



Martin Towers

1

MANAGEMENT COMMITTEE REPORT 2024/2025



CORPORATION STRUCTURE

- Primary Corporation – Responsible for Whole Building
 - Lot 1 Resident Apartments One Vote
 - Lot 2 Commercial Car Park One Vote
 - Lot 3 Resident Car Park One Vote
 - *There is no Lot 4*
 - Lot 5 Retail Shops One Vote
- 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:

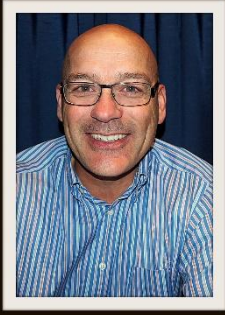
- Maintain and sustain the value of the apartment complex.
- Continue to explore viable options to reduce operating costs and ensure value for money.
- Aim to reduce annual member contributions in real terms.



MANAGEMENT COMMITTEE (2024/2025)



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 (2024/2025)



Phillip Relf
Presiding Officer



David Chadbourne
Treasurer



Phillip Relf
Secretary

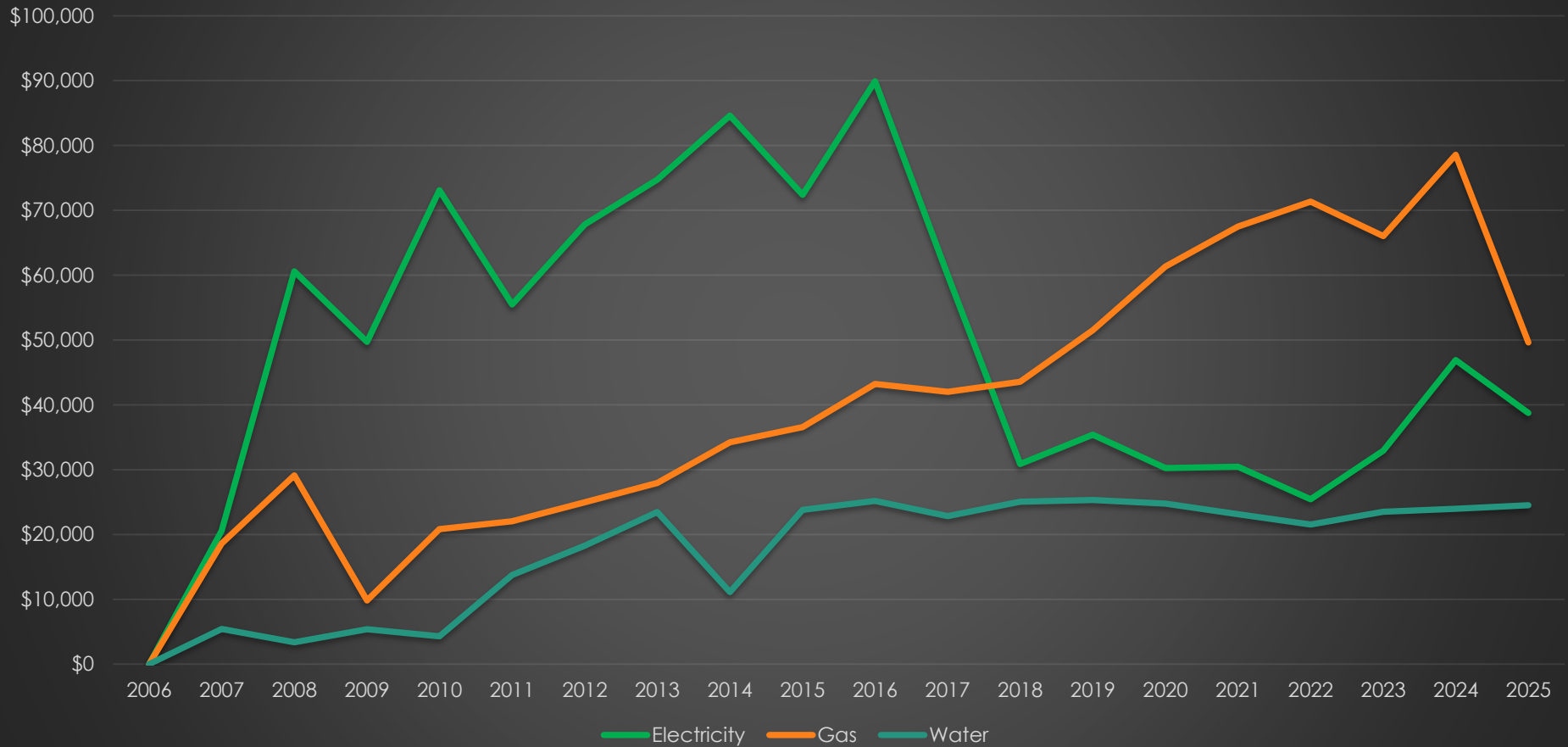
Primary Corporation Representative
Lot 1 – Con Karykis

