

WCEGA PLAZA & TOWER

MCST 3564 Management Office

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MINUTES OF THE 8th COUNCIL MEETING OF THE 7th MANAGEMENT COUNCIL HELD ON FRIDAY, 22ND DECEMBER 2017 AT #17-78, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mr Ong Khok Chong	-	Secretary
	Mr Michael Tan Ah Huat	-	Member
	Mr Ben Tan Eng Hua	-	Member
	Mr Koh Sheng Wei	-	Member
	Ms Catherine Kweh	-	Member
<u>Absent with apologies:</u>	Mr Laurence Chua	-	Chairman
	Madam Goh Beng Lay	-	Treasurer
	Mr Roger Tan	-	Member
	Mr Charles Lee	-	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 2.40pm, with sufficient meeting quorum.		
1.0	<u>TO CONFIRM MINUTES OF THE 7TH COUNCIL MEETING OF THE 7TH MANAGEMENT COUNCIL HELD ON 5TH DECEMBER 2017.</u>		
1.1	The minutes of the 7 th Council meeting of the 7 th Management Council held on 5 th December 2017 was unanimously confirmed at meeting, subject to amendment: 2.3.1 and 4.1.1.	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 presented three costs quotes regards installing new concrete humps at Plaza main entrance. After due discussion, Council asked that MA to get Guan Teck construction to quote as they were the previous contractor doing the concrete humps at Plaza. This would ensure competitive pricing based on the old contract price – per metre run. MA to update further.	MA	31/1/18
2.2	<u>Carparking matters</u>		
2.2.1	MA updated Council that WUCA car-dealers have started to shift their vehicles into the basement columns with effect from mid-December 2017, following relevant IUs registration with MCST office.	Info	
2.2.2	Upon due discussion, Council requested for a meeting with YS Security, to review security protocol. The security officers are expected to check for unauthorized parking and tailgating of vehicles daily. They are to provide a daily observation report on any enforcement or tailgating incidents. Council also suggested a what-apps group chat be set up with MA and security officers. This would enable quicker communications amongst the chat group participants to deal with estate incidents.	MA	31/1/18

2.2.3	Council also met up with Peter Repoco, for a brief discussion to update on the heavy vehicles' parking arrangements at Plaza level 10 carparks. MA to provide a listing of some heavy vehicles for Repoco to collect the monthly parking fees. These heavy vehicles belong to Wcega owners/tenants and are in excess of the normal/additional season entitlement. For additional season heavy vehicles, the monthly fees are payable to the MCST directly.	MA	31/1/18
2.2.4	Further, Council asked that a PE be engaged to ascertain that the Plaza building is structurally safe due to the heavy vehicles' parking arrangements at level 10 carparks. MA to check with appointed PE for information on laden/unladen weight and KN (load factor) of carpark flooring.	MA	31/1/18
2.2.5	Council also asked MA to check with LTA, regards the different classification of heavy vehicles and the laden/unladen weight categories.	MA	31/1/18
2.3	<u>Carparks' EPS systems</u>		
2.3.1	After due deliberation, Council asked MA to arrange for a meeting with barrier contractor Sun Singapore, for a review of the present carparks systems. Council to consider any software or hardware upgrade if deemed necessary, after discussion with the contractor.	MA	31/1/18
2.4	<u>StarBright Auto/29 Wcega car-dealers' application to Strata Title Board</u>		
2.4.1	MA updated Council that Selvam wrote to reduce the final billing for STB 55/2017 to \$30,629.75 from the original price of \$36,035.00. GST applies.	Info	
2.4.2	MA also informed Council that the STB 96/2017 was closed, after the last STB session on 20 December 2017. Selvam's final billing for this case, is \$3,699.96. GST applies.	Info	
2.4.3	After due consideration, Council opined that Selvam's final billings for both cases, are still high and asked that MA to seek more discount from the law firm. MA to update further.	MA	31/1/18
2.4.4	MA also informed Council that the MCST paid \$15,103.41 to lawyers Rajah Tann, for their past services rendered, pertaining to other motor trades' matters.	Info	
2.5	<u>Case of a woman falling into drain</u>		
2.5.1	MA updated Council that lawyers Wong Partnership has informed that the Plaintiff suffered two fractures, as in a recent NUH medical report. Hence, lawyer advised that MCST and OKL, make another improved counter offer of \$7k for Plaintiff's consideration. The last offer was \$5k. The additional \$2k is attributed as costs indicated by DJ Laura.	MA	31/1/18
2.5.2	MA also informed Council that the next mediation session is scheduled on 19 January 2018. More details to be furnished in due time.	Info	
2.6	<u>Petitions by Plaza tenants to regularize units' red lots</u>		
2.6.1	Following the meet-up session at SCDF HQ on 7 December 2017, SCDF/URA wrote to MCST, requiring a general meeting to be convened in near future to determine the allocation of possible GFA for Plaza's owners to regularize the strata red lots.	Info	
2.6.2	Upon careful consideration, Council decided that a survey to be carried out for Plaza's owners to respond to the subject topic of allocation of GFA, may be more appropriate. Reason being, that MCST3564 comprises of Tower and Plaza buildings and that this matter only concerns Plaza owners. As such, a survey amongst Plaza owners may be more representational in nature.	Info	

