

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 9TH COUNCIL MEETING OF THE 13TH MANAGEMENT COUNCIL HELD ON THURSDAY, 22 AUGUST 2024 AT #02-71 MANAGEMENT OFFICE

Present:

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
Mr Lim Cheng Hung Jason	-	Member
Mr Koh Sheng Wei Alphonsus	-	Member

Attendees:

Mr David Khoo	-	Newman Property Consultants Pte Ltd
Mr Eldric Tan	-	Managing Agent
Ms Agnes Lai	-	Managing Agent
Mr Edwin Teo	-	Managing Agent
Ms Lee Jia Xin	-	Managing Agent

No		Action
1.0	The meeting was called to order at 2.10 pm with the required quorum. TO CONFIRM MINUTES OF THE 8TH COUNCIL MEETING OF THE 13TH MANAGEMENT COUNCIL HELD ON 27TH JUNE 2024. The draft minutes of the 8th Council Meeting of the 13th Management Council held on 27 June 2024 was unanimously confirmed at the meeting without amendment. Proposer: Chen XiaoDong Seconder: Dave Yoe MATTERS ARISING FROM 8TH COUNCIL MEETING MINUTES.	INFO
2.0	New Management Office	
2.1	Mr Soo Chee Sern, the MCST's appointed PE briefed the meeting on the proposed new Management Office layout plan for Council's approval. After much discussion, the Council unanimously consented the PE to maximize the allowable GFA for the inclusion of resting area. A revised plan will be emailed to all members for final confirmation prior submission to URA. The Council noted that this proposal required longer period to finalize and thus this item will not be tabled at this forthcoming 14th AGM.	INFO PE INFO
2.2	Lift Matters	
	Notwithstanding the numerous parts replacements by M/s Sigma Elevator Singapore	INFO

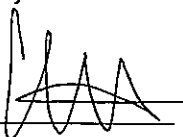
	Pte Ltd, MA reported that the same recurrence faults of frequent mantraps at SL1 & SL2 and the intermittent immobilization of Tower lift cars still unresolved. MA presented the recent BCA requirements on the proposed enhancements and certification of Passenger & Goods Passenger Lifts. The Meeting noted. MA will include this full Lifts Modernization item at the subsequent meeting session to finalize the proposed budgetary to be presented at this forthcoming 14th AGM.	INFO MA
2.3	Renew Tenancy Agreement for Plaza Rooftop Parking MA is tasked to liaise with M/s Lee & Lee, the MCST's legal advisor for the draft of the internal reminder notice that to be issued to current Plaza rooftop sub-plot tenants if they failed to submit the relevant documentation (Insurance Policy & PE endorsement) as stipulated in the tenancy agreement after given the grace period of 1 week notice by MA. MA is to forward the existing tenancy agreement for M/s Lee & Lee's review whether the content is substantial for the next renewal with the tenant/s.	MA MA
2.4	Installation of Solar Panels MA informed that both invited contractors are still working on the proposal. Their proposals probably be ready after the forthcoming AGM. This item will be on KIV.	INFO INFO
2.5	Basement Carpark Water Seepage MA reported that M/s Bruce James Building Surveyors Pte Ltd had quoted the sum of \$30K for the 2-phases investigation excluded the RTO cost. According to M/s BJBS, there will be possibility of recurrence of the same underground water seepages regardless the major rectification after a period. Thus, the MCST may have to maintain it as part of the building maintenance periodically. In view of the upcoming lifts modernization, the Council agreed not to proceed with the costly professional investigation for this provision. MA presented the previous spot rectified by M/s Summer Fix Pte Ltd, somewhere in August 2023. The Meeting noted. The Council had no objection to engage the same previous contractor. However, MA is to follow up with another comparison quotation prior to proceed with further spot rectification at other affected pile caps. MA will update via email.	INFO INFO INFO INFO MA
2.6	SCDF Advisory of Yellow Box at Common Property MA reported that the site technician had completed the yellow boxes at the affected areas.	CLOSED
2.7	Abuse of Season Parking MA had completed the 3 reminder notices to all units via individual letterbox. The Council noted improvement after such implementation.	INFO
2.8	Additional Season Parking MA reported that the affected units already been notified that the discontinuation to be	CLOSED

	effective on 01 August 2024.	
2.9	Manpower for the Security Services Provision MA presented the optional renewal quotations by incumbent, M/s Cominco Pte Ltd. MA is to follow up with the incumbent service provider on the current manpower deployment. If there is a necessity for additional one (1) headcount for the dayshift, they are to provide valid reason for Council's consideration.	INFO INFO
2.10	Type of vehicles registered for Strata Red Lots parking All units are entitled for this registration which subject to Management's approval. Any abuse by the units, the Management reserves the rights to review or to withdraw the issued Strata Red Lot parking and/or replacement at its sole discretion.	INFO INFO
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR THE MONTH OF JUNE & JULY 2024</u> MA referred to the financial statements for June & July of 2024 and highlighted the salient points and the summary debtors' aging report as of 16 August 2024. Both financial statements were unanimously adopted. Proposer: Chen XiaoDong Seconder: Jason Lim	INFO
4.0	<u>MANAGEMENT REPORT FOR THE MONTH OF JUNE & JULY 2024</u> MA presented the Management Report for June & July 2024. Both the Management Reports were unanimously adopted.	INFO INFO

There being no other business, the meeting was called to end at 4.00pm with a vote of thanks to all present.

Minutes prepared by : Agnes Lai (Newman Property Consultants Pte Ltd)
Minutes vetted by : Eldric Tan (Newman Property Consultants Pte Ltd)

Confirmed by



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

26/11/2024
Date

