

The Management Corporation Strata Title Plan No. 608
Minutes of the 11th Council Meeting of the 41st Management Council

Date : 29 April 2026
Time : 3.00 p.m.
Venue : Management Office
#B1-05A High Street Centre, S179094

Present	Mr. Deepak Gurnani	Chairman
	Mr. Johnny Ong	Vice Chairman
	Mr. Andy Kirpalani	Secretary
	Mr. Harry Gurnani	Treasurer
	Mr. Tarun Gupta	Council Member
	Mr. Ramchandra Hegde	Council Member
	Mr. Eddie Lee	Council Member
	Mr. Linus Lim	Council Member
Mr. Shawn Yang	Council Member	
In Attendance	Mr. CK Khoo	Managing Agent
	Mr. Alan Tan	Management Staff
	Ms. Leelavathy	Management Staff

There being a quorum, the meeting was called to order at 3.10 p.m.

ACTION BY

1.0 TO CONFIRM THE MINUTES OF THE 10th COUNCIL MEETING OF THE 41ST MANAGEMENT COUNCIL

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

Info

2.0 MATTERS ARISING

2.1 TO REVIEW AND DISCUSS DRAFT ENERGY PERFORMANCE CONTRACT

MA updated that the realized savings for the month of February 2026 was 192,969 kWh, with a surplus over guaranteed savings of \$7,213, bringing the total accumulated surplus to \$1,121,249.

Info

2.2 CERTIFICATE OF COMPLETION (CSC) FOR THE RECLADDING WORKS.

MA updated that the final LPS report, duly endorsed by a PE, was given to CIAP.

MA

CIAP had updated to us via email that they had submitted the report to BCA for their approval. It would take 7-14 working days to know the outcome. MA would update to Council on the above outcome.

MA informed Council that the LPS report was based on without the official drawings. Based on the site survey and inspection carried out, only 5 LPS points were found in the building. From the 5 LPS points, 2 were found dislodged and disconnected and the readings could not be obtained.

Based on the report being submitted to BCA, the PE recommended as follows:

- 1) MCST had to carry out the repair for the 2 defective points;
- 2) Recommended to install additional points for better coverage and protection.

For item 1, as all the LPS tapes are concealed behind the façade claddings, inspection to find the disconnected joint is a tall order, which entails the use of gondolas/rope access workers to open the claddings from the 30th floor down to the basement to trace and carry out rectification works. This would incur additional costs for the said works.

The best option is to run a new expose LPS point. However, the normal industry tapes are metal and to run a metal tape on our metal cladding is not appropriate. Our vendor is still trying to find a suitable material for the new proposed tape.

Considering item 2, Council may want to consider adding more points to ensure that the building is adequately protected. With that, the vendor would revert with options as followed:

- 1) To replace the 2 defective points with new LPS tapes;
- 2) To replace the 2 defective points, and to add 7 new points to meet the requirements and ensure the building is adequately protected against lightning

MA would keep members updated.

2.3 UPDATE ON LIFT PORTS

MA updated to Council that they had agreed to release all balance payments due to M/s Schindler amounting to \$21,166.14 in the previous meeting. However, pending for confirmation from Schindler if there any adjustment to deduct 1 unit of DPI, the payment was on hold.

MA

Schindler had reverted back that all DPIs were being provided for Free of Charge under the contract and as such, there would be no deduction. MA confirmed the above after reviewing the contract.

With the above, the meeting agreed to release the balance payment in full.

2.4 TO DISCUSS THE GREEN MARK PLATINUM SUPER LOW ENERGY AWARD RECERTIFICATION

MA updated Council that M/s Comfort Management was in the midst of finalizing the energy efficiency for levels 25 to 30 (all units not using the chiller system). The report would be ready by end of May to submit the total efficiency of the entire building for submission to BCA for audit.

MA

MA would keep members updated on progress.

2.5 TO DECIDE ON THE DATE, TIME AND VENUE FOR THE 42ND AGM

Mr. Harry updated to Council that the venue for the coming AGM is at SCC. He had arranged a buffet lunch for 40 pax and also managed to negotiate the package to \$2,700 with 2 main dish selections. He was trying also to negotiate for 1 more main dish selection for an addition of \$300 that brought the total budget to \$3,000.

MA/Harry

Council had approved on the above proposal.

2.6 AGM MATTERS

The meeting discussed on the nomination of next Management Council. All present agreed to return and serve for another term. MA would list the names for nomination at the AGM proper.

2.7 TO REVIEW AND DISCUSS THE LEASE OF LEVEL 30 OFFICE SPACE

Level 30 Office

MA

MA updated Council on the above.

Based on our replied email to the tenant on our indicative renewal rate at \$6.50, the tenant had requested for a meet up to discuss on 23rd April 2026. Mr. Deepak, Harry, Andy, CK and Alan were present for the meeting.

The tenant had expressed their interest to renew for the new terms. Council informed the tenant to write in officially on their offer and would discuss it during the coming council meeting and would revert back.

The tenant had written in with their offer as follows:

\$5.00 psf for the first 3 years
\$5.50 psf on option to renew for a further 3 years

Council deliberated at length during the meeting and decided as follows:

\$5.25 psf for the first 3 years
The next 3 years, rent increase to be capped at 10%.

Council instructed MA to reply to the tenant on the counter proposal for their consideration. MA noted on the above.

Lease of #01-04A

MA updated Council during the last meeting, the meeting had decided to remain the same rent for the next renewal.

MA informed Council that the tenant had agreed to renew for a 2-year lease and also requested for a break-lease clause of 2 months' notice.

Council had decided to grant a 3 months' notice instead.

MA would inform the tenant accordingly.

Lease of open deck at basement facing #B1-11

MA updated to Council there was a potential tenant whom had expressed their interest to take up the above unit at \$400.00 to run a fruit and dessert store.

Council had decided to try at \$500.00 per month for the above and was prepared to close the deal at \$450.00 if the tenant accepts the offer. MA noted on the above and would follow up.

2.8 LETTER FROM SP ON COLLECTIVE SALE

As discussed at the last meeting, MA had replied the owner accordingly. MA updated that there was no further respond from the owner concerned since.

Closed

3.0. TO CONFIRM AND ADOPT THE ACCOUNTS FOR MARCH 2026

MA went through the circulated summary, highlighting bank balances, expenses exceeding budget and FD updates. MA also highlighted the change in the Management Fund balance after audit.

Info

There being no queries, the statements were adopted as proposed by Mr. Harry and seconded by Mr. Hegde.

There being no other business, the meeting ended at 4.15 pm.

Deepak G Gurnani (Mr.)
Chairman