

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 7th MANAGEMENT COUNCIL HELD ON TUESDAY, 31ST OCTOBER 2017 AT #17-78, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mdm Goh Beng Lay	-	Treasurer
	Mr Charles Lee Swee Guan	-	Member
<u>Absent with</u>	Ms Chong Mei Yoon	-	Secretary
<u>Apologies:</u>	Ms Felicia Lim Chue Er	-	Member
	Ms Sim Yoke Pheng	-	Member
<u>Attendees:</u>	Mr Glenn Lim	-	Managing Agent
	Mr Eric Lee		
	Mr Nicholas Leong		
<u>Observers:</u>	Mr Simon Lim Beng Wee	-	#24-76
	Mr Ang Chin Kok	-	#02-32
	Ms Catherine Kweh	-	#02-13
	Mr Ong Khok Chong	-	#08-12
	Mr Ben Tan Eng Hua	-	#08-70
	Mr Laurence Chua Teck Keong	-	#04-17
	Mr Michael Tan Ah Huat	-	#09-12
	Mr Roger Tan Hoo Kiat	-	#04-40
	Mr Fabian Lim	-	#04-11
	Mr Danny Teo Kian Guan	-	#06-21
	Mr Koh Sheng Wei	-	#04-62
	Mr Desmond Ng	-	#04-10

<u>No</u>		<u>Action</u>	<u>Due</u>
1.0	The meeting was called to order at 2.10pm, with sufficient meeting quorum. <u>TO CONFIRM MINUTES OF THE 5TH COUNCIL MEETING OF THE 7TH MANAGEMENT COUNCIL HELD ON 29TH SEPTEMBER 2017.</u>		
1.1	The minutes of the 5 th Council meeting of the 7 th Management Council held on 29 th September 2017 was confirmed by Mr Charles Lee Swee Guan who was the only Member present at that meeting.	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 reported that upon review by Council, the term cleaning contract with OKL is renewed for another year, with effect from 1 October 2017 at a monthly contract price of \$22,500/-. The previous term contract was at \$22,000/- per month.	Info	
2.1.2	MA reported that upon review by Council, the term security services contract with Westminster security at monthly contract price of \$37k, is not renewed. The new security company, YS Security, is appointed for one year, with effect from 1 November 2017 at a monthly contract price of \$34k, with the same manpower deployment and terms and conditions.	Info	

2.1.3	MA informed Council that there are plans to call for quotes to replace exit signs within the estate and to replace Plaza's high bay lights with LED ones. MA added that the Plaza main entrance rubberized humps at the barrier gantries to be replaced with concrete humps. More details to be furnished in due time.	MA	30/11/17
2.1.4	Council asked that MA provide indicative costs quotes for addressing water seepages at windows. To update further.	MA	30/11/17
2.2	<u>Carparking matters</u>		
2.2.1	Upon careful deliberation, Council agreed to consider the re-implementation of Plaza's red labels scheme which was recently revoked. The WUCA car-dealers would be accorded up to 12 red labels per unit, while any consideration for excess up to 16 red labels per unit, would be strictly subjected to the space availability of the red parking lots of the individual strata unit.	Info	
2.2.2	Non-WUCA car-dealers and other non-motor trades' units would be accorded up to 4 red labels per individual strata unit, strictly subjected to space availability. Motor repairs workshops would not be accorded red labels, as their strata red lots are used for business-related activities other than parking of vehicles.	MA	30/11/17
2.2.3	As in the past, necessary enforcement actions, including wheel-clamping or towing, would be undertaken against errant red labels registered vehicles for non-compliance. Relevant fees are payable to secure the release of any affected vehicles. GST rate applies.	MA	30/11/17
2.3	<u>Carparks' EPS systems matters</u>		
2.3.1	MA briefed Council on the last phrase of Tower's re-validation of IUs exercise. The temp staff would no longer be deployed to assist in the IUs exercise from end of October 2017 onwards. Any vehicles failing to comply with the exercise, would be invalidated and subjected to hourly parking fees till the owners/drivers respond positively.	Info	
2.4	<u>Company Emergency Response Team/CERT</u>		
2.4.1	MA informed Council that the 2 applications for training grants have been approved.	Info	
2.5	<u>StarBright Auto/29 Wcega car-dealers' application to Strata Title Board</u>		
2.5.1	Council heard from Ms Catherine representing StarBright Auto in regards to the 2 above matters before STB.	Info	
2.5.2	Upon careful discussion, Council agreed to discontinue the 2 matters (StarBright Auto and class action of 29 Wcega car-dealers) so as to resolve the disputes amicably and to avoid hefty legal fees.	MA	30/11/17
2.5.3	Council also agreed to the draft consent orders sought by StarBright Auto and the WUCA car-dealers. To update further upon formal closure of these 2 matters.	MA	30/11/17
2.6	<u>Case of a woman falling into drain</u>		
2.6.1	MA reported that the upcoming hearing session on 10 November 2017 to be vacated, due to the Plaintiff needing more time to appoint new lawyer. The Plaintiff also requested MCST and OKL to counter offer another global sum to response to her asking of \$35,000/- for full and final settlement of her claim.	MA	30/11/17

