

WCEGA PLAZA & TOWER
MCST 3564 Management Office

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MINUTES OF THE 4TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON THURSDAY, 16TH FEBRUARY 2023 AT #02-71 MANAGEMENT OFFICE

<u>Present:</u>	Ms Kweh Hui Cheng Catherine	-	Chairperson
	Mr Chen XiaoDong	-	Secretary
	Mr Tan Yu Jie Antouny	-	Member
	Mr Soo Chee Sern	-	Member
	Mr Ong Khok Chong	-	Member
<u>Absent with</u>	Mr Yoe Tong Hock Dave	-	Treasurer
<u>Apology:</u>	Mr Lim Cheng Hung Jason	-	Member
	Mr Koh Sheng Wei Alphonsus	-	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

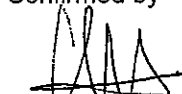
<u>No</u>		<u>Action</u>
1.0	<p>The meeting was called to order at 2.15 pm, with quorum.</p> <p><u>TO CONFIRM MINUTES OF THE 3RD COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON 12TH JANUARY 2023.</u></p> <p>The draft minutes of the 3rd Council Meeting of the 12th Management Council held on 12 January 2023 was unanimously confirmed at the meeting.</p> <p style="text-align: center;">Proposer: Soo Chee Sern Seconder: Ong Khok Chong</p>	INFO
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>	
2.1	<u>Encroachment Legal Proceedings</u>	
	The subsidiary proprietor of WCEGA Plaza level 6 unit do not wish to attend Court and agreed to pay cost to settle the matter privately with MCST.	INFO
2.2	<u>New Management Office</u>	
	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. MA will check with the architect on the progress of the study.	M.A.

2.3	<p><u>Draw Double Yellow Zig-Zag Lines at Plaza Driveway</u></p> <p>MA informed that the cost to draw the zig-zag lines is \$70.00 per metre run and managed to get another lower quote. Members agreed to proceed with the works with the lower quotation.</p>	M.A.
2.4	<p><u>TOL for WCEGA Tower #02-85</u></p> <p>MA has written to WCEGA Tower unit #02-85 eating house to increase the TOL fee from the current \$0.60 per sq ft to \$1.20 per sq ft monthly. The tenant counter-propose the TOL fee at \$0.90 per sq ft. Members deliberated and agreed to fix the TOL fee at \$1.00 per sq ft. MA will write to the subsidiary proprietor and the tenant giving them a date line, failing which The Management Corporation will ceased leasing the common area to the eating house.</p>	M.A.
3.0	<p><u>TO ADOPT THE FINANCIAL STATEMENTS FOR JANUARY 2023</u></p>	
3.1	<p>MA referred to the financial statements for January 2023 and highlighted the salient points and the summary debtors' aging report as of 31 January 2023.</p> <p>There being no query and the Financial Statement for the month of January 2023 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Chen XiaoDong Seconder: Catherine Kweh</p>	M.A.
4.0	<p><u>MANAGEMENT REPORT FOR JANUARY 2023</u></p> <p>MA presented the Management Report for January 2023.</p> <p>There being no query and the Management Report for the month of January 2023 was unanimously adopted.</p> <p style="text-align: center;">Proposer: Chen XiaoDong Seconder: Catherine Kweh</p>	INFO
5.0	<p><u>ANY OTHER BUSINESS</u></p>	
5.1	<p><u>Upgrading of WCEGA Tower Lifts</u></p> <p>Council highlighted the frequent breakdown of the lifts at WCEGA Tower and after much discussion, members decided to look into upgrading the lifts at WCEGA Tower follow by WCEGA Plaza progressively. MA will call for quotations.</p>	M.A.

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

16/3/23
Date