

BUTTERWORTH 8

MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2934

MINUTES OF THE 17th ANNUAL GENERAL MEETING OF THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 2934 HELD ON 29 APRIL 2023, SATURDAY, 9.00 A.M. VIA ELECTRONIC MEANS

S/No	Unit No.	Subsidiary Proprietor(s)	In Person / By Proxy	Representative	Share Value	Voting Right
1	#01-11	Pang Toh Tock Fernandez Doris Rosy	By Proxy	Eugene Pang Yoke Ting	4	Yes
2	#02-06	Koh Nghee Kwang Goh Geok Choo	In Person	Koh Nghee Kwang	4	Yes
3	#01-04	Tan Thiam Chye Lin GaiJun Sheila	In Person	Lin GaiJun Sheila	4	Yes
4	#06-08	Sadriwala Shabbir Zoherbhai Sadriwala Fatima Shabbir	In Person	Sadriwala Fatima Shabbir	4	Yes
5	#01-06	Sivakumar Rajendera	In Person	Sivakumar Rajendera	4	Yes

In Attendance : Ms Emily Lee } Savills Property Management Pte Ltd
Ms Nur Azura } Managing Agent (MA)
Mr Eddie Kwan }

The total share value of 216 strata lots in Butterworth 8 is 830 and the number of subsidiary proprietors (SP) required to be present either in person, by proxy or letter of authority at the meeting should constitute a total share of not less than 249 to form a quorum (Section 3(2) Building Maintenance and Strata Management Act (BMSMA)).

At 9:00 a.m., the total share values of the subsidiary proprietors present in the meeting, in person and by proxy, was 20 out of the total share value of 830. There being no quorum, the meeting was adjourned for 30 minutes in accordance with the provisions of the BMSMA.

At 9:30 a.m., the total share values representing the subsidiary proprietors was 20. The meeting was called to order under section 3(3) of the First Schedule of the BMSMA.

1.0 OPENING OF THE MEETING

MA gave a briefing on the guidelines and protocol of the electronic AGM proceedings.

Chairman was introduced. MA informed the House that the voting would be carried out via the electronic polling slip and the meeting proceeded.

2.0 ANNUAL REPORT OF THE 16th MANAGEMENT COUNCIL

MA run through the details of the 16th Management Council's report with highlights to page 5 of the AGM booklet where item no. 4 of the Maintenance and Service Contracts,

for Landscape has a typo error on the year where it should be for the period of 2023 to 2024 instead of 2021 to 2022. MA apologized on this typographical overlook.

There being no comments, the annual report of the 16th Management Council was received.

3.0 CONFIRMATION OF MINUTES

To confirm the minutes of the 16th Annual General Meeting held on 23rd April 2022.

The above motion was put to vote. The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

Minutes of the last AGM held on 23rd April 2022 was confirmed.

4.0 ACCOUNTS OF THE MANAGEMENT CORPORATION

MA presented the salient points in the full year financial audit ending December 2022.

To receive and if thought fit, adopt the audited accounts of the Management Corporation for FY2022 (the period 1st January 2022 to 31st December 2022)

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

The audited accounts for the financial period from period 1st January 2022 to 31st December 2022 was adopted.

5.0 EMPOWER THE COUNCIL TO APPOINT AUDITOR

To consider and if approved, resolve that the incoming Management Council be empowered to appoint an auditor for the Management Corporation for the period up to the conclusion of the next Annual General Meeting of the Management Corporation and to authorize the Management Council to fix the remuneration of the auditor.

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that the incoming Management Council be authorised to appoint an auditor for the Management Corporation for the period up to the conclusion of the next

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Annual General Meeting of the Management Corporation and to authorize the Management Council to fix the remuneration of the auditor.

6.0 MANAGEMENT FUND AND SINKING FUND CONTRIBUTIONS

6.1 MANAGEMENT FUND

To consider and if approved, resolve that the management fund contribution with effect from 1st July 2023 to be maintained at \$88.00 (exclude GST) per share value per month and such contribution shall be paid quarterly in advance due on the first day of July, October, January and April without demand.

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that the management fund contribution with effect from 1st July 2023 to be maintained at \$88.00 (exclude GST) per share value per month and shall be paid quarterly in advance due on the first day of July, October, January and April without demand.

6.2 SINKING FUND

To consider and if approved, resolve that the sinking fund contribution with effect from 1st July 2023 to be maintained at \$7.00 (exclude GST) per share value per month and such contribution shall be paid quarterly in advance due on the first day of July, October, January and April without demand.

The results of the voting were as follows:

For:	20 votes (100%)
Against:	0 votes (0%)
Abstain:	0 votes

It was resolved that the sinking fund contribution with effect from 1st July 2023 to be maintained at \$7.00 (exclude GST) per share value per month and shall be paid quarterly in advance due on the first day of July, October, January and April without demand.

7.0 ANNUAL BUDGET OF THE MANAGEMENT CORPORATION

To approve the proposed annual budget of the management corporation for the new financial year.

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that the annual budget of the management corporation for the new financial year was approved.

8.0 INTEREST FOR LATE PAYMENT

To consider and if approved, resolve that interest at the rate of 12% per annum or any rate as determined by the subsidiary proprietors, calculated on daily basis, be levied if payment for all contributions, interest and other charges are received after 30 days from the due date.

