

THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 3564

WCEGA Plaza & Tower Management Office
21 Bukit Batok Crescent, #02-71, Singapore 658065
Tel: 65617759/60 Email: enquiry@sgwcega.com



MINUTES OF THE 7th COUNCIL MEETING OF THE 14TH MANAGEMENT COUNCIL HELD ON TUESDAY, 22nd APRIL 2025 AT #02-71 MANAGEMENT OFFICE

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

There being a quorum, the meeting commenced at 02:15pm, 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 minutes: 6th Council Meeting of the 14th Management Council held on 27th March 2025.	
	The 6 th Council Meeting Minutes were adopted with no amendments. Proposed by Mr. Dave and Seconded by Mr. Antouny.	INFO
2.0	To discuss matters arising from the above-mentioned Council Meeting of the 14th Management Council	
2.1	New Management Office	
	MA informed Council that MA is still awaiting clarifications from SLA on the Gross Floor Area (GFA) costing.	MA
2.2	Lift Matters	
	MA updated that the meeting with M/s Elevating Studio Pte Ltd will be held on 24 th April 2025 at 2.30pm and urged Council to join the discussion.	MA
2.3	Basement Carpark Water Seepage	
	MA updated that M/s Summerfix had completed works around the Level 1 substation area on 28 th March 2025. Following which, MA reported no further water seepage. MA to task M/s Summerfix to continue the works, focusing on Lobby 3 area.	MA
2.4	Replacement of Defective Glass Panels at WCEGA Tower Lift Lobby (Level 2)	
	Representative from M/s Brunswick Construction Pte Ltd was invited to the Council Meeting and highlighted that a hoarding will be erected to form as a safety barrier, whereby the hoarding does not need any BCA's approval or submission. Following which, the estimated installation date will tentatively be on end May 2025.	MA



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2.5	Discussion Of New Security Contractor																			
	MA highlighted that the performance of the new security contractor, M/s Focus Security Services Pte Ltd, is satisfactory but require further monitoring. MA presented a quote of additional Security Officer manpower for day shift at \$5250.00 before GST. MA is tasked to continue monitoring the performance before presenting the quote at the following Council Meeting.	MA																		
2.6	AMPereLife Energy Saving Stickers																			
	MA presented the energy saving charts to the council and informed that there will be no warranty / guarantee provided from the installer on the cost savings. After much deliberation, Council did not approve the installation of the energy saving strickers.	INFO																		
3.0	To adopt the Financial Statements for the month of March 2025																			
	MA presented the financial statements for the month of March 2025 to the Council. Point to account: March 2025 <table><tr><td>Income</td><td>\$252,267.97</td></tr><tr><td>Expenditure</td><td>\$189,122.52</td></tr><tr><td>Income tax</td><td>\$5,441.67</td></tr><tr><td>Surplus / (Deficit)</td><td>\$63,145.45</td></tr><tr><td>Year to date Surplus / (Deficit) After tax</td><td>\$302,357.81</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 \$70,045.41 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 March 2025 were unanimously adopted.	Income	\$252,267.97	Expenditure	\$189,122.52	Income tax	\$5,441.67	Surplus / (Deficit)	\$63,145.45	Year to date Surplus / (Deficit) After tax	\$302,357.81	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 March 2025																			
	MA presented the management reports for the month of March 2025 to the Council, with no further comments.	INFO																		
5.0	Installation of overhanging “No Entry” signboard and hump near zebra crossing at level 2																			
	MA informed that the “No Entry” signboard will replace the exiting ones by the wall by M/s Alson Marketing on 24 th April 2025.	MA																		
6.0	Progress update for Unit Water Seepage from Window System																			
	MA highlighted that the closed tender received 4 tenders and presented the tabulation for Council's review. MA is tasked to obtain the contract agreement, including the Terms & Conditions for Council's evaluation	MA																		



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7.0	Periodic Structural Inspection	
	MA informed Council that Council Member, Mr. Soo had withdrawn from providing services to the estate due to conflict of interest. MA is tasked to obtain further quotes for Council's decision.	MA
8.0	Review of MA Performance	
	MA reported that the Complex Manager, Mr. Gary Loo, have tendered his resignation. Therefore, Ma will source for a candidate to takeover the Complex Manager's duty. MA to keep Council posted.	INFO
9.0	Any Other Matters	
	There were no further matters being discussed.	INFO

There being no other business, the meeting was called to end at 4.30pm with a vote of thanks to all present.

Minutes prepared by : Alfi Theo (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

20/5/25

Date