Primary Corporation Representative
Lot 3 – Phillip Relf

FINANCE & EXPENDITURE SUMMARY (2024/2025)



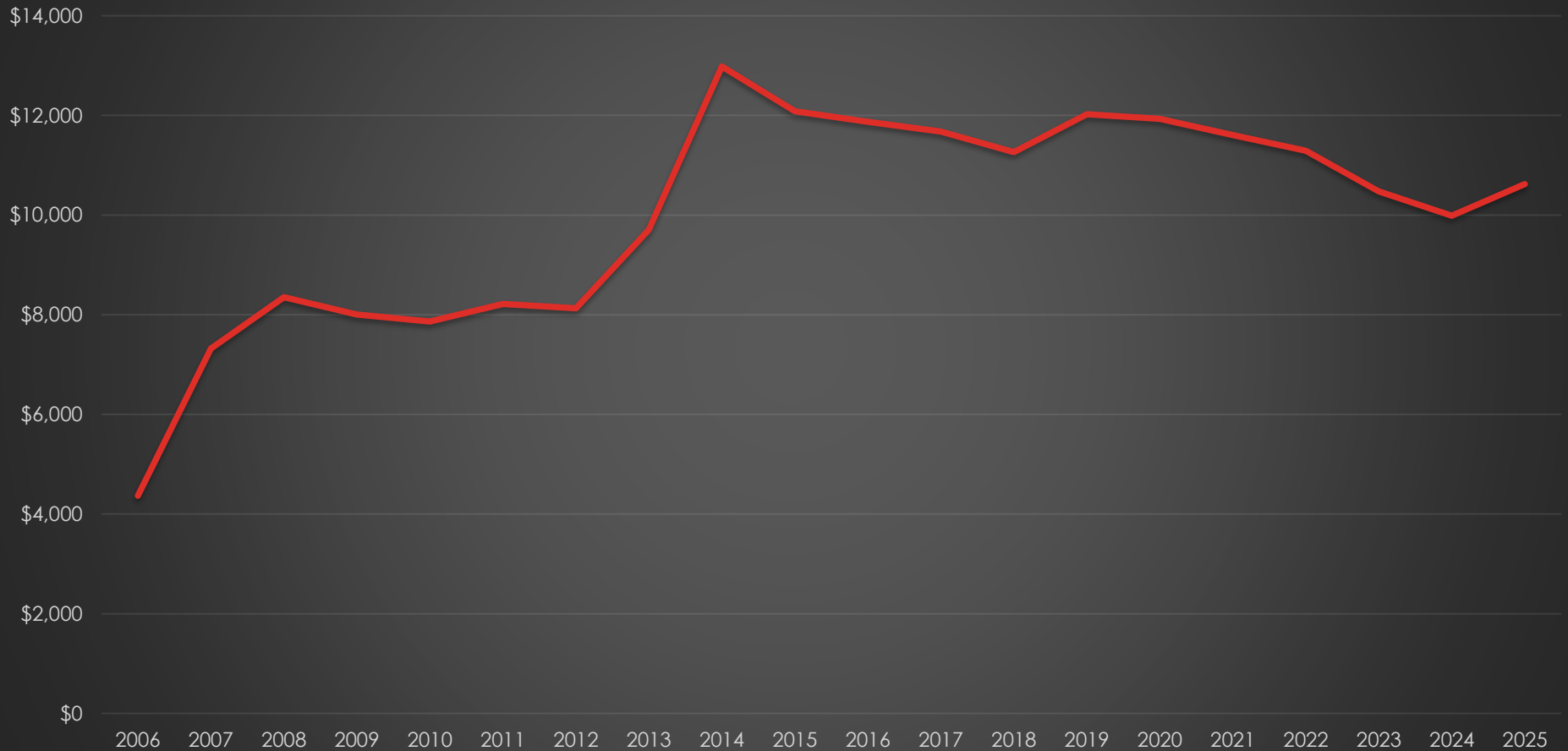
Utility Costs



FINANCE & EXPENDITURE SUMMARY (2024/2025)

