

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 9th COUNCIL MEETING OF THE 3rd MANAGEMENT COUNCIL HELD ON WEDNESDAY, 19th FEBRUARY 2014 AT #17-78, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mr Ben Tan Eng Hua	-	Chairman
	Mr Kannappan Selvam	-	Treasurer
	Mr Alex Lee Seow Min	-	Secretary
	Mr Jeffrey Tan Yam Sia	-	Member
	Mr Chan Wai Kiat	-	Member
	Mr Danny Teo Kian Guan	-	Member
	Ms Ivy Ng Soh Peng	-	Member
	Mr Venkatesha Murthy	-	Member
<u>Absent with</u>	Ms Liew Sue Chee	-	Member
<u>Apologies:</u>	Ms Anny Chong Mei Yoon	-	Member
	Mr Chai Jurn Wei	-	Member
	Mr Andrew Ho Tuck Keong	-	Member
	Mr Jeorg Kalisch	-	Member
	Ms Joyce Baey	-	Member
<u>Attendees:</u>	Mr Patrick Lim	-	Managing Agent
	Mr Glenn Lim		
	Mr Eric Lee		

<u>No</u>		<u>Action</u>	<u>Due</u>
1.0	The meeting was called to order at 2.30pm, with sufficient meeting quorum. TO CONFIRM MINUTES OF THE 8TH COUNCIL MEETING OF THE 3RD MANAGEMENT COUNCIL HELD ON 15TH JANUARY 2014.		
1.1	The minutes of the 8 th Council meeting of the 3 rd Management Council held on 15 th January 2014 was unanimously adopted.	Info	
2.0	TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.		
2.1	<u>Building Defects, Rectification Work-progress and Correspondences with Developer</u>		
2.1.1	MA updated Council that lawyer TM has yet to finalize a meeting with surveyor Bruce, to clarify issues pertaining to the second building report. To follow up closely and to update Council further.	Info	
2.2	<u>Car parking issues at WCEGA Plaza & Tower</u>		
2.2.1	MA updated Council on the preparations needed for the launch of ERP charging for Plaza due 1 st March 2014, bearing no other unforeseen circumstances.	Info	

2.2.2	MA to start the registrations for Plaza's tenants in issuing the red labels. All registered red label vehicles are to comply with the terms and conditions attached to the issuance of these red labels. Failure to do so, may subject the red label vehicles to wheel-clamping or towing enforcement actions. Usual fees are applicable for the release of any offending vehicles.	MA	31/3/14
2.2.3	After due discussion, Council asked that MA to get a temporary staff to assist in the updating of vehicles' IU registration records.	Info	
2.3	<u>Service Contracts and Operational Issues</u>		
2.3.1	MA to check with the contractor on the status of these works, pending the contractor's feedback that there are wiring issues affecting some CCTVs cameras. MA to update further.	MA	15/3/14
2.4	<u>Security and Lift</u>		
2.4.1	Pertaining to lifts' matters, MA presented two renewal options – a three years and a five years period. Upon due discussion, MA to liaise with sub-com for his recommendation to renew the lifts' maintenance contract for three years.	MA	15/3/14
2.4.2	As for the lifts' motor room's ventilation improvement works, MA reported that Sigma has advised the MCST to lower the room temperature, given that temperatures higher than the SS code requirement, have been recorded. The lifts' contractor also suggested the MCST to engage a QP (Qualified Person) to look into such rectifications works. After due deliberation, Council agreed to proceed with Sigma's recommendation. MA to update further.	MA	15/3/14
2.5	<u>Proposed cars' washing bays</u>		
2.5.1	MA reported that enquiries were made to LTA and URA, pertaining to the idea to convert three carpark lots to washing bays. LTA replied that the MCST must show that these intended carpark lots to be converted, must be spare car lots that are currently surplus to requirements. Only thereafter, applications to be submitted to LTA and URA for necessary approval. After careful consideration, Council agreed to KIV the matter till further notice.	Info	
2.6	<u>Feedback from Wcega car-dealers' group</u>		
2.6.1	Council's representative Mr Ben and MA met with Plaza's tenants and car-dealers at a special meeting on 19 Feb 2014, to discuss issues pertaining to the impending implementation of Plaza's main barrier-gantries systems. Car-dealers requested that the implementation be suspended till further notice. They also requested for either a survey or a dialogue session with Plaza's tenants to gauge the overall response to the proposed implementation of ERP systems at Plaza. They added that the ERP charging at Wcega estate to remain status quo as current situation, eg only Tower service road leading to Tower be covered under ERP charges for non-seasoned label vehicles.	MA	15/3/14
2.6.2	MA briefed Council on the meeting's details. Upon careful deliberation, Council decided to proceed with the upcoming launch of Plaza's ERP systems as planned on 1 st March 2014.	MA	1/3/14

