

KFPAM/MCST4463/074
17 May 2023

Dear Sir/Madam

**SUMMARY OF RESOLUTIONS PASSED AT THE 7th ANNUAL GENERAL MEETING
HELD ON 29 APRIL 2023**

The 7th Annual General Meeting of the Management Corporation Strata Title Plan No. 4463 was held on 29 April 2023. We are pleased to inform you of the outcome of the resolutions considered at the AGM:

1.0 Opening of the Meeting

Chairman of 6th Management Council Mr. Goh Chuen Wee welcomed all Subsidiary Proprietors to the meeting. He continued to brief the meeting on the Annual Report of the 6th Management Council.

2.0 Confirmation of Minutes

The Minutes of the 6th Annual General Meeting held on 30 April 2022 was unanimously adopted without amendment:

Total Vote Cast FOR	: 254 lots (100%)
Total Vote Cast AGAINST	: 0 lot (0%)
Total Vote Cast ABSTAINED	: 11 lots

3.0 Report of the 6th Management Council

The meeting received the Annual Management Report of the 6th Management Corporation.

4.0 Audited Accounts

The audited accounts of the Management Corporation for the period from 1st January 2022 to 31st December 2022 were duly adopted.

Total Vote Cast FOR	: 259 lots (98.48%)
Total Vote Cast AGAINST	: 4 lots (1.52%)
Total Vote Cast ABSTAINED	: 19 lots

5.0 Adoption of Annual Budget for the Financial Year Ending 2023

To approve and adopt the Annual Budget of the Management Corporation for the period 1st January 2023 to 31st December 2023.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 119 lot (44.57%)
Total Vote Cast AGAINST	: 148 lot (55.43%)
Total Vote Cast ABSTAINED	: 12 lot

6.0 Management Fund and Sinking Fund

6.1 Management Fund

To consider and if approved, resolve that the Management Fund contribution with effect from 1st June 2023 remains at \$37 per share value per month (excluding prevailing GST) or any such amount as may be determined by the subsidiary proprietors at this meeting to be paid quarterly in advance on the first day of June, September, December and March without demand.

A poll was requested for the above resolution and was defeated with the following results:

Total Vote Cast FOR	: 810 share value (47.59%)
Total Vote Cast AGAINST	: 892 share value (52.41%)
Total Vote Cast ABSTAINED	: 25 share value

As \$37 was defeated, the following amounts were proposed and put to a vote and the results were as follows:

\$36 psvpm	: 395 share value (22.47%)
Proposer	: 70 #09-XX
Seconder	: 58 #01-XX
\$38 psvpm	: 1363 share value (77.53%)
Proposer	: Blk 56 #08-XX
Seconder	: Blk 58 #03-XX

It was resolved that the Management Fund contribution with effect from 1st June 2023 be levied at \$38 per share value per month (excluding prevailing GST) to be paid quarterly in advance on the first day of June, September, December and March without demand.

6.2 Sinking Fund

To consider and if approved, resolve unanimously resolve that the Sinking Fund contribution with effect from 1st of June 2023 remains at \$ 5 per share value per month (excluding prevailing GST) or any such amount as may be determined by the subsidiary proprietors at this meeting to be paid quarterly in advance on the first day of June, September, December and March without demand.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR	: 267 lots (95.70%)
Total Vote Cast AGAINST	: 12 lots (4.30%)
Total Vote Cast ABSTAINED	: 1 lot

7.0 Interest on Late Payment

7.1 To consider and resolve that the interest payable in respect of any contributions not received within 30 days when it becomes due and payable shall be charged at a rate of 24% or any such amount as may be determined by the subsidiary proprietors at this meeting per annum, calculated on a daily basis, and such interest shall accrue from the expiry of 30 days after the due date when the contributions become due and payable.

The above resolution was defeated, and the results were as follows:



Managing Agent:
Knight Frank Property Asset Management Pte Ltd 160 Paya Lebar Road #05-05 Singapore 409022
Tel: (65) 6848 5678 Fax: (65) 6848 5600 Reg.No. 200007671Z CEA Licence No: L30096021

Total Vote Cast FOR : 111 lots (41.73%)
Total Vote Cast AGAINST : 155 lots (58.27%)
Total Vote Cast ABSTAINED : 9 lots

