



**Owners' Vision for Liberty Towers:
 'To establish a quality living environment
 that provides a valuable investment gain'**

LIBERTY TOWERS - STRATEGIC PLAN

Your Committee members gave up a day of their time in July to be involved in the Liberty Towers Management Committee's Strategic Planning Workshop.

Some of the key issues agreed for the Committee to address are:

- § Continue to work toward sound financial governance
- § Improved Security
- § Raising the standard of the building – aesthetics and management
- § Develop an Asset Register to more effectively manage building maintenance
- § Prepare documents to formally call for new tenders for the Corporation Management role (currently being done by Whittles).
- § Develop a 'Green Strategy' for Liberty Towers
- § Continue to promote good behaviour to occupiers and take action on breaches
- § Work toward improving the overall image, and therefore the investment value, of the building.

INVITATION: Due to a resignation from the Committee, there is a vacancy. If you would like to be a part of the building's Management Team which takes the lead role in working for the benefit of all owners at Liberty Towers, please complete the section below and mail it to Garry Curtis, Whittles Body Corporate Management, PO Box 309 Kent town SA 5071. If you are undecided and want to discuss joining the team first, contact our Presiding Officer, Jerome van der Linden - email - jerome@nod.com.au.

YOUR NAME (PRINT)	APARTMENT No.	YOUR CONTACT NUMBER

APARTMENT SMOKE ALARMS

A reminder to everyone. If your apartment is closed up and you burn the toast or leave a pan on the stove too long, it will set off the fire alarm and guess what? - the Fire Service will respond to the alarm - and give you a bill for \$577. Yes, expensive toast - so if you get caught, quickly open up the apartment and fan the smoke as much as you can. You have 3 minutes before the alarm is alerted to the Fire Service.

SECURITY CARDS

Another Reminder. Your Committee is working to improve security to Liberty Towers to ensure everyone's safety, to protect the building's assets and to prevent burglaries. Now that your Management Committee has taken over the management of security keys from Austronic Services, we will be able to better manage the number of keys which have been issued and the level of access to the building.

If you have not done so, please assist us by confirming your security card details with Reception, or you may find yourself unable to enter the building once all unauthorised cards are deleted from the system.

CARPARK STORAGE

Owners are again reminded that the carpark is not for storage of items unless in an approved storage cage and then, it must be stored in a safe and hygienic manner. Not only do the By-laws prohibit this storage, material left on any of the carpark levels can become a fire risk to everyone in the building. All caged storage must be approved by the Holdfast Bay Council and built in accordance with the standards approved by the Liberty Towers Corporation.

Leaving unwanted items outside the storage bins in the basement is becoming a growing problem and will cost all of the owners money to dispose of them. The Caretaker is not responsible to dispose of unwanted items, so please remind your tenants that is their responsibility to do so.

ENGINEER'S REPORT – POOL CLOSURE

You may be aware that an external professional has been engaged to provide the Management Committee with an Engineering Report on the building. As a result there are a number of matters which are being addressed to ensure our building remains in very good repair appropriate for its 'luxury residential' status. One obvious problem identified is the swimming pool wall. Tiles have come off the wall and the area looks unsightly. To fix this problem, there is no alternative but to close the pool for a couple of weeks which will allow a contractor to lay platforms over the pool and erect scaffolding adjacent to the wall to reach the tiles to rectify the problem. Look out for signs on the wet area door for notice of the commencement of the work. We apologise in advance for the inconvenience of this work but hope you agree that this work (and the temporary inconvenience) is essential.

CAR PARK ENTRANCE

A couple of vehicle traction incidents have been reported when entering the basement carpark. Fortunately nobody has been injured.

Please use extra caution when entering the car park, particularly when it is raining and the surface is wet and slippery. One of the difficulties in resolving the issue is the requirement to allow vehicles to enter and exit the building 24/7 including heavy vehicles (eg rubbish trucks) which use the ramp regularly. Applying any anti-skid top surface requires 48 hours to cure. The Committee is currently researching methods to improve the traction of the surface under wet conditions but has not yet found a satisfactory method at this point in time.

Driving within the car park must be at walking speed only.

GREEN STRATEGY FOR LIBERTY TOWERS

We want ideas that will assist us to implement a 'Green Strategy' for Liberty Towers, for example reducing water or power use. There may be other ways to reduce our effect on the environment, so put your thinking caps on and get involved. Contact Mark Rogers with any ideas (rogers.mm@bigpond.com)

MINUTES

Committee Meeting Minutes are available to you on the Whittles website (www.whittles.com.au) which saves the cost of copying and posting them.

Thank you,

Liberty Towers Management Committee