2.6.3	<p>Council considered the three possible scenarios' outcomes –</p> <ol style="list-style-type: none"> 1) Remain as status quo – Looking ahead, this scenario is unsustainable, as Tower's visitors may avoid parking at Tower service road, as the area is covered under ERP charging whereas parking at Plaza is free. This situation would lead to other non-seasoned label or visitors' vehicles to park at Plaza and cause overcrowding therein. Tower's owners may also clamour for the Tower service road to be converted to a free parking zone. 2) Free parking at Wcega site – If the entire Wcega estate becomes a free parking zone, then it would attract free-loaders who park their vehicles here, thus causing unnecessary vehicular congestion and obstruction. This would, in turn, lead to a chaotic parking situation at Wcega site, given the lack of parking spaces available. Moreover, the \$300+k already expended by the MCST thus far, would be completely wasted, with all the barrier-arm equipment being "white elephants". 3) ERP charging at entire Wcega site – This scenario would be considered as "most ideal and fair" as the barrier-arm gantries throughout the estate grounds keep out free-loaders' vehicles, and also, generate a viable source of revenue for the MCST perpetually after full implementation. 	Info	
2.6.4	<p>Council, together with MA, will tweak the red labels scheme (for Plaza's tenants) given the diversified mix of businesses operating out of Plaza. Council recognised that every different business would have different requirements for the red labels.</p>	MA	15/3/14
2.6.5	<p>Any application for red labels is to be considered on a special case basis, and should not be taken as a precedent for others. All vehicles bearing red labels are to comply with the issuing terms and conditions.</p>	Info	
2.6.7	<p>Note: MA briefed the car-dealers and some Plaza's tenants on the red label scheme at another meeting held on 26th Feb 2014.</p>	Info	
2.7	<u>Feedback from unit #05-28 Plaza</u>		
2.7.1	<p>MA liaised with SP #05-28 Plaza and addressed his feedback.</p>	Info	
2.8	<u>Lunar New Year celebrations</u>		
2.8.1	<p>The festive event was held on 10th Feb 2014. Council and MA gave thanks to Ms Ivy for her contributions towards the occasion.</p>	Info	
2.9A	<u>Consumer switch room rectifications works</u>		
2.9A.1	<p>MA reported that the necessary rectifications works were completed.</p>	Info	
2.9B	<u>Enquiries with BCA/URA on temples and showroom operations</u>		
2.9B.1	<p>On temples matters, URA informed that temples are allowed to operate within the B1 industrial premises of the individual strata unit, from June 2012 for a period of three years, subject to terms and conditions governing such usage. MA reported the temples currently operating within Wcega estate, are complying to the governing regulations.</p>	Info	
2.9B.2	<p>On showroom matters, URA informed that any proposed showroom within B1 premises is subject to evaluation on a case by case basis and that showrooms are confined to the 1st storey of the B1 industrial development. They are assessed for development charge based on commercial rates.</p>	Info	

3.0	TO ADOPT THE FINANCIAL STATEMENTS FOR JANUARY 2014		
3.1	The financial statements for January 2014 were unanimously adopted by the meeting.	MA	15/3/14
3.2	Treasurer Mr Selvam enquired about the financial statements.		
3.3	Noting the master debtor listings and after due discussion, Council asked that demand letters be served to owing Subsidiary Proprietors after second quarter and legal letters thereafter, following third quarter.		
3.4	Council to discuss the audited financial reports at next monthly meeting, when these reports are due to be ready.		
4.0	ANY OTHER BUSINESS:		
4.1	<u>4th Annual General Meeting matters</u>		
4.1.1	Upon due discussion, Council proposed to convene the 4 th Annual General Meeting on Fri 25 th April 2014, 2pm at Civil Service Club (Bukit Batok). MA presented the draft Agenda for AGM and the proposed budgetary projections for next financial year. Council to further discuss these matters in greater details at next meeting.	MA	15/3/14

The meeting ended at 4.30pm with a note of thanks to all attendees.

Minutes prepared by: Glenn Lim (Newman Goh Property Consultants P/L)
Confirmed by:

Chairman
3rd Management Council
The Management Corporation Strata Title Plan No. 3564

Date