- 7.2 It was resolved that the interest payable in respect of any contributions not received within 30 days when it becomes due and payable shall be charged at a rate of 12% or any such amount as may be determined by the subsidiary proprietors at this meeting per annum, calculated on a daily basis, and such interest shall accrue from the expiry of 30 days after the due date when the contributions become due and payable.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 205 lots (75.09%)
Total Vote Cast AGAINST : 68 lots (24.91%)
Total Vote Cast ABSTAINED : 0

8.0 Appointment of Auditors

It was resolved that the incoming Management Council be empowered to appoint a firm of Auditors for the Management Corporation for the period up to the conclusion of the next Annual General Meeting and to empower the incoming Management Council to fix the remuneration of the Auditors.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 263 lots (99.25%)
Total Vote Cast AGAINST : 2 lots (0.75%)
Total Vote Cast ABSTAINED : 2 lots

9.0 Appointment of Managing Agent

- 9.1 It was resolved 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 empower the incoming Management Council to determine on the terms and fees of the Managing Agent.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 256 lots (96.24%)
Total Vote Cast AGAINST : 10 lots (3.76%)
Total Vote Cast ABSTAINED : 3 lots

- 9.2 To consider and if approved, to empower the incoming Management Council to determine what powers, duties and functions of the Management Corporation be delegated to the Managing Agent.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 250 lots (97.79%)
Total Vote Cast AGAINST : 11 lots (4.21%)
Total Vote Cast ABSTAINED : 2 lots

10.0 Insurance of the Management Corporation

To consider and if approved, to authorize the Management Council to effect, review the adequacy or vary the following insurance policies, upon expiry at such premiums as the Management Council may decide:

S/N	Existing Coverage	
1	Fire and Extraneous Perils	S\$ 186,600,000
2	Public Liability (Include Events Extension)	S\$ 2,000,000
3	Error & Omissions	S\$ 1,000,000
4	Plate Glass	S\$ 200,000
5	Money Insurance	S\$ 20,000

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 257 lots (96.62%)
Total Vote Cast AGAINST : 9 lots (3.38%)
Total Vote Cast ABSTAINED : 3 lots

11.0 Council of the Management Corporation

11.1 To nominate the Council Members of the 7th Management Council.

The following thirteen (13) nominees were proposed for the 7th Management Council of the Management Corporation.

S/N	NAME	BLK/UNIT
1	Mr. Lai Leong Peng	68 #02-XX
2	Mr. Lee Chiaw Bob	60 #01-XX
3	Mr. Hon Kong Lum	64 #02-XX
4	Ms. Weng Huiting	70 #02-XX
5	Mr. Nelson Yoh Chee Ping	54 #01-XX
6	Ms. Tan Siok Yin Daphne	56 #11-XX
7	Ms. Loi Wen Chi Jane	72 #03-XX
8	Mr. Goh Chuen Wee Daniel	64 #11-XX
9	Mr. Tan Sia Chye Arnold	54 #09-XX
10	Mr. Arumugam Sriganeshakantha	54 #01-XX
11	Mr. Ng Kian Giap Farrell	54 #15-XX
12	Mr. Ong Chew Siang Melvin	66 #02-XX
13	Mr. Tan Seng Leong Simon	54 #03-XX

11.2 To determine the number of council members of the Management Council.

A proposal for 7 council members was received from unit 50 # 08-XX and Seconded by 64 # 02-XX, put to a vote and the results were as follow:

Total Vote Cast FOR : 222 lots (80.43%)
Total Vote Cast AGAINST : 54 lots (19.57%)
Total Vote Cast ABSTAINED : 1 lot

As the resolution requires a simple majority, it was determined that the 7th Management Council shall comprise of 7 council members.

- 11.3 To elect the members of the Management Council.
The following seven (7) Nominees were elected by majority vote as the 7th Management Council.

S/N	NAME	BLK/UNIT
1	Mr. Lai Leong Peng	68 #02-XX
2	Mr. Lee Chiaw Bob	60 #01-XX
3	Mr. Hon Kong Lum	64 #02-XX
4	Ms. Weng Huiting	70 #02-XX
5	Mr. Nelson Yoh Chee Ping	54 #01-XX
6	Ms. Tan Siok Yin Daphne	56 #11-XX
7	Ms. Loi Wen Chi Jane	72 #03-XX

- 11.4 To empower the incoming Management Council to appoint the office bearers at the 1st Council Meeting.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 214 lots (93.45%)
Total Vote Cast AGAINST : 15 lots (6.55%)
Total Vote Cast ABSTAINED : 1 lot

- 11.5 To empower the incoming Management Council to appoint authorized signatories for the operation of the Management Corporation's bank accounts.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 257 lots (95.90%)
Total Vote Cast AGAINST : 11 lots (4.10%)
Total Vote Cast ABSTAINED : 1 lot

