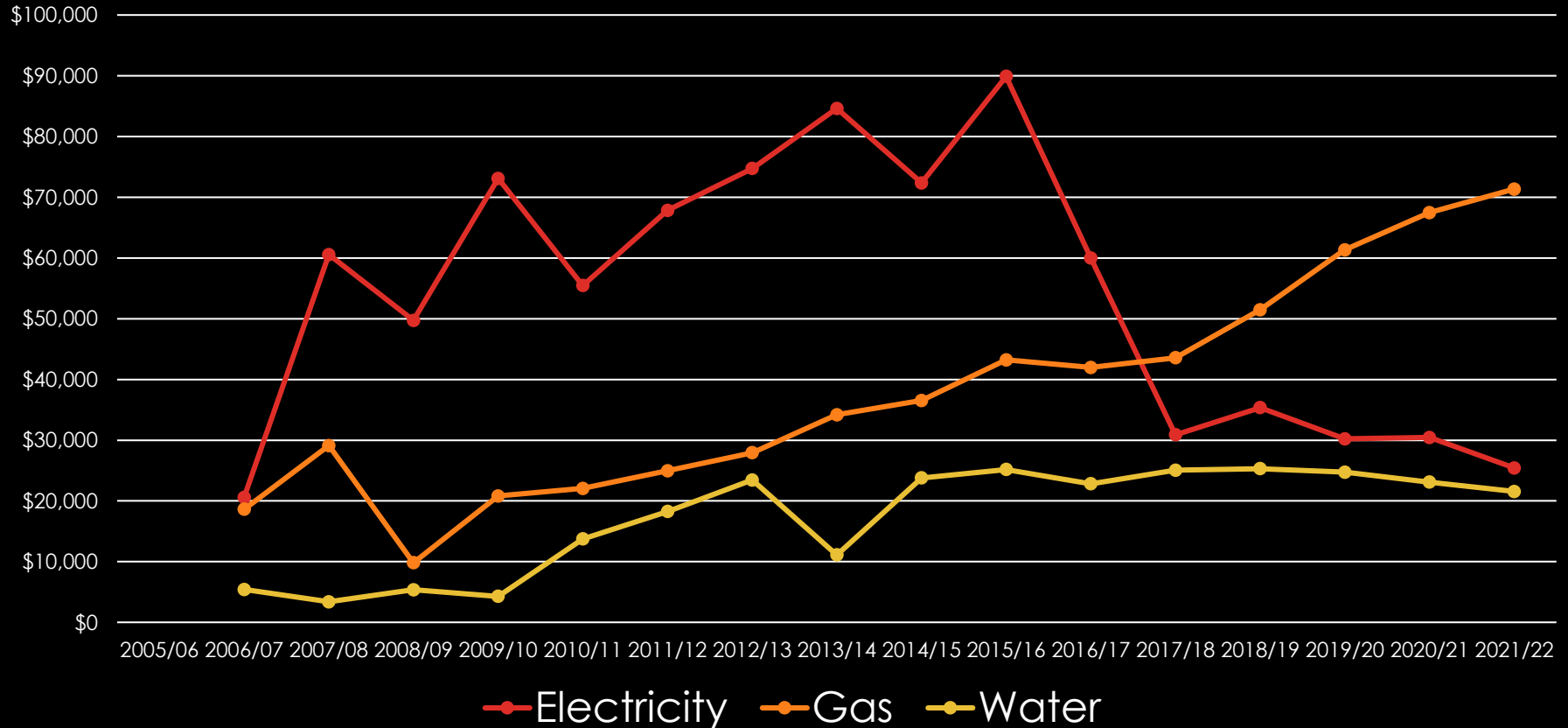
FINANCE & EXPENDITURE SUMMARY (2021/2022)

Martin Towers - Primary, lifts, Other



FINANCE & EXPENDITURE SUMMARY (2021/2022)

