WCEGA PLAZA & TOWER MCST 3564 Management Office

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MINUTES OF THE 7TH COUNCIL MEETING OF THE 9th MANAGEMENT COUNCIL HELD ON THURSDAY, 16TH JANUARY 2020 AT #02-71, MANAGEMENT OFFICE, WCEGA TOWER.

Present: Mr Ong Khek Chong Chairman Mr Dave Yoe Tong Hock Secretary Ms Catherine Kweh Hui Cheng Treasurer Mr Terry Goh Wei Qiang Member Mr Cheng XiaoDong Member Mr Ben Tan Eng Hua Member Absent with Mr Koh Sheng Wei Member Apology: Mr Danny Teo Member Attendees: Ms Gean Chew Newman & Goh Property Mr David Khoo Consultants Pte Ltd Mr Rayan Lim (Managing Agent - MA) Mr Sim CK Ms Tan Ee Min

<u>No</u>			Action
	The meeting was called to order at 2.10 pm, with quoru	m.	
1.0	TO CONFIRM MINUTES OF THE 6 TH COUNCIL MEETING OF THE 9 TH MANAGEMENT COUNCIL HELD ON 13 TH DECEMBER 2019.		INFO
	The minutes of the 6 th Council meeting of the 9 th Management Council held on 13 th December 2019 was unanimously confirmed at meeting.		
	Proposer: Catherine Kweh Seconder: Che	n XiaoDong	
2.0	TO PRESENT THE FINANCIAL STATEMENTS FOR DECEMBER 2019. MA referred to the above and highlighted the following salient points: - INCOME & EXPENDITURE FOR THE MONTH OF DECEMBER 2019		INFO
	Income for the Month	\$200,141.41	
	Expenditure for the Month	\$178,288.61	
	Surplus for the Month (After Tax)	\$17,752.80	
	YTD Surplus (After Tax)	\$421,197.97	
	Cash at Bank	\$4,359,992.84	
	Accumulated Management Fund	\$1,268,719.82	
	Accumulated Sinking Fund	\$2,912,489.35	
	Defects Claim Fund	\$1,307.10	

MA proceeded to report the debtors' listing as of 16th January 2020 and reported units which were in arrears for 2 quarters and more.

There was no further query by Council and the Financial Statement for the month of December 2019 was unanimously adopted.

Proposer: Terry Goh

Seconder: Dave Yoe

3.0 TO DISCUSS ANY MATTERS ARISING FROM THE ABOVE MINUTES.

3.1 Repair and Redecoration Works.

CONTR

The following works were presented by the appointed building consultant M/s Bruce James Building Surveyors Pte Ltd (Bruce James) and appointed applicator; M/s KSL Resources Pte Ltd (KSL) on behalf of M/s Berger Paints Singapore Pte Ltd (Berger) discussed:

1. Concrete Humps at Plaza Ramp Area.

INFO

The construction of concrete humps at Plaza ramp area have been completed on 3rd January 2020.

2. Metal Plate Cover for Ramp Area Expansion Joints.

INFO

The design of the metal plate cover was discussed, and Building Surveyor provided his feedback on the need to install metal plate cover at expansion joints. Members then tasked MA to remove the damaged/dislodged metal plate and then monitor the amount of wear & tear of the water proofing material on the expansion joint.

3. Floor Tiles at Tower Roundabout Area and Construct Ramp at Plaza Entrance.

CONTR

The contractor update members on the progress of the works. They will conduct a water ponding test at the pedestrian walkway area beside unit #02-61. Members informed contractor to draw double yellow lines at the round-about area up to the driveway leading to the main entrance. Yellow markings to be painted on the kerb of the pedestrian walkway. MA to install bollards at Tower glass door drop-off area.

4. Lift Lobby Wall Tiles.

CONTR

The contractor informed that they are waiting for the wall tiles from overseas and tentatively scheduled to start work on 1st March 2020 to 30th July 2020.

5. Paint Double Yellow Lines at Plaza Ramp Area

CONTR

Painting double yellow lines at Plaza ramp area from level 1 to level 9 is in progress Members also highlighted to paint double yellow lines to some area after the ramp.

6. Damaged Lift Lobby Floor Tiles at Wcega Tower

CONTR

MA informed that Wcega Tower level 12 lift lobby floor tiles are popping up and the damaged floor tiles have been removed. Members informed contractor to remove all damaged tiles and for safety reason to cover the floor with carpet/plywood to prevent any injury. Contractor will identify all the hollow

floor tiles at Tower lift lobbies and tabulate the repair area. They will source for matching tiles and provide quotation for the replacement works. 7. Replace Damaged Common Area Doors CONTR Contractor has identified 21 nos. of common area doors to be replaced. MA highlighted to the contractor to confirm that the existing doors to be replaced are half hour fire-rated. The original Certificate of Conformity are to be submitted to the Management and the Certificates to be pasted on the new doors. All replacement doors must be recorded with the date, location and certificate number. Contractor will submit the record for management filing. 3.2 Lift Matters. INFO MA informed that there is six (6) breakdowns reported for the month of December 2019. The cause of breakdown is in the MA report. 3.3 Legal Letter from Units #24-76/77/78 & #08-27/28/29 (Supersonic Maintenance MA Services Pte Ltd) & Strata Titles Boards Mediation STB No. 86 of 2019 The mediation is on 13th January 2020 (Monday) at 10.30 am at 45 Maxwell Road #05-02, The URA Centre, Singapore 069118. The mediation result is: 1. The Applicant has withdrawn orders 3 - 8 of his application (on supply of documents, GT café, URA issues, and banners). 2. The Applicant is proceeding with orders 1 and 2 (on enforcement of by-laws see by-laws attached) and 9 (for costs). 3. Affidavits of Evidence-In-Chief are due by 12 noon on 24th January 2020. 4. Reply affidavits (if any) are due by 5 pm on 30th January 2020. 5. Opening Statements are due by 5 pm on 10th February 2020. 6. Hearing has been fixed at 10:30am on 18th February 2020. MA advise members to engage a qualified structural engineer to certify on the structural loading at the air-well area behind Strata lots at WCEGA Plaza level 2. Confirmation of 10TH AGM 3.4 MA MA inform that the auditor is currently auditing the financial accounts for year 2019. After discussion, members decided to hold the 10th AGM on 24th April 2020 (Friday) at Bukit Batok Civil Service Club. MA will proceed to book the venue. 3.5 Additional Season Parking for Heavy Vehicle Registration Number - YN1523G MA MA informed that unit #24-77, M/s Supersonic Maintenance Services Pte Ltd (SMS), apply to renew the additional season parking for heavy vehicle registration number YN1523G for February 2020. Members discussed and informed that the approval is subjected to SMS written declaration on the substance contained inside the tanker and the relevant permits from relevant Authorities of Singapore.

3.6	WUCA Charity Event	MA	
	WUCA will be holding a charity dinner for the elderly on 7 February 2020 (Friday) with the attendance of 2 MPs and the cost for hosting the event are purely from SP's donations without using MCST funds. They write in requesting to use the driveway at Plaza level 2 along #02-01 to #02-17. They also request Management and security staff to assist in the event.		
3.7	Sabbatical Leave	INFO	
	Mr. Ong Khek Chong submit his sabbatical leave to relinquish his appointment as chairman with effect from 1 February 2020 and his duties will be handed over to the 2 office bearers. Nevertheless, he will still attend to urgent matters if required.		

The meeting ended at 4.50 pm 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