WCEGA PLAZA & TOWER MCST 3564 Management Office

21 Bukit Batok Crescent #02-71, Singapore 658065 Tel: 6561 7759/60 Fax: 6562 6252 Email: enquiry@sgwcega.com

MINUTES OF THE 13th COUNCIL MEETING OF THE 8th MANAGEMENT COUNCIL HELD ON THURSDAY, 28th MARCH 2019 AT #02-71, WCEGA TOWER, MANAGEMENT OFFICE.

Present:	Mr Ong Khek Chong Mr Dave Yoe Tong Hock Ms Catherine Kweh Mr Ben Tan Eng Hua Mr Danny Teo Mr Terry Goh Wei Qiang	- - - - -	Chairman Secretary Treasurer Member Member Member
Absent With Apology	Ms Meryl Ng Gek Hui	-	Member
	Mr Koh Sheng Wei	-	Member
	Mr Daniel Low	-	Member
<u>Attendees</u>	Mr Nicholas Leong	-	Newman & Goh
	Mr Rayan Lim	-	Managing Agent
	Ms Tan Ee Min	-	Managing Agent
	Mr Sim CK	-	Managing Agent

<u>No</u>		Action	
	The meeting was called to order at 2 pm, with quorum.		
1.0	TO CONFIRM MINUTES OF THE 12 TH COUNCIL MEETING OF THE 8 TH MANAGEMENT COUNCIL HELD ON 13 TH FEBRUARY 2019.	Closed	
1.1	The minutes of the 12 th Council meeting of the 8th Management Council held on 13 February 2019 was unanimously confirmed at the meeting.		
	Proposer: Ben Tan Seconder: Catherine Kweh		
2.0	TO PRESENT THE FINANCIAL STATEMENTS FOR FEBRUARY 2019	Closed	
2.1	The Statement of Account for the month of February 2019 was unanimously confirmed at the meeting.		
	Proposer: Catherine Kweh Seconder: Dave Yoe		
3.0	TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.		
3.1	Wcega Website Portal	MA	
	MA updated members on the preview of the website portal and discuss on the content inside the system. Members commented on improvement to some display on the main page pictures ie. remove company advertisements. With the amendments done, members agreed for the website portal to go life. MA will conduct training in batches for users starting from units at Wcega Plaza level 2 to 4 and units at Wcega Tower.		

M/s Sun Singapore Systems Pte Ltd have completed the installation of CCTVs at all the entry & exit barriers on 22 March 2019.

3.2 Repair and Redecoration Works

MA

Building surveyor presented the "Work Progress report" and brief on the progress of the works. The meeting also agreed to use black sealant and discussed on the repair methods for the water seepage at the facade fixed glass panel and the window rubber gaskets. The contractor will provide quotation (unit rate per window) for repair of water seepage at openable windows. Units can take this opportunity to engage them to repair the window seepage at their own cost.

For Wcega Plaza, all lift lobbies (level 1 to 10) wall tiles will be replace with plaster and texture spray finishes. For Wcega Tower level 1 & 2, all de-bond and cracked lift lobby wall tiles will be replaced with similar matching colour wall tiles. For level 3 to 30, all lift lobby wall tiles will be replaced with plaster and texture spray finishes. The contractor will do a mob-up sample of the texture spray finishes at Wcega Plaza lobby 1, level 2.

For units at Wcega Plaza, the painting works will include the whole of existing painted ceiling, sprinkle pipe, M&E piping and one side of the wall (common wall) next to the unit's fire exit door. Any unit who wish to paint the other wall can engage the contractor at their own cost (unit rate per wall). The colour of the ceiling and wall is white colour (BS00E55). Units whom do not wish to have the common wall in their unit painted will have to endorse on the feedback form which the MA will sent out to individual unit.

Building Surveyor informed that appointment of RTO is required to inspect and certify the works carried out are in accordance to the contract specification. The original quotation to appoint the RTO was \$5,500.00 per month and was reduced to \$5,000.00 per month starting from 1 April 2019. Members agreed.

3.3 **9**TH **AGM**

Info

MA informed that the 9th AGM will be held on 5th July 2019 at 1.30 pm at Civil Service Club and booking of the venue is confirmed. The Auditor, M/s YWL & Co. will prepare the interim auditor report for the month of January 2019 to March 2019.

3.4 Lift Matters

Info

MA informed that Sigma Elevator (Singapore) Pte Ltd have replaced lift PL2 main motor gear bearing on 20 March 2019 and the lift is back in operation. They have also completed the load testing for all the twelve (12) lifts as required by BCA. The lift company have also paid the medical claim to the lady who injured her legs on 12 February 2019.

3.5 Encroachment at Common Area

MA

On 22 March 2019, Wcega Plaza unit #05-55 was servicing vehicle at the main common driveway and common carpark lots which caused obstruction and pose a danger to passing vehicles. The security staff informed them on several occasions to stop their business activities at common areas but they did not comply. The management decided to revoke the sales of exit tickets to the unit for one (1) month starting from 27 March 2019 and will review the decision subject to their good behavior and compliance of no encroachment at common areas.

3.6 Banner & Advertisement at Common Area Wall

MA

Members highlighted that there are some units with signboards & advertisements affix on the common area wall adjacent to their unit. As the R&R works involve painting of all common area walls, these units have to remove the signboard and/or advertisement. After the painting works, they are not allowed to place any signboard and/or advertisement on common area wall. MA will identify all these units and write to them to remove it.

3.7 Legal Letter from Subsidiary Proprietor

Lawyer

The Management Corporation received a legal letter on 25 February 2019 from a subsidiary proprietor of Wcega Tower concerning the following issues,

- 1. Indiscriminate parking at Wcega Plaza i.e at ramp area, air well area etc.
- Motor workshops in Wcega Plaza B1 industrial building.
- Motor vehicle showrooms must fall within 40% ancillary component of B1 industrial development.
- 4. Roof structure at common area fronting #02-04/05/06 canteen.

Members deliberated and agreed to engage Lee & Lee to reply the legal letter.

The meeting ended at 5.50 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

24/4/2019 Date

