

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 3RD COUNCIL MEETING OF THE 13TH MANAGEMENT COUNCIL HELD ON FRIDAY, 26TH JANUARY 2024 AT #02-71 MANAGEMENT OFFICE

<u>Present:</u>	Ms Kweh Hui Cheng Catherine	-	Chairperson
	Mr Chen XiaoDong	-	Secretary
	Mr Ong Khok Chong	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
	Mr Lim Cheng Hung Jason	-	Member
<u>Absent with</u>	Mr Yoe Tong Hock Dave	-	Treasurer
<u>Apology:</u>	Mr Soo Chee Sern	-	Member
<u>Attendees:</u>	Mr Sam Lim	-	Newman Property
	Mr Rayan Lim	-	Managing Agent
	Mr Chow Chee Weng	-	Managing Agent
	Ms Lee Jia Xin	-	Managing Agent

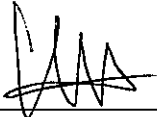
<u>No</u>		<u>Action</u>
1.0	The meeting was called to order at 2.10 pm, with quorum. <u>TO CONFIRM MINUTES OF THE 2ND COUNCIL MEETING OF THE 13TH MANAGEMENT COUNCIL HELD ON 21ST DECEMBER 2023.</u> The draft minutes of the 2nd Council Meeting of the 13th Management Council held on 21 December 2023 was unanimously confirmed at the meeting. Proposer: Catherine Kweh Seconder: Jason Lim	INFO
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>	
2.1	<u>New Management Office</u> MA informed that a contractor has visited the open area beside unit #02-02 to take measurement. He will revert back on the layout of the new Management office. MA proposed to engaged an architect to study the layout and obtain approval from the authority for the construction works. Council members agreed.	M.A
2.2	<u>Lift Matters</u> MA have invited contractors to provide quotations for the following works: 1. Water proofing works to the lift shaft of PL5, PL6 and PL7.	M.A.

	2. To seal up all open ventilation area and install 2 air-conditioners at Tower rooftop lift motor room. Upon completion of the water proofing works to the lift shaft of PL5, PL6 and PL7, MA will inform Sigma Elevator to replace the compensating chain for the above-mentioned lifts.	
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR DECEMBER 2023</u> MA referred to the financial statements for December 2023 and highlighted the salient points and the summary debtors' aging report as of 31 December 2023. There being no query and the Financial Statement for the month of December 2023 was unanimously adopted. Proposer: Jason Lim Seconder: Chen XiaoDong	INFO
4.0	<u>MANAGEMENT REPORT FOR DECEMBER 2023</u> MA presented the Management Report for December 2023. There being no query and the Management Report for the month of December 2023 was unanimously adopted. Proposer: Jason Lim Seconder: Chen XiaoDong	INFO
5.0	<u>ANY OTHER BUSINESS</u>	
5.1	<u>Legal Proceedings Against WCEGA Plaza Units for Encroachment</u> MA informed council members that reminder letters were served to four (4) units at WCEGA Plaza informing them to rectify the encroachment failing which The Management Corporation will take Legal Proceeding against them. Three (3) units have rectified the encroachment. MA has informed Lee & Lee to sue / take Legal Proceeding against one (1) unit which did not comply.	M.A.
5.2	<u>Restriction on Changes to Normal Season Parking</u> Council members noted that there are frequent abuses on the change make to the four (4) nos. of normal season parking for cars and motorcycles. They proposed to restrict the change of normal season parking to once a month per vehicle." MA will arrange a meeting with the IT company to discuss on the changes and to provide quotation for the above-mentioned works.	M.A.
5.3	<u>Renew Tenancy Agreement for Plaza Rooftop Parking</u> MA informed members that the rental of WCEGA Plaza rooftop sub-plot 1 by M/s Legend Integrated Logistics Pte Ltd will expire on 29 February 2024. Council members deliberated and agreed to increase the rental from \$0.36 p.s.f. to \$0.70 p.s.f. MA will inform the tenant accordingly.	M.A.

The meeting ended at 3.40 pm with a note of thanks to all attendees.

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

Confirmed by



Secretary
13th Management Council
The Management Corporation Strata Title Plan No. 3564

22/2/24

Date

