

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 2nd COUNCIL MEETING OF THE 7th MANAGEMENT COUNCIL HELD ON MONDAY, 28th JUNE 2017 AT #17-78, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mr Simon Lim Beng Wee	-	Chairman
	Mdm Goh Beng Lay	-	Treasurer
	Mr Lim Kian Huat	-	Secretary
	Mr Tan Eng Yew	-	Member
	Ms Sim Yoke Pheng	-	Member
	Ms Chong Mei Yoon	-	Member
	Ms Felicia Lim Chue Er	-	Member
	Mr Joerg Kalisch	-	Member
<u>Absent with Apologies:</u>	Mr Charles Lee Swee Guan	-	Member
<u>Attendees:</u>	Mr Glenn Lim	-	Managing Agent
	Mr Eric Lee		
	Mr Nicholas Leong		

<u>No</u>		<u>Action</u>	<u>Due</u>
1.0	The meeting was called to order at 2.05pm, with sufficient meeting quorum. <u>TO CONFIRM MINUTES OF THE 1ST COUNCIL MEETING OF THE 7TH MANAGEMENT COUNCIL HELD ON 9TH MAY 2017.</u>		
1.1	The minutes of the 1 st Council meeting of the 7 th Management Council held on 9 th May 2017 was unanimously adopted.	Info	
2.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>		
2.1	<u>Estate/Term service contracts/ Maintenance & Operational issues</u>		
2.1.1	MA briefed Council on the on-going rectifications works of Plaza's expansion joints. Following completed sealant works, the installation of protective metal plates would begin on weekends, when there is lower vehicular traffic flows within the Plaza building. To update further.	Info	
2.2	<u>Carparking matters</u>		
2.2.1	MA informed Council that the basement columnarized parking arrangements with WUCA, was revoked on 16 th June 2017. All affected car dealers acted to remove their vehicles from the basement columns.	Info	
2.2.2	Following, MA to arrange for washing of these carparks areas formerly utilized by the car-dealers, and to repaint the parking lots at the far rear end of basement carparks.	MA	15/7/17
2.2.3	MA to install new signages to advise Wcega drivers to park properly in carpark lots available at basement carparks, so as not to risk enforcement actions undertaken against indiscriminate and inconsiderate parking of vehicles. Duty security officers to patrol more regularly to check on such errant vehicles, and to undertake necessary enforcement actions if needed.	MA	30/6/17

2.3	<u>Carparks' EPS systems matters</u>		
2.3.1	Upon due discussion, Council directed that the one hour grace period to be applied on a daily basis. Current hourly and other applicable fees, eg maximum capped daily rates, remain unchanged. MA to liaise with carparks' systems contractor Sun-Singapore, on the necessary arrangements to implement soonest possible or by 1 st July 2017, if feasible.	MA	30/6/17
2.3.2	Further, Council asked that MA to restrict vehicles' IUs registration to a period not more than 6 months for tenanted units. This is to ensure relevancy of updated vehicles IUs within the carparks's database. Such vehicles can be re-validated further if need be.	Info	
2.3.3	MA to send letters to tenanted units to inform that drivers must update their vehicles IUs promptly and regularly.	MA	15/7/17
2.4	<u>Plaza's expansion joints rectifications works</u>		
2.4.1	Refer to 2.1.1.	Info	
2.5	<u>Proposed new By-Laws involving Heavy Vehicles</u>		
2.5.1	This matter to be KIV till further notice.	Info	
2.6	<u>Company Emergency Response Team/CERT</u>		
2.6.1	MA updated Council on the new Corp-Pass needed for transactions/enquiries for government agencies. This is the added IT security measures introduced recently, for government linked websites. Council member Madam Goh is the registered officer and MA is the Corp-pass admin for the MCST.	Info	
2.6.2	MA also informed that a fresh application has been made to Skills Future Agency to create a company profile, so that the MCST can apply for necessary training grants. To update further.	MA	15/7/17
2.7	<u>Basement carparks/other carparking matters</u>		
2.7.1	Upon careful consideration, the meeting resolved that: <ol style="list-style-type: none"> 1) Any registered red label vehicle that is found parking outside the individual strata units' red lots, would result in revocation of the red labels listing of that strata unit. 2) Plaza's motor work-shops are not entitled to any red labels, as the strata red lots are used for business activities, eg car repairs. 3) Security officers to check and enforce red labels' vehicles for compliance to their parking arrangements within the strata red lots. 4) No parking of vehicles is allowed at the void deck areas at Plaza level 2. Errant vehicles to be towed away and relevant fees apply. 	Info	
2.8	<u>Review of Managing Agent contract</u>		
2.8.1	Following due discussion, Council agreed to renew the MA contract for another 2 years, with effect from July 2017.	Info	
2.9. A	<u>Review of Repoco Agency leasing agreement for Plaza level 10 carparks</u>		
2.9.A.1	MA reported that newspaper advertisements were placed in the Straits Times and Zhao Bao on 16 th June 2017, to solicit bids for the said areas.	Info	
2.9.A.2	Following, two bids were received from Repoco Agency and Guan Teck Construction whom quoted \$70,008/- and \$67,000/- monthly, respectively.	Info	
2.9.A.3	Upon careful deliberation, Council to decide on the new leasing agreement with Repoco Agency. More details to be furnished in due time.	MA	15/7/17

