



Martin Towers

Management Committee Extraordinary Meeting

Community Corporation 23362 Inc. (Secondary)

4-8 Charles Street, ADELAIDE

Date: Wednesday 07th May 2025

Time: 6:00 PM (18:00)

Location: Apartment 5

Role: [Link](#)

1 Opening

1.1 In Person

David Chadbourne (DC)

Con Karykis (CK)

Elizabeth Farrant (EF)

Phillip Relf (PR)

Mark Jappe (MJ)

Carolyn Wastell (CW)

1.2 Apologies

Daniel Silvestri (DS) => PR

1.3 Body Corporate Manager

Representing Whittles:

Steve Geyer (SG)¹

2 Discussions

1. PR: Explained the necessity to call an extraordinary Management Committee meeting was due to the limited period of time that the proposed electric hot-water system quotation would be current (i.e., the quotation expires on 30th June 2025).
2. PR: Re-introduced the Management Committee to Rob Creasey (former member of the Management Committee) and handed the meeting over to Rob. Rob presented a proposal, that he had been investigating, over the last three years, considering various options, which primarily supports the replacement of the existing gas hot-water system with an electric hot-water system, necessary to support the apartment complex into the future. Rob made the following points:
 - a. Reasons for current action:
 - i. The cold-water pump, servicing the entire apartment complex, is past time-of-life (as this is effectively 10 years and the equipment was installed in 2005) and will require replacement in the short term. The risk being if it failed, there would be delays in obtaining parts for repair and would mean no water for the residential units during that time.

¹ In spirit only, not attending



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- ii. The current water proofing in the hot-water tank area, both North Tower and South Tower, is leaking and is damaging the concrete slab that supports the residential apartment complex
- iii. The current hot-water system is nearing time-of-life and will require either extensive maintenance, requiring replacement of different units on a regular basis or replacement with a new hot-water system.
- b. The options available are:
 - i. Do Nothing – cost \$63k + \$100k per annum;
 - ii. Replace with a new gas system – cost \$333k + \$98k per annum minimum excluding unit replacement costs; or
 - iii. Replace with a new electric system – cost \$699k + \$65k per annum.
All prices are ex-GST. Rob explained that the above figures assume an average buying electric power cost of \$0.37 per kWh.
- c. Rob recommended we accept option (iii) and provided further justifications:
 - i. The electric hot-water system equipment is constructed with Stainless steel and is estimated to have a time-of-life of 20 years. It is of a superior modular design (compared to the current gas hot-water system), enabling easy access to replace components based on the proposed layout. In addition, it is expected, that a plumber would carry any spares necessary to maintain the electric hot-water system and hence offer a 'zero' lead time in providing maintenance to the system.
 - ii. The electric hot-water system includes a booster, should an inordinately high demand for hot-water be summoned by the apartment residents.
 - iii. The electric hot-water system will support a greater capacity than the current gas hot-water system.
- d. Rob explained that the proposed electric hot-water system would consume all of the current power generated by the solar system located on the apartment roofs and still draw from the grid. Consideration could subsequently be given to extending the number of solar panels to fully populate the roof real-estate and to support battery storage to capture power during daylight hours for use overnight. This battery storage is proposed to be located directly under the South Tower hot-water system, in the area currently used for the South Tower bins. These bins would be moved to the basement and South Tower residents be given access to the level 1, North Tower rubbish chute.
 - i. Note: The Labour government has identified the intention to provide a 30% rebate on the cost of batteries and now would be a good time to exploit this offer. The cost of providing batteries and additional solar panels and necessary works has not been factored into the above costs.
- e. Rob explained that the following works, should the proposal be accepted at an EGM, would progress in order:
 - i. The cold-water pump would be replaced overnight during a four-hour stoppage of water flow to the apartments to minimise the impact of residents.
 - ii. The South Tower and North Tower will be supported by a temporary gas hot-water system, whilst the current hot water-system is removed, building works would occur to repair any damage to the plaza floor and to provide necessary environmental shelter for the electric hot-water system, and the electric hot-water system would be installed.



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3. MJ: Motioned to accept the electric hot-water system proposal, as described by Rob, PR seconded the motion. The vote was unanimous to accept the hot-water system proposal to be put in front of the lot holders for potential acceptance at an EGM.

3 Next Meeting Date/Time

PR: To contact SG and arrange an EGM to present the Electric Hot-Water project to the lot holders.

4 Closure

Meeting closed at 18:43