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that interest at the rate of 12% per annum, calculated on daily basis be levied if payment for all contributions, interest and other charges are received after 30 days from the due date.

9.0 RECOVERY OF COSTS

9.1 LEGAL COST FOR ARREARS RECOVERY

To consider and if approved, resolve that all costs, including legal fees on a solicitor and client basis, disbursements and incidental costs incurred by the Management Corporation in the recovery of arrears of Management Fund, Sinking Fund and/or any other monies owing to the Management Corporation shall be recoverable from the subsidiary proprietor, occupier or lessee concerned.

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that that all costs, including legal fees on a solicitor and client basis, disbursements and incidental costs incurred by the Management Corporation in the recovery of arrears of Management Fund, Sinking Fund and/or any other monies owing to the Management Corporation shall be recoverable from the subsidiary proprietor, occupier or lessee concerned.

9.2 LEGAL COST FOR OTHER LEGAL PROCEEDINGS

To consider and if approved, resolve that a subsidiary proprietor or occupier or lessee of a lot shall bear all costs, fees and/or expenses (including solicitor cost and client legal costs and disbursements) on a full indemnity basis incurred by the Management Corporation and/or in any action commenced or undertaken in the Singapore Courts or referred the Strata Titles Board or relevant authorities as a result of infringement(s) by

the said subsidiary proprietor or occupier or lessee on the provisions of The Building Maintenance and Strata Management Act, Supplementary By-Laws and/or House Rules (including but not limited to the prescribed By-Laws/Regulations under the Building Maintenance and Strata Management Act).

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that a subsidiary proprietor or occupier or lessee of a lot shall bear all costs, fees and/or expenses (including solicitor cost and client legal costs and disbursements) on a full indemnity basis incurred by the Management Corporation and/or in any action commenced or undertaken in the Singapore Courts or referred the Strata Titles Board or relevant authorities as a result of infringement(s) by the said subsidiary proprietor or occupier or lessee on the provisions of The Building Maintenance and Strata Management Act, Supplementary By-Laws and/or House Rules (including but not limited to the prescribed By-Laws/Regulations under the Building Maintenance and Strata Management Act).

10.0 APPOINTMENT OF MANAGING AGENT

10.1 To consider and, if approved, resolve that the incoming Management Council be empowered to appoint a Managing Agent for the Management Corporation for the period up to the conclusion of the next Annual General Meeting and to authorize the Management Council to determine its terms of appointment and the fees and remuneration of the Managing Agent.

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that the incoming Management Council was empowered to appoint a Managing Agent for the Management Corporation for the period up to the conclusion of the next Annual General Meeting and to authorize the Management Council to determine its terms of appointment and the fees and remuneration of the Managing Agent.

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

The results of the voting were as follows:

For:	20 votes (100.0%)
Against:	0 votes (0.0%)
Abstain:	0 votes

It was resolved that the Management Council was empowered to determine which powers, duties and functions of the Management Corporation to be delegated to the Managing Agent.

11.0 ELECTION OF COUNCIL MEMBERS

11.1 To nominate Council Members of the 17th Management Council

The following persons were nominated as Council Members of the 17th Management Council:

Name	Unit
Eugene Pang Yoke Ting	#01-11
Koh Nghee Kwang	#02-06
Sheila Lin GaiJun	#01-04
Fatima Shabbir	#06-08
Sivakumar Rajendera	#01-06

11.2 To determine the number of the 17th Management Council

The number of members of the 17th Management Council was determined at 5 members.

11.3 To elect the members of the 17th Management Council

The following subsidiary proprietors were elected as Council Members of the 17th Management Council:

Name	Unit
Eugene Pang Yoke Ting	#01-11
Koh Nghee Kwang	#02-06
Sheila Lin GaiJun	#01-04
Fatima Shabbir	#06-08
Sivakumar Rajendera	#01-06

11.4 To empower the in-coming Management Council to elect the Chairman, Secretary and Treasurer.

The results of the voting were as follows:

For: 20 votes (100.0%)
Against: 0 votes (0.0%)
Abstain: 0 votes

It was resolved that the incoming Management Council was empowered to elect its Office Bearers.

11.5 To decide what matters, if any, shall be determined only by the Management Corporation at a General Meeting.

MA informed the House that there had been no restriction to the spending and empowerment of the Management Council to exercise their duties of the Management Corporation and that they will be closely guided by the act in their discharge of duties. This motion was also passed in the 16th AGM and there was no objection to carry out the same as approved.

12.0 INSURANCE POLICIES

To consider and if approved, resolved that the following insurance policies effected by the Management Corporation be extended until such time that the Management Council can review and determine the adequacies of the covers and to authorize the Management Council to vary or extend the insurance policies as deemed fit:

Type	Sum Insured (Singapore Dollars)
Fire & Extraneous Perils	\$50,760,000
Public Liability	\$2,000,000
Errors & Omissions	\$2,000,000
Plate Glass	\$125,000

The results of the voting were as follows:

For: 20 votes (100.0%)
Against: 0 votes (0.0%)
Abstain: 0 votes

It was resolved that the following insurance policies effected by the Management Corporation be extended until such time that the Management Council will review and determine the adequacies of the covers and that the Management Council will be authorised to vary or extend the insurance policies as deemed fit

13.0 CLOSE OF MEETING

The meeting was called to a close at 10.15 a.m. with a note of thanks to the Chair.

CONFIRMED BY

DATE
