

# UPDATE ON HAPPENINGS IN WCEGA PLAZA & TOWER

## OVERVIEW

The 8<sup>th</sup> Management Council was appointed at the AGM held on 16 March 2018. We would like to take this opportunity to inform Subsidiary Proprietors what we have accomplished to date. The Council aims to enhance the facilities and enforce on the violations of encroachments at the common area.

We seek your understanding that some projects do not proceed as fast as you would like it to. We would rather meticulously source for the most compatible contractor than to rashly award the contract based on cheapest pricing and encumber the next council with rectification issues.

We share on some highlights and summaries as follows:

## Shifting of Management Office



As the lease for the old management office has expired, the new management office will operate at #02-71 Wcega Tower wef. 20 July 2018.

## Security & Cleaning Services

The management have engaged thru tender, the new cleaning company M/s World Clean Facility Services Pte Ltd with effect from 18 June 2018 and security company, M/s KH Security Agency Pte Ltd with effect from 1 July 2018 to enhance the cleanliness and security of the estate.

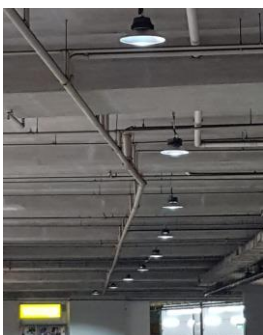
## Replacement of Fire Alarm Panel and PA system

As the estate matures (Wcega is 10 years old), our journey is fraught with unforeseen operational disruptions, and especially the original equipment broke down consecutively as they reached the tail end of their lifespan, necessitating replacements.

For safety concern, we are in the progress of replacing fire alarm panel and repair works for the PA system. Please DO NOT panic when you heard the announcement, you may contact management office or FCC to seek clarification as it may be an alarm testing.



## High Bay Lights Project at Plaza



After careful consideration and chewing through various proposals from different contractors to replace the high bay lights at Plaza driveways, the replacement work is in the progress and already completed from level 2 to level 9. The LED lights come with 4 years warranty and 1 to 1 exchange. Alternate lights at driveways are operated from 7pm to 7am for energy saving purpose.

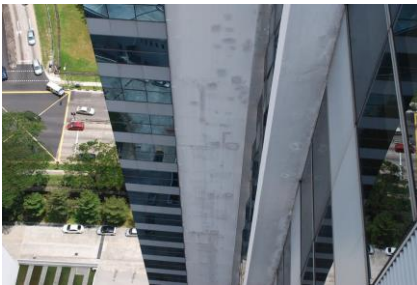
As for the ramp up/down high bay lights, we are in the midst of getting quotations for the replacement.

## **Fire Escape Route (Yellow Box)**

An emergency exit is a clear, safe way to get out of a building in case of emergency such as a fire. As you may be aware, MCST has received fines from SCDF in May 2018 due to the obstruction at fire escape routes and passageway. Therefore, MCST will be painting yellow box at the fire escape route entrance/exit and install bollards to deter obstruction. Keeping exit passageways clear of obstacles enables people to exit a building more quickly and safely during emergency.



## **Repair & Redecoration (R & R) Programme**



R&R programme is part of the cyclical works and typically include repainting and non-structural repair of buildings and existing structures such as repairs to external wall cracks, water seepage from external facade and etc. We have engaged M/s Bruce James Building Surveyors Pte Ltd thru a tender and they have submitted the inspection reports. The Council are in the midst of reviewing the reports and thereafter, the Building Surveyor will call for Tender thru the local newspaper.

## **Lift Matters – AE inspection**

Due to the frequent breakdown of lifts, we have appointed an independent Authorized Examiner (AE) to check all Wcega lifts and to submit a report. The report has been forwarded to Sigma Elevator for all necessary rectifications works. Sigma has completed 80% of the repair work. However, there is a lapse due to availability of some component/parts to be shipped from oversea. The remainder works has been targeted to complete by December 2018.

## **Web Portal**

The Council and MA are currently looking into the Custom Web Apps Development. The Apps enable unit owners/tenants to provide feedbacks online and to view the latest newsletter. It also allows occupant to register/update vehicle which is link to the EPS system thru their computer or handphone.

## **IN CLOSING**

As the Council work towards improvements at Wcega Plaza & Tower, the management need your good support/feedbacks and understanding. Should you have any suggestions on estate improvements, do contact the management office at 6561 775960 or email: [enquiry@sgwcega.com](mailto:enquiry@sgwcega.com)