2.9.B	<u>Necessary enforcement actions against dumping activities</u>		
2.9.B.1	MA reported that SCDF has penalized the MCST an amount of \$2,000/- for dumping offences at common areas recently.	Info	
2.9.B.2	MA further informed Council that the MCST has to act swiftly, to curb any dumping activities occurring within the estate grounds. This is because that SCDF expects the MCST to rely on the recently passed By-Laws for stiffer penalties for dumping offences, to deal with such situations.	Info	
2.9.B.3	MA to monitor the dumping activities occurring, and to take necessary enforcement actions in accordance to the By-Laws.	MA	15/7/17
2.9.C	<u>Request for CPIB probe into irregularities (without prejudice)</u>		
2.9.C.1	Council asks MA to follow up with CPIB on this matter.	MA	15/7/17
2.9.D	<u>Council meetings</u>		
2.9.D.1	Monthly meetings to continue till further notice.	Info	
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR APRIL AND MAY 2017</u>		
3.1	The financial statements for April and May 2017 were unanimously adopted by the meeting.	Info	
3.1.1	Treasurer enquired about the debtor listings. MA to follow up with owners who are falling behind in their quarterly maintenance payments.	Info	
4.0	<u>ANY OTHER BUSINESS:</u>		
4.1	<u>StarBright Auto #02-13/14 application to Strata Title Board</u>		
4.1.1	MA reported that StarBright Auto has filed an application to Strata Title Board (STB) for a hearing through lawyer Lee & Lee, on several issues.	Info	
4.1.2	Briefly, these issues are: <ol style="list-style-type: none"> 1) Wheel-clamping of a vehicle inside #02-11 and the eventual unauthorized removal of wheel-clamp. 2) Demand letter by MCST for an amount of \$9,800/-, pertaining to the unauthorized use of the far rear end of SCDF service road by StarBright Auto, for business activities. 3) Towing of 10 unauthorized/unregistered vehicles at far rear end of SCDF road, which subsequently found to belong to StarBright Auto. 4) Red labels for #02-20. 5) Repeal of MCST's dumping By-Laws passed in 2013 and 2017. 6) MCST to pay costs for StarBright Auto's application to STB. 	Info	
4.1.3	MA also added that there may be other issues to be raised by StarBright Auto, eg inspection of carpark labels, receipts and other documents and the leasing arrangements of Plaza's level 10 carparks.	Info	
4.1.4	Council noted and directed MA to liaise with lawyer Rajah Tann to represent the MCST in the STB hearing. To update further.	MA	15/7/17
4.2	<u>Case of a woman falling in drain</u>		
4.2.1	MA informed Council about a case of a woman falling into a drain at the SCDF service road in December 2014. She is now pursuing a claim against the MCST and the cleaning contractor OKL.	Info	
4.2.2	MA updated Council that OKL has agreed to share costs of lawyer Wong Partnership appointed to defend this claims matter on behalf of MCST and OKL.	Info	
4.2.3	MA added that a pre-trial conference has been scheduled on 7 th July 2017. More details to be furnished in due course.	MA	15/7/17

<p>4.3</p> <p>4.3.1</p> <p>4.3.2</p> <p>4.3.3</p> <p>4.4</p> <p>4.4.1</p> <p>4.4.2</p> <p>4.5</p> <p>4.5.1</p>	<p><u>Subsidiary Proprietors (car-dealers) request to lease basement columns, master season cards and new unregistered cars in basement</u></p> <p>MA informed that several owners have written to request for the above issues.</p> <p>Upon due discussion, Council decided against the master season cards and the new unregistered vehicles at basement carparks. For the request to lease the basement columns, Council would decide later after monitoring the situation at basement carparks for 1-2 months.</p> <p>The main objective has always been, to reduce the growing car population herein at Wcega estate and to manage the carparking issues well enough, to ensure adequate parking for fellow building occupants.</p> <p><u>Subsidiary Proprietor (SportsWay #02-09) request to lease common areas between #02-09 and #02-06</u></p> <p>MA reported that owner has written to request for the above matter.</p> <p>After careful consideration, Council decided against leasing the common areas.</p> <p><u>No Parking at void deck areas at Plaza level 2</u></p> <p>Upon due discussion, Council asked MA to serve notices to those car-dealers and motor work-shops at Plaza level 2, informing that no parking is allowed, just as previously in the past. All vehicles parking therein, would have to vacate said areas by 29th June 2017.</p>	<p>Info</p> <p>Info</p> <p>Info</p> <p>Info</p> <p>Info</p> <p>Info</p> <p>Info</p>	
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The meeting ended at 4.00pm with a note of thanks to all attendees.

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

Secretary/Council Member
7th Management Council
The Management Corporation Strata Title Plan No. 3564

Date