- 11.6 It was resolved that matters or class of matters, if any, shall be determined only by the Management Corporation in a general meeting.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR : 198 lots (86.09%)
Total Vote Cast AGAINST : 32 lots (13.91%)
Total Vote Cast ABSTAINED : 37 lots

12.0 Special Resolution – By-Law for Private Enclosed Shelter

To consider and if approved, to adopt as additional by-law for the Management Corporation, for Subsidiary Proprietor who wishes to extend their roof cover can be do so by following the criteria listed below:

- 12.1 Seek approval from the relevant authorities
 - 12.1.1. Building and Construction Authority
 - 12.1.2. Urban Redevelopment Authority
 - 12.1.3. Singapore Civil Defence Force
- 12.2 Civil Professional Engineer endorsement on proposed shelter plan.
- 12.3 Material
 - Shall conform to SCDF Fire Code 2018, (3.15 - Materials for Construction), clause 3.15.13 Composite Panel
- 12.4 Design and material shall conform to existing design or (PVDF 9914 Grey (Fire Rated)).
- 12.5 Color shall be the same as existing.
- 12.6 The Subsidiary Proprietor shall be responsible for the maintenance and upkeep of the installation and comply with any future regulations from MCST.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR	: 1520 share value (93.37%)
Total Vote Cast AGAINST	: 108 share value (6.63%)
Total Vote Cast ABSTAINED	: 48 share value

13.0 Special Resolution – By-Law for Additional Visitor Lots At Basement 1

To consider and if approved, to adopt as by-law for the Management Corporation, to designate the following parking lots as visitor lots and to authorise the incoming council carry out the necessary painting works to convert the lots at budget not exceeding \$1,000 (before) GST and to empower the in-coming Council to appoint such parties and on such terms and conditions as the Council deems fit to carry out the works (as shown in Appendix A).

Parking lot numbers 502 – 504, 523 – 528 and 505 – 522 (27)
Total Number of lots: 27 lots

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 613 share value (36.47%)
Total Vote Cast AGAINST	: 1068 share value (63.53%)
Total Vote Cast ABSTAINED	: 31 share value

14.0 Special Resolutions – Installation of Surface Handicap Friendly Rear Gate

To consider and if approved, by way of Special Resolution to collect a Special Levy (hereinafter called "Surface Rear Gate Levy – Handicap Friendly) at \$5.10 (excluding GST) per share value per month to be due and payable quarterly in advance on the first day of June 2023, September 2023, December 2023 and March 2024, the first to be effective on 1st June 2023 for the installation of a surface rear gate (handicap friendly) at the boundary fence with access gate, card reader and CCTV along Compassvale Drive through the existing tennis court ramp (as shown in Appendix B) utilizing from the Sinking Fund and Special Levy inclusive of consultant's fee and other incidental costs and to empower the in-coming Council to appoint such parties and on such terms and conditions as the Council deems fit to carry out the installation works.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR : 438 share value (24.84%)
Total Vote Cast AGAINST : 1325 share value (75.16%)
Total Vote Cast ABSTAINED : 6 share value

15.0 Special Resolution – Installation of Surface Non-Handicap Friendly Rear Gate

If 14.0 is defeated, to consider and if approved, by way of Special Resolution to collect a Special Levy (hereinafter called "Surface Rear Gate Levy - Non-Handicap Friendly) at \$1.50 (excluding GST) per share value per month to be due and payable quarterly in advance on the first day of June 2023, September 2023, December 2023 and March 2024, the first to be effective on 1st June 2023 for the installation of a surface rear gate (non-handicap friendly) at the boundary fence with access gate, card reader and CCTV along Compassvale Drive through Level 1 walkway (as shown in Appendix C) utilizing from the Sinking Fund and Special Levy inclusive of consultant's fee and other incidental costs and to empower the in-coming Council to appoint such parties and on such terms and conditions as the Council deems fit to carry out the installation works.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR : 1290 share value (73.42%)
Total Vote Cast AGAINST : 467 share value (26.58%)
Total Vote Cast ABSTAINED : 12 share value

