

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

21 Bukit Batok Crescent #02-71, Singapore 658065  
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**MINUTES OF THE 6<sup>TH</sup> COUNCIL MEETING OF THE 11<sup>TH</sup> MANAGEMENT COUNCIL HELD ON WEDNESDAY, 18<sup>TH</sup> MAY 2022 AT #02-71 MANAGEMENT OFFICE**

Present:

Mr Yoe Tong Hock Dave	-	Chairman
Ms Kweh Hui Cheng Catherine	-	Secretary
Mr Chen XiaoDong	-	Treasurer
Mr Lim Cheng Hung Jason	-	Member
Mr Ong Khek Chong	-	Member
Mr Tan Yu Jie Antouny	-	Member

Absent with Apology:

Mr Tan Eng Hua Ben	-	Member
Mr Koh Sheng Wei Alphonsus	-	Member

Attendees:

Mr David Khoo	-	Newman & Goh
Mr Michael Lee	-	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 5<sup>TH</sup> COUNCIL MEETING OF THE 11<sup>TH</sup> MANAGEMENT COUNCIL HELD ON 20<sup>TH</sup> APRIL 2022.</u></b></p> <p>The draft minutes of the 5<sup>th</sup> Council Meeting of the 11<sup>th</sup> Management Council held on 20<sup>th</sup> April 2022 was unanimously confirmed at meeting.</p> <p style="text-align: center;">Proposer: Catherine Kweh                      Seconder: Chen XiaoDong</p>	INFO
2.0	<b><u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u></b>	
2.1	<b><u>Encroachment Legal Proceedings</u></b>	
	MA inform Council that the next Court Hearing is scheduled on 20 <sup>th</sup> May 2022, Friday at 2.30 pm.	M.A.
2.2	<b><u>Replacement of CCTV System</u></b>	
	Three (3) CCTV contractors, two (2) with the lowest quotation and one (1) with the highest quotation were invited to present their CCTV system.	INFO

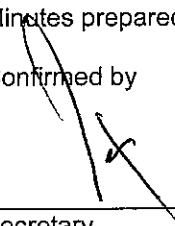
	<p>The three (3) contractors brief council members on the cameras and the operating system. After much deliberation, members agreed and inform M/s Ram E Pte Ltd to provide another separate quotation for additional items as discussed during the presentation.</p> <p>MA also presented the letter to be sent out to all subsidiary proprietors on the replacement of the CCTV system at WCEGA Plaza.</p>	M.A.
<b>3.0</b>	<b><u>TO ADOPT THE FINANCIAL STATEMENTS FOR APRIL 2022</u></b>	
3.1	<p>MA referred to the financial statements for April 2022 and highlighted the salient points. MA also referred to the summary debtor aging report as of 1 May 2022.</p> <p>There being no query and the Financial Statement for the month of April 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Dave Yoe                      Seconder: Antouny Tan</p>	INFO
3.2	<p>MA informed members that the electricity consumption charges for March 2022 has drop and will continue to monitor the SP Power wholesale price movement for the next two (2) months.</p> <p>Members commented and proposed to place some accumulated funds of \$1m (\$500K each) in two (2) Fixed Deposits (FD) to earn interest. Council unanimously agreed for MA to enquire for indicative FD rates from banks and update them via email for decision.</p>	M.A.
<b>4.0</b>	<b><u>MANAGEMENT REPORT FOR APRIL 2022</u></b>	
	<p>MA presented the Management Reports for April 2022 and highlighted that there is a drop in the number of cases for lift breakdown.</p> <p>There being no query and the Management Reports for the month of April 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Catherine Kweh                      Seconder: Ong Khek Chong</p>	INFO
<b>5.0</b>	<b><u>LEASING OF PLAZA ROOFTOP CARPARK AREA</u></b>	
	<p>MA informed that there is a vehicle rental company who is interested to rent 30,000 sq ft at Plaza rooftop carpark area to park vehicles. Members deliberated and agreed on the following rental rates:</p> <p>(A) 30,000 sq ft at \$0.40 cents per sq ft.</p> <p>(B) 57,513 sq ft (sub-plot 3) at \$0.30 cents per sq ft.</p> <p>MA to inform the potential tenant accordingly.</p>	M.A.
<b>6.0</b>	<b><u>12<sup>TH</sup> AGM</u></b>	
	<p>MA highlighted that the financial year ends in June 2022 and the 12<sup>th</sup> AGM will be held in October 2022.</p>	M.A.

As the Covid-19 situation is still unstable and there may be changes in the Authority regulation, MA proposed and members unanimously agreed to hold the 12 <sup>th</sup> AGM via electronic means at zoom electronic meeting room in October 2022.
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The meeting ended at 5.00 pm with a note of thanks to all attendees.

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

Confirmed by

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

13/7/22  
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Date