



MANAGEMENT CORPORATION - STRATA TITLE PLAN NO. 431

Managing Agents: LANDSFIELD PROPERTY CONSULTANTS PTE LTD  
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25 June 2009

To: The Subsidiary Proprietors  
Changi Garden  
Management Corporation – Strata Title Plan No. 431

Dear Sir/Madam

**(A) ANNUAL GENERAL MEETING**

We enclosed the minutes of the recent Annual General Meeting held on 24 May 2009 for your information.

**(B) OFFICE BEARERS AND AUTHORISED SIGNATORIES**

Please be informed that the following council members have been elected as the office bearers and authorised signatories for the Management Corporation's account for the ensuing year.

	<b><u>Council Members</u></b>	<b><u>Appointment</u></b>
1	Mr Tan Eng Hwee	Chairman/Signatory
2	Mr John Michael Kelly	Vice-Chairman/Signatory
3	Mr Teo Siew Kuey	Secretary/Signatory
4	Mr Joseph Arul	Treasurer/Signatory

Yours faithfully  
For & on behalf of MCST 431

Raymond Chin  
Managing Agent

Enc



MINUTES OF ANNUAL GENERAL MEETING OF  
MCST 431

ORIGINAL

DATE : 24 May 2009  
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 Sng Lai Gek Veronica	In Person Ow Tong Khai
34B	2	Tan Eng Hwee & Wong Yin San	In Person Tan Eng Hwee
34C	2	Wang See Kher & Dion Khoo Poh Leng	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
38C	2	A Mushahudin Alias Musahudeen s/o R Abdur Rahim	In Person
40C	2	Yap Wee Meng & Vivian Chin	In Person Yap Wee Meng
44A	2	Joseph Selveraj s/o Sundram Arul & Dorothy P Perera	In Person Joseph Selveraj s/o S Arul
46A	2	Chan Lai Moon	In Person
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
52A & 52B	2	Hing Yih Peir & Wong Bei Keen	In Persons
54C	2	Lee Chee Kuan Tay Soh Hoon	In Persons
58C	2	Brenda Peck Xin Yu	In Person
60C	2	Teo Siew Kuey Abraham & Seah Tock Kun	In Person Teo Siew Kuey Abraham
62	2	Mohammad Taha Bin Ibrahim Napiah Binte Abdul Aziz	In Persons
963	5	Wong Cheng Wah	In Person
965	5	M/s Chu Yew Pte Ltd	Letter of Authority Koh Swee Leng
967	5	Sin Huat Tractor Services Pte Ltd Ng Soi Tee	In Person
969	5	Nanyang IR Pte Ltd Yeo Pui Chye	In Person
971	5	Ong Wee Koon	By Proxy Ong Guan Joo
967A	5	Nanyang IR Pte Ltd Yeo Pui Chye	In Person
971A	5	Ng Chee Lin & Ng Kuang Hua	In Person Ng Chee Lin
969B	3	Lim Heng Seng & Lim Yieng Hong	In Persons
963C	3	Patrick D MC Clure & Ong Chee Tat, Ong Chee Koon, Ong Chee Suet, Ong Chee Lon	In Person Patrick D MC Clure
967C	3	Wang See Kher & Dion Khoo Poh Leng	In Persons
969C	3	Norhisham bin Amer	In Person
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 73 out of 216 share values obtained.

1. **Opening Address**

Mr Tan Eng Hwee took the chair and presided over the meeting.

2. **Minutes of the Last Annual General Meeting held on 27 April 2008**

The Minutes of the Annual General Meeting held on 27 April 2008 were read and confirmed without any amendments as proposed by Mr John Ow Tong Khai (32A) and seconded by Ms Brenda Peck Xin Yu (58C).

3. **Minutes of the Extra-Ordinary General Meeting held on 9 November 2008**

The Minutes of the Extra-Ordinary General Meeting held on 9 November 2008 were read and confirmed without any amendments as proposed by Mr Patrick D McClure (963C) and seconded by Mr Ong Guan Joo (971).

4. **Audited Accounts**

4.1 The House vetted the audited accounts for the year ending 31 December 2008 and was informed of the deficit of \$5,860 accumulated for the year 2008. The accumulated Management Fund is \$272,587 and Sinking Fund is \$459,937.

As there were no other queries, the audited accounts were adopted as proposed by Mr Jeffrey Hing Yih Peir (52A/52B) and seconded by Mr John Ow Tong Khai (32A).

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 Ms Brenda Peck Xin Yu (58C) and seconded by Mr Jeffrey Hing Yih Peir (52A/52B).

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

It was resolved as proposed by Mr A Mushahudin Alias Musahudeen (38C) and seconded by Ms Brenda Peck Xin Yu (58C) 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 09, October 09, January 10 and April 10.

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 increased to 7 members as proposed by Mr Yeo Pui Chye (967A/969) and seconded by Mr Mohammed Taha Bin Ibrahim (62). There were 7 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 7 as proposed by Mr Jeffrey Hing Yih Peir (52A/52B) and seconded by Mr Arul Raj s/o Anthoneysamy Chetty (32).