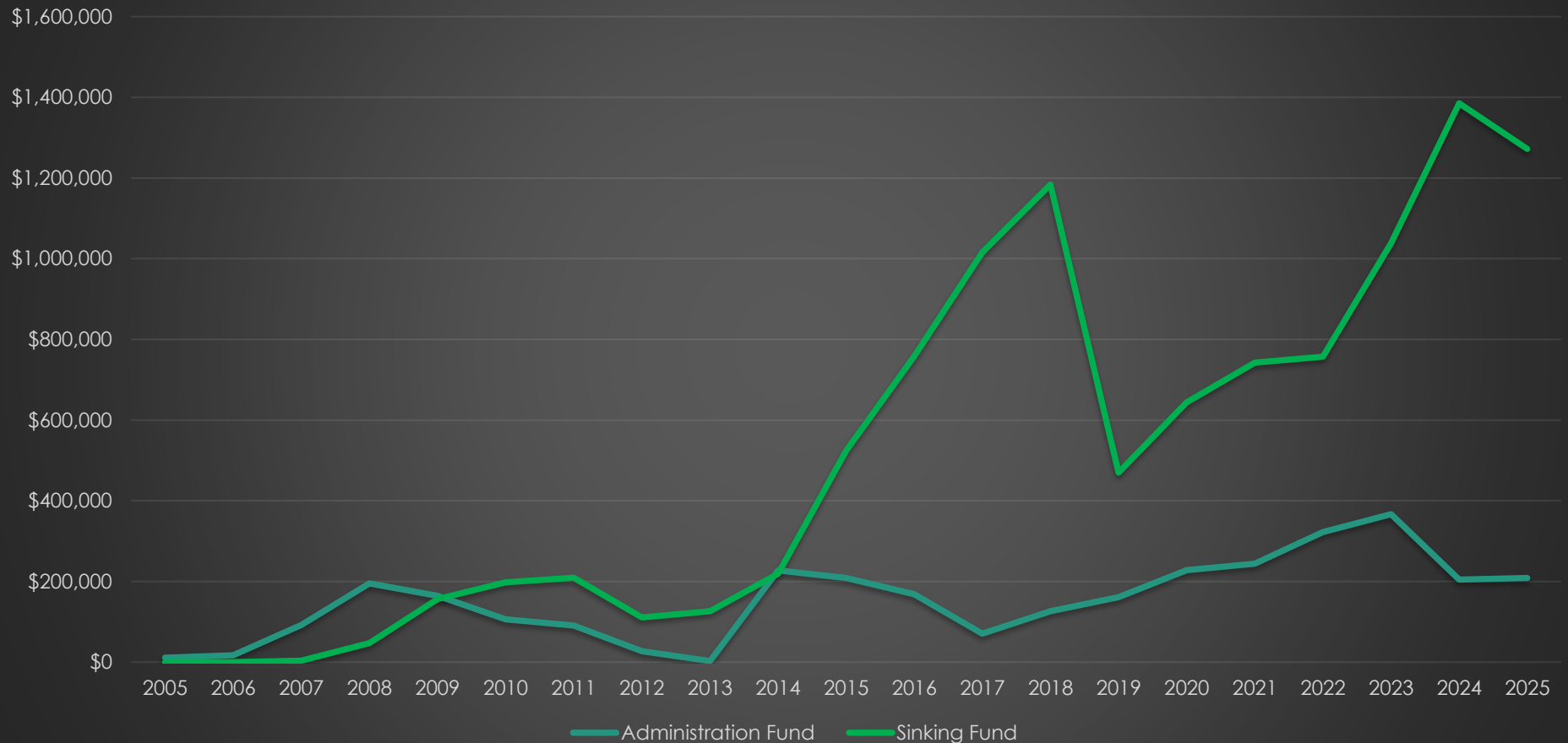


Contributions (Typical Apartment) 2025 Dollars



FINANCE & EXPENDITURE SUMMARY (2024/2025)

Fund Balances



FINANCES



Fund balances:

- Administration fund
- Sinking fund

30 June 2024	30 June 2025
\$204,894	\$208,393
\$1,385,108	\$1,272,217

BUDGET 2024/2025

\$713k earning interest

Administration Fund

- Balance Opening \$205k
- Income \$814k
- Expenditure \$(810k)
- Balance Closing \$208k

Sinking Fund

- Balance Opening \$1,385k
- Income \$304k
- Expenditure \$(417k)
- Balance Closing \$1,272k



MARTIN TOWERS

What is Next?




