

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



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MINUTES OF THE 8th COUNCIL MEETING OF THE 14TH MANAGEMENT COUNCIL HELD ON TUESDAY, 20th MAY 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 Koh Sheng Wei Alphonsus	-	Member
	Mr Chen XiaoDong	-	Member
	Mr Soo Chee Sern	-	Member
Absent with Apologies:			
Attendees:	Mr Eldric Tan		Newman Property Consultants Pte Ltd
	Mr Alfi Theo	-	Managing Agent
	Mr Edwin Teo	-	Managing Agent

There being a quorum, the meeting commenced at 02:30pm, 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: 7th Council Meeting of the 14th Management Council held on 22nd April 2025.	
	The 7 th Council Meeting Minutes were adopted with no amendments. Proposed by Mr. Antouny and Seconded by Mr. Dave.	INFO
2.0	To adopt the Financial Statements for the month of April 2025	
	The Financial Statements for the month of April 2025 will be forwarded to Council at a later date via email.	MA
3.0	Management Report for the month of April 2025	
	MA presented the management report for the month of April 2025 to the Council, with no further comments.	INFO
4.0	To discuss matters arising from the above-mentioned Council Meeting of the 14th Management Council	
4.1	New Management Office	
	MA informed Council that MA is still awaiting clarifications from SLA on the Gross Floor Area (GFA) costing. MA is tasked to clarify with URA/SLA on the Land Title.	MA
4.2	Lift Matters	
	MA informed Council that MA is still awaiting the Tender Specifications from M/s Elevating Studio. MA is to ensure that the tender is awarded before the upcoming AGM in October 2025.	MA



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4.3	Basement Carpark Water Seepage	
	MA updated that M/s Summerfix will commence rectifications tentatively from 26 th May 2025.	MA
4.4	Replacement of Defective Glass Panels at WCEGA Tower Lift Lobby (Level 2)	
	MA informed Council that M/s Brunswick the appointed contractor had done up the hoarding to prevent pedestrians from using the glass door as any movement will increase the risk of glass shattering. Council highlighted that the contractor has to purchase public liability insurance in order to carry out any works. MA will follow up with M/s Brunswick on the BCA approval and the workflow schedule.	MA
4.5	Discussion Of New Security Contractor	
	MA highlighted that the manpower strength for day shift is a constraint and proposes to increase 1 additional Security Officer at \$5250 per month (bef. GST) to compliment Day Security operations. With unanimous approval, Council task MA to obtain further negotiations before approving the quote.	MA
5.0	Progress update for Unit Water Seepage from Window System	
	MA highlighted that the re-tender submission will be by 1400hrs on Tuesday, 27 th May 2025. Following which, a 15-minute interview with each vendor will be held at the next Council Meeting.	MA
6.0	Periodic Structural Inspection	
	MA informed Council that the PSI had commenced on 13 th May 2025 for a period of 5 days. MA to follow up closely with the Professional Engineer on the report.	MA
7.0	WCEGA Plaza Entrance signage	
	MA submitted 2 proposals for the address to be mounted on the entrance signage. Council tasked MA to obtain different design, using the same font as the current signage and to install it on the tiles instead of mounting on top of it.	MA
8.0	Installation of Shopee Smart Lockers	
	MA presented a proposal from Shopee to install a Smart Locker at Plaza side. After much deliberation, Council decided not to approve the installation to minimize human traffic and potential littering.	INFO
9.0	Any Other Matters	
9.1	21st April 2025 Wheel Clamp issue and abandoned E-Bike issue	
	MA is tasked to follow up on the above issues with the incumbent lawyer, Lee and Lee.	MA
9.2	Reviewing of Temporary Occupation License	
	MA is tasked to review all TOL's and to tabulate for Council's review.	MA
9.3	Strata Red Lots Allocation	
	MA is tasked to review all Red Lots Allocation and to ensure individual units are able to provide photographic evidence on the number of vehicles able to park within the Showroom Unit.	MA



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There being no other business, the meeting was called to end at 3.45pm 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

26/6/2025
Date

