

The Management Corporation Strata Title Plan No. 608  
Minutes of the 11<sup>th</sup> Council Meeting of the 40th Management Council

Date : 29 April 2025

Time : 3.00 p.m.

Venue : Management Office  
#B1-05A High Street Centre, S179094

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Present	Mr. Deepak Gurnani Mr. Johnny Ong Mr. Harry Gurnani Mr. Andy Kirpalani Mr. Ramchandra Hegde Mr. Linus Lim Mr. Shawn Yang Mr. Tarun Gupta	Chairman Vice Chairman Secretary Treasurer Council Member Council Member Council Member On behalf of Arun Gupta
Absent with apologies	Mr. Sam Bhojraj	Council Member
In Attendance	Mr. CK Khoo  Mr. Alan Tan Ms. Leelavathy	As Managing Agent  Management Staff Management Staff

There being a quorum, the meeting was called to order at 3.05 p.m.

**ACTION BY**

**1.0 TO CONFIRM THE MINUTES OF THE 10<sup>TH</sup> COUNCIL MEETING**

There being no comments, the minutes were confirmed as proposed by Mr. Harry and seconded by Mr. Linus.

**Info**

**2.0 MATTERS ARISING**

**2.1 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT**

Referring to the attached report, MA updated that the realized savings for the month of March were 200,805 kWh, with a surplus over guaranteed savings of \$16,916, bringing the total accumulated surplus to \$996,377.

**Info**

## **2.2 NEW BCA MANDATORY PERIODIC FAÇADE INSPECTION (PFI)**

MA updated that all works listed in the BCA work order were completed. The PE had updated BCA accordingly, pending BCA review. MA would keep members posted on the outcome.

**MA**

## **2.3 PROPOSED PUB/BISTROS**

MA updated that there have been no irregularities reported. MA would continue to monitor and conduct random spot checks and keep the meeting posted.

**MA**

## **2.4 CERTIFICATE OF COMPLETION (CSC) FOR THE RECLADDING WORKS.**

The last meeting updated that BCA requires the record of maintenance of the Lightning Protection System, which MCST never had.

**MA**

MA circulated 3 quotations based on scope of works as detailed out in BCA form BND CSC03. The lowest quotation was in the region of \$80,000. Another vendor recommended by the building LEW has yet to provide their quote.

This being a specialized field, the meeting deliberated at length on the subject and decided for MA to put up an open tender in the local papers to be prudent and try to get a better quote.

## **2.5 MANDATORY ANNUAL WATER TANK CLEANING**

MA updated that the approval was still pending. MA would keep members updated.

**MA**

## **2.6 CCTV SYSTEM FOR PODIUM**

MA updated that the CCTV cameras for the lifts were up and running. Viewing would be via an app on mobile. The vendor was installing internet cables on the day, and the system should be fully functional within a day or two. MA will keep the meeting posted. MA would also share the app with members interested.

**MA**

## **2.7 WASTE PIPE CHOKAGE AT LEVEL 25 APARTMENT FLOOR**

Alan informed the meeting that the insurer has yet to revert on their investigations and decision. MA would update on the outcome.

**KIV**

## 2.8 UPDATE ON LIFT PORTS

MA

The last meeting tasked MA to investigate the original modernization contract. After going through the contract and files, MA updated that apart from the standard 1-year Defects Liability Period, there were no separate or other warranties for the ports and other parts. There was also no mention on the life span of the ports.

MA also updated the meeting on the following:

### **Port Upgrade**

Schindler has yet to revert with a revised quotation.

### **Replacement of UPS backup batteries**

These batteries must be replaced every 2 years and replacement was due.

The costs for 4 batteries after discount was \$17,982.

These batteries are required to support the port system.

And with the port system being obsolete, MA questioned Schindler whether the same batteries will support the new proposed upgraded ports.

### **LCD displays**

As members were aware, few LCD display panels within the lifts were down:

There are 2 types of panels:

LCD display: lift location indicator display panel – 1 Unit is \$4,800

Port Destination Indicator: Vertical lift destination display panel by the side of the lifts. Replacement cost: \$2,830 x 2 units.

As these panels were down for some time, Schindler had proposed to absorb the cost of the LCD but will still charge for the 2 Destination Indicators at  $2 \times \$2,830 = \$5,660$ .

Questions to Schindler:

- 1) Destination indicators are part of the port system. And with the current system being obsolete, is there a need to replace?
- 2) Can it be fixed/repared instead of replacement?

MA would update on Schindler's reply.

## 2.9 REPAINTING OF PODIUM AND ENTRANCES AND REPLACEMENT OF LIGHTINGS

MA

As updated via email, MA informed the meeting that the repainting works were completed on 9<sup>th</sup> April 2025. The vendor had since requested for the release of the balance payment.

However, some external ceiling paintworks are flaking. The vendor's investigative report suggested a chemical reaction between the new and old paint. Regardless, as warranted under the contract, they will be back to making good all sections affected.

