

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 11th COUNCIL MEETING OF THE 3rd MANAGEMENT COUNCIL HELD ON WEDNESDAY, 21st APRIL 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 Chai Jurn Wei	-	Member
	Ms Joyce Baey	-	Member
	Mr Chan Wai Kiat	-	Member
	Ms Anny Chong Mei Yoon	-	Member
	Mr Venkatesha Murthy	-	Member
	Ms Liew Sue Chee	-	Member
<u>Absent with</u>	Mr Danny Teo Kian Guan	-	Member
<u>Apologies:</u>	Mr Jeffrey Tan Yam Sia	-	Member
	Mr Andrew Ho Tuck Keong	-	Member
	Mr Jeorg Kalisch	-	Member
	Ms Ivy Ng Soh Peng	-	Member
<u>Attendees:</u>	Mr Patrick Lim	-	Managing Agent
	Mr Glenn Lim		
	Mr Eric Lee		

No		Action	Due
1.0	The meeting was called to order at 2.10pm, with sufficient meeting quorum. TO CONFIRM MINUTES OF THE 10TH COUNCIL MEETING OF THE 3RD MANAGEMENT COUNCIL HELD ON 19TH MARCH 2014.		
1.1	The minutes of the 10 th Council meeting of the 3 rd Management Council held on 19 th March 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 on the latest meeting held at the lawyer's office on 2 nd April 2014, with TM and Bruce James. MA reported that they are in process of finalizing the 2 nd building report. MA to check on the status of legal letter to be sent out to developer regards the building defects' issues. To update Council further.	Info	
2.2	<u>Car parking issues at WCEGA Plaza & Tower</u>		
2.2.1	MA presented Sun-Japan's revised maintenance agreement for Wcega's carparks systems, for a period of five years. Upon due discussion, Council agreed to the lower priced contract and MA to facilitate the due processes.	MA	15/5/14

2.2.2	MA reported that for the first month of full EPS systems (March 2014) operating at Wcega Plaza and Tower, the total carpark revenue collection amounts to about \$26k. Council noted.	Info	
2.3	<u>Service Contracts and Operational Issues</u>		
2.3.1	MA informed Council that IMGVision still has not reverted on their recommendations to rectify those wiring issues plaguing the CCTVs systems at Guardhouse. MA to liaise with contractor on a costs quote to add more CCTVs at Plaza.	MA	15/5/14
2.4	<u>Security and Lift</u>		
2.4.1	For security issues, Council asked that MA to deal with any reported tailgating cases so that the integrity of the estate's carparks be maintained. Despite displaying signages forewarning against tailgating, there are some isolated cases whereby vehicles tailgate to enter or exit the carparks.	MA	15/5/14
2.4.2	MA reported that security staff informed that the security buggy has broken down again. MA to arrange for any necessary repairs required.	MA	15/5/14
2.4.3	On lifts matters, MA to liaise with Sigma regards a proposal to improve ventilation at the lifts' motor room.	MA	15/5/14
2.5	<u>Feedback from Wcega car-dealers' group</u>		
2.5.1	MA informed Council that the car-dealers' group has not submitted any proposal yet. To update Council further.	MA	15/5/14
2.6	<u>4th Annual General Meeting matters</u>		
2.6.1	After due consideration, Council asked that MA to prepare presentation slides to be used at upcoming AGM, to explain the financial deficit to the House.	Info	
2.6.2	Following, Council reviewed the presentation slides for AGM.	Info	
2.6.3	MA updated Council on the logistics planning of the AGM event.	Info	
2.7	<u>OCBC Quick Cheques Deposit (QCD) services</u>		
2.7.1	MA reported that OCBC is reviewing plans to set up the QCD kiosk here at Tower level two lift lobby. More details to be furnished as soon as the bank replies.	MA	15/5/14
2.8	<u>MediaCorp filming on-site</u>		
2.8.1	MA briefed Council on MediaCorp's filming activities here at Wcega estate on 19 th April 2014. This is for a new Chinese serial titled "Against The Tide", likely to be aired in September 2014.	Info	
3.0	TO ADOPT THE FINANCIAL STATEMENTS FOR MARCH 2014		
3.1	The financial statements for March 2014 were unanimously adopted by the meeting.	Info	
3.2	Treasurer Mr Selvam enquired about the financial statements.	Info	

4.0	ANY OTHER BUSINESS:		
4.1	<u>Renewal of estate insurance</u>		
4.1.1	MA presented three costs quotations for the estate's insurance due to expire end April 2014, for Council's consideration.	Info	
4.1.2	Upon due deliberation, Council agreed to renew the estate insurance policies with the current insurer Overseas Assurance Corporation Ltd, subsidiary of Great Eastern Holdings Ltd, at the same terms and conditions for another year, with effect from 1 st May 2014.	MA	15/5/14

The meeting ended at 4.40pm 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