



Martin Towers

MANAGEMENT COMMITTEE
REPORT 2016 / 2017



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 (2016/2017)



Trevor Frangs
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 (2016/2017)



David
Chadbourne
Presiding Officer

Primary Corporation
Representative
Lot 1



Michael
Hammerton
Treasurer



Phillip Relf
Past Secretary

Primary Corporation
Representative
Lot 3



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.
- Raise the Sinking Fund to the amount recommended by the Sinking Fund Analysis Report by 2017/2018.
- Aim to reduce annual member contributions in real terms.



FINANCES

- Fund balance as of:

- Administration fund
- Sinking fund

30 June 2016	30 June 2017
\$208,830	\$131,621
\$524,983	\$794,505

- Long Term Funds Management (no fees)

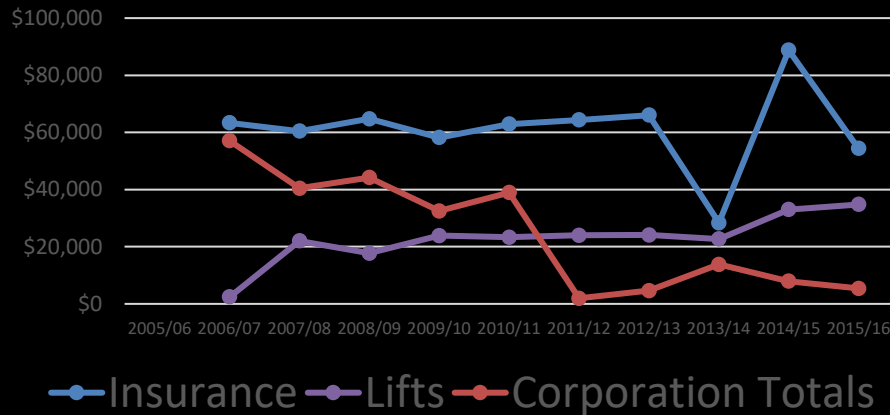
- \$100k previously moved to term deposits
- Jan 2017 - Reinvested at 2.55%
- Invoicing error with Kone (lift maintenance)
 - Jan 2017 – Recovered \$9,486.44



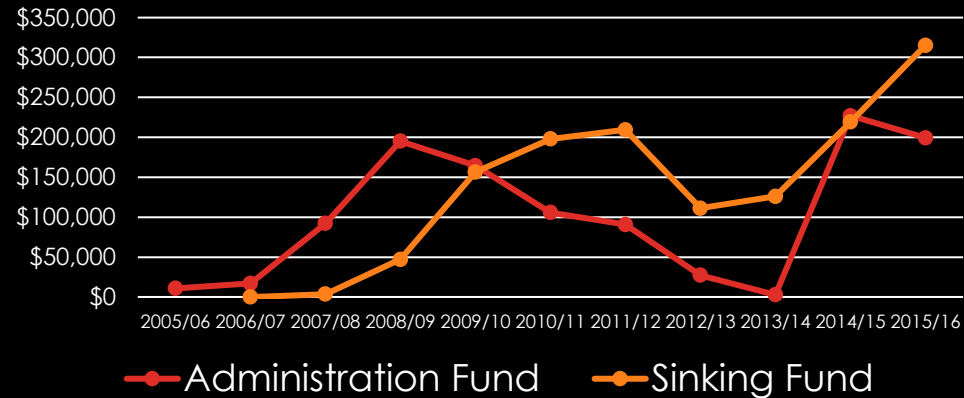


FINANCE & EXPENDITURE SUMMARY (2016/2017)