16.0 Special Resolution – Installation of extended Combined Antenna System at Basement 2

To consider and if approved, by way of a Special Resolution, to extend existing Basement 1 Mobile Coverage Combined Antenna System (CAS) to Basement 2 at a budget not exceeding \$60,000 utilizing from the Sinking Fund inclusive of consultant's fee and other incidental costs and to empower the in-coming Council to appoint such parties and on such terms and conditions as the Council deems fit to carry out the installation works.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR : 349 share value (21.38%)
Total Vote Cast AGAINST : 1283 share value (78.62%)
Total Vote Cast ABSTAINED : 79 share value

17.0 90% Resolutions

Proposed Leasing of Such Space to an Approved Vendor in the Estate for the Installation of Electric Vehicle Charging Stations and Charging Methods for Electric Vehicles

To consider and if approved, resolve by way of a 90% resolution on the proposed installation of electric vehicle charging stations in the Estate for the use by the residents and that;

The MCST enters into a contract with an approved Vendor for the provision of electric vehicle charging station(s) ("EVCs) for a period not exceeding 10 years on such terms and conditions (hereinafter "Installation");

Subject to the approval of the relevant Authorities, the Management Council shall be empowered and authorized, in their absolute discretion, to determine the location for the Installation and to execute, endorse and deliver on behalf of the MCST any and all agreements, instruments, plans and other documents whatsoever and the transactions contemplated thereby and if necessary, to affix the common seal of the MCST to any such agreements,

instruments, plans and documents, in order to give full and valid effect to the transactions contemplated in this Resolution.

Save for the costs of engaging the services of the LEW (Licensed Electrical Worker), the Vendor for the EVCs shall bear all costs associated with the Installation.

The terms and conditions relating to the use of the electric charging station(s) by the Residents shall be paid by Residents on such commercial terms as may be agreed between the Vendor of the EVCs and the Management Council. All Residents using the electric charging station(s) shall enter into a contract with the Vendor directly.

(Note: EV Charger will be a potential need as electric cars have been introduced to the local market now, and petrol vehicle will be phased out in the year of 2040. The EV Charger will be installed at Block 50 & 62 at basement 1 carpark as recommended by EVCs vendors.)

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 1457 share value (85.30%)
Total Vote Cast AGAINST	: 251 share value (14.70%)
Total Vote Cast ABSTAINED	: 30 share value

18.0 Private Requisition Submitted by SP From B66 #14-36

To consider and if approved, to refund the wheel-clamping fee of \$214.00 imposed on 3rd July 2022.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR	: 1471 share value (93.58%)
Total Vote Cast AGAINST	: 101 share value (6.42%)
Total Vote Cast ABSTAINED	: 125 share value

19.0 Private Requisition Submitted by SP From B54 #12-11

To consider and if approved, to allow the usage of existing facility tennis court to multi-purpose court without any modification.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 317 share value (19.53%)
Total Vote Cast AGAINST	: 1306 share value (80.47%)
Total Vote Cast ABSTAINED	: 87 share value

20.0 Private Requisition Submitted by SP From B50 #01-03

To consider and if approved, to dispute the interest and legal fee charged to my apartment over the course of 2020-2022 while I was overseas.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 53 lot (21.46%)
Total Vote Cast AGAINST	: 194 lot (78.54%)
Total Vote Cast ABSTAINED	: 20 lot

21.0 Private Requisition Submitted by SP From B50 #11-01 Landscape Matter

- 21.1 To consider and if approved, to replace the incumbent landscape contractor Goodview Landscape with next lowest landscape maintenance contract bidder.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 121 lot (46.72%)
Total Vote Cast AGAINST	: 138 lot (53.28%)
Total Vote Cast ABSTAINED	: 7 lot

- 21.2 To issue Letter of Demand to Goodview to replace \$50K dead olive tree as stated in maintenance contract.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR	: 227 lot (87.64%)
Total Vote Cast AGAINST	: 32 lot (12.36%)
Total Vote Cast ABSTAINED	: 9 lot

22.0 Private Requisition Submitted by SP From B56 #03-13 Installation of Rear Gate

- 22.1 To consider and if deemed fit, to resolve as a Special Resolution that a Special Levy (hereinafter called "Rear Gate Levy") at \$1.50 per share per month to be due and payable quarterly in advance on the first day of June, September, December and March, the first to be effective on 1st June 2023 for the installation of a rear gate at the boundary fence along Compassvale Drive (as shown in Appendix I) together with access via slope or steps up to the common walkway on Level 1, and to empower the in-coming Council to engage such consultant, contractor, or party for the work and other terms and conditions as it deems fit.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 1261 share value (74.31%)
Total Vote Cast AGAINST	: 436 share value (25.69%)
Total Vote Cast ABSTAINED	: 24 share value

- 22.2 If 22.1 is not passed, to resolve as a Special Resolution that SGD \$90,000 be provided from the Sinking Fund to install a rear gate at the boundary fence along Compassvale Drive (as shown in Appendix I) together with access via slope or steps up to the common walkway on Level 1, and to empower the in-coming Council to engage such consultant, contractor, or party for the work and other terms and conditions as it deems fit.