ROAD CLOSURES


- ANZAC Day
- Christmas Pageant



OWNER SUGGESTIONS (2020)

- 
- Improve Facilities
 - Meeting/BBQ area
 - Action: On Hold
 - Car park clean and resurface
 - Clean Undertaken – Resurface on Hold
 - Car Charging (Overtaken By Events)
 - Insurance Issues
 - Action: Closed
 - Intercom system
 - Three apartments have not responded
 - Action: Closed
 - Hot Water system – Replacement
 - EGM held to accept recommendation - failed

OWNER SUGGESTIONS (2021)

- 
- Enhance Charles Street entrance
 - Need viable suggestions to support specific upgrade
 - Action: On Hold
 - Management Committee Bios
 - Management Committee bios have been provided
 - Action: Closed
 - No Suggestions Offered for 2022 or 2023

OWNER SUGGESTIONS (2025)

- Replace North Tower Lifts with Larger Cars
 - Quotation for Modernisation Received
 - Project to Evaluate the Potential for Larger Cars
 - Engaged contractor to manage the tendering process
 - List of required capabilities has been generated



RESIDENT SAFETY

- Conduct Fob Audit
 - Send Notice of Intention During October
 - We will collate input from Owners, Residents, Agents etc.
 - No Response After a Month – Send Second Notice
 - No Response After Two Months – Disable Fob
 - \$10 Reactivation Fee
 - No Response After Three Months – Delete Fob



MARTIN TOWERS

What has been happening?



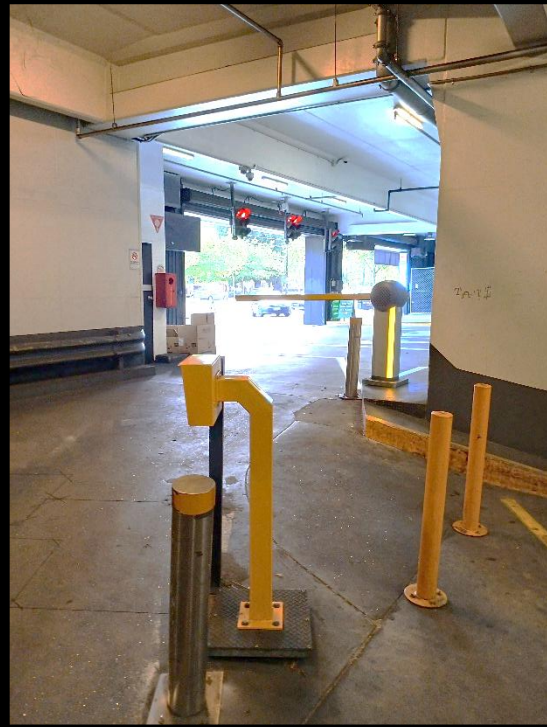
BIKE REPORT

- Additional bikes now call this location home
 - Not suitable for ebike charging



CAR REPORT

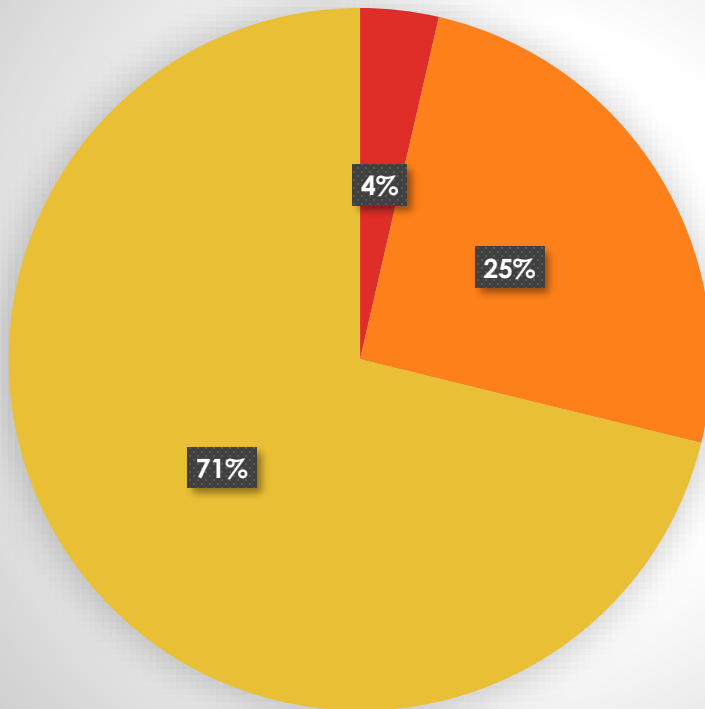
- Apartment Complexes with Car Charging
 - Large Insurance Premium Increases or no coverage
- Exit control to North Terrace



