



MINUTES OF ANNUAL GENERAL MEETING OF
MCST 431

DATE : 27 April 2008
Sunday
TIME : 2.30 pm
VENUE : Second Level Car Park
Changi Garden
Jalan Mariam

ATTENANCE LIST :

<u>Unit No.</u>	<u>Share Value</u>	<u>Name of Subsidiary Proprietors</u>	<u>In Person Or By Proxy</u>
32	2	Arul Raj s/o Anthoneysamy Chetty & Sarojini Arul Raj Nee Somusundram	In Person Arul Raj s/o Anthoneysamy Chetty
32A	2	Ow Tong Khai	In Person
32C	2	Ang Ah Yu Soh Chye Eng	In Person Soh Chye Eng
34B	2	Tan Eng Hwee & Wong Yin San	In Person Tan Eng Hwee
36	2	Chan Yew Cheong Loh Cheoh Lee Shirley	In Persons
36A	2	Yahya Buk Mohamed Noriney Binte Badang	In Person Yahya Buk Mohamed
36C	2	Abdullah B UK Mohamed & Amsah Bin UK Mohmed & Faridah Begum d/o Shaik Shajaman	In Persons
38	2	Siti Aminah Binte Jais	In Person
40	2	Ng Choon Kiat & Seow Swee Lin Vevian	In Person Ng Choon Kiat
40A	2	Diana Chua	In Person
40C	2	Yap Wee Meng & Vivian Chin	In Person Yap Wee Meng
42C	2	Tong Chin Beng Lim Kim Kee	In Person Tong Chin Beng
44A	2	Joseph Selveraj s/o Sundram Arul & Dorothy P. Perera	In Person Joseph Selveraj s/o S. Arul

46	2	Ms Kok Peck Har	In Person
46A	2	Ms Chan Lai Moon	In Person
46B	2	Muthusamy Gabriel & Sundari Gabriel	In Person Muthusamy Gabriel
48A	2	Nair Prabhakaran s/o Prabhakaran & Hemalatha d/o TS Nathan	In Person Nair Prabhakaran
50B	2	Cheng Patrick Douglas & Dorothy Tay Mui Cheng	In Persons
52C	2	Tan Seok Poh & Tan Boon Chye	In Person Tan Seok Poh
54	2	Fernandes Lancelot Albert & E Hyacinth	By Proxy Bjorn Peter Fernandes
54C	2	Lee Chee Kuan Tay Soh Hoon	In Person Lee Chee Kuan
56B	2	Manu Bhanu & Usha Madhusudhanan	In Persons
58A	2	Foong Yin Thong & Tan Siew Luan	In Person Tan Siew Luan
58C	2	Brenda Peck Xin Yu	In Person
60	2	Lim Ee Teck & Wong Wee Siok	In Person Wong Wee Siok
60C	2	Teo Siew Kuey & Seah Tock Kun	In Persons
62	2	Mohammad Taha Bin Ibrahim Napiah Binte Abdul Aziz	In Persons
62A	2	Kok Kum Meng & Tang Yoke Sim	In Person Kok Kum Meng
62B	2	Ann Tan Xiuyun & Tan Seok Poh, John Michael Kelly	In Person Tan Seok Poh
62C	2	Ivan Hoe Seng Chew & Lee Suet Foong	In Persons
961	5	Cheoh Swee Huat Investment Pte Ltd	Letter of Authority Cheok Chin Tong
963	5	Wong Cheng Wah	In Person

965	5	M/s Chu Yew Pte Ltd	Letter of Authority Koh Swee Leng
971	5	Ong Wee Koon	By Proxy Ong Guan Joo
963A	5	Ngoh Eng Chuan Tan Soon Lan	In Person Ngoh Eng Chuan
961B	3	Ng Yen Lee & Ng Eng Ling	In Person Ng Yen Lee
965B	3	Chow Tien Cheong Alias David Leslie Chow & Blight Maggie	In Persons
967B	3	Yong Fah Nam & Yong Fah Leong	In Person Yong Fah Nam
969B	3	Lim Heng Seng & Lim Yieng Hong	In Person Lim Heng Seng
963C	3	Patrick D MC Clure & Ong Chee Tat, CS, CL	In Persons Patrick D MC Clure & Ong Chee Koon
Managing Agent:		Landsfield Property Consultants PL	Steven Peh Loo Hock Raymond Chin

The meeting proceeded at 3.00 pm when there was a quorum of 93 out of 216 share values obtained.

1. **Opening Address**

Mr. Tan Eng Hwee was elected as the Chairman to preside over the meeting.

2. **Minutes of the Last Annual General Meeting held on 15 April 2007**

The Minutes of the Annual General Meeting held on 15 April 2007 were read and confirmed without any amendments as proposed by Mr. Manu Bhanu (56B) and seconded by Mr. Patrick D MC Clure (963C).

3. **Minutes of the Extra-Ordinary General Meeting held on 6 January 2008 & 24 February 2008**

The Minutes of the Extra-Ordinary General Meeting held on 6 January 2008 and 24 February 2008 were read and confirmed without any amendments as proposed by Mr. Bjorn Peter Fernandes (54) and seconded by Mr. Manu Bhanu (56B)

4. **Audited Accounts**

4.1 The House vetted the audited accounts for the year ending 31 December 2007 and was informed of the deficit of \$3,425 accumulated for the year 2007.

As there were no other queries, the audited accounts were adopted as proposed by Mr. Patrick D MC Clure (963C) and seconded by Mr. Joseph Arul (44A).

- 4.2 It was resolved to appoint the auditor, M/s Christopher Chan & Associates for the auditing of the MC's accounts at a fee of \$750/- as proposed by Mr. Manu Bhanu (56B) and seconded by Mr. Vincent Yong (967B).

