

**WCEGA PLAZA & TOWER  
MCST 3564 Management Office**

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**MINUTES OF THE 4<sup>TH</sup> COUNCIL MEETING OF THE 11<sup>TH</sup> MANAGEMENT COUNCIL HELD ON  
TUESDAY, 1<sup>ST</sup> MARCH 2022 AT #02-71 MANAGEMENT OFFICE & VIA ZOOM MEETING**

Present: Mr Yoe Tong Hock Dave - Chairman  
Ms Kweh Hui Cheng Catherine - Secretary  
Mr Chen XiaoDong - Treasurer  
Mr Tan Eng Hua Ben - Member  
Mr Ong Khek Chong - Member  
Mr Koh Sheng Wei Alphonsus - Member

Absent with Mr Lim Cheng Hung Jason - Member  
Apology: Mr Tan Yu Jie Antouny - Member

Attendees: Mr David Khoo - Newman & Goh  
Mr Rayan Lim - Managing Agent  
Mr Chow Chee Weng - Managing Agent  
Ms Tan Ee Min - Managing Agent

<u>No</u>		<u>Action</u>
1.0	<p>The meeting was called to order at 2.00 pm, with quorum.</p> <p><b><u>TO CONFIRM MINUTES OF THE 3<sup>RD</sup> COUNCIL MEETING OF THE 11<sup>TH</sup> MANAGEMENT COUNCIL HELD ON 24<sup>TH</sup> JANUARY 2022.</u></b></p> <p>The draft minutes of the 3<sup>rd</sup> Council Meeting of the 11<sup>th</sup> Management Council held on 24<sup>th</sup> January 2022 was unanimously confirmed at meeting.</p> <p>Proposer: Ben Tan                      Secoder: Ong Khek Chong</p>	INFO
2.0	<p><b><u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u></b></p>	
2.1	<p><b><u>Repair and Redecoration Works</u></b></p> <p>The contractor brief members on the initial quantity of floor tiles identified to be replaced and the additional quantity of floor tiles that have been hacked off. Members query why the contractor did not inform The Management of the additional works and he apologized for the oversight. The contractor will do the following:</p> <ol style="list-style-type: none"> <li>1. Submit a report with photos to justify the removal of the additional floor tiles.</li> <li>2. To seek clarification from the Building Surveyor on the additional works.</li> <li>3. To re-submit a quotation for replacement of the additional floor tiles by 8 March 2022.</li> </ol>	M.A.

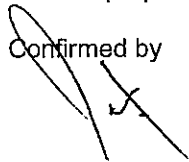
2.2	<p><b><u>Encroachment Legal Proceedings</u></b></p> <p>MCST appointed lawyer, Lee &amp; Lee, on 10<sup>th</sup> January 2022 filed in The State Courts an originating summons to five (5) units at WCEGA Plaza for encroachment of common property. The Hearing date scheduled on 4<sup>th</sup> February 2022 was postponed to 3<sup>rd</sup> March 2022.</p>	M.A.
2.3	<p><b><u>Replacement of CCTV System</u></b></p> <p>MA presented the summarized quotations received from seven (7) contractors. Members deliberated and suggest to invite the four (4) contractors with the lowest quotes to re-submit their quotations to include replacing the existing cables to UTP (cat 6) cables.</p>	M.A.
2.4	<p><b><u>Parking of Forklifts at Common Property</u></b></p> <p>Members have noted that MA has inspected the common area. Insofar, the forklifts are not seen in the common area during the said inspection. MA presented the following:</p> <p>Land Transport Authority (LTA) replied via email on 28 January 2022 that forklifts are not considered motor vehicles and LTA does not regulate the operations of private parking space. It is for the respective building owners / MCST to manage and work out solution to meet the needs of their stakeholders.</p> <p>M/s WRX Engineers Pte Ltd (WRX) has submitted a quotation to review if the building structure is able to support the weight of such forklifts. Due to safety concerns, Council unanimously agreed that the occupier will have to engage a Qualified Professional in Civil and Structural Engineering at their own cost prior to Council's consideration.</p>	INFO
3.0	<p><b><u>TO ADOPT THE FINANCIAL STATEMENTS FOR JANUARY 2022</u></b></p> <p>MA referred to the financial statement for January 2022 and highlighted the salient points. MA also referred to the summary debtor aging report as of 1 March 2022 and reported units which were in arrears for 2 quarters and more.</p> <p>MA proposed to place some accumulated funds in Fixed Deposit (FD) to earn interest. It is noted that indicative FD rates are more attractive from offshore banks as opposed to local banks. Members unanimously agreed for MA to request for indicative FD rates from offshore banks for consideration.</p>	M.A.
3.1	<p>MA highlighted the significant increase in electric consumption cost of the MCST after M/s Best Electric Supply Pte Ltd (BEST) cease to supply electricity to the MCST with effect from 22 October 2021 and M/s Singapore Power Limited (SP Power) is the current electricity supplier.</p>	M.A.
3.2	<p>MA queried SP Power with regards to the significant increase via email and SP Power responded on 11 February 2022 at 12:07pm that electricity charges will be based on the spot price that fluctuate every half-hour depending on the prevailing demand and supply situation. SP Power also cited the increasing cost of fuel oil prices.</p> <p>Lastly SP Power mentioned that there is no minimum contract period for the MCST and that MCST can switch to any licenced electricity supplier any time. MA will source</p>	

<p>3.3</p>	<p>for 3rd Party electricity supplier for Council's consideration.</p> <p>MA informed Council that the building insurance for the MCST with M/s Great Eastern Assurance Ltd (GE) will expire on 30 April 2022. MA has informed the insurance agent to submit insurance quotations for Council's consideration. Council has noted that the insurance agent has tried to obtain quotations from other insurance company who have declined citing that the MCST is not their preferable risk.</p> <p>MA suggest to Council to consider renewing with GE if there is no or reasonable increase in premium with GE as insurance premiums have increased due to the COVID-19 situation in Singapore. Council has no objection to MA's suggestion.</p> <p>There being no query and the Financial Statement for the month of January 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Catherine Kweh                      Seconder: Chen XiaoDong</p>	<p>M.A.</p>
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The meeting ended at 4.30 pm with a note of thanks to all attendees.

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

Confirmed by



Secretary  
 11<sup>th</sup> Management Council  
 The Management Corporation Strata Title Plan No. 3564

20/4/22

Date