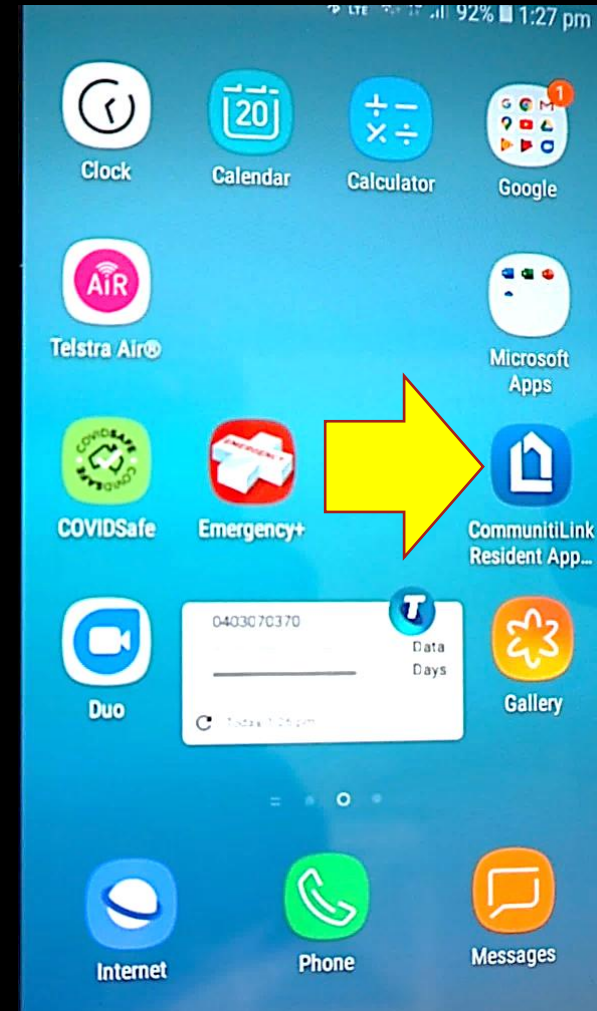
COMMUNICATIONS: COMMUNITI LINK

- CommunitiLink – Smart Phone App

Smart Phone App



- Continue
- Terminate
- Indifferent



COMMUNICATIONS: WEBSITE



Martin Towers

4 - 8 Charles Street
Adelaide SA 5000

Build: 05.09
22 Aug 2025

Contacts

Apartment

Facilities

History

Air Con

Dishwasher

Electrical

Intercom

Maintenance

Oven

Sink

Water

Website provides residents with information
WWW.223NorthTce.info

COMMUNITY

- Resident Get Together



SPRING FLING!

(Also known as 'Come and Meet Your Neighbours...')

