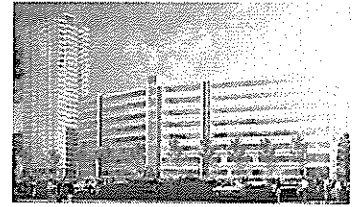


THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO 3564

WCEGA Plaza & Tower Management Office
21 Bukit Batok Crescent #02-71 Singapore 658065
Tel : 65617759/60 Fax : 65626252 Email: enquiry@sgwcega.com



NOTICE IS HEREBY GIVEN THAT THE 12th COUNCIL MEETING OF THE 8th MANAGEMENT COUNCIL OF THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 3564 WILL BE HELD:

DATE : 13 February 2019 (Wednesday)
TIME : 2.00 P.M.
VENUE : #02-71 (Management Office)

AGENDA

1. To confirm and adopt the minutes of the 11th Council Meeting of the 8th Management Council dated 10 January 2019.
2. To Present the Financial Statement for January 2019.
3. Discussion – Matters Arising:
 - 3.1 Carpark EPS System.
 - 3.2 Ram Area High Bay Lights Project.
 - 3.3 Repair & Redecoration Works.
4. Any Other Business.
 - 4.1 9th AGM Documents.

Yours faithfully,

Rayan Lim
Complex Manager
For and on behalf of MCST 3564

Managing Agent: Newman & Goh Property Consultants Pte Ltd

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feedback column and view the update of events in the estate. Training will be conducted in batches for the other units, both for Wcega Plaza & Tower.

For the installation of CCTVs at all the entry/exit barrier gantries, M/s Sun Singapore Systems Pte Ltd will commence laying of fibre cable works on 1 March 2019.

3.2

Repair and Redecoration Works

MA

On 18 January 2019 (Friday) at 2.00 pm, the below three (3) contractors presented their company history and project portfolio in sequence:

S/No.	Contractor
1	Berger Paints Singapore Pte Ltd
2	Foong Ah Weng Construction Pte Ltd
3	Tay Hao Paint Works Pte Ltd

Building surveyor enquired on their manpower deployment on site, work schedule and discuss on the repair methods for the water seepage at the facade fixed glass panel and the window rubber gaskets.

The 3 contractors were informed to revise their tender quotations and submit in sealed envelope by 23 January 2019 (Wednesday) before 5.00 pm at the management office.

For lift lobby tile replacement, members decided to have plaster and texture spray finishes to Wcega Plaza & Tower lift lobby walls as there is significant savings.

On 30 January 2019 (Wednesday) at 2.00 pm, building surveyor brief members on the summary of the 3 contractors' revised tender quotations. He summarized the cost of removal/replacement of wall tiles at Wcega Plaza & Tower against having spray texture finishes.

Samples of the wall spray texture finishes were presented and members agreed to use the sample submitted by Berger Paints Singapore Pte Ltd.

Members then inform Alex to get Foong Ah Weng Construction Pte Ltd & Tay Hao Paint Works Pte Ltd to provide quotation for matching spray texture finishes as in the sample provide by Berger Paints Singapore Pte Ltd.

Foong Ah Weng Construction Pte Ltd to re-quote (lump sum) for repair of lift pit water seepage as they have quote based on per injection point previously.

On 13 February 2019, the two (2) quotations from Foong Ah Weng Construction Pte Ltd & Tay Hao Paint Works Pte Ltd were open during the council meeting and the final tender prices by the three (3) contractors was tabulated by the building surveyor. A closed voting was conducted for the seven (7) council members present. The result is:

Berger Paints Singapore Pte Ltd - 6 votes
Tay Hao Paint Works Pte Ltd - 1 vote
Foong Ah Weng Construction Pte Ltd - 0

The R&R works contract is awarded to M/s Berger Paints Singapore Pte Ltd as they have submitted the lowest quote.

Building surveyor will follow up with the tender report and letter of award and will get Berger Paints Singapore Pte Ltd to clarify on any issues with the HDB,


	<p>regarding any ban from HDB projects/tenders. In addition, they will also forward their ACRA Biz file including companies profit and loss accounts for the past 3 years.</p> <p>MA informed that there is an amount in the Defects Claim Fund and members agreed to exhaust the fund for the R&R works with the balance of the contract sum expended from the Sinking Fund.</p>	
3.3	<p><u>9TH AGM</u></p> <p>Members wanted to kick start the R&R works and if possible, to complete the upgrading works and hand over to the new council, thus all members agreed to hold the 9th AGM on 5th July 2019 at 1.30 pm at Civil Service Club.</p> <p>MA presented the proposed Management Fund Budget and Sinking Fund for year 2019. As there is surplus, members decided to maintain the Management Fund at \$1.10 per share value per month and the Sinking Fund at \$0.20 per share value per month. Members also agreed to engage the current auditor M/s YWL & Co. to prepare the interim auditor report for the month of January 2019 to March 2019. MA to obtain quotation for preparation of the interim auditor report.</p>	MA
3.4	<p><u>Lift Matters</u></p> <p>Members query on the lift performance report to be included in the minutes of meeting and MA proposed to include it into the MA monthly report. MA informed that Wcega Tower lift PL2 has been shut down due to the main gear bearing leaking oil. Waiting for the parts to arrive from oversea.</p> <p>MA highlighted that on 12 February 2019 there was a lift incident at Tower level 16 whereby a lady tripped and fell inside the lift due to the lift car not in level with the lift landing floor. She is seeking medical claim and MA has informed M/s Sigma Elevator Pte Ltd of the incident and the medical claims. The lift company has agreed to directly liaise with the victim on the medical claims.</p>	MA
3.5	<p><u>Container Parking</u></p> <p>Members highlighted the increase of container movement in the estate and a recent accident at Wcega Plaza level 8. For safety concern of all persons, vehicles and smooth operation of all businesses, we need to manage the movement of these containers in our premise as there is always heavy traffic during office hours at Wcega Plaza.</p> <p>Occupants have to register containers coming into the estate at least 3 working days in advance and a parking notice will be issued to be pasted on the container.</p> <p>All registered containers are permitted to park for a maximum of 48 hours (2 working days). Further additional hours are subject to payment of \$30.00 per 24 hours (1 day).</p> <p>For Wcega Plaza - 20 feet containers (no registration is required) are to park within the unit's strata red lots and for 40 feet containers (registration is required) are to park at the designated area allocated from level 5 to level 9 on a first come first serve basis.</p> <p>For Wcega Tower - As there is only 4 loading/unloading bay at level 1, all containers must register otherwise the management reserve the rights to reject any</p>	MA

	container entering the estate on an ad-hoc basis.	
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The meeting ended at 5.30 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
8th Management Council
The Management Corporation Strata Title Plan No. 3564

28/3/2019.
Date