



The Management Corporation

Strata Title Plan No. 608

High Street Centre

42nd Annual General Meeting



29th May 2026, 12.30 pm

Gilmour Room & Terrace

Singapore Cricket Club

Connaught Drive Singapore 179681

18th April 2026

To: All Subsidiary Proprietors / First Mortgagees
The Management Corporation Strata Title Plan No. 608
High Street Centre
Singapore 179094

Dear Sir/Madam,

**NOTICE OF THE 42ND ANNUAL GENERAL MEETING
THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 608**

We are pleased to inform you that the 42nd Annual General Meeting (AGM) of the Management Corporation Strata Title Plan No. 608 will be held on 29th May 2026 at 12.30 p.m. at **Gilmour Room & Terrace, Singapore Cricket Club, Connaught Drive Singapore 179681.**

Registration will start from 12.00 noon.
Lunch will be provided.

- 1) During the general meeting, kindly have with you this booklet which contains:
 - a) Notice & Agenda of the 42nd Annual General Meeting.
 - b) Minutes of the 41st Annual General Meeting held on 30st May 2025.
 - c) 41st Management Council Report.
 - d) Audited Accounts.
 - e) Proposed Management Fund Budget and Sinking Fund Schedule 2026/2027.
 - f) Explanatory Notes & Excerpts from the Building Maintenance and Strata Management Act.
 - g) Nomination Form for the election of Council Members.
 - h) Proxy Form and Letter of Authority.

- 2) As this is an Annual General Meeting of the Management Corporation, a person shall be entitled to vote at the Meeting if he is the Subsidiary Proprietor (owner) or a Mortgagee in possession or a Receiver of the lot as shown on the strata roll. A First Mortgagee of a lot shall be entitled to vote if he chooses to and has notified his interest to the Management Corporation, and any vote cast by the Subsidiary Proprietor of that lot **shall not** be counted.

- 3) We like to highlight the following, which may be of interest to you for this AGM:
 - 3.1) **Quorum** – The required quorum is the number of Subsidiary Proprietors present at the meeting either in person or by proxy who own not less than 30% of the share values for all the lots in High Street Centre, i.e. 30% of 12,249. If no quorum of Subsidiary Proprietors is present within half an hour from the appointed time for the meeting, the meeting may be held as if a quorum is present if there are two or more Subsidiary Proprietors present in person.

- 3.2) **Proxy & Letter of Authority** – A vote on a motion submitted may be cast by the person entitled to vote, either personally or by his duly appointed proxy.

A proxy need not be a Subsidiary Proprietor. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll. The Proxy Form and Letter of Authority could be sent via email to: mcst608@isgo.com.sg or deposited at the Management Office at 1 North Bridge Road, #B1-05A High Street Centre, Singapore 179094 **not less than 48 hours before** the time for holding the Meeting, i.e. the latest by **12.30 p.m. on 27th May 2026**.

A company which is a Subsidiary Proprietor may under the seal of the company or the hand of its director or any duly authorised attorney appoint such person as it thinks fit to act as its representative at the AGM.

- 3.3) **Eligibility to Vote** – A person shall be entitled to vote in respect of any lot on any proposal submitted at a general meeting of a Management Corporation only if:

3.3.1) he is the Subsidiary Proprietor or Mortgagee in possession or a Receiver of that lot as shown on the strata roll; and

3.3.2) has paid to the Management Corporation all contributions and any other moneys levied or recoverable by the Management Corporation under the Act at least 3 days before the commencement of the Meeting. Please note that the 30 days grace period granted for late payment is only in respect of liability for interest charges. A person shall not be entitled to vote unless all outstanding contributions are paid and received before **12.30 p.m. on 26th May 2026**.

As the issues to be discussed at the AGM will affect the interest of all owners, we hope you will be able to attend the meeting. However, should you be unable to attend, you are encouraged to appoint a proxy to attend and vote on your behalf.

We look forward to seeing you at the AGM on 29th May 2026.

Yours faithfully,

For and on behalf of

The Management Corporation Strata Title Plan No. 608



Alan Tan
Complex Manager
Corporate Real Estate Management Services Pte Ltd

**Notice is hereby given that the 42nd Annual General Meeting of the
Management Corporation Strata Title Plan No. 608
will be held on:**

Date : 29th May 2026
Time : 12.30 pm
Venue : Gilmour Room & Terrace
Singapore Cricket Club
Connaught Drive
Singapore 179681

AGENDA

1.0 OPENING ADDRESS BY THE CHAIRMAN

2.0 MINUTES OF 41st ANNUAL GENERAL MEETING

To confirm the Minutes of the 41st Annual General Meeting held on 30th May 2025.

3.0 41ST MANAGEMENT COUNCIL REPORT

To receive the Council Report of the 41st Management Council for the period from 1st February 2025 to 31st January 2026.

4.0 AUDITED ACCOUNTS OF THE MANAGEMENT CORPORATION

To receive and if thought fit, approve and adopt the audited accounts of the Management Corporation for the period from 1st February 2025 to 31st January 2026.

5.0 ELECTION OF THE 42ND MANAGEMENT COUNCIL OF THE MANAGEMENT CORPORATION

5.1 To determine the number of members of the Management Council.

5.2 To elect the members of the Management Council and to authorise the incoming Council to elect its office bearers.

5.3 To consider and if approved, resolve that the incoming Management Council be empowered to determine the authorised Bank Signatories for the Management Corporation's accounts.

- 5.4 To decide on what matters or class of matters, if any, shall be determined only by the Management Corporation in a general meeting, other than those specified in the Building Maintenance and Strata Management Act.

