



3.0	<b><u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u></b>																			
3.1	<p><b><u>Lift Matters - AE Inspection</u></b></p> <p>MA informed that Lee &amp; Lee has send a legal letter to M/s Sigma Elevator putting them responsible for the safety operation of the lifts and to expedite on the repair works. On 1 November 2018, the lift company's general manager, operation manager and the district manager held a meeting with the management and they have committed to complete the repair works as in the AE reports by December 2018 and to improve on the maintenance of the lifts. Certain repair works were not done as they are waiting for parts to arrive from overseas. MA will follow-up closely on the status of the repair works.</p>	MA																		
3.2	<p><b><u>Replacement of FCC Fire Panel</u></b></p> <p>MA updated members on the progress of the replacement works and currently the contractor is replacing the modules at Wcega Tower and M/s Unique Fire Protection has also provided a work schedule. The targeted testing/completion date is on 30 November 2018. MA will follow-up closely on the replacement works.</p>	MA																		
3.3	<p><b><u>SCDF Issues – Appointment of QP (Architect)</u></b></p> <p>The QP (Architect) replied that based on URA's approved GFA computation, the maximum allowable GFA is 2.5. The building has already constructed up to 2.4994PR. It can only increase another 26.6m2 and if SP want to build more, it is subjected to URA's review and approval.</p> <p>The architect is also checking with URA whether the plot ratio could be increase if the SP is willing to pay for the development charges.</p> <p>Members informed MA to forward the Architect's letter to CPT Ong (SCDF) and seek a closure on the additional GFA issue.</p>	MA																		
3.4	<p><b><u>Carparks' EPS Systems</u></b></p> <p>The IT company, M/s Amphitrite (Singapore), has completed the design of the Web Portal. MA to arrange a meeting with the IT company and M/s Sun Singapore Systems Pte Ltd to discuss on the merger of the Web Portal with the EPS system and to do a trial test. The targeted date for a live system to be in end December 2018.</p> <p>For the installation of CCTVs at all the gantry points, MA to clarify with M/s Sun Singapore Systems Pte Ltd if the cost of \$10,000.00 is for installation of 4 core fibre cables from the car park room to the nearest gantry point or to all the gantry points.</p>	MA																		
3.5	<p><b><u>Ram Area High Bay Lights Project</u></b></p> <p>MA informed that six (6) nos. of mock-up lights were installed at Plaza level 8 ram up area and the summary of quotations are as follow:</p> <table border="1" data-bbox="290 1794 1198 1984"> <thead> <tr> <th>S/No.</th> <th>Contractors</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>BHL Electrical Services</td> <td>\$14,480.00</td> </tr> <tr> <td>2</td> <td>Aspec Lighting &amp; Building Services Pte Ltd</td> <td>\$16,039.30</td> </tr> <tr> <td>3</td> <td>Arianetech Pte Ltd</td> <td>\$17,565.12</td> </tr> <tr> <td>4</td> <td>SKE Engineering (S) Pte Ltd</td> <td>\$19,800.00</td> </tr> <tr> <td>5</td> <td>Summit Lighting &amp; Accessories Pte Ltd</td> <td>\$20,030.40</td> </tr> </tbody> </table>	S/No.	Contractors	Amount	1	BHL Electrical Services	\$14,480.00	2	Aspec Lighting & Building Services Pte Ltd	\$16,039.30	3	Arianetech Pte Ltd	\$17,565.12	4	SKE Engineering (S) Pte Ltd	\$19,800.00	5	Summit Lighting & Accessories Pte Ltd	\$20,030.40	MA
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	<p>Members informed that M/s Arianetech Pte Ltd, the contractor which replaced all the high bay lights at Plaza common driveway, has to keep at least five (5) nos. of high bay lights in the estate for one to one replacement of faulty lights. Members also tasked MA to get M/s Arianetech Pte Ltd and M/s SKE Engineering (S) Pte Ltd to remove the mock-up lights at level 8 ram area and keep it in the management office for inspection.</p>	
3.6	<p><b><u>Encroachment at Common Area</u></b></p> <p>Members queried on the recent inspections carried out by SCDF &amp; NEA at Plaza level 8 and level 6. MA informed that the complainant from level 8 called the Authorities about encroachment beside his unit and also a skip tank placed at common area at level 6. All the encroachments at common areas were cleared. Unit #06-52 wrote in requesting to rent the rooftop car park space to park his skip tank. Members deliberated and did not approve the request.</p>	INFO
3.7	<p><b><u>Repair and Redecoration Works</u></b></p> <p>The Building Surveyor for R&amp;R works, M/s Bruce James Building Surveyors Pte Ltd, presented the Tender Documents. The following were decided in the meeting:</p> <ol style="list-style-type: none"> <li>1. Tender advertisement in the local papers on 30 November 2018 (Friday).</li> <li>2. Site show round conducted by surveyor on 7 December 2018 (Friday).</li> <li>3. Tender closing date on 21 December 2018 (Friday) at 12.00 noon.</li> <li>4. Tender deposit of \$2,000.00 (cheque) made payable to MCST 3564.</li> <li>5. Tender document fee of \$200.00 (cheque) made payable to MCST 3564.</li> <li>6. The Tender deposit of the successful tenderer and all tender document fee, half of the cost will be re-inburse to the building surveyor.</li> </ol> <p>M/s Bruce James Building Surveyors Pte Ltd will amend the Tender Documents as discussed during the meeting and revert.</p>	MA
3.8	<p><b><u>Water Seepage Repair at Fixed Window Panel for Unit #04-10 &amp; #04-11</u></b></p> <p>MA presented the minutes of meeting for the 1st council meeting of the 3rd management council whereby the complex manager can authorize repair works that is \$2,000.00 or below. MCST decided to re-imburse the S\$2,000.00 to Newman &amp; Goh (MA). The actual repair cost to be determined during R&amp;R works will be deducted from the \$2,000.00. Members then informed MA to consult the lawyer, Lee &amp; Lee, if MCST can pursue the case further.</p>	MA
3.9	<p><b><u>Main Signage for Wcega Plaza &amp; Tower</u></b></p> <p>BCA's permit to install a standalone signage at Wcega Plaza entrance was approved on 15 November 2018. The contractor will proceed to fabricate the signage and inform us the date of installation. The signage at Wcega Tower is pending BCA's approval.</p> <p>The cost for the 2 signages are as follow:</p> <ol style="list-style-type: none"> <li>1. Wcega Plaza standalone signage - \$4,850.00</li> <li>2. Wcega Tower signage - \$4,500.00</li> </ol>	MA

