

WCEGA PLAZA & TOWER

MCST 3564 Management Office

21 Bukit Batok Crescent #17-78, Singapore 658065

Tel: 6561 7759/60 Fax: 6562 6252 Email: enquiry@sgwcega.com

MINUTES OF THE 6th COUNCIL MEETING OF THE 4th MANAGEMENT COUNCIL HELD ON WEDNESDAY, 24th NOVEMBER 2014 AT #17-78, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mr Ben Tan Eng Hua	-	Chairman
	Mr Koh Sheng Wei	-	Secretary
	Mdm Goh Beng Lay	-	Treasurer
	Mr Jarryl Ng Yew Teck	-	Member
	Mr Michael Tan Ah Huat	-	Member
	Mr Danny Teo Kian Guan	-	Member
	Mr Ng Lam Hwa	-	Member
<u>Absent with Apologies:</u>	Ms Anny Chong Mei Yoon	-	Member
	Mr Alex Lee Seow Min	-	Member
	Mr Terry Goh Wei Qiang	-	Member
	Mr Simon Tan Teck Ann	-	Member
	Mr Ng Mong Hua	-	Member
<u>Attendees:</u>	Mr Glenn Lim	-	Managing Agent
	Mr Eric Lee		
	Mr Nicholas Leong		

<u>No</u>		<u>Action</u>	<u>Due</u>
	The meeting was called to order at 2.20pm, with sufficient meeting quorum.		
1.0	<u>TO CONFIRM MINUTES OF THE 5TH COUNCIL MEETING OF THE 4TH MANAGEMENT COUNCIL HELD ON 8TH OCTOBER 2014.</u>		
1.1	The minutes of the 5 th Council meeting of the 4 th Management Council held on 8 th October 2014 were unanimously adopted.	Info	
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>		
2.1	<u>Building Defects, Rectification Work-progress and Correspondences with Developer</u>		
2.1.1	MA updated Council on the current on-going matter.	Info	
2.1.2	Lawyers representing the developer Sin Soon Lee, wrote to TM to seek clarifications pertaining to the building reports by surveyor Bruce, eg quantities/extent of rectifications works required.	Info	
2.1.3	MA referred this matter to Bruce for his reply. More details to be furnished in due time. MA to update Council further.	MA	15/12/14
2.2	<u>Car parking issues at WCEGA Plaza & Tower</u>		
2.2.1	MA updated Council on the current carparks situation. It was noted recently, that someone was washing cars at the Plaza basement carparks. MA already issued a letter to that person to cease all car washing activities therein, as any form of business operations inside the basement carparks are strictly prohibited, without the expressed consent of the Management.	Info	

2.2.2	Upon due discussion, Council asked that MA to see to the cessation of such car washing or polishing activities immediately. MA noted.	MA	15/12/14
2.2.3	MA also highlighted to Council on the need to install bollards at certain strategic locations within the estate grounds, so as to tighten control and limit any unauthorized ingress/egress vehicular movements.	Info	
2.2.4	After careful consideration, Council agreed to MA's suggestion on the additional bollards. MA to proceed with the proposed installation expeditiously.	MA	31/12/14
2.3	<u>Service Contracts and Operational Issues</u>		
2.3.1	MA briefed Council on the Plaza's "spring cleaning" exercise, which was carried out over four days in November 2014. Photos were shown at meeting.	Info	
2.3.2	MA further updated Council on the estimated total costs of this "arduous" task, which included about nine OTCs of general waste to be disposed, to be around six thousands' dollars.	Info	
2.3.3	Going forward, Council directed MA to be stringent on checks for any unauthorized dumping/placing of any items at common areas. For December 2014, consideration for waiver of \$500/- penalty to be given once for any individual strata unit found guilty of such offences. From January 2015 onwards, any person guilty of violating the MCST's "anti-dumping" By-Laws, to be subjected to penalties imposed without any recourse to appeal.	MA	31/12/14
2.4	<u>BCA periodic inspection of buildings</u>		
2.4.1	MA informed Council that the inspection of the buildings was carried on 16 th and 21 st October 2014. MA to update further, upon issuance of the relevant buildings reports by the appointed structural engineering firm of Worley Parsons.	MA	15/12/14
2.5	<u>Proposed spot repairs for metal plates coverings' over Plaza's expansion joints</u>		
2.5.1	MA briefed Council on the spot repairs works undertaken by Hup Seng Aluminium contractor. MA to monitor if additional rectifications works are needed, as these metal plates coverings are subjected to normal wear and tear conditions.	Info	
2.6	<u>LED lights quotations</u>		
2.6.1	MA to liaise with Council, for a Member-in-charge, to attend the interview appointments with the selected vendors for this LED project. Further, MA to check on the estimated time frame to complete this project, following the final selection of the appointed LED vendor.	MA	15/12/14
2.7	<u>Lift lobby re-tiling works</u>		
2.7.1	MA reported that ad-hoc rectifications works, eg removing cracked and/or suspected hollow wall tiles, applying cement screed to exposed areas and painting, have been carried out at Plaza lobby 2 (level 1 and 2) and lobby 3 (level 2) recently.	Info	
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR SEPTEMBER & OCTOBER 2014.</u>		
3.1.1	The financial statements for September and October 2014 were unanimously adopted by the meeting.	Info	
3.1.2	Treasurer Mdm Goh briefed Council on the callable structured deposits from OCBC, ranging from three to six years.	Info	

3.1.3	Upon due discussion, Council decided against placing MCST funds into such financial instruments, due to the lengthy periods involved. MA noted.	Info	
4.0	<u>ANY OTHER BUSINESS:</u>		
4.1	<u>IDA-NetLink Trust fibre broadband installation matters</u>		
4.1.1	MA informed Council that IDA has written to request for equipment, eg boom lift or scaffoldings, to facilitate the fibre broadband access for certain units at Wcega Plaza, due to the height level.	Info	
4.1.2	In IDA letter, it was noted that the MCST may recover any incurring costs pertaining to such equipment usage in relation to the processes of installing the fibre broadband, from the end-users subscribing to such services.	Info	
4.1.3	After careful discussion, Council decided to pass on these extra costs to end-users who require fibre broadband services at their individual strata units at Plaza, as these services only benefit the end-users. MA to table a resolution at next AGM, for a vote by the House. MA noted.	MA	31/12/14
4.1.4	As for the outstanding list of Plaza's fibre broadband subscribers awaiting installation, Council asked that MA to liaise with NetLink Trust to reach an acceptable solution to resolve these issues. MA to update Council further.	MA	31/12/14
4.2	<u>Proposed car carnival event</u>		
4.2.1	MA informed Council that an event organizer firm has expressed interest in holding a car carnival event at Wcega Plaza on 8 th February 2015. This special event would include Wcega's current motor-related businesses, eg car-dealers, tyres and accessories, so as to showcase their products and services. The event organizer proposed to pay \$5,088/- being rental charges for the exclusive use of certain zonal areas in Plaza's basement carparks, for event's purposes.	Info	
4.2.2	After due deliberation, Council agreed and asked that MA to liaise with the event organizer on the planning aspects of the car carnival event. MA to update Council further.	MA	31/12/14
4.3	<u>Annual fire-drill exercise</u>		
4.3.1	MA proposed to conduct the annual fire-drill exercise on 29 th December 2014. More details to be furnished in due time. Council agreed and noted.	MA	31/12/14

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
4th Management Council
The Management Corporation Strata Title Plan No. 3564

Date