6.0 AUDITORS

To consider and if approved, resolve that the incoming Council be empowered to appoint the Auditors for the Management Corporation for the period until the conclusion of the next Annual General Meeting and to authorise the Council to decide on their fees and expenses of the Auditors.

7.0 MANAGING AGENT

- 7.1 To consider and if approved, resolve that the incoming Management Council be empowered to appoint the Managing Agent for the Management Corporation up to the conclusion of the next Annual General Meeting and to authorise the Management Council to decide on the fees and expenses of the Managing Agent.

- 7.2 To consider and if approved, resolve that the Management Council be empowered to determine which powers, duties and functions of the Management Corporation be delegated to the Managing Agent.

8.0 MANAGEMENT FUND AND SINKING FUND

8.1 MANAGEMENT FUND

To consider and if approved, resolve that the Management Fund contribution **remains at \$12.00 per share value per month** or any such amount as the meeting may so decide with effect from **1st July 2026** and that the payment of such contribution be made **quarterly in advance on the first day of July 2026, October 2026, January 2027 and April 2027** without demand.

8.2 SINKING FUND

To consider and if approved, resolve that the Sinking Fund contribution **remains at \$1.00 per share value per month** or any such amount as the meeting may decide with effect from **1st July 2026** and that payment of such contribution be made **quarterly in advance on the first day of July 2026, October 2026, January 2027 and April 2027** without demand.

8.3 INTEREST RATE

To consider and if approved, resolve that the rate of interest **remains at 12% per annum** or any other rate as may be determined by members, calculated on a daily basis, be levied on all overdue contributions payable under the Building Maintenance and Strata Management Act received after thirty days from the due date, and at **18% per annum** (or at any other rate as maybe determined by members) on all contributions due and remaining unpaid after one year.

8.4 **LEGAL FEES**

To consider and if approved, resolve that all costs including legal costs on a solicitor and client basis, disbursements and incidental costs, which include but are not limited to postage, transport, etc., incurred in the recovery of any outstanding payment, interests or such other amounts owing to the Management Corporation by the Subsidiary Proprietors, Occupiers or Lessees and/or incurred by the Management Corporation in any actions taken against any Subsidiary Proprietors, Occupiers or Lessees for any breach, contravention or non-compliance with any duty, by-law, resolution and regulation relating to the subdivided building, shall be recovered from the Subsidiary Proprietors, Occupiers or Lessees concerned.

9.0 **SPECIAL RESOLUTIONS**

9.1 **PROPOSED RECOVERY OF FINES IMPOSED BY THE RELEVANT AUTHORITIES ON THE MANAGEMENT CORPORATION DUE TO BREACHES BY INDIVIDUAL SUBSIDIARY PROPRIETOR/S**

To consider and if approved, resolve by way of special resolution that:

- a) The Management Corporation be empowered to recover any and all fines and/or penalties , charges, or other sums ("fines") that may be imposed by any government authority, agency, or regulatory body (the "authorities") on the strata management corporation (the "corporation") due to the actions, omissions, or breaches by a subsidiary proprietor/s or occupier/s of a unit in the development and such monies recoverable as amounts owing to the management corporation;
- b) the management council be empowered to recover such fines from the subsidiary proprietor/s responsible, including but not limited to:
 - i) Fines for non-compliance with regulations, by-laws, or rules;
 - ii) Costs associated with responding to notices, orders, or directives from the Authorities;
 - iii) Legal fees and expenses incurred by the Corporation in relation to the Fines; and
- c) The Management Council shall give written notice to the Subsidiary Proprietor/s on any Fines imposed, specifying the nature, reason and the amount which would be reflected in the next quarterly billing.

9.2 **PROPOSED RECOVERY OF CONTRIBUTIONS FROM SALE OF #B1-39 & #02-32**

To consider and if approved, resolve by way of Special Resolution that:

- a) The Management Corporation be authorised to apply to the Singapore Courts for possession of the Property in pursuance of the exercise of its power of sale herein;

- b) The Management Corporation be authorised to exercise the power of sale pursuant to Section 43 of the Building Maintenance and Strata Management Act 2004 in relation to properties known as **#B1-39 & #02-32** (“**the Property**”);
- c) In the exercise of its power of sale, the Management Corporation be authorised to sell the Property by public auction or by private treaty (whichever medium as decided by the Management Council during the relevant period) and to recover all monies outstanding to the Management Corporation under the said Charge and that the Management Corporation be authorised to appoint a licensed firm of estate agents and/or auctioneers to assist the Management Corporation in the said sale of the Property;
- d) The Management Corporation be authorised to appoint a firm of solicitors to act on behalf of the Management Corporation in respect of all matters incidental to and relating to the Management Corporation’s exercise of the power of sale;
- e) All necessary and incidental fees, costs and expenses relating to and in connection with the exercise of the power of sale, including but not limited to; legal fees, managing agent fees, estate agent and/or auction house fees, advertisement fees, and the sale of the Property be recovered firstly from the proceeds of the sale; and where such proceeds of sale are insufficient, then from the management fund of the Management Corporation; and
- f) The Management Corporation be and is authorised to affix its common seal to all documents and instruments, including the instrument of transfer, relating to and in connection with the sale of the Property; in the presence of two (2) Council members.

Outstanding maintenance contributions as at 31ST March 2026:

#B1-39 - \$41,719.22

#02-32 - \$38,486.95

10.0 ANY OTHER BUSINESS

To consider any other business as may be transacted at an Annual General Meeting, notice of which has been given in writing to the Management Corporation in accordance with Para 12 (1) of First Schedule to the Building Maintenance and Strata Management Act 2004.

By Order of
The Management Corporation Strata Title Plan No. 608
Dated this 18th April 2026