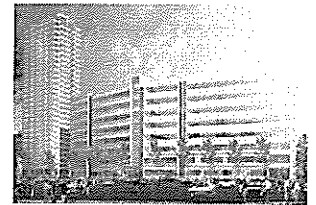


THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO 3564

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



Date: 13 September 2019

NOTICE IS HEREBY GIVEN THAT THE 3RD COUNCIL MEETING OF THE 9TH MANAGEMENT COUNCIL OF THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 3564 WILL BE HELD:

DATE : 20 September 2019 (Friday)
TIME : 2.00 P.M.
VENUE : #02-71 (Management Office)

AGENDA

1. To confirm and adopt the minutes of the 2nd Council Meeting of the 9th Management Council held on 16 August 2019.
2. To adopt the Financial Statement for August 2019.
3. Discussion – Matters Arising:
 - 3.1 Repair & Redecoration Works.
 - 3.2 Lift Matter.
4. Any Other Matters.
 - 4.1 Renewal of Security Contract.
 - 4.2 Electricity Price Plan.
 - 4.3 Appeal for Waiver of Wheel-clamp Fee.

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
Tel: 62569333 Fax: 62512028 Email: info@newman-goh.com

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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 3RD COUNCIL MEETING OF THE 9TH MANAGEMENT COUNCIL HELD ON FRIDAY, 20TH SEPTEMBER 2019 AT #02-71, MANAGEMENT OFFICE, WCEGA TOWER.

<u>Present:</u>	Mr Ong Khok Chong	-	Chairman
	Mr Dave Yoe Tong Hock	-	Secretary
	Ms Catherine Kweh Hui Cheng	-	Treasurer
	Mr Danny Teo Kian Guan	-	Member
	Mr Ben Tan Eng Hua	-	Member
	Mr Terry Goh Wei Qiang	-	Member
	Mr Cheng XiaoDong	-	Member
<u>Absent with Apology:</u>	Mr Koh Sheng Wei	-	Member
<u>Attendees:</u>	Mr Nicholas Leong	-	Newman & Goh
	Mr Rayan Lim	-	Managing Agent
	Mr Sim CK	-	Managing Agent
	Ms Tan Ee Min	-	Managing Agent

<u>No</u>		<u>Action</u>
	The meeting was called to order at 2.pm, with quorum.	
1.0	<u>TO CONFIRM MINUTES OF THE 2ND COUNCIL MEETING OF THE 9TH MANAGEMENT COUNCIL HELD ON 16TH AUGUST 2019.</u>	INFO
1.1	The minutes of the 2 nd Council meeting of the 9 th Management Council held on 16 th August 2019 was unanimously confirmed at meeting. Proposer: Dave Yoe Seconder: Chen XiaoDong	
2.0	<u>TO PRESENT THE FINANCIAL STATEMENTS FOR AUGUST 2019</u>	INFO
2.1	The Statement of Account for the month of August 2019 was unanimously confirmed at the meeting Proposer: Dave Yoe Seconder: Terry Goh	
3.0	<u>TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.</u>	
3.1	<u>Repair and Redecoration Works</u> The following works were discussed: <u>1. Construction of New Concrete Humps</u> To remove existing concrete humps at Plaza level 2 ramp area beside unit #02-61 and construct new concrete hump (length is 8.2 m x 2 nos & width is 1 m) with a gap in the centre for drainage purpose. Total 9 nos. of concrete hump from level 1 to level 9.	CONTR

	<p><u>2. Install Additional Metal Hanger for UPVC Drainage Pipe At Ceiling</u> To install additional metal support for UPVC drainage pipe at the ceiling. Total 124 nos. at the cost of \$6,640.00.</p> <p><u>3. Paint the ceiling at Plaza entrance/barrier gantry area</u> Contractor will paint with white colour the ceiling starting from Plaza entrance/gantry to the ceiling at lift lobby 2 entrance door area at no additional cost.</p> <p><u>4. Metal Plate Cover for Ramp Area Expansion Joints</u> Terry Goh will provide the drawings and quotation to management office to be forwarded to council members and Building Surveyor for comment and approval.</p> <p><u>5. Floor Tiles at Tower Roundabout Area</u> Contractor to remove all floor tiles at Tower roundabout area and replace with new floor tiles selected by members. Berger to provide quotation for approval.</p> <p><u>6. Construct Ramp at Plaza Entrance Beside Unit #02-61</u> The design of the ramp and the drainage system were discussed and contractor will proceed with the works as in Building Surveyor's drawing.</p> <p><u>7. Lift Lobby Wall Tiles</u> After much deliberation, members agreed to have wall tiles for the all lift lobby wall. Contractor to provide more wall tile samples for members' selection at the next meeting.</p> <p><u>8. Paint Ventilation Duct Cover</u> MA informed that some SPs requested the ventilation duct cover installed at Plaza ceiling to be painted. Building Surveyor informed that the type of paint used must be approved by SCDF and it is very costly. Members decided not to paint the ventilation duct cover.</p>	
3.2	<p><u>Lift Matters</u></p> <p>MA informed that there are three (3) breakdowns reported for the month of September 2019. The cause of breakdown is in the MA report.</p>	INFO
3.3	<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 for their reply.</p>	KIV
3.4	<p><u>Renewal of Security Contract</u></p> <p>MA informed that the Security Contract will expire on 31 October 2019. Members agreed to renew the Security Contract with M/s KH Security Agency Pte Ltd at \$42,550.00 per month commencing on 1 November 2019 to 1 November 2020.</p>	MA
3.5	<p><u>Electricity Price Plan</u></p> <p>MA presented the Electricity Price Plan from three (3) vendors for members' attention. Members tasked MA to source for another two (2) vendors for better comparison.</p>	MA

3.6	<p><u>Appeal for Waiver of Wheel-Clamped Fee</u></p> <p>Driver of vehicle no. SKT3566D from unit #02-72 write in to appeal for waiver of wheel-clamped fee of \$107.00. Members discussed and agreed to waive the fee of \$107.00 subjected to owner giving management office an undertaking letter.</p>	MA
3.7	<p><u>Landscape Contract</u></p> <p>The Landscape Contract has been renewed with the current contractor, M/s Ah Chia Gardening & Landscape at \$1,600.00 per month commencing on 1 October 2019 to 30 September 2020.</p>	MA

The meeting ended at 5.10pm with a note of thanks to all attendees.

Minutes prepared by: Rayan Lim (Newman Goh Property Consultants P/L)

Confirmed by



 Secretary
 9th Management Council
 The Management Corporation Strata Title Plan No. 3564

16/10/19

 Date

