

Date: 29 April 2024

All Subsidiary Proprietors / First Mortgagees  
The Management Corporation Strata Title Plan No. 2934  
6 Butterworth Lane #B1-07  
Butterworth 8  
Singapore 439422

Dear Subsidiary Proprietors,

### **SUMMARY OF RESOLUTIONS OF THE 18TH ANNUAL GENERAL MEETING HELD ON 27 APRIL 2024**

We are pleased to inform all SPs of the outcome of the resolutions that were concluded at the 18th Annual General Meeting convened on 27 April 2024, 9.30 a.m. held at the Multi-Purpose Hall. For the benefit of those Subsidiary Proprietors and Mortgagees in Possession who did not attend the annual general meeting, we append the following results for your reference:

#### **1.0 OPENING OF THE MEETING**

The meeting was adjourned from 9.30am to 10.00am as the required 30% quorum was not achieved. The meeting commenced at 10.00am with a share value of 59 present out of the total share value of 830 which makes up 7.11%.

#### **2.0 ANNUAL REPORT OF THE 17TH MANAGEMENT COUNCIL**

The Annual Report of the 17th Management Council was received.

#### **3.0 MINUTES OF THE 17TH ANNUAL GENERAL MEETING HELD ON 29 APRIL 2023.**

The minutes of the last AGM held on 29 April 2023 was unanimously confirmed.

#### **4.0 AUDITED ACCOUNTS OF THE MANAGEMENT CORPORATION**

The audited accounts for the financial period from period 1st January 2023 to 31st December 2023 were unanimously adopted.

#### **5.0 MANAGEMENT FUND AND SINKING FUND CONTRIBUTIONS**

##### **5.1 MANAGEMENT FUND**

It was resolved that the management fund contribution with effect from 1st July 2024 be increased to \$95.00 (inclusive of 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.

##### **5.2 SINKING FUND**

It was resolved that the sinking fund contribution with effect from 1st July 2024 be increased to \$12.00 (inclusive of 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.

### 6.0 ANNUAL BUDGET OF THE MANAGEMENT CORPORATION

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

### 7.0 INTEREST ON LATE PAYMENT

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.

### 8.0 RECOVERY OF COSTS

#### 8.1 SPECIAL RESOLUTION – BY-LAW FOR RECOVERY OF LEGAL COSTS FOR ARREARS

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.

As this resolution was approved, the House did not proceed to vote for the Ordinary Resolution of 7.1.

#### 8.2 SPECIAL RESOLUTION – BY-LAW FOR RECOVERY OF LEGAL COSTS FOR OTHER LEGAL PROCEEDINGS

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), **including but not limited to any ultra vires matters**, 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).

As this resolution was approved, the House did not proceed to vote for the Ordinary Resolution of 7.2.



### 9.0 INSURANCE POLICIES

It was resolved that the incoming Management Council be empowered to effect or vary the following insurance policies, if necessary;

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

### 10.0 AUDITOR

It was resolved 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 authorized to fix the remuneration of the auditor.

### 11.0 APPOINTMENT OF MANAGING AGENT

- 11.1 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 be authorized to determine its terms of appointment and the fees and remuneration of the Managing Agent.
- 11.2 It was resolved that the Management Council be empowered to determine which powers, duties and functions of the Management Corporation to be delegated to the Managing Agent.

### 12.0 MANAGEMENT COUNCIL OF THE MANAGEMENT CORPORATION

- 12.1 The following persons were nominated as Council Members of the 18<sup>th</sup> Management Council.

Name	Unit
Eugene Pang Yoke Ting	8 #01-11
Koh Nghee Kwang	6 #02-06
Sheila Lin GaiJun	2 #01-04
Fatima Shabbir	6 #06-08
Ken Lee Khok Ern	6 #02-05
Sawant Ishtiyag Ahmed Hussain	2 #18-04
Sadhasivam Premanand	2 #08-01

- 12.2 The number of members of the 18<sup>th</sup> Management Council was determined at 7 members.
- 12.3 The 7 nominees listed were elected as Council Members of the 18<sup>th</sup> Management Council.

- 12.4 It was resolved to empower the incoming council to elect its Chairman, Secretary and Treasurer.
- 12.5 It was resolved to empower the incoming Management Council to elect its Authorised signatories for the operation of MCST bank accounts.
- 12.6 It was unanimously approved that the incoming Management Council would be empowered to perform the Management Corporation duties and exercise all powers without restriction and be closely guided by the Building Maintenance and Strata Management Act (BMSMA).

**13.0 ORDINARY RESOLUTION – ADDITIONAL BUDGET FOR REPAINTING & REDECORATION EXERCISE**

It was resolved by way of Ordinary Resolution to empower the Management Council and its successors to utilize an additional budget not exceeding \$466,500 from the Sinking Fund for works relating to Repainting & Redecoration exercise.

**14.0 SPECIAL RESOLUTION (Requires 75% valid votes)  
– PRIVATE MOTION SUBMITTED BY SP OF BLK 2 #01-01**

The private resolution did not gather the required no. of votes to adopt as bylaw that the PES covering installed at Blk 2 #01-01 be an alternative approved design for the development as submitted by SP of Blk 2 #01-01. Therefore, the resolution was **DEFEATED**.

The result of votes as follows;

For:	37,730 share values (71.70%)
Against:	14,749 share values (28.09%)
Abstain:	1 vote
Spoilt:	1 vote

**15.0 ANY OTHER BUSINESS**

There being no other business, the Meeting concluded at 12.40 pm. with a note of thanks to all present.

Thank you.

Yours faithfully,

Managing Agent - Savills Property Management Pte Ltd



Julia Jaffri

Strata Residential Manager

For and on Behalf of The Management Corporation Strata Title Plan No. 2934