

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 7TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON THURSDAY, 25TH MAY 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 Lim Cheng Hung Jason	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
	Mr Ong Khok Chong	-	Member
	Mr Tan Yu Jie Antouny	-	Member
<u>Absent with Apology:</u>	Mr Soo Chee Sern	-	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

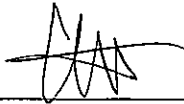
<u>No</u>		<u>Action</u>
1.0	The meeting was called to order at 2.00 pm, with quorum. <u>TO CONFIRM MINUTES OF THE 6TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON 20TH APRIL 2023.</u> The draft minutes of the 6th Council Meeting of the 12th Management Council held on 20 April 2023 was unanimously confirmed at the meeting. Proposer: Dave Yoe Seconder: Chen XiaoDong	INFO
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>	
2.1	<u>New Management Office</u> The architect has informed MA that there is no GFA available for the estate and MCST may obtain some GFA by reducing the area at level 2, Tower lift lobby. To KIV.	INFO
2.2	<u>Lift Matters</u> MA presented the lift modernization quotations from four (4) lift contractors. Mr. Johnson from Kone lift was invited to present the company's portfolio and product.	M.A

3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR APRIL 2023</u>	
3.1	MA referred to the financial statements for April 2023 and highlighted the salient points and the summary debtors' aging report as of 30 April 2023. There being no query and the Financial Statement for the month of April 2023 was unanimously adopted. Proposer: Antouny Tan Secorder: Jason Lim	NFO
4.0	<u>MANAGEMENT REPORT FOR APRIL 2023</u> MA presented the Management Report for April 2023 and also highlighted the two (2) units having encroachment of common property. After much deliberation, members agreed to proceed with legal action. Members also tasked MA to do a one time clearing of unwanted items placed at the common area. There being no query and the Management Report for the month of April 2023 was unanimously adopted. Proposer: Antouny Tan Secorder: Jason Lim	M.A.
5.0	<u>ANY OTHER BUSINESS</u>	
5.1	<u>Heavy Vehicle Parking at Plaza Roof-Top</u> The Management has engaged a Structural Professional Engineer (PE) to inspect and submit a report on the floor loading of WCEGA Plaza roof-top carpark area to confirm if it is suitable for parking of heavy vehicle above 5,000 kg. Base on the PE's report and in consideration of both LTA and Eurocode requirements, it is recommended that the roof-top car parking be accessible only to cars and light goods vehicles less than 5,000 kg. The PE also informed that the original drawings submitted by the developer and approved by the Authority for WCEGA Plaza roof-top area is for car parking only. MA informed Council members that the PE also highlighted that insurance may not cover any damages to the building if the roof-top area usage differs from the intended design. Members deliberated and agreed that NO heavy vehicle above 5,000 kg is allowed to park at WCEGA Plaza roof-top area. All the existing heavy vehicles with paid season parking for June 2023 are allowed to park till 30 June 2023. MA will send a circular to all occupants in the estate.	INFO
5.2	<u>Blacklisted Vehicle</u> Vehicle no. SLS230K was blacklisted on 18 March 2020 due to tailgating out of WCEGA Plaza exit gantry. The new owner wrote in to request that the blacklisting be removed as he bought the car on 17 July 2020 without knowing that the car was blacklisted. Members deliberated and agreed to remove the blacklisting.	M.A.

The meeting ended at 4.45 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

22/6/23

Date