At this point, Mr. Tarun mentioned that he noticed some areas that the contractor may have missed. MA will visit the areas after the meeting with Mr. Tarun for verification and clarification.

Pending the outcome, Council would reconsider the balance amount to be released to the vendor, subject to some retention for ongoing repairs.

Post meeting note

*The areas concerned, as raised by Mr. Tarun, were a section of walls hidden behind the external claddings. These walls, being concealed behind the claddings, were not part of the repainting work scope. The claddings were temporarily removed to facilitate some water seepage investigation works. The claddings would be reinstalled.*

**2.10 ANNUAL GENERAL MEETING**

Mr. Harry updated that he was still negotiating on the revised menus, the price up to \$60 per pax for up to 40 pax. As mandated, he will make the final decision.

**MA/Harry**

At this point, the meeting discussed if existing members' would be willing to continue to serve as council members for the next term. All present agreed. MA was to check with members absent.

**2.11 TO DISCUSS THE GREEN MARK PLATINUM SUPER LOW ENERGY AWARD RECERTIFICATION**

As decided at the last meeting, MA updated that the Green Mark recertification works were in progress. MA would keep members posted on developments.

**MA**

**2.12 LEASE OF CAR PARK STORE**

Mr. Linus confirmed that M/s Goldhill wishes to continue with the lease for another term under the same rental, terms and conditions. The meeting agreed. MA would arrange for the execution of the lease renewal.

**Closed**

**2.13 TO REVISIT THE FEASIBILITY OF A LAY-BY AT THE ENTRANCE FACING HIGH STREET PLAZA**

As discussed at the last council meeting, Andy had written to an independent architect to provide some design ideas for consideration. The architect has yet to revert.

**MA**

On the subject, the representatives of EFG building contacted the management office and arranged a meeting to discuss a proposed covered shelter linking the 2 buildings.

Mr. Deepak, Mr. Johnny, CK and Alan, attended the meeting with EFG owners to better understand the proposal. In essence, the brief details were as follows:

- 1) The authorities have approached them on the possibility of building a shelter linking the 2 buildings.
- 2) They have architects already working on the proposal, design and specifications.
- 3) They are looking at sharing the costs of the construction as well as maintenance and responsibilities for the shelter.

We took the opportunity to request that their design incorporate a “pick-up/drop-off point. This will be beneficial to people visiting both buildings, and an alternative to our plans to build a lay-by for the same purpose.

In addition, we suggested that our share shall not exceed \$50,000 for us to consider favorably.

Should the pick-up/drop-off point suggestion be agreed, we would also ensure wheelchair access at the main entrance area.

MA would update members any progress on this.

### **3.0 TO CONFIRM AND ADOPT THE ACCOUNTS FOR MARCH 2025**

Referring to the attached summary, MA went through the report, highlighting bank balances, expenses and updates on FDs.

**MA**

On the accumulated fund for the February statement, MA was tasked to check on the difference in the accumulated fund. MA had updated via email that the difference was due to the audit adjustment for tax affecting the final surplus over the financial year 2023/2024. The meeting acknowledged it.

At his point, the meeting discussed if any expenses under MCST accounts could be tax deductible. MA would check with the accounts for advice.

For the new financial year this time round, the March statements had already taken into account the audit adjustment for financial term 2024/2025, and the accumulated management fund carried forward to the financial year 2025/2026 shall be \$3,261,830.75 after adjustment.

The sinking fund balance also captured the expenses on the CCTV upgrading and repainting works to the podium.

On maintenance contributions:

#B1-39

The owner has not responded. The lawyers would proceed with the OA.

#02-32

The Lawyers had sent them a final letter advising settlement, failing which MCST would proceed with the OA.

MA also highlighted that #03-41 has been sold and MCST should recover all arrears from the proceeds of the sale.

Under tenancies, #01-04A and #02-04F are 2 months behind in rental payments. MA was to monitor closely and chase for payment.

There being no other queries, the financial statements for the months of February and March were unanimously adopted.

#### **4.0 ANY OTHER BUSINESS**

##### **4.1 UPGRADING OF MAIN ACCESS ENTRANCE, SECURITY COUNTER, LIFT LOBBY AND LIGHTINGS**

Mr. Andy circulated preliminary designs to the lift lobbies for review. The vendor would revert with matching designs to the Main entrance, Riverside entrance and lightings as well, being the main excess into the building. The rest of the podium may be included for uniformity.

**Andy/MA**

For Level 1, the meeting discussed and suggested that vendors should also consider a revamp of Sai Kitchen to match the overall theme going forward.

Mr. Andy and MA would work with the vendor to finalize some designs for display at the forthcoming AGM.

As the cost would be substantial, the meeting acknowledged that MCST would have to monitor the progress and/or any initiations for another Enbloc exercise.

There being no other business, the meeting ended at 4.10 pm.

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Deepak G Gurnani (Mr.)  
Chairman