2.7	<u>Possible petition to STB regards motor-trades at Plaza building</u>		
2.7.1	After due discussion, this matter to be KIV till further notice.	Info	
2.8	<u>Lifts' refurbishment quotes/ current situation</u>		
2.8.1	MA updated Council on the current lifts' situation at Wcega estate. Following careful consideration, Council decided to monitor the lifts for another month before making a decision on whether to appoint an independent AE to check on our lifts, and thereafter, to direct Sigma lifts contractor to carry out any necessary rectifications works needed.	MA	30/11/17
2.9 A	<u>Removal/disposal of items dumped at common areas</u>		
2.9 A.1	MA reported on the status of Systemz and Lim Soon Poh Trading's clearance of items from the common areas, after receiving MCST's letters on the subject matter. Systemz has cleared away their items significantly, while Lim Soon Poh Trading's items remains.	Info	
2.9.A.2	After due consideration, Council would speak to Lim Soon Poh Trading on the imperative need to remove their items from common areas quickly. To update further.	MA	30/11/17
2.9 B	<u>Magnetized doors systems</u>		
2.9 B.1	MA informed Council that advisory notices were displayed at all lift lobbies, and site colleagues were also briefed on closing the lift lobbies' doors whenever spotted to be wedged open.	Info	
2.9 C	<u>Petitions by Plaza tenants to regularize units' red lots</u>		
2.9 C.1	MA updated Council on a meeting held on 6 October 2017 with SCDF senior officers and fellow Wcega owners at SCDF HQ. The signed petitions by Plaza tenants, were handed over to SCDF.	Info	
2.9 C.2	At the said meeting, SCDF would issue a letter to the Plaza tenants, addressing the matter of conversion of carpark lots to other usage. MA to distribute copies of the letter to all Plaza tenants, and to collate data of any interested parties to participate in the exercise to regularize strata red lots.	MA	30/11/17
2.9 C.3	MA also briefed Council on a meeting held on 27 October 2017 with MP Rahayu Mahzam, fellow Wcega owners, representatives from SCDF and URA at Bukit Batok East CC.	Info	
2.9 C.4	At the said meeting, it was discussed and agreed upon, that SCDF would withhold any further enforcement actions on Plaza units for the time being, to allow interested Plaza owners/tenants to consult a QP, for any possible regularization of strata red lots through relevant applications to SCDF and URA.	MA	30/11/17
2.9 C.5	SCDF would also conduct a presentation cum Questions and Answers session for interested parties by end November 2017. More details to be furnished in due course.	MA	30/11/17
2.9 C.6	URA informed that an additional 10% of the estate's total GFA may be considered in view of these applications, involving GFA issues and change of use.	Info	
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR JULY, AUGUST & SEPTEMBER 2017</u>		
3.1	The financial statements for July, August & September 2017 were unanimously adopted by the meeting.	Info	
3.2	Treasurer proposed to extend the UOB's fixed deposit of S\$1M for another year, and to place an additional S\$500k with the bank. Total of 3 tranches of S\$500k each for a period up to October 2018. MA to liaise with UOB for the	Info	

	new placement of fresh funds.		
3.3	MA to follow up with owners who are falling behind in their quarterly maintenance payments, by means of legal letters if deemed necessary.	MA	30/11/17
4.0	<u>ANY OTHER BUSINESS:</u>		
4.1	<u>Resignation of Chairman/Secretary/Council Members</u>		
4.1.1	The following Members resigned from the 7 th Management Council, as below: 1) Mr Simon Lim Beng Wee (ex-Chairman) 2) Ms Chong Mei Yoon (ex-Secretary) 3) Ms Lim Chue Er (ex-Council Member) 4) Ms Sim Yoke Pheng (ex-Council Member)	Info	
4.1.2	Council thanked Mr Simon Lim Beng Wee, Ms Chong Mei Yoon, Ms Lim Chue Er and Ms Sim Yoke Pheng for their past contributions rendered.	Info	
4.2	<u>Co-opt of New Council Members</u>		
4.2.1	The following persons were co-opted into the 7 th Management Council as below: 1) Mr Chua Teck Keong - #04-17 2) Mr Ong Khok Chong - #08-12 3) Mr Tan Hoo Kiat - #04-40 4) Ms Kweh Hui Cheng - #02-13 5) Mr Koh Sheng Wei - #04-62 6) Mr Tan Ah Huat - #09-12 7) Mr Tan Eng Hua - #08-70	Info	
4.2.2	Proposer: Madam Goh Beng Lay - #03-62 Secunder: Mr Lee Swee Guan - #04-46	Info	
4.3	<u>Appointment of office bearers and bank signatories</u>		
4.3.1	The following Members were appointed as office bearers of the 7th Management Council of MCST3564, as follow: 1) Mr Chua Teck Keong - Chairman 2) Mr Ong Khok Chong - Secretary 3) Mdm Goh Beng Lay - Treasurer	Info	
4.3.2	The meeting also resolved that all three office bearers to be appointed as the authorized bank signatories of MCST 3564.	Info	
4.3.3	It was further resolved that (in signing MCST cheques): 1) Any two signatories are required to sign for any amount.	Info	
4.4	<u>Withdrawal of requisition for EOGM</u>		
4.4.1	MA informed Council that a requisition for an EOGM, has been submitted by Mr Ben Tan #08-70 on 6 th October 2017.	Info	
4.4.2	This is to place on records, that due to recent change in circumstantial developments pertaining to the submitted requisition, there is no need to proceed with the EOGM.	Info	
4.4.3	Mr Ben has also written to the MCST, to formally withdraw the submitted requisition on behalf of the strata units as listed in the requisition form.	Info	

4.5	<u>Dumping cases/ Indiscriminate parking within Plaza building</u>		
4.5.1	The new Council members would be making courtesy calls to Plaza units to speak to building occupants, pertaining to the common problems, eg dumping and indiscriminate parking.	Info	
4.5.2	Plaza level 9 – Mr Michael Tan, level 8 – Mr Ong, level 7 – Mr Ben Tan, level 4, 5, 6 – Mr Laurence Chua, Mr Roger Tan and Mr Charles Lee, level 2 & 3 – Ms Catherine and Mr Koh Sheng Wei.	MA	30/11/17
4.5.3	MA would check basement level for dumping and indiscriminate parking offences.	MA	30/11/7

The meeting ended at 5pm 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