*November 17
6.30-9pm
East Garden near the Gym*



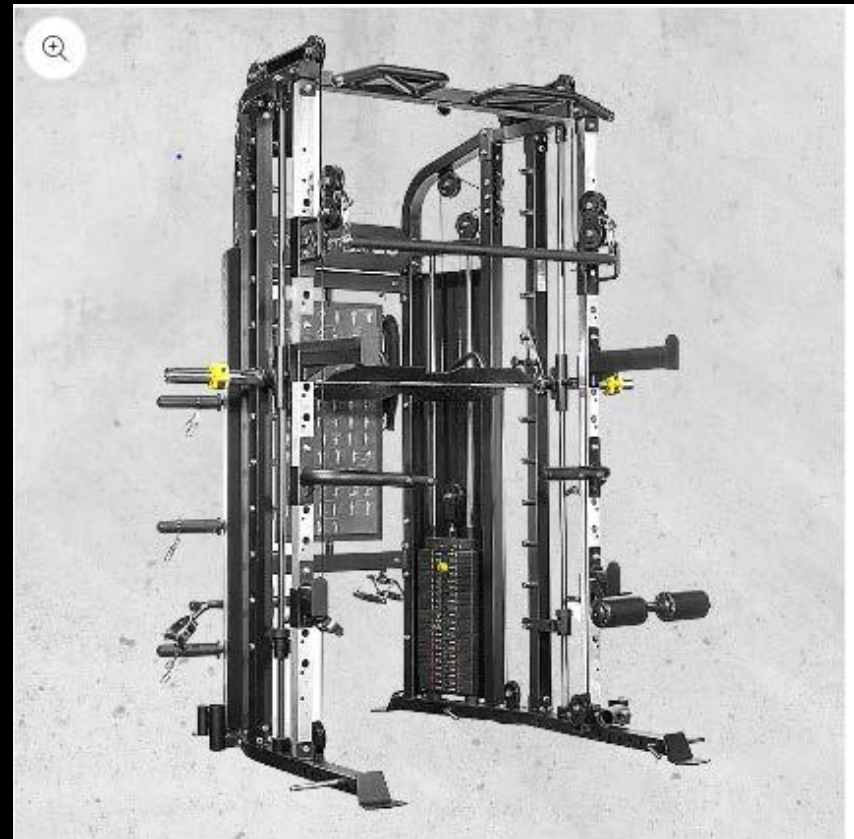
BYO



everything

GYM

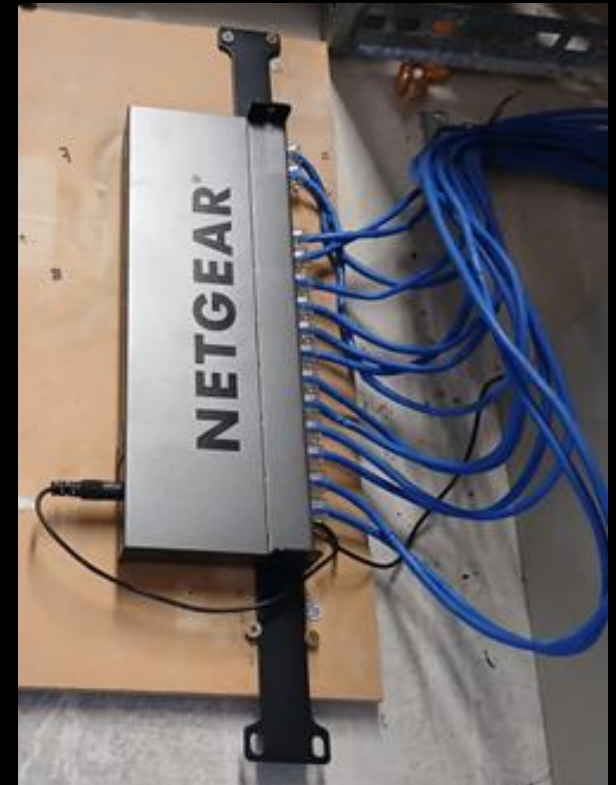
- Refresh aging, with new, medieval torture devices