5. **Management Fund & Sinking Fund Contributions**

It was resolved as proposed by Mr. John Ow (32A) and seconded by Mr. Manu Bhanu (56B) that:

- 5.1 the contributions to the Management Fund be remained at \$70.00 per share value per month.
- 5.2 the contributions to the Sinking Fund be remained at \$20.00 per share value per month.
- 5.3 all contributions to the Management Fund and Sinking Fund be due and made payable quarterly in advance on the first day of the respective months: July 08, October 08, January 09 and April 09.
- 5.4 the same be paid within 30 days from the due date of each quarter and that an interest at the rate of 18% per annum be imposed on all late payments.
- 5.5 all expenses including the administrative charges and legal fees incurred for the recovery of the outstanding Management Fund, Sinking Fund and all other approved contributions be paid for by the defaulters.
- 5.6 all legal fees including those on a client and solicitor basis, disbursements and incidental costs incurred in enforcing any of the by-laws and other legislation within the ambit of the Building Maintenance & Strata Management Act be borne by the subsidiary proprietors in default on a full indemnity basis.

6 **Council of the Management Corporation**

- 6.1 It was resolved that the number of Council Members be 5 (five). There were 5 nominations of council members and the following subsidiary proprietors were elected to sit as Council Members for the ensuing year. As there were no other nominations, the House resolved to close the number of members as 5 as proposed by Mr. Tan Seok Poh (52C/62B) and seconded by Mr. John Ow (32A) with 23 Subsidiary Proprietors casting their votes in favour.

<u>S/N</u>	<u>Name of Subsidiary Proprietors</u>	<u>Unit No.</u>	<u>Proposed</u>	<u>Seconded</u>
a)	Mr Joseph Arul	44A	Ms Chan Lai Moon (46A)	Mr Manu Bhanu (56B)
b)	Mr. Mr Teo Siew Kuey	60C	Mr. Manu Bhanu (56B)	Mr. Ong Guan Joo (971)
c)	Mr Tan Eng Hwee	34B	Mr. Patrick DMC Clure (963C)	Mr. David Chow (965B)
d)	Mr Manu Bhanu	56B	Mr. Teo Siew Kuey (60C)	Mr. Amsah B. UK Mohamed (36C)
e)	Mr John Michael Kelly (co-opt)	62B	Mr. Manu Bhanu (56B)	Ms Brenda Peck (58C)

It was resolved that the office bearers and authorized signatories be appointed at the first Council Meeting.

6.2 It was resolved that the Council be empowered to perform the Management Corporation's duties and exercise all the powers without any restrictions within the ambit of the Building Maintenance & Strata Management Act.

7. **Insurance**

It was resolved as proposed by Mr. David Chow (965B) and seconded by Mr. John Ow (32A) that the present sum insured for Fire - \$17million, Public Liability - \$1.5million and Errors and Omissions - \$1million be renewed upon expiry.

8. **Proposed Amendments to the By-Laws Governing the Rental of Units to Foreign Workers & Governing the Use & Control of the Car Park (By Special Resolution)**

The House was brief by the Chairman on the amended By-laws which needed to be fine tune to make the clause clearer so that every Subsidiary Proprietors understands them to avoid arguing what is right or wrong. The SPs were highlighted on the shophouses where there are 2 conditions. The Chairman further explained that the 2nd floor unit is meant for residential and ground floor unit is for commercial use but subsequently some of the units have applied to URA to fully convert the 2nd floor as commercial status.

Those units that have solely applied to URA to convert as commercial shall remain as commercial status. As for the residential, then the new clause which the MC is proposing for 3 adults (inclusive of family unit) is implemented.

A poll was conducted and the result of the votes cast was as follows:

- a) Total no. of votes cast in share value : 93 (100%)
(By attendance & Proxy)
- b) No. of votes cast in favour : 66 (70.97%)
- c) No. of votes cast against : 27 (29.03%)

As there were less than 75% of votes cast in favour, the House was duly informed that the amended By-laws was not passed and that the previous By-laws passed on 14 May 2006 would remain as status quo.

9. **Collective Sale**

The House was updated on the signing of the Collective Sale Agreement where the signing was deferred in view of the 2 penthouses units sold at 1.4 and 1.6 million. As the 2 penthouse units were sold after the CSA and apportionment of sale proceed were approved at the EOGM on 24 February 2008, it would be put forward to the Strata Title Board if necessary, to decide whether the above 2 units sold have financial loss compensation.

As there were some requests from the SPs to continue with the signing of the CSA, the sale committee would seek the advice of the marketing agent and lawyer and would update the SPs.

10. **Upgrading & Repair Works**

The Chairman brief the House that if the MC do not go for the Collective Sale, the SPs have to dump in a lot of money to upgrade the estate and most of the SPs should know the condition of this estate especially the leakage problems where a major upgrading is required in order to compete with other properties.

The Chairman has worked out on a per share value an indicative amount of \$15,000/- to upgrade the estate which the SPs need to know should the Collective Sale be aborted.

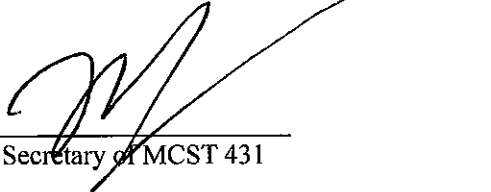
11. **Any Other Business**

As there was no other business, the meeting ended at 4.30pm with a vote of thanks to all those present.



Confirmed by Chairman of MCST 431

Date 24/5/08



Confirmed by Secretary of MCST 431

Date 24.05.08

Minutes recorded by: Raymond Chin
Managing Agent
agm431m(2008)