

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



DRAFT

MINUTES OF THE 10th COUNCIL MEETING OF THE 14TH MANAGEMENT COUNCIL HELD ON TUESDAY, 22nd JULY 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
Absent with	Mr Chen XiaoDong	-	Member
Apologies:	Mr Soo Chee Sern	-	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 2:20pm, 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: 9th Council Meeting of the 14th Management Council held on 25th June 2025.	
	The 9 th Council Meeting Minutes were adopted with no amendments. Proposed by Ms. Catherine and Seconded by Mr. Dave.	INFO
2.0	To adopt the Financial Statements for the months of April and May 2025	
	The Financial Statements for the months of April and May 2025 had been unanimously adopted by Council.	INFO
2.1	Arrears Listing	
	MA presented the arrears listing and is tasked to proceed for recovery action.	MA
3.0	Management Report for the month of June 2025	
	MA presented the management report for the month of June 2025 to the Council, with no further comments.	INFO
3.1	Expiring Contracts	
	Dock Leveller: MA presented 3 quotes to Council with unanimous approval to renew the incumbent vendor, M/s Jebesen & Jessen for a period of 1 year at \$1,520 per year (bef GST). Air-Con: MA presented 3 quotes to Council with unanimous approval to renew the incumbent vendor, M/s M&J for a period of 1 year at \$1,980 per year (bef GST). Generator: MA presented 3 quotes to Council with unanimous approval to renew the incumbent vendor, M/s Idelux for a period of 1 year at \$800 per year (bef GST).	INFO



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	Pumps: MA presented 3 quotes to Council with unanimous approval to renew the incumbent vendor, M/s Red Power for a period of 1 year at \$1,000 per year (bef GST). Buggy: MA presented 3 quotes to Council with unanimous approval to renew the incumbent vendor, M/s Power Force for a period of 1 year at \$640 per year (bef GST). Pest-Control: MA presented 3 quotes to Council. MA highlighted that the incumbent vendor, M/s ProServ is not performing satisfactorily. With unanimous approval, the Pest Control Servicing has been awarded to M/s Killem Pest for a period of 1 year at \$600 per year (bef GST).	
4.0	To discuss matters arising	
4.1	Basement Carpark Water Seepage	
	MA updated that the rectification to the basement carpark water seepage is currently undergoing by M/s Summerfix.	INFO
4.2	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
4.3	WCEGA Plaza/Tower Signage Address	
	MA presented artwork for the Address to be installed at the WCEGA Plaza/Tower Signage respectively. Council unanimously approved the artwork and MA to schedule installation.	MA
4.4	Review of Temporary Occupancy License (TOLs)	
	MA have received appeal from #02-04/05/06, #02-85 and Sub Plot 2 with regards to the rental increment. After much deliberation, it was unanimously decided to maintain the new incremental amount which is in line to industry standard rates.	MA
5.	Progress of ongoing projects	
5.1	Lift Matters	
	Following an Open Tender on Straits Times on 4 July 2025 and a site show round on 14 July 2025. MA has given the Tenderers a deadline on 22 August 2025 for submission.	MA
5.2	Replacement of Defective Glass Panels at WCEGA Tower Lift Lobby (Level 2)	
	Following a short discussion with M/s Brunswick Pte Ltd, Brunswick is tasked to begin replacement by end of August 2025, whereby MCST will pursue the matter should the works be further delayed.	MA
5.3	Window Seepage	
	MA presented the ACRA and Project References of the participated tenderers to Council. MA is tasked to conduct further background checks on the individual companies before presenting to Council for their decision.	MA
6.0	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
7.0	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



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8.0	AGM Matters	
8.1	Tentative date for AGM	
	The date for the AGM has been scheduled for 2pm on Friday 5 September 2025.	MA
8.2	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
9.0	Any Other Matters	
9.1	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 \$5,000+GST and counting. M/s Lee and Lee, the appointed legal firm pursuing the matter has informed that the owner of the vehicle has not responded to the negotiated charges of \$2,500+GST. MA is tasked to seek further advise form M/s Lee and Lee.	MA
9.2	Hungry Ghost Festival Celebrations	
	MA presented a quote to purchase incense burner vs a quote to rent for the upcoming Hungry Ghost Festival. It was unanimously decided to rent 3 cages with M/s Elitz Engineering And Iron Works at \$850 per cage, per month.	MA
9.3	Closure of Management Office During National Day	
	MA informed Council that the Office will be closed on Saturday, 9 August 2025 in celebration of National Day.	INFO

There being no other business, the meeting was called to end at 4.40pm 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