4.0	<p><b><u>Appeal for Waiver of Wheel-Clamped Fee</u></b></p> <p>MA informed that the following unit have written in to appeal for waiver of wheel-clamped fee:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>S/No.</th> <th>Vehicle No.</th> <th>Wheel-Clamped Fee</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SLM 8728 X</td> <td>\$107.00</td> </tr> <tr> <td>2</td> <td>SKH 8695 U</td> <td>\$107.00</td> </tr> <tr> <td>3</td> <td>SLB 4350 K</td> <td>\$107.00</td> </tr> </tbody> </table> <p>Members deliberated and rejected the appeal for waiver of wheel-clamped fee. M/s Eazi Car Leasing &amp; Marketing Pte Ltd verbally requested to purchase additional season parking at Wcega Plaza rooftop. MA to inform them to write in for approval.</p>	S/No.	Vehicle No.	Wheel-Clamped Fee	1	SLM 8728 X	\$107.00	2	SKH 8695 U	\$107.00	3	SLB 4350 K	\$107.00	MA
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4.1	<p><b><u>Additional Season Parking</u></b></p> <p>MA presented the Wcega parking allocation list. Members informed that all renewal and new application for additional season parking for heavy vehicle (5 tonne and above) is subjected to council's approval. The additional season parking for heavy vehicle is valid for one (1) month starting from 1 January 2019. All renewal and new application for additional season parking for heavy vehicle are to submit the application between 1<sup>st</sup> day to 10<sup>th</sup> day of the month for the following month. For Wcega Plaza strata red lot parking, application will only be approve subjected to no obstruction at the unit's strata red lots.</p>	MA												

The meeting ended at 5.45 pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman & Goh Property Consultants Pte Ltd)

Confirmed by



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

\_\_\_\_\_ Date