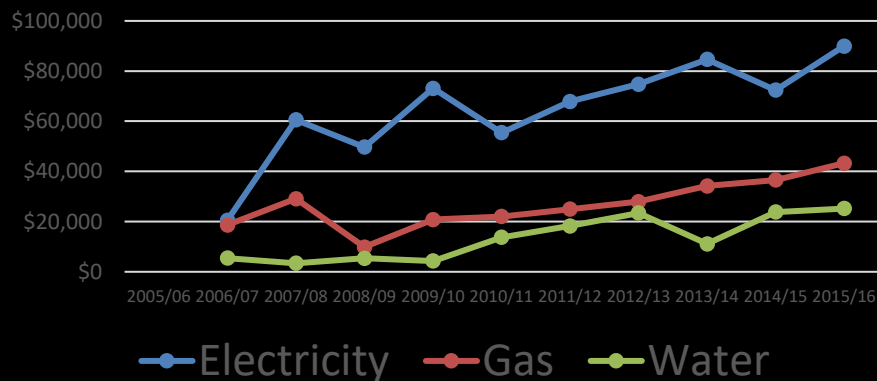
Martin Towers - General Costs



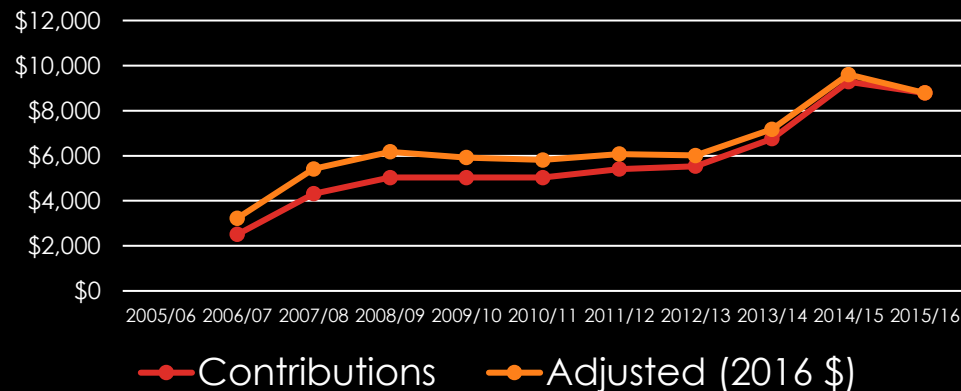
Martin Towers EoY Balance



Martin Towers - Utility Costs



Contributions for a Typical Apartment





RECOVERY & SAVINGS

- Purchase of Electricity from Shahin
 - Date \$31,799 (recovered)
- Term Deposit
 - 01st Feb 2016 \$1,371 (interest)
- FOB 'Sales'
 - \$550 (recovered)



BUDGET 2017/2018

Administration Fund

- Balance Opening \$208,830
- Income \$???,???
- Expenditure \$???,???
- Balance Closing \$131,621

Sinking Fund

- Balance Opening \$524,983
- Income \$???,???
- Expenditure \$???,???
- Balance Closing \$794,505



MARTIN TOWERS

What has been happening?

ISSUES

- Items in car parks
 - Letters sent to residents
- North Tower Foyer Air Conditioner failed
 - Two quotations received – considered expensive
 - Considering a smaller air conditioning unit
- Thefts of Parcels
 - Door to Post Boxes now locked
 - Delivery Code: 4563*



BUILDING SAFETY

- Building invoices from **John Hindmash**
 - building cladding is “Alucobond”.
- Archinect News
 - 11 May 2016
 - “Alucobond® PLUS meets the higher requirements of fire regulations in architecture”



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.



