WCEGA PLAZA & TOWER MCST 3564 Management Office

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MINUTES OF THE 7TH COUNCIL MEETING OF THE 11TH MANAGEMENT COUNCIL HELD ON WEDNESDAY, 13th JULY 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 Koh Sheng Wei Alphonsus	-	Member
	Mr Tan Yu Jie Antouny	-	Member
	Mr Tan Eng Hua Ben	-	Member
Absent with Apology:	Mr Ong Khek Chong	-	Member
Attendees:	Mr Michael Lee	-	Newman & Goh
	Mr Rayan Lim	-	Managing Agent
	Mr Chow Chee Weng	-	Managing Agent
	Ms Tan Ee Min	-	Managing Agent

No		<u>Action</u>
1.0	The meeting was called to order at 2.00 pm, with quorum. TO CONFIRM MINUTES OF THE 6 TH COUNCIL MEETING OF THE 11 TH MANAGEMENT COUNCIL HELD ON 18 TH MAY 2022. The draft minutes of the 6 th Council Meeting of the 11 th Management Council held on 18 th May 2022 was unanimously confirmed at meeting. Proposer: Antouny Tan Seconder: Chen XiaoDong TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.	INFO
2.1	Encroachment Legal Proceedings MA inform Council that the next Court Hearing is scheduled on 19 July 2022, Tuesday.	M.A.
2.2	Replacement of CCTV System MA informed members that the CCTV contractors have started laying cables at level 9, WCEGA Plaza on 4 July 2022 and target to complete the works by 30 July 2022. Members informed if they could see the mock-up when level 9 is completed.	M.A.

3.0	TO ADOPT THE FINANCIAL STATEMENTS FOR MAY & JUNE 2022	
3.1	MA informed members that the financial year closing is in June 2022, referred to the financial statements for May & June 2022 and highlighted the salient points. MA also referred to the summary debtors aging report as of 1 July 2022.	INFO
	There being no query and the Financial Statement for the months of May & June 2022 were unanimously adopted.	
	Proposer: Dave Yoe Seconder: Chen XiaoDong	
4.0	MANAGEMENT REPORT FOR JUNE 2022	
	MA presented the Management Reports for June 2022 and highlighted that the security contract will expire end of October 2022. Members informed M.A. to call for open tender in the local newspaper.	M.A.
	There being no query and the Management Reports for the month of June 2022 was unanimously adopted.	
	Proposer: Chen XiaoDong Seconder: Antouny Tan	
5.0	LEASING OF PLAZA ROOFTOP CARPARK AREA	
	MA informed that the following companies are interested to lease WCEGA Plaza rooftop carpark area.	INFO
	Union Power Pte Ltd	
	The company is keen to lease the entire rooftop vacant carpark area and the lease has to be fifteen years or more. They will do water-proofing to the flooring and erect sheltered car park with solar roof panels.	
	Skylink Auto Pte Ltd	
	The company offered to lease sub-plot 3 (57,513 sq. ft.) at \$0.27 cents per sq. ft. which amount to \$15,500.00 per month for parking of vehicles.	;
	Members deliberated and is firm to lease at \$0.30 cents per sq. ft.	
6.0	12 TH AGM	
	MA informed members that the 12 th AGM will be held on 14 October 2022 at 2.00 pm via electronic means. MA has already confirmed and booked the zoom meeting room.	M.A.
7.0	ANY OTHER MATTERS	
7.1	Advertisement Space	
	Members suggested to lease out advertisement space at WCEGA Plaza common area wall and gantry barrier arms and deliberated on the cost chargeable. After much discussion, members agreed to have advertisements placed on the nine (9) barrier arms at WCEGA Plaza & Tower. Advertiser will have to take the nine (9) barrier arms as a package and offer their price	M.A.
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and MA to forward to Council for their approval.	
Motorcycle And Vehicle Parking Charges To increase revenue for the estate, members suggested to implement motorcycle parking charges and increase vehicle parking charges too. Members deliberated and tasked MA to gather information of parking charges rates from surrounding buildings for further discussion.	

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

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

Confirmed by

7.2

Secretary

11th Management Council

The Management Corporation Strata Title Plan No. 3564

 $\frac{18/8/2022}{\text{Date}}$.