Martin Towers - Utility Costs



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

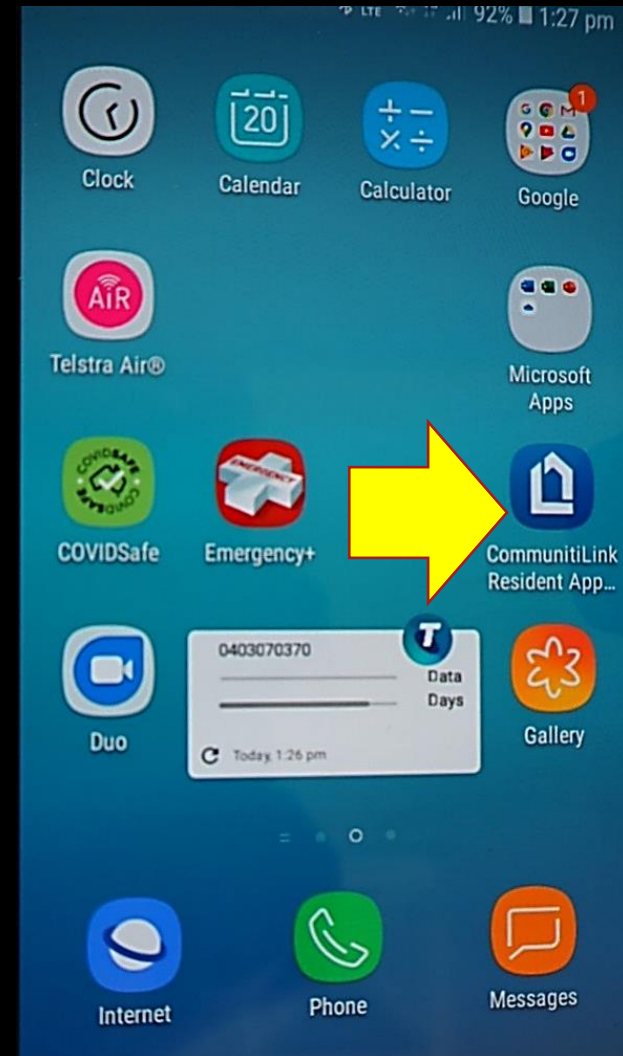


everything

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



CORRIDOR & UTILITY LIGHT SENSORS

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



DEFIBRILLATION STATIONS

- Originally, Defibrillator between the Gym & Pool
- Plaza level North Tower
- Plaza level South Tower



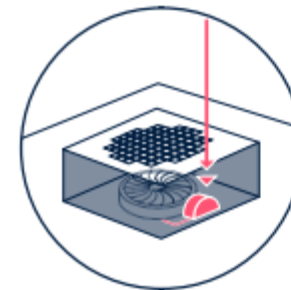
LIBRARY

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

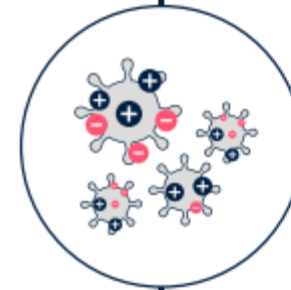


LIFT AIR SANITISING

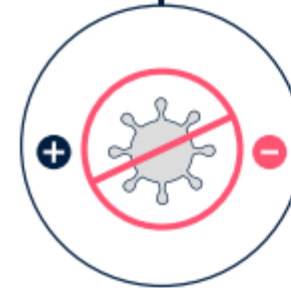
- COVID-19
 - Electrostatic & UV Light
 - Unobtrusive, fitted on top of lift cabin



1. Attached to your modified fan equipment, the Otis Cab Air Purifier generates both negative and positive ions.



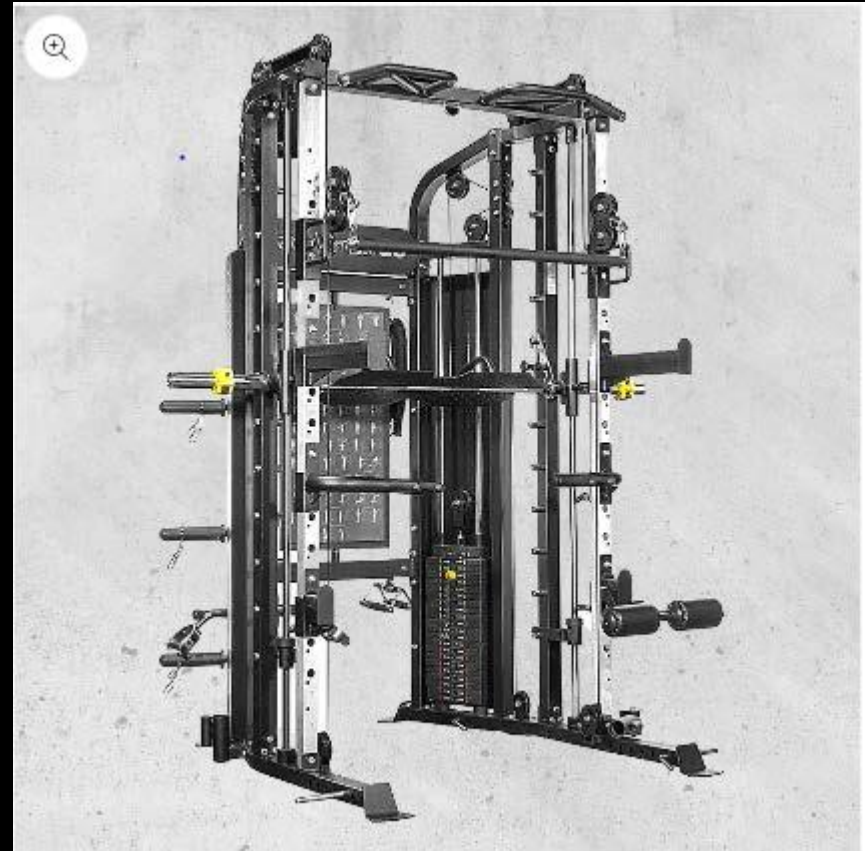
2. The ions attach to viruses, bacteria and other microbes, causing a chemical reaction that degrades them.



