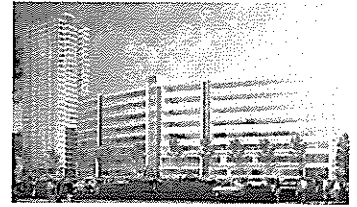


THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO 3564

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 16th COUNCIL MEETING OF THE 8th MANAGEMENT COUNCIL OF THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 3564 WILL BE HELD:

DATE : 12 June 2019 (Wednesday)
TIME : 2.00 P.M.
VENUE : #02-71 (Management Office)

AGENDA

1. To confirm and adopt the minutes of the 15th Council Meeting of the 8th Management Council dated 15 May 2019.
2. To Present the Financial Statement for May 2019.
3. Discussion – Matters Arising:
 - 3.1 Wcega Website Portal.
 - 3.2 Repair & Redecoration Works.
 - 3.3 9th AGM.
 - 3.4 Lift Matters.
 - 3.5 Encroachment at Common Area.
 - 3.6 Legal Letter from #24-76/77/78.
 - 3.7 Leasing of Plaza Rooftop Space.
4. Any Other Matters.
 - 4.1 Purchase of Scissor Lift.

Yours faithfully,

Rayan Lim
Complex Manager
For and on behalf of MCST 3564

Managing Agent: Newman & Goh Property Consultants Pte Ltd

Blk 125A Lorong 2 Toa Payoh #02-134 Singapore 311125
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<p>3.2</p>	<p><u>Repair and Redecoration Works</u></p> <p>The contractor presented the “Work Progress report” and brief on the progress of the painting and sealant works. The meeting also discussed on the wall texture for all the lift lobbies wall. Council view the sample provided on wood surface and asked the contractor to do an actual mock-up on the lift lobby wall. For the lump sum cost for application of waterproofing sealant to the external facade (between glass & frame) of all openable windows for:</p> <p>Tower: All openable windows (exclude toilet window frames). Plaza: All openable windows (include all toilet window frames).</p> <p>The contractor quoted a lump sum of \$36,000.00 and after some negotiation, it was agreed at \$35,000.00 by council members and the R&R contractor.</p> <p>Contractor presented three (3) colours mock up sample painted on the wall outside the management office for council’s viewing and members had selected BS22B15 (Gary Tint) as the preferred colour to be use for the external facade at the Tower lift lobbies stack.</p> <p>For unit #24-76, the contractor has completed the waterproofing sealant works and cleaning of the external façade glass panels. A survey/completion form has been signed off by unit #24-76.</p>	<p>MA</p>
<p>3.3</p>	<p><u>9TH AGM</u></p> <p>MA presented the AGM documents and the power point slides presentation for discussion. All comments highlighted by members previously have been amended.</p>	<p>MA</p>
<p>3.4</p>	<p><u>Lift Matters</u></p> <p>MA informed that there are two (2) breakdowns reported for the month of June 2019. Members informed MA to carry out joint inspections with lift technicians and investigate the cause of breakdown. MA will continue to monitor the performance of the lifts.</p>	<p>MA</p>
<p>3.5</p>	<p><u>Legal Letter from Unit #24-76/77/78</u></p> <p>MA informed that MCST’s solicitor, Lee & Lee replied to M/s Selvam LLC (solicitor for unit #24-76/77/78) on 30 April 2019 and pending their reply.</p>	<p>MA</p>
<p>3.6</p>	<p><u>Leasing of Plaza Rooftop Space</u></p> <p>Mr. Peter Tay from Repoco Agency, attended the meeting with the following being discussed:</p> <ol style="list-style-type: none"> 1. To lease out the entire rooftop carpark area with approximate space of 19,200 sq. metre. 2. Solely for parking of vehicles below 5,000 kg. 3. The lease does not include the two (2) heavy vehicle parking lots at Wcega Tower. Repoco can park their heavy vehicles in the lots on a first-come-first-serve basis. 	<p>MA</p>

<p>3.7</p>	<p>In the Tender exercise, Repoco Agency quoted \$45,008.00 per month and now they offer a monthly rental of \$50,000.00. Members will discuss and revert back to him at a later date. Members deliberated and tasked MA to contact a logistic company as they are also interested to lease the rooftop space. Should they reject then members will negotiate with Repoco Agency again.</p> <p><u>Purchase of Scissor Lift</u></p> <p>MA informed that currently, the technicians are using aluminium "A" ladder to do repair works which is above 5 metres i.e. replace lift lobby ceiling lights, lamp post lights etc. Having a scissor lift will increase productivity and safety. MA presented the quotations for purchase of a new scissor lift as follow:</p> <table border="1" data-bbox="300 645 1236 828"> <thead> <tr> <th>S/No</th> <th>Contractor</th> <th>Machine</th> <th>Working Height</th> <th>Lift Capacity</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>JSB Equipment Pte Ltd</td> <td>Haulotte Optimum 8</td> <td>7.77 m</td> <td>230 kg</td> <td>\$14,800.00</td> </tr> <tr> <td>2</td> <td>Aver Asia</td> <td>GS-1530</td> <td>6.57 m</td> <td>272 kg</td> <td>\$18,000.00</td> </tr> <tr> <td></td> <td></td> <td>GS-1930</td> <td>7.79 m</td> <td>227 kg</td> <td>\$16,000.00</td> </tr> </tbody> </table> <p>Members deliberated and tasked MA to negotiate with JSB Equipment Pte Ltd at the price of \$14,800.00 to include the following:</p> <ol style="list-style-type: none"> 1. Free LM for 12 months 2. Free servicing for 12 months 3. Free insurance for 12 months 4. 1 year warranty <p>MA will negotiate and forward to council for approval thru email. Upon approval, the technician will attend the course for operating a scissor lift at \$260.00.</p>	S/No	Contractor	Machine	Working Height	Lift Capacity	Cost	1	JSB Equipment Pte Ltd	Haulotte Optimum 8	7.77 m	230 kg	\$14,800.00	2	Aver Asia	GS-1530	6.57 m	272 kg	\$18,000.00			GS-1930	7.79 m	227 kg	\$16,000.00	<p>MA</p>
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<p>3.8</p>	<p><u>Request for Waiver of Wheel-Clamp Fee</u></p> <p>Unit #03-57 write in to request for waiver of wheel-clamp fee for eight vehicles which was wheel-clamped on 6 June 2019. Members deliberated and agreed to waive off the wheel-clamp fee of \$856.00.</p>	<p>MA</p>																								

The meeting ended at 6.10 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

19/7/19.
 Date

