

**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 3RD COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON THURSDAY, 12TH JANUARY 2023 AT #02-71 MANAGEMENT OFFICE

<u>Present:</u>	Ms Kweh Hui Cheng Catherine	-	Chairperson
	Mr Chen XiaoDong	-	Secretary
	Mr Yoe Tong Hock Dave	-	Treasurer
	Mr Soo Chee Sern	-	Member
	Mr Ong Khek Chong	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
<u>Absent with Apology:</u>	Mr Lim Cheng Hung Jason	-	Member
	Mr Tan Yu Jie Antouny	-	Member
<u>Attendees:</u>	Mr Michael Lee	-	Newman & Goh
	Mr Rayan Lim	-	Managing Agent
	Mr Chow Chee Weng	-	Managing Agent
	Ms Lee Jia Xin	-	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><u>TO CONFIRM MINUTES OF THE 2ND COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON 8TH DECEMBER 2022.</u></p> <p>The draft minutes of the 2nd Council Meeting of the 12th Management Council held on 8 December 2022 was unanimously confirmed at the meeting.</p> <p style="text-align: center;">Proposer: Ong Khek Chong Seconder: Dave Yoe</p>	INFO
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>	
2.1	<p><u>Encroachment Legal Proceedings</u></p> <p>MA inform members that on 29 December 2022, legal letter to attend State Court was served to one (1) unit at WCEGA Plaza level 6 for encroachment of common property. The subsidiary proprietor called and also sent email to MCST appointed lawyer, Lee & Lee on 6 January 2023, informing that they have removed all objects from the common area and will abide by the conditions raised.</p> <p>The Management inspected the unit on 6 January 2023 and found that there are still trade goods placed at the common property and updated Lee & Lee accordingly.</p>	INFO

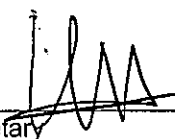
2.2	<p><u>Install Humps at WCEGA Plaza Driveway</u></p> <p>MA update members on the installation progress of speed limit humps at WCEGA Plaza level 6 common driveway. The four (4) humps are constructed and will be painted with black & yellow strips.</p>	M.A.
2.3	<p><u>New Management Office</u></p> <p>The architect from M/s 103 East Architects did a GFA search at URA and proposed to purchase relevant drawings for study and reference in order to extract GFA from common property.</p>	INFO
3.0	<p><u>TO ADOPT THE FINANCIAL STATEMENTS FOR DECEMBER 2022</u></p>	
3.1	<p>MA referred to the financial statements for December 2022 and highlighted the salient points and the summary debtors' aging report as of 31 December 2022.</p> <p>There being no query and the Financial Statement for the month of December 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Catherine Kweh Seconder: Chen XiaoDong</p> <p>MA proposed to terminate or transfer the Fixed Deposit with MayBank and placed it with the bank that offer the highest interest rates. Members agreed and also proposed to place another \$500,000.00 in fixed deposit.</p>	INFO
4.0	<p><u>MANAGEMENT REPORT FOR DECEMBER 2022</u></p> <p>MA presented the Management Report for December 2022.</p> <p>There being no query and the Management Report for the month of December 2022 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Catherine Kweh Seconder: Chen XiaoDong</p>	M.A.
5.0	<p><u>ANY OTHER BUSINESS</u></p>	
5.1	<p><u>Waiver of Wheel-Clamped Fee</u></p> <p>The occupant of unit #03-28, wrote in via email requesting for waiver of wheel-clamped fee. Members deliberated and do not agree to waive the wheel-clamped fee.</p>	INFO
5.2	<p><u>Draw Double Yellow Zig-Zag Lines at Plaza Driveway</u></p> <p>There are many illegal parking at the ram-up area before units #01 at WCEGA Plaza. Members proposed to draw double yellow zig-zag lines and place signboards to deter illegal parking. MA informed that the cost to draw the zig-zag lines is \$70.00 per metre run. Members agreed to proceed with the works.</p>	M.A.
5.3	<p><u>TOL for WCEGA Tower #02-85</u></p> <p>Members query on the TOL fee for WCEGA Tower, unit #02-85. MA informed that the current charge is \$0.60 per sq. ft since year 2018.</p>	M.A.

5.4	<p>As there is no increase in the TOL fee for the past four (4) years, members unanimously agreed to increase the TOL fee to \$1.20 per sq ft. MA will write to inform unit #02-85 accordingly.</p> <p><u>Lion and Dragon Dance for Chinese New Year</u></p> <p>As of previous year, there will be a dragon and lion dance event during the Chinese New Year period. MA proposed to hold the event on 31 January 2023, Tuesday at 12 noon at WCEGA Tower round-about area. Members agreed.</p>	M.A.
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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

12th Management Council
 The Management Corporation Strata Title Plan No. 3564

16/2/2023.
 Date

