

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 9TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON TUESDAY, 25TH JULY 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 Ong Khek Chong	-	Member
	Mr Soo Chee Sern	-	Member
<u>Absent with</u>	Mr Tan Yu Jie Antouny	-	Member
<u>Apology:</u>	Mr Koh Sheng Wei Alphonsus	-	Member
<u>Attendees:</u>	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. <u>TO CONFIRM MINUTES OF THE 8TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON 22ND JUNE 2023.</u> The draft minutes of the 8th Council Meeting of the 12th Management Council held on 22 June 2023 was unanimously confirmed at the meeting. Proposer: Dave Yoe Seconder: Jason Lim	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 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	<u>Lift Matters</u> Lift consultant from M/s Elevating Studio attended the meeting and introduced his 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.	M.A.
2.3	<u>13th AGM</u> 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.	M.A.
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR JUNE 2023</u>	
3.1	MA referred to the financial statements for June 2023 and highlighted the salient points and the summary debtors' aging report as of 30 June 2023. There being no query and the Financial Statement for the month of June 2023 was unanimously adopted. Proposer: Catherine Kweh Seconder: Chen XiaoDong	INFO
4.0	<u>MANAGEMENT REPORT FOR JUNE 2023</u> MA presented the Management Report for June 2023. There being no query and the Management Report for the month of June 2023 was unanimously adopted. Proposer: Catherine Kweh Seconder: Chen XiaoDong	INFO

