

**WCEGA PLAZA & TOWER**

MCST 3564 Management Office

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**MINUTES OF THE 4<sup>th</sup> COUNCIL MEETING OF THE 7<sup>th</sup> MANAGEMENT COUNCIL HELD ON FRIDAY, 18<sup>th</sup> AUGUST 2017 AT #17-78, MANAGEMENT OFFICE, WCEGA TOWER.**

<u>Present:</u>	Mr Simon Lim Beng Wee	-	Chairman
	Mr Lim Kian Huat	-	Secretary
	Ms Felicia Lim Chue Er	-	Member
	Ms Sim Yoke Pheng	-	Member
	Ms Chong Mei Yoon	-	Member
	Mr Jeorg Kalisch	-	Member
<u>Absent with</u>	Mdm Goh Beng Lay	-	Treasurer
<u>Apologies:</u>	Mr Charles Lee Swee Guan	-	Member
	Mr Tan Eng Yew	-	Member
<u>Attendees:</u>	Mr Glenn Lim	-	Managing Agent
	Mr Eric Lee		
	Mr Nicholas Leong		
<u>Observers:</u>	Mr Lin Yi	-	#02-09
	Mr Soo Ping	-	#02-15
	Ms Catherine Kweh	-	#02-13
	Mr Koh Sheng Wei	-	#04-62
	Mr Ng Shi Rong	-	#02-22
	Mr Lee Wee Buang	-	#03-17

<u>No</u>		<u>Action</u>	<u>Due</u>
1.0	The meeting was called to order at 2.10pm, with sufficient meeting quorum. <b><u>TO CONFIRM MINUTES OF THE 3RD COUNCIL MEETING OF THE 7<sup>TH</sup> MANAGEMENT COUNCIL HELD ON 28<sup>TH</sup> JULY 2017.</u></b>		
1.1	The minutes of the 3 <sup>rd</sup> Council meeting of the 7 <sup>th</sup> Management Council held on 28 <sup>th</sup> July 2017 was unanimously adopted.	Info	
2.0	<b><u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u></b>		
2.1	<b><u>Estate/Term service contracts/ Maintenance &amp; Operational issues</u></b>		
2.1.1	Regards the wet basement floors, MA would prepare the necessary costs quotes for further discussion at next council meeting.	MA	30/9/17
2.1.2	MA presented three costs quotes for security services contract for discussion. One presented quote is from a company under the same parent company of MA. Council requested for 7 costs quotes to be solicited. To update further.	MA	30/9/17
2.1.3	MA also presented three costs quotes for cleaning services contract to Council, one of which is from a cleaning company from parent company. Similarly, Council also requested for 7 costs quotes to be submitted. To update further.	MA	30/9/17

<b>2.2</b>	<b><u>Carparking matters</u></b>		
2.2.1	The red labels scheme for Plaza building was discussed. MA highlighted that a few red labels vehicles were found parking in basement carparks and common carpark lots/areas at other levels of Plaza building recently. Such indiscriminate parking of red labels vehicles contravenes the main objective of red labels scheme which is to park red labels vehicles only at the red lots of individual strata units of Wcega Plaza.	Info	
2.2.2	Upon careful discussion, Council agreed that the MCST does not have enough resources to check for errant red labels vehicles which fail to comply with parking within the red lots of strata units, and more often than not, it is a case of "cat and mouse" game when the security officers go patrolling. Further, such indiscriminate parking would lead to lesser parking places for other building occupants.	Info	
2.2.3	Council proceeded to vote for the revocation of Plaza's red labels scheme. Of those in attendance, five Members agreed while one Member disagreed. Hence, the red labels scheme would be revoked by 4 <sup>th</sup> September 2017, as decided by Council. MA to send out relevant letters to units with red labels registration, for info.	MA	30/9/17
<b>2.3</b>	<b><u>Carparks' EPS systems matters</u></b>		
2.3.1	MA informed Council that the letters have been sent out to Plaza units (various levels in phrases) urging building occupants to submit necessary documents for revalidation of vehicles' IUs. Following, similar letters to be sent to Tower building occupants for IUs updating.	MA	30/9/17
2.3.2	MA also highlighted scenarios whereby insurance certificates may not be available due to trade reasons. If due to special circumstances, MA to consider exemption from the standard procedures.	Info	
<b>2.4</b>	<b><u>Company Emergency Response Team/CERT</u></b>		
2.4.1	MA reported that online submissions were made to Skills Future/WDA in regards to training grants recently. Currently awaiting further verification and approval.	MA	30/9/17
<b>2.5</b>	<b><u>Review of Repoco Agency leasing agreement for Plaza level 10 carparks</u></b>		
2.5.1	MA briefed Council that Repoco Agency has been informed of the new monthly price for the lease agreement for Plaza level 10 carparks. Repoco is currently undertaking necessary works to alleviate any fire safety concerns at own costs.	Info	
<b>2.6</b>	<b><u>StarBright Auto #02-13/14 application to Strata Title Board</u></b>		
2.6.1	MA updated Council on the STB session whereby some issues were mediated upon, and one issue was still outstanding as both parties were unable to reconcile.	Info	
2.6.2	MCST's lawyer advised that the terms of settlement are strictly private and confidential, and without admission of liability.	Info	
2.6.3	Lawyer would update Council further of STB meeting (direction hearing) likely to be scheduled in near future. More details to be furnished in due course.	MA	30/9/17
<b>2.7</b>	<b><u>Case of a woman falling into drain</u></b>		
2.7.1	MA informed Council that an initial global sum of \$3,500/- has been offered to Plaintiff by MCST's lawyer. Currently awaiting her response to our settlement offer. To update further.	MA	30/9/17

<b>2.8</b>	<b><u>Possible petition to STB regards motor-trades at Plaza building</u></b>		
2.8.1	MA updated Council on the legal advice by lawyer Allen Glenhill, which is to collate more photographic evidence on motor-trades so as to build up a case.	Info	
2.8.2	MA also sent out email enquiries to URA, pertaining to motor-trades operating herein at the estate.	Info	
<b>3.0</b>	<b><u>TO ADOPT THE FINANCIAL STATEMENTS FOR JULY 2017</u></b>		
3.1	Due to absence of Treasurer Madam Goh, the financial statements for July 2017 would be carried forward to next council meeting, for review and adoption.	Info	
<b>4.0</b>	<b><u>ANY OTHER BUSINESS:</u></b>		
<b>4.1</b>	<b><u>Security services term contract</u></b>		
4.1.1	Refer to para 2.1.2.	Info	
<b>4.2</b>	<b><u>Cleaning services term contract</u></b>		
4.2.1	Refer to para 2.1.3.	Info	
<b>4.3</b>	<b><u>Lifts' refurbishment quotes</u></b>		
4.3.1	Upon due consideration, Council asked MA to source for some quotes from other lifts' companies, for proposed refurbishment works for Wcega lifts. To update further.	MA	30/9/17
<b>4.4</b>	<b><u>Removal/disposal of items dumped at common areas</u></b>		
4.4.1	Upon due consideration, Council agreed that a time period of 2 weeks to be given to owners/building occupants to remove their items found at common areas. Failing which, the MCST may act to clear away those items at common areas without further reference and thereafter, to recover the costs of removal/disposal from the owners/building occupants. MCST's rights are expressly reserved.	Info	

The meeting ended at 3.00pm with a note of thanks to all attendees.

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

Confirmed by

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Chairman/Council Member  
7<sup>th</sup> Management Council  
The Management Corporation Strata Title Plan No. 3564

\_\_\_\_\_  
Date