2.6.3	MA to farm out the survey form to Plaza's owners/tenants in early January 2018, and to submit collated survey data to SCDF/URA tentatively, by end January 2018. MA to update further.	MA	15/1/18
2.7	<u>High Bay Lights Project</u>		
2.7.1	Upon due deliberation, Council agreed that the lowest 3 bids amongst the 5 submitted, be considered for the mock-up installation for evaluation purpose.	Info	
2.7.2	MA to liaise with the 3 contractors Intertec, Summit and Arianetech on the mock-up installation likely at Plaza level 7. More details to be furnished in due time.	MA	31/1/18
2.8	<u>Proposed TPG Telecom license agreement for base station</u>		
2.8.1	Following due consideration, Council approved the installation of base station at Tower rooftop. MA to follow up with the telco, on any necessary arrangements.	Info	
2.9.A	<u>Meet-up session with WUCA/motor repairs work-shops</u>		
2.9.A.1	MA updated Council that WUCA car-dealers have started registration of vehicles' IUs for their cars to be parked within the designated basement columns.	Info	
2.9.A.2	For motor repairs work-shops' matters, Council would hold further meetings with motor repairs work-shops' representatives later to discuss issues in greater details, eg exit tickets. More details to be furnished in due time.	MA	15/1/18
2.9.A.3	Upon careful discussion, Council agreed that the current one-time entry during the one hour grace period and the \$50/- EPS charge for no entry records under the carparks systems, remain. Drivers may apply for the refund of \$50/- under special circumstances that their vehicles are being towed into the estate.	Info	
2.9.B	<u>Jet-spraying of drainage pipes at Plaza building</u>		
2.9.B.1	MA is currently sourcing for costs quotes, to carry out these works. To update further.	MA	31/1/18
3.0	<u>TO ADOPT THE FINANCIAL STATEMENTS FOR NOVEMBER 2017</u>		
3.1	The financial statements for November 2017 were KIV till next council meeting, as the Treasurer was not present.	Info	
4.0	<u>ANY OTHER BUSINESS:</u>		
4.1	<u>General meeting – SCDF/URA requirement to allocate GFA for Plaza's owners to regularize strata red lots</u>		
4.1.1	Refer to 2.6.1, 2.6.2 and 2.6.3.	Info	
4.2	<u>Exit tickets for motor repairs workshops</u>		
4.2.1	After careful consideration, Council would meet with motor repairs workshops' representatives again, for them to agree to the stringent terms and conditions, governing the issuance of these exit tickets. Some terms and conditions dealing with vehicular traffic congestion and indiscriminate parking, would be considered to ensure smooth and non-obstructed vehicular traffic flows within the Plaza building. MA to update further.	MA	15/1/18
4.3	<u>Review MA quality of work, efficiency, ethics</u>		
4.3.1	Council asked that the MCST's office computers be downloaded for future references.	Info	

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The meeting ended at 5.10pm 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