WCEGA PLAZA & TOWER

MCST 3564 Management Office
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MINUTES OF THE 3RD COUNCIL MEETING OF THE 11TH MANAGEMENT COUNCIL HELD ON MONDAY, 24TH JANUARY 2022 AT #02-71 MANAGEMENT OFFICE.

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

No		Action
1.0	The meeting was called to order at 2.30 pm, with quorum. TO CONFIRM MINUTES OF THE 2 ND COUNCIL MEETING OF THE 11 TH MANAGEMENT COUNCIL HELD ON 22 ND DECEMBER 2021. The draft minutes of the 2 nd Council Meeting of the 11 th Management Council held on 22 nd December 2021 was unanimously confirmed at meeting. Proposer: Ben Tan Seconder: Alphonsus Koh	INFO
2.0	TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.	
2.1	Repair and Redecoration Works As the tile contractor needs to attend another meeting, he will brief Council members on the lift lobby floor tiles replacement report in the next Council meeting.	M.A.
2.2	Encroachment Legal Proceedings MCST appointed lawyer has on 10 th January 2022 filed in The State Courts an originating summons for the five (5) units at WCEGA Plaza for encroachment of common property. The Hearing date is schedule on 4 th February 2022.	M.A.

TO ADOPT THE FINANCIAL STATEMENTS FOR DECEMBER 2021	
MA briefed the meeting on the income and expenditure of the estate together with the number of units and the amount of arrears owned. The Statement of Account for the month of December 2021 was unanimously confirmed at the meeting.	M.A.
Proposer: Catherine Kweh Seconder: Jason Lim	
ANY OTHER BUSINESS	
Replacement of CCTV System	
MA informed members that the quotations received in sealed envelopes for replacement of CCTV system were opened, witness and then endorsed by Secretary. MA presented the summarized quotations and members suggested that MA prepare a more detailed summary on the type of cables, specification of cameras and the cost of the replacement works.	INFO
Waiver of Wheel-Clamped Fees	
MA informed that the following units write in to request for waiver of wheel-clamped fees:	M.A.
1. #05-47 – Register under basement column but park at common white lot. 2. #07-70 – Parked at Tower basement yellow box. 3. #26-80 – Parked at Tower basement yellow box. 4. #02-33/34/35 - Register under basement column but park at common white lot.	
Members deliberated and agreed to waive the wheel-clamped fees for units #07-70 and #26-80. The waiver for unit #05-47 was rejected. All waivers are for one (1) time only and Management will not entertain any future request for waiver of car parking infringement.	
For #02-33/34/35, members agreed to waive the parking charges of \$53.50.	
Members also agreed that MA can waive wheel-clamped fee for first-time offender and for one (1) time only.	M.A.
Parking of Forklifts at Common Property	
One (1) unit at WCEGA Plaza has parked seven (7) nos. of heavy-duty forklifts at WCEGA Plaza rooftop. The unit owner attended the meeting and explained that due to the Covid-19 pandemic, he has no choice but to keep his forklifts in the estate. After much deliberation between owner and Council, both parties agreed to the following:-	M.A.
1. Parking fee of \$75.00 per forklift per month.	
Temporary parking allowed only till end of March 2022 with no consideration for further extension.	
The owner then agreed to move the forklifts into his unit and update the Management office if he wants to park any forklift at the common area. Should he wish to do so, members informed MA to do the following:-	M.A
	MA briefed the meeting on the income and expenditure of the estate together with the number of units and the amount of arrears owned. The Statement of Account for the month of December 2021 was unanimously confirmed at the meeting. Proposer: Catherine Kweh Seconder: Jason Lim ANY OTHER BUSINESS Replacement of CCTV System MA informed members that the quotations received in sealed envelopes for replacement of CCTV system were opened, witness and then endorsed by Secretary. MA presented the summarized quotations and members suggested that MA prepare a more detailed summary on the type of cables, specification of cameras and the cost of the replacement works. Waiver of Wheel-Clamped Fees MA informed that the following units write in to request for waiver of wheel-clamped fees: 1. #05-47 — Register under basement column but park at common white lot. 2. #07-70 — Parked at Tower basement yellow box. 3. #26-80 — Parked at Tower basement yellow box. 4. #02-33/34/35 - Register under basement column but park at common white lot. Members deliberated and agreed to waive the wheel-clamped fees for units #07-70 and #26-80. The waiver for unit #05-47 was rejected. All waivers are for one (1) time only and Management will not entertain any future request for waiver of car parking infringement. For #02-33/34/35, members agreed to waive the parking charges of \$53.50. Members also agreed that MA can waive wheel-clamped fee for first-time offender and for one (1) time only. Parking of Forklifts at Common Property One (1) unit at WCEGA Plaza has parked seven (7) nos. of heavy-duty forklifts at WCEGA Plaza rooftop. The unit owner attended the meeting and explained that due to the Covid-19 pandemic, he has no choice but to keep his forklifts in the estate. After much deliberation between owner and Council, both parties agreed to the following: 1. Parking fee of \$75.00 per forklift per month. 2. Temporary parking allowed only till end of March 2022 with no consideration for further extension.

- 1. Source for a suitable location at WCEGA Plaza.
- 2. Seek structural engineer's comment if the location flooring could take the load of the forklifts.
- 3. Check with MCST appointed Insurance company if there is any implication on the insurance policy.

The meeting ended at 4.40 pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman & Goh Property Consultants Pte Ltd)

Confirmed by

Secretary

11th Management Council

The Management Corporation Strata Title Plan No. 3564

2/3/2022 Date

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