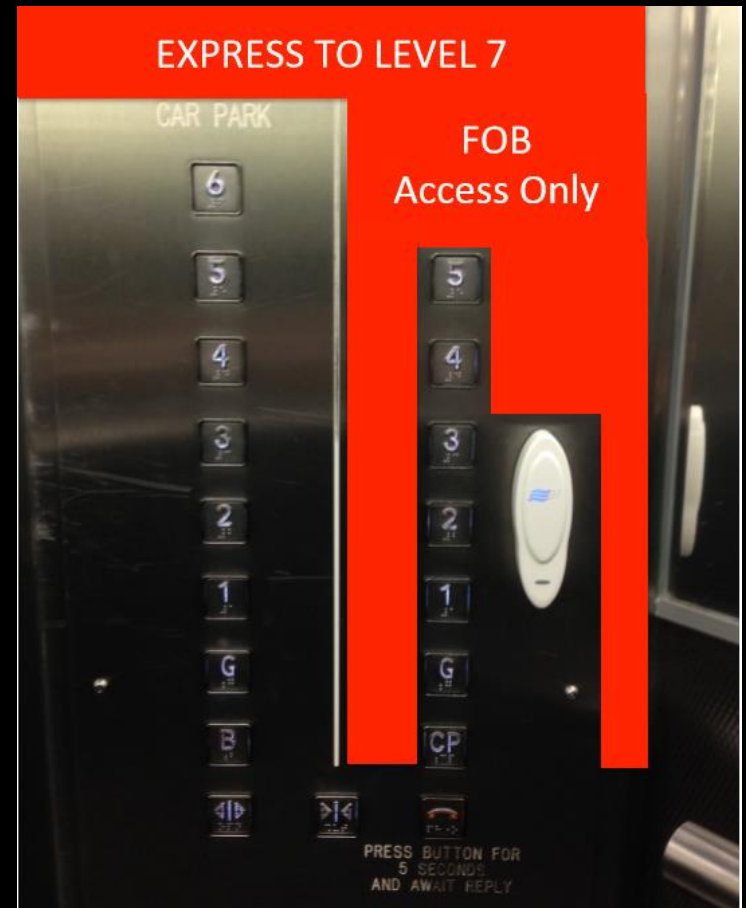
SOUTH TOWER – LIFT BUTTONS

- 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.
- First attempt covered the call buttons buttons.



