

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 9th COUNCIL MEETING OF THE 14TH MANAGEMENT COUNCIL HELD ON WEDNESDAY, 25th JUNE 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 Soo Chee Sern	-	Member
		-	
Absent with	Mr Lim Cheng Hung Jason	-	Treasurer
Apologies:	Mr Koh Sheng Wei Alphonsus	-	Member
		-	
Attendees:	Mr Eldric Tan	-	Newman Property Consultants Pte Ltd
	Mr Alfi Theo	-	Managing Agent
	Mr Bron Saw	-	Managing Agent

There being a quorum, the meeting commenced at 2:45pm, 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: 8th Council Meeting of the 14th Management Council held on 15th May 2025.	
	The 8 th Council Meeting Minutes were adopted with no amendments. Proposed by Mr. XiaoDong and Seconded by Mr. Dave.	INFO
2.0	To adopt the Financial Statements for the month of April and May 2025	
	The Financial Statements for the month of April and May 2025 had no Proposer and Seconded due to incomplete documents and will be circulated to Council at a later date via email.	MA
3.0	Management Report for the month of May 2025	
	MA presented the management report for the month of May 2025 to the Council, with no further comments.	INFO
3.1	Expiring Contracts	
	Carpark System: Council had unanimously agreed to renew the carpark system with M/s Sun Singapore at \$92,740+GST per year for a period of 1 year, ending 31 July 2026.	INFO
	Cleaning Contract: MA highlighted to Council that the cleaning contract with M/s Advancer IFM Pte Ltd is entering its 2 nd out of its 2 years contract, beginning 1 August 2025, with an increased fee to \$26,800+GST per month.	
	Fire Protection: Council had unanimously agreed to renew the fire protection system with M/s Unique Fire for 2 years, ending 31 July 2027 at \$14,040+GST per year.	
4.0	Progress update for Unit Water Seepage from Window System	



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4.1	Interview with participated tenderers	
	The following vendors had submitted the closed tender on 27 May 2025 and were invited for interview: M/s IGM, M/s BMS, M/s Proseal and M/s Aquality. MA is tasked to obtain ACRA and Project References from the above-mentioned vendors. MA is tasked to do a tabulation for all the units affected by the leaking and to submit to Council for approval.	MA
5.0	To discuss matters arising	
5.1	Basement Carpark Water Seepage	
	MA updated that the rectification to the basement carpark water seepage is currently underway by M/s Summerfix.	INFO
5.2	Periodic Structural Inspection (PSI)	
	MA updated that the PSI has yet to complete with a balance of approximately 100 units still unaccounted for. MA is task to ensure the PSI is completed in a timely manner.	MA
5.3	WCEGA Plaza/Tower Signage	
	MA presented a quote from M/s Amen to install the Address of the Plaza and Tower respectively at \$900+GST each. MA is tasked to obtain an artwork for Councils approval.	MA
6	Progress of ongoing projects	
6.1	Lift Matters	
	Following presentation by M/s Elevating Studio, Council unanimously decided to publish an Open Tender on Straits Times on 4 July 2025 and to conduct a site show round on 10 July 2025.	MA
6.2	Replacement of Defective Glass Panels at WCEGA Tower Lift Lobby (Level 2)	
	MA is tasked to obtain the insurance policy, glass drawings, BCA submission and updated schedule from M/s Brunswick. MA is to ensure the work is done by end August 2025	MA
7.0	Review of Temporary Occupancy License (TOLs)	
	MA presented the tabulation of the TOLs and highlighted that the agreement for #02-04/05/06 and #02-85 had expired. Council unanimously agreed for price revision for the following units: #02-04/05/06: To \$2.50/sq ft #02-85: To \$2/sq ft and \$500/month for the entrance LED signage.	MA
8.0	Litigation case between Edmund Motor and MCST 3564 & WUCA	
	MA highlighted that the litigation case is currently being handled by M/s Lee and Lee.	MA
9.0	AGM Matters	
9.1	Tentative date for AGM	
	The date for the AGM has been tentatively scheduled for 2pm on Friday 5 September 2025.	MA



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9.2	Resolutions to be included	
	The following resolutions had been confirmed to be included in the upcoming AGM: 1) New Management Office 2) Leasing of Common Areas 3) Private motion submitted in 2024 by Edmund Motor to hold physical AGM 4) Shrine and burning bin at L2 common area	MA
10.0	Any Other Matters	
10.1	Wheel Clamp left behind	
	MA informed Council that the case of the wheel clamp left behind on 12 April 2025 has an accumulated charge of \$3,350+GST. M/s Lee and Lee, the appointed legal firm pursuing the matter has informed that the owner of the vehicle is requesting for a reduction and Council unanimously agreed to reduce the charges to \$2,500+GST.	MA
10.2	Strata Title Board case with Edmund Motor	
	MA highlighted that the Strata Title Board case is currently being handled by M/s Lee and Lee.	MA

There being no other business, the meeting was called to end at 6.30pm 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

Date