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR	: 1358 share value (77.60%)
Total Vote Cast AGAINST	: 392 share value (22.40%)
Total Vote Cast ABSTAINED	: 18 share value

23.0 Private Requisition Submitted by SP From B56 #03-13 To set up and operate CCTV Cameras in the B1 and B2 Car Park

- 23.1 To consider and if approved, to resolve as an Ordinary Resolution that \$50,000 be provided from the Sinking Fund for the purchase and set-up of movable CCTV cameras at Basements 1 and 2.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 368 share value (21.72%)
Total Vote Cast AGAINST	: 1326 share value (78.28%)
Total Vote Cast ABSTAINED	: 43 share value

- 23.2 To empower the in-coming Council to engage such consultant, contractor, or party for the work and other terms and conditions as it deems fit.

Resolution 23.1 was defeated, hence, voting for resolution 23.2 is not required.

24.0 Private Requisition Submitted by SP From B56 #03-13 To increase the transparency in the tendering process for high value term contracts.

To consider and if approved, to resolve as an Ordinary Resolution that for the award of contracts of more than \$150,000 per year, a transparent and fair tendering process be followed by the appointed Council.

This should include notifications to Subsidiary Proprietors (SPs) at the commencement of the process (including listing of suppliers that have been invited to bid and a high-level summary of the requirements) as well as notification to SPs at the end of the process as to the decision and key reasons for selecting a supplier, as well as any significant changes to the specification (such as manpower numbers).

The above resolution was passed, and the results were as follows:

Total Vote Cast FOR	: 141 lot (51.46%)
Total Vote Cast AGAINST	: 133 lot (48.54%)
Total Vote Cast ABSTAINED	: 6 lot

25.0 Private Requisition Submitted by SP From B56 #03-13

25.1 Installation and Operation of Electric Vehicle Charging Stations (90% Resolution)

To resolve as a 90% Resolution that the Management Council be empowered to shortlist, review and appoint service provider(s) to provide between 5 and 9 Electric Vehicle Charging Points to be installed in parking lots within the carpark, based on a leasing contract period of more than 3 years, the terms of which to be determined by the Management Council, and with a budget not exceeding \$100,000 (excluding GST) for installation costs and to be funded from the Management Fund.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 1281 share value (74.22%)
Total Vote Cast AGAINST	: 445 share value (25.78%)
Total Vote Cast ABSTAINED	: 30 share value

25.2 Installation and Operation of Electric Vehicle Charging Stations with Limited Leasing or Ownership (75% Special Resolution)

To resolve as a 75% Special Resolution that the Management Council be empowered to shortlist, review and appoint service provider(s) to provide between 5 and 9 Electric Vehicle Charging Points to be installed in parking lots within the carpark, based on either of the following approaches:

- i. Leasing contract period of up to 3 years, the terms to be determined by the Management Council and with a budget not exceeding \$100,000 (excluding GST) for installation costs and to be funded by the Management Fund.
- ii. MCST Ownership of electric vehicle charging equipment via a cost-recovery / subscription contract with service provider(s) inclusive of monthly maintenance contract for both physical charging equipment and software / platform, with MCST fully responsible for end-user pricing, with a budget not exceeding \$100,000 (excluding GST) for installation costs and to be funded by the Sinking Fund.

The above resolution was defeated, and the results were as follows:

Total Vote Cast FOR	: 1250 share value (74.05%)
Total Vote Cast AGAINST	: 438 share value (25.95%)
Total Vote Cast ABSTAINED	: 30 share value

26.0 Any Other Business

To discuss any other matters as may be transacted at an Annual General Meeting which notice in writing has been given to the Management Corporation in accordance with Paragraph 12(1) of the First Schedule of the Building Maintenance and Strata Management Act.

There being no other business, the meeting was called to a close at 3:52 with a note of thanks to the Chairman and all Subsidiary Proprietors present.

Should you require further clarification, please feel free to contact the Management Office via email address Lafiestamgt@gmail.com or call us at Tel: 6385 3912.

Thank you.




Marlette Gomez

Condominium Manager

For and on behalf of the MCST Plan No. 4463