SOUTH TOWER – LIFT BUTTONS

- Prototype suggested by Signarama



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
 - Additional bench seat



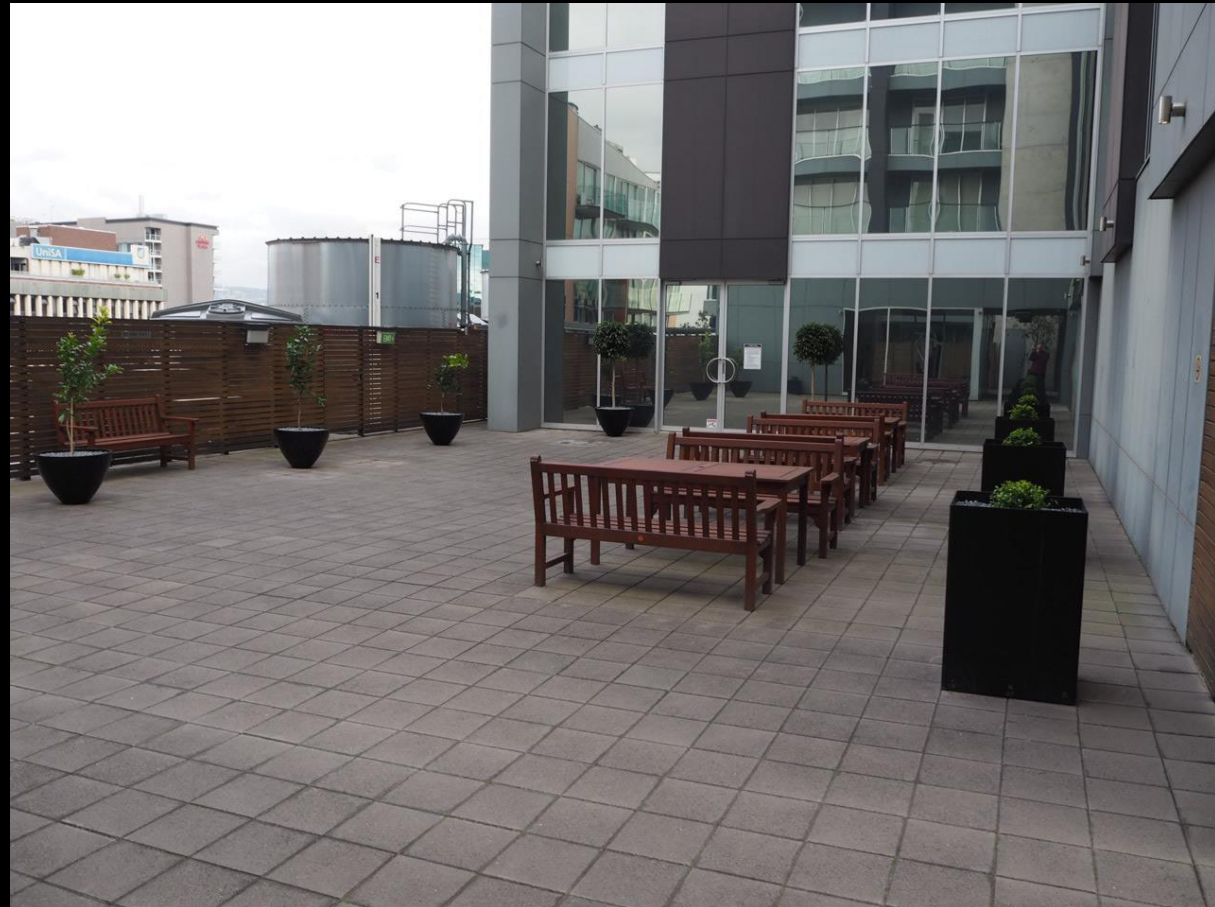
PLAZA AREA

- New plants coming



PLAZA AREA

- New plants



CARETAKING & CLEANING

- *Pool area acid washed*
- *Carpets about to be dry-cleaned and stretched*



SOLAR POWER

- South Tower

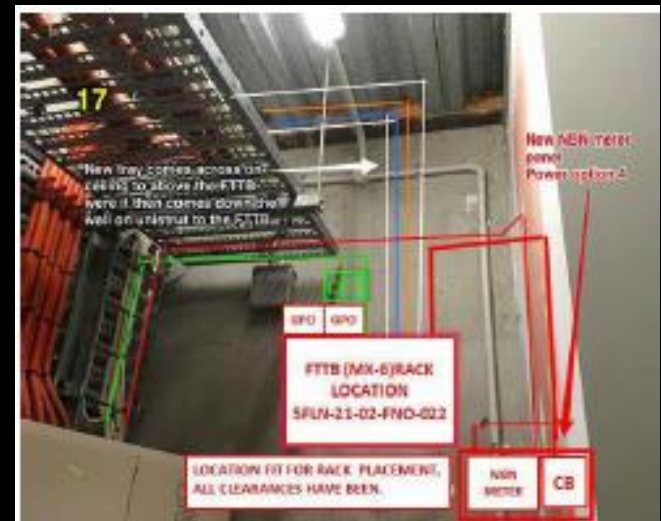
- 1st quarter, saved over \$2k
- \$4,084 => \$1,626

- Building electricity cost reduced from \$89k to \$59k
 - Savings of \$30k



NBN IS COMING FROM TELSTRA

- Telstra visited site and identified location for their NBN fibre optic installation
 - Level 2 North Tower utility room
 - Maybe two years away
 - They will pay for their own power usage





NORTH TERRACE FOYER

- Need to replace some glass and apply frosting





SECURITY REPORT

- FOB Allocations
 - Apartments given access to Bike Storage area
 - FOB Lost – cancelled and new FOB issued to residents
 - FOB Replacement – issued to owners
- 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



SECURITY REPORT

- Early August some miscreant opened one of the North Tower lift doors and jammed it open on level 5 of the Commercial Car park.
- Some urgent investigation identified that most levels of the Commercial Car park had the lift doors bricked up.
- However, levels 2 and 5 were the exception.
 - Otis have removed the door mechanisms on these levels and have internally tied the doors closed.
 - Wilson Parking have undertaken to fix steel plates using tek screws over the external doors on these levels.



