

WCEGA PLAZA & TOWER
MCST 3564 Management Office

21 Bukit Batok Crescent #02-71, Singapore 658065
 Tel: 6561 7759/60 Fax: 6562 6252 Email: enquiry@sgwcega.com

MINUTES OF THE 4TH COUNCIL MEETING OF THE 10TH MANAGEMENT COUNCIL HELD ON WEDNESDAY, 24TH FEBRUARY 2021 AT #02-71 MANAGEMENT OFFICE.

<u>Present:</u>	Mr Yoe Tong Hock Dave	-	Chairman
	Ms Kweh Hui Cheng Catherine	-	Secretary
	Mr Chen XiaoDong	-	Treasurer
	Mr Tan Eng Hua Ben	-	Member
	Mr Tan Yu Jie Antouny	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
	Mr Ong Khek Chong	-	Member
	Mr Goh Wei Qiang Terry	-	Member
<u>Attendees:</u>	Mr David Khoo	-	Newman & Goh
	Mr Rayan Lim	-	Managing Agent
	Mr Chow Chee Weng	-	Managing Agent
	Ms Tan Ee Min	-	Managing Agent

	<p>The meeting was called to order at 2.pm, with quorum.</p>	
1.0	<p><u>TO CONFIRM MINUTES OF THE 3RD COUNCIL MEETING OF THE 10TH MANAGEMENT COUNCIL HELD 19TH JANUARY 2021.</u></p> <p>The minutes of the 3rd Council meeting of the 10th Management Council held on 19th January 2021 was unanimously confirmed at meeting.</p> <p>Proposer: Catherine Kweh Seconder: Dave Yoe</p>	INFO
2.0	<p><u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u></p> <p><u>Repair and Redecoration Works</u></p>	
2.1	<p><u>Water Seepage at Unit #04-58/59/60/61</u></p> <p>MA updated members on the progress of the water proofing works at WCEGA Plaza level 4 external cement ledge.</p>	CONTR
2.2	<p><u>Replace Wall Tiles at Tower Level 2 Lift Lobby and Deboned Floor Tiles at All Levels of Tower Lift Lobby</u></p> <p>MA informed members that R&R contractor has yet to submit the revised quotation for replacement of WCEGA Tower lift lobby floor tiles and wall tiles at level 2 main lobby. MA to remind R&R contractor to submit the quotation and to obtain another two (2) quotations for comparison.</p>	CONTR
2.3	<p><u>Water Seepage at Staircase SB-2</u></p> <p>The Building Surveyor was not present in the meeting and members enquire about the outcome of repeated water seepage at staircase SB-2 and the staircase next to unit #02-47.</p>	CONTR

	<p>MA will remind the Building Surveyor to provide repair method statement and R&R contractor to provide quotation.</p>	
2.4	<p><u>Water Seepage at Plaza Level 1 Carpark Area</u></p> <p>Alex from Bruce James (Building Surveyor) and R&R contractor were unable to attend the meeting to update Council on the water seepages at the retaining wall and flooring of Plaza level 1 carpark. MA to remind them again.</p>	CONTR
2.5	<p><u>Data Protection Officer</u></p> <p>MA informed that due to the festive season, the Management have yet to receive the quotations and declared that M/s SRE Global Pte Ltd (SRE) is a sister company of N&A providing DPA services. There is no objection from Council for SRE to provide their quotation. MA will obtain quotation from (SRE) first before calling quotation from the others.</p>	INFO
2.6	<p><u>11th AGM</u></p> <p>MA informed that the digital AGM will expire on 30th June 2021 and thereafter only physical AGM is allowed. For physical AGM, the maximum number of people allowed is capped at fifty (50). Members deliberated and agreed to do the interim auditor report for 1st January 2021 to 30th June 2021 and to hold the 11th AGM in October 2021. Member also proposed to change the financial year ending in June instead of the current month of December. MA will follow-up on the change of financial year.</p>	MA
3.0	<p><u>TO ADOPT THE FINANCIAL STATEMENTS FOR JANUARY 2021</u></p> <p>The Statement of Account for the month of January 2021 was unanimously confirmed at the meeting.</p> <p>Proposer: Alphonsus Koh Seconder: Chen XiaoDong</p>	INFO
4.0	<p><u>ANY OTHER BUSINESS</u></p>	
4.1	<p><u>COVID-19 Rental Relief Framework for Repoco Agency & WUCA</u></p> <p>MA informed members that The Management has written to Ministry of Law (MOL) with regards to COVID-19 Rental Relief Framework. MOL replied that under the COVID-19 (Temporary Measures) Act, the rent payable by tenants for the relevant period of rental waiver is statutorily.</p> <p>The Management received the notice of the cash grant issued by IRAS for the relevant months covered under the Rental Relief Framework (i.e. April 2020 and if applicable, May 2020 for non-residential properties other than qualifying commercial properties.</p> <p>Council members deliberated and informed that Repoco Agency have to obtain the Commissioner of Oaths stamp on all the Sales Register (All Sales) documents.</p>	MA

4.2	<p><u>Covered Shelter for WCEGA Plaza Rooftop</u></p> <p>Members suggested to construct shelter at WCEGA Plaza rooftop carpark area so that it is more attractive to rent out.</p> <p>MA informed that such a construction may affect Gross Floor Area (GFA) and may require mandatory submission to relevant authorities for approval. MA further informed Council that such construction would require a special resolution to be tabled in a General Meeting</p> <p>Council has noted that it is recommended to engage a Qualified Professional (Architect) to oversee the whole process i.e. to determine and advice on such construction, produce drawings, submission to authorities and supervision of construction works. Members tasked MA to obtain quotations for QP (Architect).</p>	MA
4.3	<p><u>Resignation of Council Member</u></p> <p>Mr Terry Goh Wei Qiang informed the meeting that he is resigning as a Council Member. Chairman and Members accepted his resignation. He will send in his resignation letter shortly.</p>	INFO

The meeting ended at 4.15 pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman Goh Property Consultants P/L)

Confirmed by



Chairman
 10th Management Council
 The Management Corporation Strata Title Plan No. 3564

23/3/21
 Date