

**WCEGA PLAZA & TOWER
MCST 3564 Management Office**

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**MINUTES OF THE 4TH COUNCIL MEETING OF THE 9TH MANAGEMENT COUNCIL HELD ON
WEDNESDAY, 16TH OCTOBER 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 Koh Sheng Wei	-	Member
	Mr Ben Tan Eng Hua	-	Member
<u>Absent with</u>	Mr Terry Goh Wei Qiang	-	Member
<u>Apology:</u>	Mr Danny Teo	-	Member
	Mr Cheng XiaoDong	-	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 3RD COUNCIL MEETING OF THE 9TH MANAGEMENT COUNCIL HELD ON 20TH SEPTEMBER 2019.</u>	INFO
1.1	The minutes of the 3 rd Council meeting of the 9 th Management Council held on 20 th September 2019 was unanimously confirmed at meeting. Proposer: Ben Tan Seconder: Catherine Kweh	
2.0	<u>TO PRESENT THE FINANCIAL STATEMENTS FOR SEPTEMBER 2019.</u>	INFO
2.1	The Statement of Account for the month of September 2019 was unanimously confirmed at the meeting. Proposer: Catherine Kweh Seconder: Ben Tan	
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. Concrete Humps at Plaza Ramp Area.</u> To remove existing concrete humps at Plaza ramp area and construct new concrete hump from wall to wall with a gap in the middle for drainage purpose. The width will be 1 metre. Total 9 nos. @ \$65,800.00. Members enquire on the construction cost of the old concrete humps.	CONTR

	<p><u>2. Install Hanger for UPVC Drainage Pipe at Ceiling.</u> To install additional metal drainage pipe support at the ceiling. Total 124 nos. at a lump sum cost of \$6,640.00 (\$53.50 each). For any additional pipe support, the cost will also be \$53.50/pc. during the contract period. Members agreed to proceed with the works.</p> <p><u>3. Paint the ceiling of Plaza entrance/barrier gantry area.</u> Contractor have started painting the ceiling starting from Plaza entrance to the ceiling at lift lobby 2 entrance door area.</p> <p><u>4. Metal Plate Cover for Ramp Area Expansion Joints.</u> The design of the metal plate cover was discussed and Building Surveyor to provide his feedback if there is a need to install metal plate cover at expansion joints.</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 which was selected by members. The lump sum cost of \$180,000.00 includes the construction of the ramp at Plaza entrance beside unit #02-61 (refer to item 6).</p> <p><u>6. Construct Ramp at Plaza Entrance Beside Unit #02-61.</u> The design of the ramp was discussed and members tasked the contractor to proceed with the works urgently. Refer to item 5 for cost.</p> <p><u>7. Lift Lobby Wall Tiles.</u> All the lift lobby walls have been plastered smooth and contractor proposed to paste the wall tiles to minimize hacking of the walls. After much deliberation, members wanted the contractor to hack away the existing plastering to install the wall tiles so that it can level off with the existing wall installation i.e. lift button panel, fire panel & door frames. Contractor to provide more samples for members' selection.</p>	
3.2	<p><u>Legal Letter from Units #24-76/77/78 & #08-27/28/29 (Supersonic Maintenance Services Pte Ltd)</u></p> <p>MA informed that MCST's solicitor, Lee & Lee replied to M/s Selvam LLC (solicitor for Supersonic Maintenance Services Pte Ltd) on 30 April 2019 and pending for their reply.</p>	MA
3.3	<p><u>Lift Matters.</u></p> <p>MA informed that there are two (2) breakdowns reported for the month of October 2019. The cause of breakdown is in the MA report.</p>	INFO
3.4	<p><u>Electricity Price Plan.</u></p> <p>MA presented the Electricity Price Plan from four (4) vendors for members' attention. Members deliberated and agreed that Best Electricity is the better option as the cost saving per month is the highest at \$6,650.00 and the Return of Investment (ROI) is the shortest at 5.11 months. MA to email the summary to all members for their comments and to respond by 24 October 2019. If there is no objection, to engage Best Electricity for the works.</p>	MA

The duration is for 24 months with consumption capped at 70,000 Kwh.

	Best Electricity	PacificLight	Tuas Power	Keppel Electric
Rate	\$0.1550	\$0.1670	\$0.1600	\$0.1770
Deposit	\$19,581.87	\$12,600.00	\$48,840.00	\$26,250.00
LEW Cost	\$34,000.00	\$34,000.00	\$34,000.00	\$34,000.00
Total	\$53,581.87	\$46,600.00	\$82,840.00	\$60,250.00

	Est. charges/mth	Saving/mth	ROI (month)
Current	\$17,500.00		
Best Electricity	\$10,850.00	\$6,650.00	5.11
PacificLight	\$11,690.00	\$5,810.00	5.85
Tuas Power	\$11,200.00	\$6,300.00	5.40
Keppel Electric	\$12,390.00	\$5,110.00	6.65
Geneco (Seraya)	Refuse to quote due to oil price movement		
SembCorp Power			

3.5 **#03-58 Request to Purchase Exit Tickets.**

On 30 September 2019, the management revoke the sales of exit tickets to #03-58, Li Hong Auto Services Pte Ltd, as they have been servicing and parking vehicles at the common driveway. On 3 October 2019, they write in to appeal to continue purchasing exit tickets. Members tasked MA to monitor if there is any more violation. If they comply, to allow them to purchase exit tickets after 21 October 2019.

MA

3.6 **#02-22 Paint Common Area Floor.**

On 3 October 2019, the management noticed that unit #02-22, Hui Hua Credit Pte Ltd have painted the common area floor illegally. Written notices were served to them to reinstate the floor to its original condition but they did not comply. MA to proceed with the follow-up action.

MA

3.7 **#02-59/60 Fix Advertisement on External Glass Façade.**

On 7 October 2019, unit #02-59/60, Aida Greater Asia Pte Ltd write in to seek approval from the management to install sticker advertisement on the external glass façade of their units.
Members deliberated and commented that the placement of advertisement on external façade need to be tabled in AGM for approval.

MA

The meeting ended at 5.00pm 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

15/11/2019
Date

