

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

21 Bukit Batok Crescent #02-71, Singapore 658065
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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 Khok 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>		<u>Action</u>																		
1.0	<p>The meeting was called to order at 2.10 pm, with quorum.</p> <p>TO CONFIRM MINUTES OF THE 6TH COUNCIL MEETING OF THE 9TH MANAGEMENT COUNCIL HELD ON 13TH DECEMBER 2019.</p> <p>The minutes of the 6th Council meeting of the 9th Management Council held on 13th December 2019 was unanimously confirmed at meeting.</p> <p>Proposer: Catherine Kweh Seconder: Chen XiaoDong</p>	INFO																		
2.0	<p>TO PRESENT THE FINANCIAL STATEMENTS FOR DECEMBER 2019.</p> <p>MA referred to the above and highlighted the following salient points: -</p> <table border="1"> <thead> <tr> <th align="center" colspan="2">INCOME & EXPENDITURE FOR THE MONTH OF DECEMBER 2019</th> </tr> </thead> <tbody> <tr> <td>Income for the Month</td> <td align="right">\$200,141.41</td> </tr> <tr> <td>Expenditure for the Month</td> <td align="right">\$178,288.61</td> </tr> <tr> <td>Surplus for the Month (After Tax)</td> <td align="right">\$17,752.80</td> </tr> <tr> <td>YTD Surplus (After Tax)</td> <td align="right">\$421,197.97</td> </tr> <tr> <td>Cash at Bank</td> <td align="right">\$4,359,992.84</td> </tr> <tr> <td>Accumulated Management Fund</td> <td align="right">\$1,268,719.82</td> </tr> <tr> <td>Accumulated Sinking Fund</td> <td align="right">\$2,912,489.35</td> </tr> <tr> <td>Defects Claim Fund</td> <td align="right">\$1,307.10</td> </tr> </tbody> </table>	INCOME & EXPENDITURE FOR THE MONTH OF DECEMBER 2019		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	INFO
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	<p>floor tiles at Tower lift lobbies and tabulate the repair area. They will source for matching tiles and provide quotation for the replacement works.</p> <p>7. Replace Damaged Common Area Doors</p> <p>Contractor has identified 21 nos. of common area doors to be replaced.</p> <p>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.</p>	CONTR
3.2	<p><u>Lift Matters.</u></p> <p>MA informed that there is six (6) breakdowns reported for the month of December 2019. The cause of breakdown is in the MA report.</p>	INFO
3.3	<p><u>Legal Letter from Units #24-76/77/78 & #08-27/28/29 (Supersonic Maintenance Services Pte Ltd) & Strata Titles Boards Mediation STB No. 86 of 2019</u></p> <p>The mediation is on 13th January 2020 (Monday) at 10.30 am at 45 Maxwell Road #05-02, The URA Centre, Singapore 069118.</p> <p>The mediation result is:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	MA
3.4	<p><u>Confirmation of 10TH AGM</u></p> <p>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.</p>	MA
3.5	<p><u>Additional Season Parking for Heavy Vehicle Registration Number - YN1523G</u></p> <p>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.</p>	MA

3.6	<p><u>WUCA Charity Event</u></p> <p>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.</p>	MA
3.7	<p><u>Sabbatical Leave</u></p> <p>Mr. Ong Khok 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.</p>	INFO

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

21/2/20

Date