

3.4	<p><u>Structural Inspection of Plaza Level 2 Void Area</u></p> <p>MA informed that Mr Joseph Tang (PE) from M/s Aston Consulting Engineers had a joint-inspection with MA on the air-well area on 28th February 2020 and will submit the floor loading report.</p>	MA
3.5	<p><u>10TH AGM Discussion</u></p> <p>MA presented the 10th AGM documents and slides to members for comment. Members approved the AGM document with some amendments on the resolutions.</p> <p>MA will further improve on the presentation slide and forward to members for comment.</p>	MA
3.6	<p><u>Renewal of TOL for #02-04/05/06 GT Café Pte Ltd</u></p> <p>#02-04/05/06 GT Café Pte Ltd TOL for the common area will expire on 31st May 2020. They propose to sign a new TOL for five (5) years upon expiry of the current TOL.</p> <p>Members deliberated and agreed to renew the TOL for three (3) years.</p>	Info / Decision / Closed
3.7	<p><u>#03-33 Appeal for Waiver of Wheel-Clamped Fee</u></p> <p>#03-33 M/s Carpow Pte Ltd (Carpow) has appeal for waiver of wheel clamp fee to Management Office via email on 5th March 2020.</p> <p>Carpow Pte Ltd cited that they are new tenants in the estate and their staff worked late during Chinese New Year and forgot to move two (2) vehicles without number plate back into the unit.</p> <p>Council has noted on MA's advice on the by-laws governing wheel clamping / towing of vehicle. Council deliberated and agreed to waive the wheel-clamped fee once.</p>	Info / Decision / Closed
3.8	<p><u>#17-75 Request to Re-instate Season Parking</u></p> <p>On 6th March 2020, vehicle no. SKH9931G registered under unit #17-75 was being wheel-clamped for illegal parking at Tower basement carpark</p> <p>The driver came to Management Office and claimed he does not have enough cash for the administrative fees for removal of wheel clamp. The driver was advised by MA that the only mode of payment for such matter was only by cash.</p> <p>The then proceeded to remove the wheel and drove off with the wheel claim in his possession from the estate. A police report was filed with the Security incident report and subsequently the vehicle was blacklisted in the EPS system.</p> <p>The driver made a total cash payment for the administrative fees for wheel clamping and the cost of the wheel clamp on 10th March 2020 and wrote to Management requesting to re-instate the season parking</p> <p>After much discussion, Council agreed to suspend his season parking for one (1) month till 6th April 2020. Meanwhile, the vehicle may enter the estate as a non-season holder.</p>	Info
		Decision

	<p>MA to write and remind the driver that if there is future violation, the vehicle will be blacklisted and any appeal will not be entertained.</p>	Closed
3.9	<p><u>#02-85 Request for Reduction of TOL Fee</u></p> <p>Canteen operator at Tower Block #02-85, is appealing for a fifty (50) percent (%) reduction in monthly TOL fees for a period of six (6) months citing a sharp decline in business revenue due to the CoVID-19 situation. After much discussion and deliberation Council does is unable to grant the reduction of TOL fees.</p>	Info Decision / Closed
3.10	<p><u>#02-12 Appeal for Waiver of Wheel-Clamped Fee</u></p> <p>#02-12 Yah Motor Pte Ltd (YMPL) has appeal for waiver of wheel clamp fee to Management Office via email on 6th March 2020.</p> <p>YMPL cited that they are new staff park their vehicle without season parking at the basement carpark overnight.</p> <p>After much deliberate the appeal was rejected.</p>	Info Decision / Closed
3.11	<p><u>Renewal of Fixed Deposit</u></p> <p>MA informed that the is a fixed deposit of \$1 million with DBS Bank which will expire on 23rd April 2020 and presented the fixed deposit indicative interest rates and tenure periods from the following banks.</p> <ol style="list-style-type: none"> 1. M/s HL Bank (HLB) 2. M/s Standard Chartered Bank (SCB) 3. M/s United Overseas Bank (UOB) <p>Council is in the opinion that during the uncertain times for businesses due to CoVID-19 situation, Council is more incline to place the deposit with Singapore local banks</p> <p>After much discussion, MA will withdraw the fixed deposit from DBS Bank and source for the best FD interest rates from Singapore local banks.</p>	Info MA
3.12	<p><u>Valuation of the Building</u></p> <p>MA highlighted that under the BMSM Act, The Management Corporation has the duty to ensure that their estate must be insured to its full reinstatement value in the event of total destruction.</p> <p>MA further highlighted there was no property valuation done on the estate for some time.</p> <p>MA recommend inviting licenced valuers to quote for their valuation service to determine the adequacy of the existing insurance coverage and if required, adjust the existing insured sum for Council's consideration.</p> <p>As M/s Newman and Goh Property Consultants Pte Ltd (N&G) are licenced valuers, MA declare its interest to participate to quote for the said valuation service.</p> <p>After some discussion, it was unanimously agreed by Council to proceed with the valuation of the estate and for N&G to participate in the quotation.</p>	Info Decision / MA