S/N	Name of Subsidiary Proprietors	Unit No.	Proposed	Seconded
a)	Mr Joseph Arul	44A	Ms Chan Lai Moon (46A)	Ms Brenda Peck Xin Yu (58C)
b)	Mr Ajmer Singh	963B	Mr Yeo Pui Chye (967A/969)	Mr Wong Cheng Wah (963)
c)	Mr Tan Eng Hwee	34B	Mr Joseph Arul (44A)	Mr Jeffrey Hing Yih Peir (52A/52B)
d)	Mr Teo Siew Kuey Abraham	60C	Mr Jeffrey Hing Yih Peir (52A/52B)	Mr Ong Guan Joo (971)
e)	Mr John Michael Kelly (co-opt)	62B	Mr Jeffrey Hing Yih Peir (52A/52B)	Mr Ong Guan Joo (971)
f)	Mr Wang See Kher	34C/ 967C	Mr Tan Eng Hwee (34B)	Mr Ajmer Singh (963B)
g)	Mr Yeo Pui Chye	967A/ 969	Mr Wong Cheng Wah (963)	Mr Koh Swee Leng (965)

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 as proposed by Mr Jeffrey Hing Yih Peir (52A/52B) and seconded by Mr Ajmer Singh (963B).
- 6.3 It was resolved to empower the Council to incur any single item of expenditure e.g. emergency repair work of up to \$20,000/- without seeking the residents' approval. Any single item of expenditure exceeding \$20,000/- would have to be approved by the residents at a general meeting as proposed by Mr Jeffrey Hing Yih Peir (52A/52B) and seconded by Mr Ajmer Singh (963B).

7. **Insurance**

It was resolved as proposed by Mr Jeffrey Hing Yih Peir (52A/52B) and seconded by Ms Brenda Peck Xin Yu (58C) that the present sum insured for Fire - \$17 million, Public Liability - \$1.5 million and Errors and Omissions - \$1 million be reviewed by the Council 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)**

Some Subsidiary Proprietors raised the issue of number of persons per room to be increased and the type of tenants (eg. student, work permit in service sector) to be allowed to stay within the unit for both residential and commercial units (2<sup>nd</sup> floor units). The Council emphasized that the interests of the owners who reside in the estate have be balanced by those who do not stay here but who intend to rent them out so that the estate does not derogate into a workers' dormitory. Otherwise, it will cause disamenities, security issue and other problems, impinging on the financial and manpower resources to control and manage the estate and depreciate the value of their properties. The House resolved to delegate the Council to review the by-laws of the rental units and convene a general meeting, if necessary and expedient, to review them as proposed by Mr Ajmer Singh (963B) and seconded by Mr Mohammed Taha Bin Ibrahim (62).

9 **House Rules**

The House resolved to adopt the set of House Rules without any amendments as proposed by Mr Mohammed Taha Bin Ibrahim (62) and seconded by Mr Arul Raj s/o Anthoneysamy Chetty (32).

10 **Repair and Maintenance (R&M) and Addition and Alteration (A&A)**  
**(By Ordinary Resolution)**

10.1 The Chairman briefed the House on the importance of engaging a building consultant to explore the above-mentioned. The House resolved to approve the above-mentioned whose professional fee should be capped at a maximum of \$30,000 as proposed by Mr Joseph Arul (44A) and seconded by Mr Ajmer Singh (963B).

10.2 Since Resolution 10.1 is approved, the House resolved to utilize from the Sinking Fund and delegate the Council to appoint such parties on such terms and conditions.

11 **Lease of/Rent Part of Common Property (By Ordinary Resolution)**

The House was briefed by the owner of Unit 971A on renting the open common area beside his coffeeshop 'Changi Corner Eating House', of approx. 240 sq ft at \$500 per month to allow his patrons to have their meal during lunch and dinner. A subsidiary proprietor has raised the issue of liquor and noise arising from their patron. The owner agreed to ensure that his patron behave themselves and not create noise disturbances and observe strict operating hours, cleanliness, security and appropriate lighting condition, among other maintenance and licensee's obligations.

The Council will ensure that a license agreement incorporating the appropriate terms and conditions and undertaking be signed with the owner of 971A, as a precondition for the grant of the license and reserve the express right to terminate the license agreement if there is any non-compliance with or breach of any terms and conditions of the agreement. As there was no objection raised by any subsidiary proprietors, the House resolved to approve the above resolution as proposed by Mr Mohammed Taha Bin Ibrahim (62) and seconded by Mr Ong Guan Joo (971).

12 **Any Other Business**

12.1 **Collective Sale**

The Chairman explained to the house that the AGM would not be the appropriate venue to discuss in details the collective sales but briefly mentioned that the interested developers had not exercise their option due to the timing which unfortunately coincide with the global financial crisis.

A subsidiary proprietor queried why the deadline of the collective sale has to be in October 2009. The Chairman explained to the House that the Collective Sale Agreement provided a deadline of 1 year from date of the 1<sup>st</sup> signature to secure 80% and 1 year from date of last signature of 80% to get buyer and Srata Title Board approval. Last signature was on 4 October 2008. Further progress of the collective sale would be updated to all subsidiary proprietors at an Extra-Ordinary General Meeting.

As there was no other business, the meeting ended at 5.15 pm with a vote of thanks to those present.



Confirmed by Chairman of MCST 431

23.06.09

Date



Confirmed by Secretary of MCST 431

23-06-09

Date

Minutes recorded by: Raymond Chin  
Managing Agent  
*agm431m(24may2009)*