

<p>3.2</p>	<p>M/s Sun Singapore Systems Pte Ltd have completed the installation of CCTVs at all the entry & exit barriers on 22 March 2019.</p> <p><u>Repair and Redecoration Works</u></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>MA</p>
<p>3.3</p>	<p><u>9TH AGM</u></p> <p>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.</p>	<p>Info</p>
<p>3.4</p>	<p><u>Lift Matters</u></p> <p>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.</p>	<p>Info</p>
<p>3.5</p>	<p><u>Encroachment at Common Area</u></p> <p>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.</p>	<p>MA</p>

3.6	<p><u>Banner & Advertisement at Common Area Wall</u></p> <p>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.</p>	MA
3.7	<p><u>Legal Letter from Subsidiary Proprietor</u></p> <p>The Management Corporation received a legal letter on 25 February 2019 from a subsidiary proprietor of Wcega Tower concerning the following issues,</p> <ol style="list-style-type: none"> 1. Indiscriminate parking at Wcega Plaza i.e at ramp area, air well area etc. 2. Motor workshops in Wcega Plaza B1 industrial building. 3. 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. <p>Members deliberated and agreed to engage Lee & Lee to reply the legal letter.</p>	Lawyer

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