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



PRIMARY CORPORATION

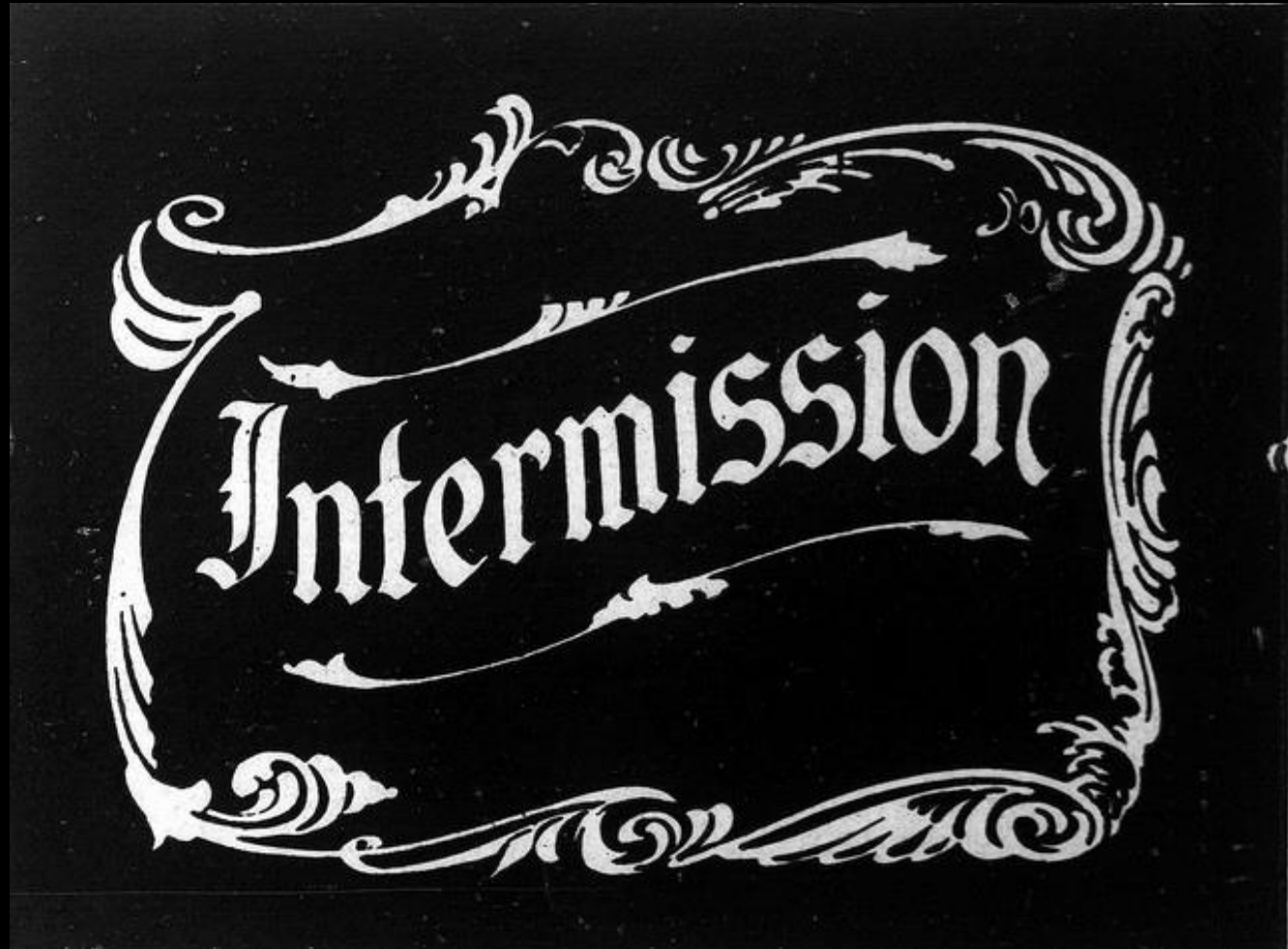
- Power infrastructure
 - 07 Feb 2017 - Power outage required to transition power meters
 - Awaiting transfer of recovery cash from Primary Corporation lot holder
- Graffiti/Vandal incidents have much reduced in stairwells



OWNER SUGGESTIONS (2017)

- Improve North Tower foyer area
 - Frosting
- Conduct apartment fire drills
- Aging Intercom system – replace
 - Can delay for a year or two

That was what the old committee did.



It's now time to elect the new.



Any Other Business?



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 (2017)

Thank you for your attendance