

WCEGA PLAZA & TOWER MCST 3564 Management Office

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MINUTES OF THE 5th COUNCIL MEETING OF THE 14TH MANAGEMENT COUNCIL HELD ON WEDNESDAY, 26th February 2025 AT #02-71 MANAGEMENT OFFICE

Present:	Ms Kweh Hui Cheng Catherine	-	Chairperson
	Mr Yoe Tong Hock Dave	-	Secretary
	Mr Lim Cheng Hung Jason	-	Treasurer
	Mr Tan Yu Jie Antouny	-	Member
	Mr Chen XiaoDong	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member (via zoom)
Absent with Apology:	Mr Soo Chee Sern	-	Member
Attendees:			Newman Property Consultants Pte Ltd
	Mr Eldric Tan	-	Managing Agent
	Mr Edwin Teo	-	Managing Agent
	Ms Lee Jia Xin	-	Managing Agent
	Mr Gary Loo	-	Managing Agent

There being a quorum, the meeting commenced at 2.14 pm, in accordance with paragraph 2(1) of the Second Schedule of the Building Maintenance and Strata Management Act (BMSMA), with the Management Council (MC)

S/N	Description	Action
1.0	To confirm and adopt the minutes of the following Council Meeting minute: 4 th Council Meeting of the 14 th Management Council held on 22 nd January 2025.	
	The above meeting minutes were unanimously adopted. Proposed by Mr Chen Xiadong and Seconded by Mr Dave Yoe.	Info
2.0	To discuss matters arising from the abovementioned Council Meeting of the 14 th Management Council	
2.1	New Management Office	
	MA informed that we are awaiting letter from URA. Will follow up with Mr Soo and update council accordingly.	MA
2.2	Lift Matters	
	Architect Mr Lim from M/s CSCE Pte Ltd provided free consulting advise with regards to the appointment of lift's consultants.	

	He opined that both M/s Elevating Studio Pte Ltd and M/s TÜV SÜD PSB Pte Ltd complied with the requirement of this project. Council deliberated and directed Building sub-committees to review and recommend the most suitable consultant. Building sub-committees will go through the terms and update Council at the next council meeting. MA will work with Building Sub-committees and come back to Council.	MA
2.3	Basement Carpark Water Seepage	
	MA presented to the council the works done by M/s Summerfix. MA informed that the following areas that were done was dry for the monitoring months of January 2025 to February 2025. MA presented the quote from M/s Summerfix for the 2nd phase of basement carpark water seepage works. The area proposed are the visitor's barrier gantry till lobby 2 letterbox area. Council deliberated and the works was approved. MA will supervise the work being carry out.	MA
2.4	Replacement of Defective Glass Panels at WCEGA Tower Lift Lobby (Level 2)	
	Architect Mr Lim from M/s CSCE Pte Ltd provided free consulting advise with regards to the appointment of glass panel contractors. He opined that M/s Tenon Construction Pte Ltd has fulfilled and surpass the requirements for this project. For M/s Brunswick Constructions Pte Ltd, they have fulfilled the requirements. Council has decided to award the project to M/s Brunswick Construction Pte Ltd after considering the bids from M/s Tenon Construction Pte Ltd and M/s Brunswick Construction Pte Ltd. The Council has directed the MA to seek a price adjustment from M/s Tenon Construction Pte Ltd to match the price given by M/s Brunswick Construction Pte Ltd. If M/s Tenon Construction Pte Ltd is unable to match the price, the project will be awarded to M/s Brunswick Construction Pte Ltd. The MA will follow up and update the council accordingly.	MA
2.5	Discussion Of New Security Contractor	
	Council interview 5 Security Contractor namely; - Focus Security Services Pte Ltd - TREK Investigations & Security Management Services Pte. Ltd - Danmax Security Management Pte Ltd - Fortitude Security Consultancy - A Security Pte Ltd	MA
	Council deliberated and directed MA to request M/s Danmax Security Management Pte Ltd to offer a better price for the project.	

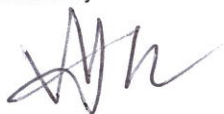
	MA will follow up and update council accordingly.																			
3.0	To adopt the Financial Statements for the month of January 2025																			
	MA presented the financial statements for the month of January 2025 to the Council. Point to account: January 2025 <table><tr><td>Income</td><td>\$248,039.80</td></tr><tr><td>Expenditure</td><td>\$216,685.07</td></tr><tr><td>Income tax</td><td>\$5,441.67</td></tr><tr><td>Surplus / (Deficit)</td><td>\$31,354.73</td></tr><tr><td>Year to date Surplus / (Deficit) After tax</td><td>\$193,772.76</td></tr></table> <table><tr><td>Accumulated Management Fund</td><td>\$1,221,001.99</td></tr><tr><td>Accumulated Sinking Fund</td><td>\$3,003,513.70</td></tr><tr><td>Accumulated Special Levy</td><td>\$166,667.11</td></tr><tr><td>Total Funds</td><td>\$4,391,182.80</td></tr></table> Arrears owing more than 180 days and above at \$56,663.53 MA will issue out demand letter to the respective units who owed more than 3 quarters and lodge charge for units that owed more than 180 days and above. MA informed that lawyer's letter of demand will be send out. Financial statements for the month of January 2025 were unanimously adopted.	Income	\$248,039.80	Expenditure	\$216,685.07	Income tax	\$5,441.67	Surplus / (Deficit)	\$31,354.73	Year to date Surplus / (Deficit) After tax	\$193,772.76	Accumulated Management Fund	\$1,221,001.99	Accumulated Sinking Fund	\$3,003,513.70	Accumulated Special Levy	\$166,667.11	Total Funds	\$4,391,182.80	INFO
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4.0	Management Report for the month of January 2025																			
	MA presented the management reports for the month of January 2025 to the Council. It was unanimously adopted.	INFO																		
5.0	Installation Of Bollards at Level 3 Zigzag Line Area																			
	Council deliberated and decided to put this matter on KIV. Meanwhile MA will monitor closely the situation.	MA																		
6.0	Any other matters																			
6.1	Door Hinges/Closer																			
	Ms Catherine commented that door hinges/closer need to be inspected as there are instances of doors slamming due to strong winds. MA will follow up and will replace the hinges/closer as needed.	MA																		
6.2	AMPereLife energy saving stickers																			
	MA presented AMPereLife energy saving stickers from M/s 3G Tech Holding Pte Ltd introduced by Council Member Mr. Antouny This "NEW" technology brings a more efficient energy flow within the circuitry ie;																			

	REALIGN electron, IMPROVE conductivity, BETTER energy efficiency. According to the contractors, we should see 10%-20% saving monthly from 4th – 6th month onwards after affixing the stickers. Council deliberated and requested a more detailed of the energy cost saving using our utilities bills as a basis. MA will follow up and update the council accordingly.	MA
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There being no other business, the meeting was called to end at 5.10pm with a vote of thanks to all present.

Minutes prepared by : Edwin Teo (Newman Property Consultants Pte Ltd)
Minutes vetted by : Eldric Tan (Newman Property Consultants Pte Ltd)

Confirmed by



Secretary
14th Management Council
The Management Corporation Strata Title Plan No. 3564

28/3/2025
Date