

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 8TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON THURSDAY, 22ND JUNE 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 Tan Yu Jie Antouny	-	Member
	Mr Soo Chee Sern	-	Member
 <u>Absent with Apology:</u>	 Mr Ong Khek Chong	 -	 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 7TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON 25TH MAY 2023.</u> The draft minutes of the 7th Council Meeting of the 12th Management Council held on 25 May 2023 was unanimously confirmed at the meeting. Proposer: Chen XiaoDong Seconder: Antouny Tan	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 that there is no GFA available for the estate and MCST may obtain some GFA by reducing the area at Tower lift lobby, level 2. To KIV.	INFO
2.2	<u>Lift Matters</u>	
	MA presented the lift modernization quotations from five (5) lift contractors and one member commented that the Management should engage a lift consultant to look into	M.A

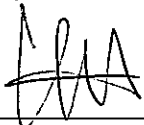
	the lift requirements of both WCEGA Tower & Plaza. Members agreed and MA will obtain quotations for a lift consultant.	
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR MAY 2023</u>	
3.1	MA referred to the financial statements for May 2023 and highlighted the salient points and the summary debtors' aging report as of 31 May 2023. There being no query and the Financial Statement for the month of May 2023 was unanimously adopted. Proposer: Catherine Kweh Seconder: Jason Lim	INFO
4.0	<u>MANAGEMENT REPORT FOR MAY 2023</u> MA presented the Management Report for May 2023. There being no query and the Management Report for the month of May 2023 was unanimously adopted. Proposer: Catherine Kweh Seconder: Jason Lim	M.A.
5.0	<u>ANY OTHER BUSINESS</u>	
5.1	<u>Heavy Vehicle Parking at WCEGA Plaza</u> Representatives from units #09-24, Regal Logistics Services Pte Ltd and #08-58, Nam Seng Cargo Gear Suppliers Pte Ltd attended the meeting to discuss about heavy vehicles parking at WCEGA Plaza. MA inform the meeting that the Management has engaged a Structural Engineer (PE) to inspect and submit reports on the floor loadings of WCEGA Plaza rooftop, ramp up, driveway and unit's strata red lots. The PE commented that the original drawings of WCEGA Plaza rooftop is for car parking only. As such for the structural safety of the building, no heavy vehicle is allowed to park at WCEGA Plaza rooftop.	M.A.
5.2	<u>13th AGM Confirmation</u> MA highlighted that the financial year is ending on 30 June 2023 and The Management Corporation has to hold the 13th AGM latest by end of October 2023. Members deliberated and agreed to hold the 13th AGM on 20 October 2023, Friday at 2.00 pm via zoom meeting.	M.A.
5.3	<u>Renewal of Electronic Parking System (EPS) Maintenance Contract</u> MA informed that the Electronic Parking System (EPS) maintenance contract will expire on 31 July 2023 and presented the summary of quotations for one (1) and two (2) years renewal contract. As there is substantial saving on the cost, members agreed to sign two (2) years contract.	M.A.
5.4	<u>Container Parking in The Estate</u> MA updated members on the locations for container parking at WCEGA Plaza &	M.A.

	Tower. All registered containers are permitted to park for a maximum of 48 hours (2 days). Further additional hours are subjected to payment of \$30.00 per 24 hours (1 day). Members deliberated and agreed to increase the additional hour charges from \$30.00 per day to \$50.00 per day with effect from 1 July 2023. MA will send a circular to inform all units of the increase.	
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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

25/7/23

Date

