WCEGA PLAZA & TOWER
MCST 3564 Management Office
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MINUTES OF THE 6th COUNCIL MEETING OF THE 14TH MANAGEMENT COUNCIL HELD ON WEDNESDAY, 27th March 2025 AT #02-71 MANAGEMENT OFFICE

Present:	Ms Kweh Hui Cheng Catherine	-	Chairperson
	Mr Yoe Tong Hock Dave	-	Secretary
	Mr Tan Yu Jie Antouny	-	Member
	Mr Chen XiaoDong	-	Member
	Mr Koh Sheng Wei Alphonsus	-	Member
	Mr Soo Chee Sern	-	Member
Absent with Apology:	Mr Lim Cheng Hung Jason	-	Treasurer
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 2.07pm, 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: 5th Council Meeting of the 14th Management Council held on 26th February 2025.**	
	The above meeting minutes were unanimously adopted. Proposed by Mr. Antouny and Seconded by Mr. Alphonsus.	**Info**
2.0	**To discuss matters arising from the abovementioned Council Meeting of the 14th Management Council**	
2.1	**New Management Office**	
	MA informed that we are awaiting clarifications from SLA. Will follow up with Mr Soo and update council accordingly.	**MA**
2.2	**Lift Matters**	
	Following recommendations from the Sub-Committee, council deliberated and decided to appointed M/s Elevating Studio Pte Ltd as the Lift consultant.	

	Will instruct the consultant to provide studies for both conventional and DCS systems for the new lifts. Sub-Committee informed council that we have the option of removing DCS option. MA will liaise with M/s Elevating Studio Pte Ltd and update accordingly.	**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 save for the a few spots that the contractor will follow up. MA will supervise the work being carry out.	**MA**
2.4	**Replacement of Defective Glass Panels at WCEGA Tower Lift Lobby (Level 2)**	
	MA informed that M/s Brunswick Construction Pte Ltd will commence the replacement starting next week (1st week of April) Ms Catherine commented that the contractor must submit all the relevant permits prior to commencement of the replacement works. MA noted, will supervise the work being carry out.	**MA**
2.5	**Discussion Of New Security Contractor**	
	MA informed that termination letter has been served to the incumbent security contractor. Their last day of service will be on 06/04/2025. New security contractor M/s Focus Security Services Pte Ltd will commence on 07/04/2025. MA informed that M/s Focus Security Services Pte Ltd has send their security operational executive for shadowing and OJTs from 20th – 22nd March. Council requested for an operational meeting with the new security contractor. Tentative date for this meeting will be on 02/04/2025 11am. MA will follow up and update council accordingly.	**MA**
2.6	**AMPereLife energy saving stickers**	
	MA presented the energy saving charts to the council. Council deliberated and instructed MA to get this "saving cost" written in the contract/quotation before proceeding. MA noted, will follow up accordingly.	**MA**
3.0	**To adopt the Financial Statements for the month of February 2025**	
	MA presented the financial statements for the month of February 2025 to the Council. Point to account:	

Point to account:	February 2025	
Income	$254,288.49	
Expenditure	$208,849.09	
Income tax	$5,441.67	
Surplus / (Deficit)	$45,439.40	

	Year to date Surplus / (Deficit) After tax	$239,212.16		

Accumulated Management Fund	$1,266,441.39
Accumulated Sinking Fund	$3,029,003.99
Accumulated Special Levy	$333,334.22
Total Funds	$4,628,779.60

	Arrears owing more than 180 days and above at $57,103.44 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. MA informed council that the current Maybank fixed deposit rates offered were not competitive Suggest to withdraw the funds from Maybank and deposit into our Bank of China (BOC) fixed deposit in 2 tranches of $500,000 for a better fixed deposit rate. Council deliberated and tasked MA to liaise with BOC. MA noted and will update council accordingly. Financial statements for the month of February 2025 were unanimously adopted. Proposed by Ms Catherine and Seconded by Mr. Dave.	**INFO**
4.0	**Management Report for the month of February 2025**	
	MA presented the management reports for the month of February 2025 to the Council. It was unanimously adopted.	**INFO**
5.0	**Installation Of overhanging "No Entry" signboard and hump near zebra crossing at level 2**	
	MA presented quotes from various contractors and their recommendation. Contractor proposed to increase the size of the "No Entry" sign to 1000mm from the current 600mm to improve the visibility. However, they do not think is feasible to install the hanging sign as it does not help with the current situation. Ms Catherine commented that by installing the overhanging signboard, it will have height limitation consideration. For the zebra crossing, it was proposed to do a raised zebra crossing to improve the safety for pedestrians. Council deliberated and approve the installation of raised zebra crossing and to increase the "No Entry" sign to a bigger dimension. MA noted and will follow up with the contractors for the installations.	**MA**
6.0	**Any other matters**	
6.1	**Refund Matters**	
	MA informed council that Treasurer Mr. Jason has commented previously of using cheques to process the refunds. He proposed using other methods of payment.	

	Council deliberated and decided to use "GIRO" payments as the most cost-effective method to process the refunds. MA noted and will follow up with the various financial stakeholders to effect this payment mode.	**MA**
6.2	**Unit Water Seepage from Window System**	
	MA informed council that there are over 20cases of water seepages into unit reported on 20 to 21 March 2025 due to the heavy downpour and the failure of window curtain system sealant and cracks on external wall for both Plaza and Tower. Council deliberated and decided to instruct MA to conduct site show for vendors to quotes for the rectification of the reported units. MA noted and will follow up and proceed to evaluate and present to council the recommendation on the next council meeting.	MA

There being no other business, the meeting was called to end at 3.42pm 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

22/4/25
Date