3. This process helps reduce airborne pathogens.

GYM

- Refresh aging medieval torture devices



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

- Solar Power to Heat Pool
 - Need gas for two months per year
 - Will save in excess of \$15k/year



WATER HEATING

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



BIKE REPORT

- Bikes Abandoned



SECURITY REPORT

- Homeless People & Vandalism
 - Cage Door jammed Shut



SECURITY REPORT

- Homeless People & Vandalism
 - Camp Fire (Saturday 15th Oct 2022)



OWNER SUGGESTIONS (2020)

- Improve Facilities
 - Meeting/BBQ area (on hold)
 - Car park clean and resurface (on hold)
 - Car park replace lighting with LED (done)
 - Car park electrical outlets for recharging (quotes)
 - Primary Corporation engaged to potentially purchase car parks which could be repurposed for charging
 - Intercom system – replace (on hold)
 - 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



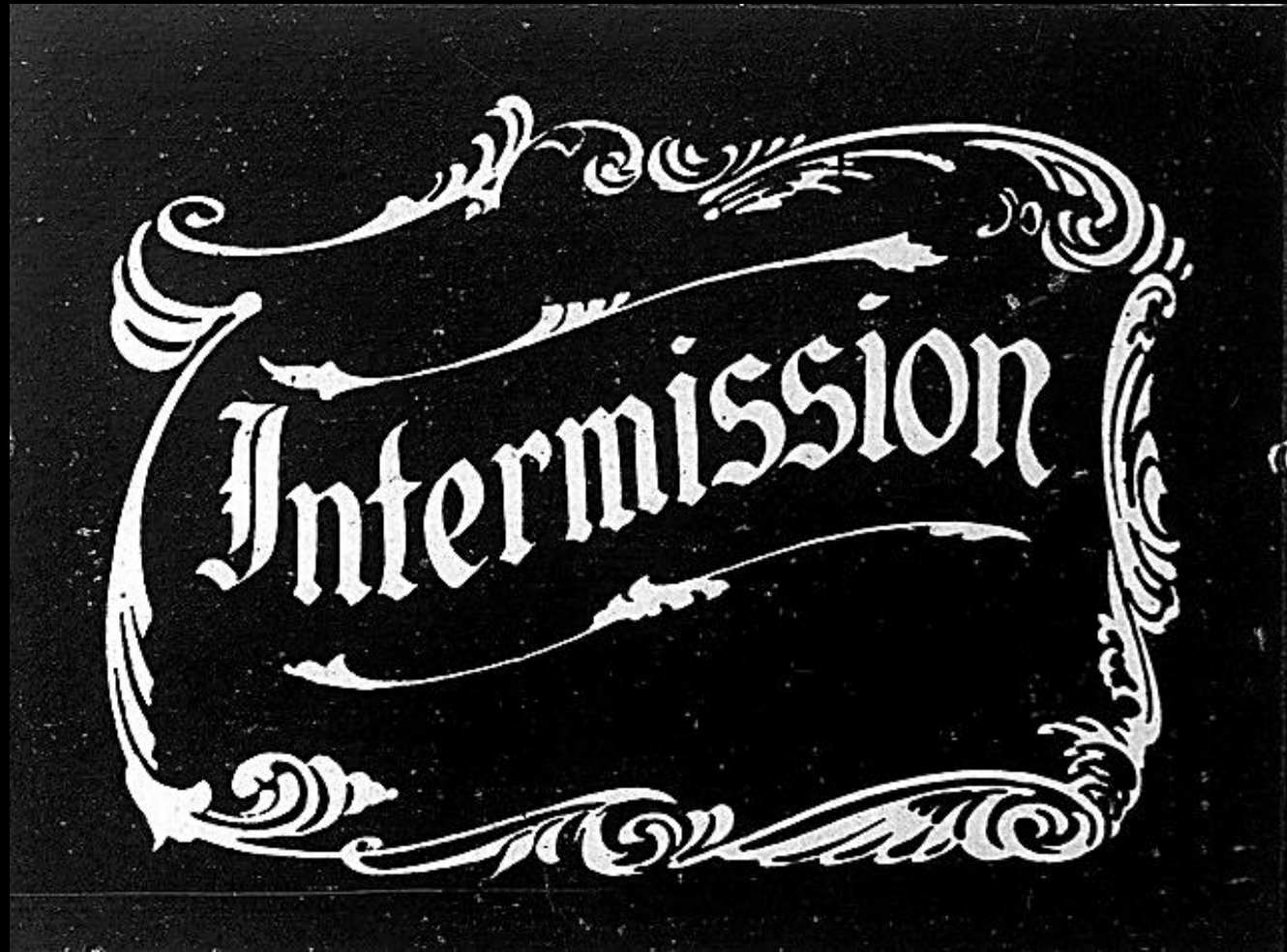
ROAD CLOSURES

- ANZAC Day
- Christmas Pageant

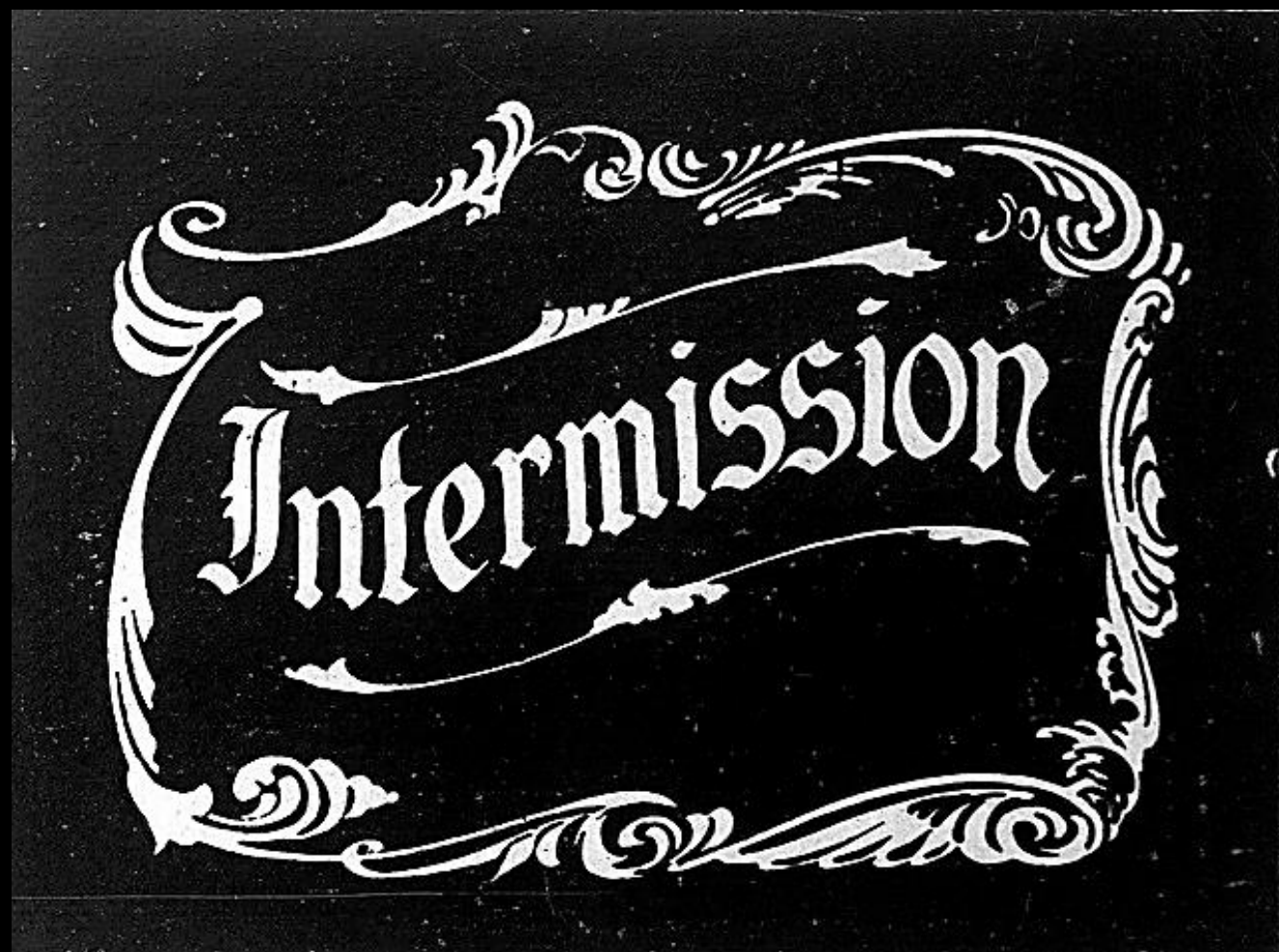


Any Other Business?

That was what the old committee did.



It's now time to elect the new.



MEETING CLOSURE (2022)

Thank you for your attendance