INTERCOM SYSTEM

Before

After

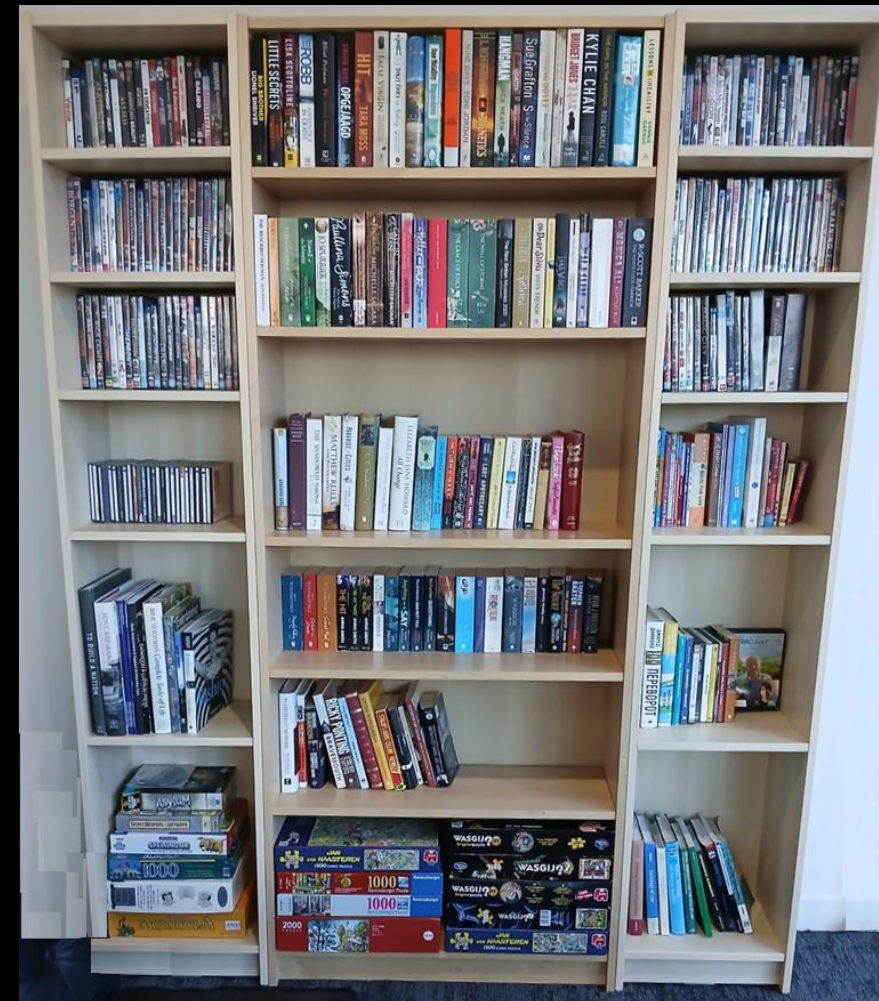


INTERCOM SYSTEM



LIBRARY

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



POOL MAINTENANCE

- Maintenance Addressed: 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)



POOL MAINTENANCE



POOL MAINTENANCE



POOL MAINTENANCE



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POOL MAINTENANCE

- Spa resurface

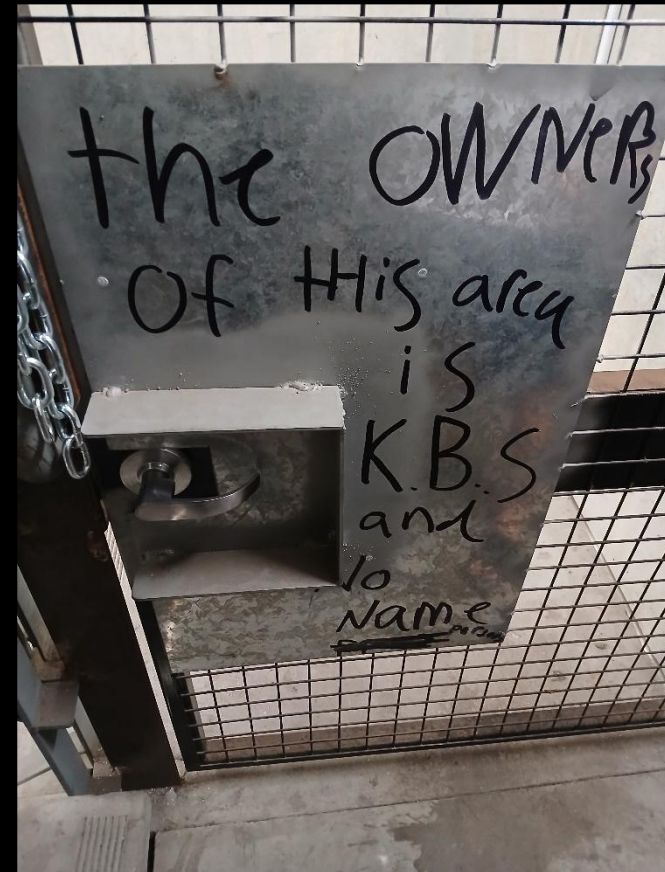


POOL MAINTENANCE



SECURITY REPORT

- Unknown person removed sign from the South Tower, now replaced
- Vagrants in Stairwell
- Pest Control



SOLAR POWER PANELS

- Solar Power
 - Additional solar panels installed



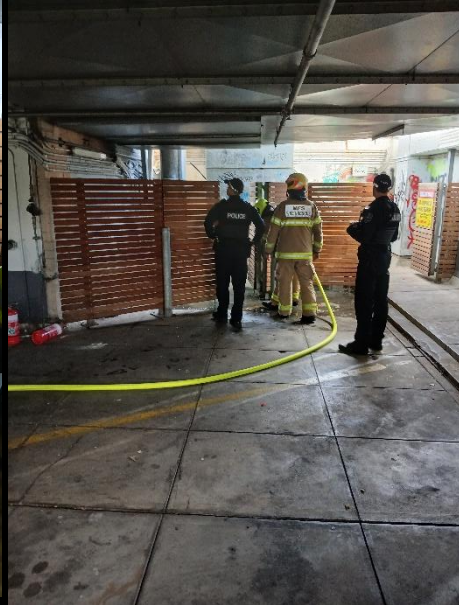
SOLAR POWER PANELS

- Solar Power
 - Inverters Required
 - Airconditioning Required to cool Utility room

