# WCEGA PLAZA & TOWER MCST 3564 Management Office

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# MINUTES OF THE 9<sup>TH</sup> COUNCIL MEETING OF THE 12<sup>TH</sup> MANAGEMENT COUNCIL HELD ON TUESDAY, 25<sup>TH</sup> JULY 2023 AT #02-71 MANAGEMENT OFFICE

 Present:
 Ms Kweh Hui Cheng Catherine
 Chairperson

 Mr Chen XiaoDong
 Secretary

 Mr Yoe Tong Hock Dave
 Treasurer

 Mr Lim Cheng Hung Jason
 Member

 Mr Ong Khek Chong
 Member

 Mr Soo Chee Sern
 Member

Absent with Apology: Mr Tan Yu Jie Antouny - Member Apology: Mr Koh Sheng Wei Alphonsus - Member

Attendees: Mr Michael Lee - Newman & Goh

Mr Sam Lim - 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 2.10 pm, with quorum.  TO CONFIRM MINUTES OF THE 8 <sup>TH</sup> COUNCIL MEETING OF THE 12 <sup>TH</sup> MANAGEMENT COUNCIL HELD ON 22 <sup>ND</sup> JUNE 2023.  The draft minutes of the 8 <sup>th</sup> Council Meeting of the 12 <sup>th</sup> Management Council held on	INFO
2.0	22 June 2023 was unanimously confirmed at the meeting.  Proposer: Dave Yoe Seconder: Jason Lim  TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.	
2.1	New Management Office	
	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 main lift lobby area.  The architect has submitted the finding reports and proposed to construct the management office at Tower level 1 car park area.	M.A

## 2.2 Lift Matters Lift consultant from M/s Elevating Studio attended the meeting and introduced his M.A. company portfolio followed by a briefing on the scope of works to be carried out for lift modernization in the estate. After the briefing, members deliberated and agreed to award part A quotation for the following works: 1. Maintenance audit. 2. Equipment health check inspection for twelve (12) nos. of lifts. 3. Prepare concept design. 4. Study and prepare report on passenger traffic flow at Tower lifts. MA highlighted to members that there will not be sufficient sinking fund after performing modernization to all the twelve (12) no. of lifts in the estate. 13th AGM 2.3 M.A. The 13th AGM will be held on 20 October 2023, Friday at 2.00 pm via zoom meeting. Members proposed to include the following special resolutions: 1. By-Law on vehicle tailgating at the barrier gantry. 2. Exclusive use of rooftop for installation of solar panel. 3. Lift modernization for twelve (12) nos. of lifts in the estate. MA proposed to the council to engage lawyer to draft the vehicle tailgating resolution. MA highlighted that there is a legal fee charge to draft this resolution. Council is agreeable to this approach. TO ADOPT THE FINANCIAL STATEMENTS FOR JUNE 2023 3.0 MA referred to the financial statements for June 2023 and highlighted the salient INFO 3.1 points and the summary debtors' aging report as of 30 June 2023. There being no guery and the Financial Statement for the month of June 2023 was unanimously adopted. Seconder: Chen XiaoDong Proposer: Catherine Kweh **MANAGEMENT REPORT FOR JUNE 2023** 4.0 MA presented the Management Report for June 2023. There being no query and the Management Report for the month of June 2023 was INFO unanimously adopted. Seconder: Chen XiaoDong Proposer: Catherine Kweh

#### 5.0 ANY OTHER BUSINESS

### 5.1 <u>Install Solar Panel at WCEGA Tower Rooftop</u>

MA presented the proposed agreement for installing solar panels at WCEGA Tower rooftop.

INFO

- 1. MCST will allow the contractor to install 270 solar panels at their own cost and to fully responsible for maintenance of the system.
- 2. MCST to purchase the electricity generated from the solar system. The purchase price will be 20% discount to the prevailing electricity price which is paid to Singapore Powers (SP) or electrical retailers.
- 3. In the event the installer sells excess electricity to the Grid, MCST will receive 20% of the gross proceeds.

Members deliberated and proposed to include "Exclusive use of rooftop for installation of solar panels and related equipment" as a special resolution in the coming 13<sup>th</sup> AGM.

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

29/8/2023 Date