

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 10TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON TUESDAY, 29TH AUGUST 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 Ong Khek Chong	-	Member
	Mr Soo Chee Sern	-	Member
<u>Absent with</u>	Mr Tan Yu Jie Antouny	-	Member
<u>Apology:</u>	Mr Lim Cheng Hung Jason	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
<u>Attendees:</u>	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 9TH COUNCIL MEETING OF THE 12TH MANAGEMENT COUNCIL HELD ON 25TH JULY 2023.</u> The draft minutes of the 9th Council Meeting of the 12th Management Council held on 25th July 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 in his report informed that there is no more GFA available for the estate and MCST may claw back 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. As members have queried on the GFA for the estate, MA will invite the architect to sit in the next council meeting.	M.A

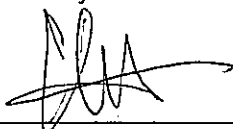
2.2	<u>Lift Matters</u> Lift consulting firm, M/s Elevating Studio Pte Ltd has started the following works: 1. Maintenance audit. 2. Equipment health check inspection for twelve (12) lifts. 3. Prepare concept design. 4. Study and prepare report on passenger traffic flow at Tower lifts. They will submit the study reports by 1st September 2023.	M.A.
2.3	<u>13th AGM</u> MA presented the draft documents for the 13th AGM to be held on 20th October 2023 and brief members on the agenda of the 13th AGM. Members deliberated and agreed to engage lawyer to draft resolution 13.0 "Exclusive use of rooftops for installation of solar panels and related equipment".	M.A.
3.0	<u>Install Solar Panels at WCEGA Plaza & Tower Rooftop</u>	
3.1	The staff from M/s CEG Tech presented the company's portfolio and briefed members on installation of solar panels on WCEGA Plaza & Tower rooftop. <u>WCEGA Tower</u> 1. MCST will allow the contractor to install 270 solar panels at their own cost and they are 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. <u>WCEGA Plaza</u> 1. MCST will allow the contractor to install 2,840 solar panels on a 4 m high covered structure at their own cost and they are 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. The contractor will sell the excess electricity to the grid and share a portion of the sale proceeds with MCST. 4. After construction of the covered structure, MCST will share a portion of the rental proceeds of Plaza rooftop space with the contractor. Members deliberated and proposed to source for more quotations for installation of solar panels in the estate.	INFO
4.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR JULY 2023</u> MA referred to the financial statements for July 2023 and highlighted the salient points and the summary debtors' aging report as of 31st July 2023.	M.A.

5.0	There being no query and the Financial Statement for the month of July 2023 was unanimously adopted. Proposer: Catherine Kweh Seconder: Chen XiaoDong <u>MANAGEMENT REPORT FOR JULY 2023</u> MA presented the Management Report for July 2023. There being no query and the Management Report for the month of July 2023 was unanimously adopted. Proposer: Catherine Kweh Seconder: Chen XiaoDong Members highlighted the encroachment of common property and tasked MA to do a one time clearing of items placed at the common area. After the clearing exercise, the security staff will monitor the encroachment situation and MA will act in accordance with the by-laws on encroachment and illegal dumping inclusive of legal actions and/or proceedings if necessary.	M.A.
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The meeting ended at 4.20 pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman Property Consultants Pte Ltd)

Confirmed by



Secretary
12th Management Council
The Management Corporation Strata Title Plan No. 3564

28/9/23

Date