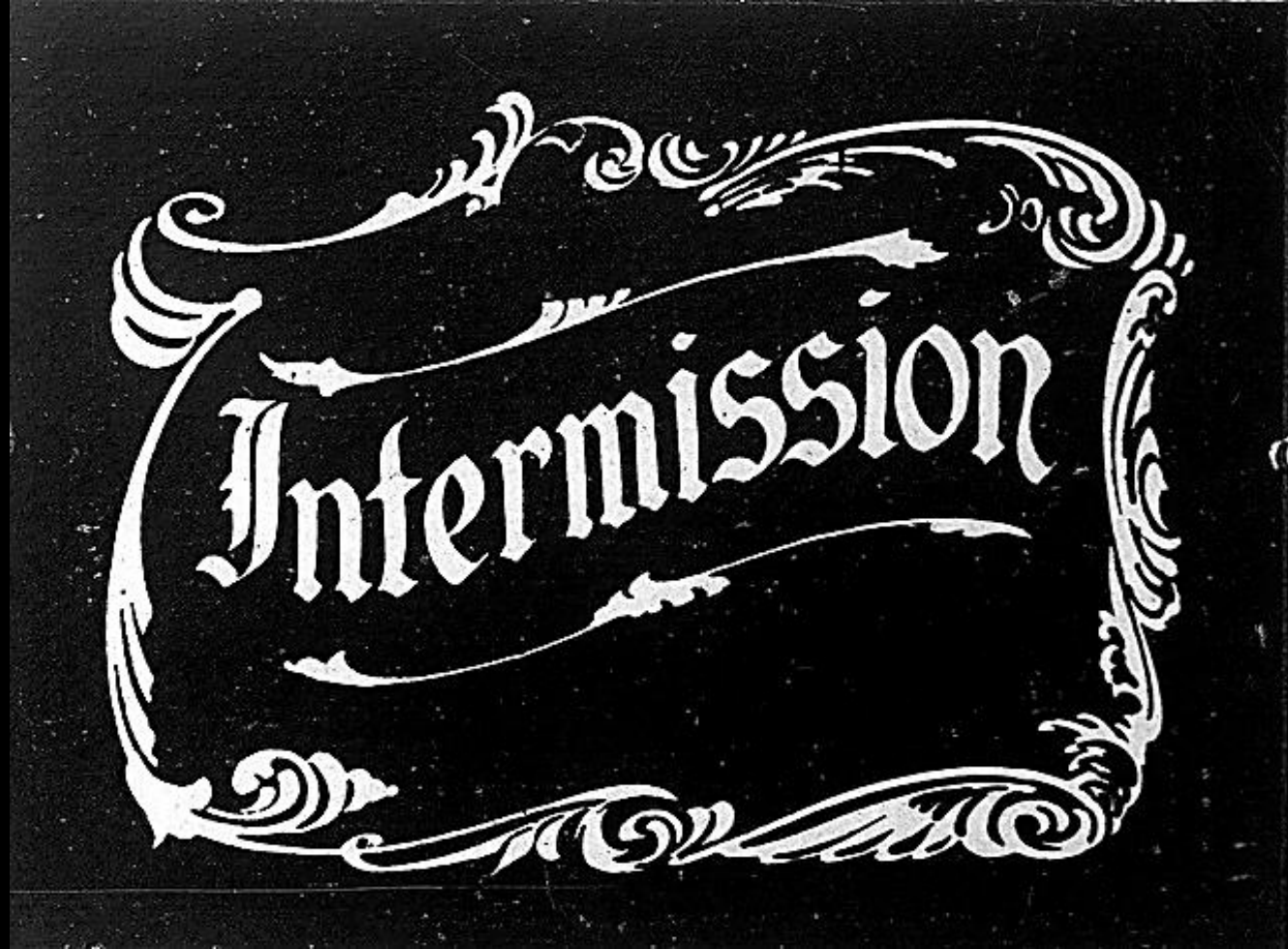


VAGRANTS

- Saturday 13 Sep 2025
 - Fire in South Tower bin area level 6, South-Western corner



That was what the old committee did.



It's now time to elect the new.

Any Other Business?

- Combined Fire

MEETING CLOSURE (2025)

Thank you for your attendance

