

WADIHANA CONDOMINIUM RESIDENTS' COMMITTEE
“WCRC”

28 th. Floor, Public Bank Tower, No. 19 Jalan Wong Ah Fook, 80000 Johor Bahru, Johor, Malaysia

Date : 5 July 2003
Time : 9.00 am to 10.45 am
Place : Management Office

Present

1) Ng Ching Hai	WCRC
2) Ong Seng Chye	WCRC
3) Roger Tan	WCRC
4) Lai Chee Siew	WCRC
5) Roger Chua	WCRC
6) Vincent Lee	Developer
7) Catherine Ng	Management

MINUTES OF MEETING

	Discussion	Action												
A	<p><u>INTRODUCTION</u></p> <p>1. The formation of Wadihana Condo Residents' Committee (WCRC) received mandate from more than 50% of non-developer parcel owners.</p> <p>2. The purpose of WCRC is to work with the management for mutual benefit and enhance the image and value of Wadihana Condo to make it The Address in Johor Bahru.</p>	Info Info												
B	<p><u>MANAGEMENT'S PLAN</u></p> <p>1. Vincent Lee briefed WCRC on financial status, and planned maintenance/ repair and also upgrading works for the condo.</p> <p>a) Maintenance / repair works proposed</p> <table><tbody><tr><td>i) Car park repair (repair potholes on slabs)</td><td>RM 25,000</td><td>Mgt</td></tr><tr><td>ii) Seepage repair (roof-top gutters waterproofing membrane, partial repair works)</td><td>RM 16,000</td><td></td></tr><tr><td>iii) Roof-top waterproofing repair (complete repair work)</td><td>RM 59,000</td><td></td></tr><tr><td>iv) Lounge/ swimming pool furniture</td><td>RM 8,000</td><td></td></tr></tbody></table>	i) Car park repair (repair potholes on slabs)	RM 25,000	Mgt	ii) Seepage repair (roof-top gutters waterproofing membrane, partial repair works)	RM 16,000		iii) Roof-top waterproofing repair (complete repair work)	RM 59,000		iv) Lounge/ swimming pool furniture	RM 8,000		Info
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	<p>b) Upgrading works proposed</p> <table> <tr> <td>i) Painting to exterior wall of tower block (cost to be ascertained depending on the method of works)</td><td>tba</td><td>Mgt</td></tr> <tr> <td>ii) Wireless internet</td><td>RM 50,000</td><td></td></tr> <tr> <td>iii) Lightning protection</td><td>RM 9,000</td><td></td></tr> <tr> <td>iv) Touch probe clocking system</td><td>RM 8,000</td><td></td></tr> </table> <p>2. Cash flow in 2002 suffered due to delay in Maintenance Fee collection. The delay was due to late approval by Government to waive 5% service tax they imposed on the Maintenance Fee. Hence 2002 maintenance suffered serious setback due to non-billing for more than 9 months and delay in payments from residents later.</p> <p>3. All funds (maintenance & sinking fund) collected are kept under one account, however, Management's Accounts Department have separate sets of record for both the funds so as to facilitate the monitoring of the fund utilisation. In the final day, whatever surplus funds, if any, from this account shall be handed over to the new Management Corporation.</p> <p>4. The Management has commenced painting works at common area sometime end of 2002. Areas already covered are front entrance, lobby drive way, ground floor lobby area, handrails & lift lobby of typical floors. Upcoming proposed painting works are at sheltered car park, squash court/ sauna area.</p> <p>5. Management to look into request of WCRC's request paint the exterior wall of the condominium tower block. Surface will be cleaned before new coats of paint applied.</p> <p>6. Fund currently available in the bank is about RM 500,000. However certain allocation will be set aside for the proposed works (a) & (b) above and also provision for the following replacements.</p>	i) Painting to exterior wall of tower block (cost to be ascertained depending on the method of works)	tba	Mgt	ii) Wireless internet	RM 50,000		iii) Lightning protection	RM 9,000		iv) Touch probe clocking system	RM 8,000		
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	<p>i) Lift Maintenance (changing of wire rope / hoisting cable) RM 80,000</p> <p>ii) Water pump replacement (2 no) RM 100,000</p> <p>iii) Sewage pump replacement (6 no) – cost to be ascertained tba</p> <p>iv) Swimming pool filtration system (e.g. Filter & pump) RM 15,000</p> <p>7. WCRC will assist in the evaluation of the proposed works.</p> <p>8. Vincent explained that some planned works were not carried out due to objection from certain parcel owners.</p> <p>9. WCRC is of the opinion that the Management is duty bound to implement works meant for the safety of residents regardless of objection from any parcel owner due to personal reason.</p> <p>10. WCRC recommend for Management to proceed with work to improve lightning protection.</p>	Info
C	<p><u>SECURITY</u></p> <p>1. WCRC requested Management to look into better securities, as it is one of the main reasons why people choose to stay in condo.</p> <p>2. A copy of Security Procedure Booklet was given to WCRC. WCRC will give comment.</p> <p>3. Based on monthly expenditure on security provided by Management, WCRC commented that present number of security manpower should be increased and expenses on security may need to be doubled to beef up security standard.</p> <p>4. It was agreed that security of the Wadihana be looked into as soon as possible including a) additional CCTV, b) Proximity vehicle pass for main gate.</p> <p>5. WCRC advised that estimated cost for proximity card is RM 80/ piece.</p>	WCRC
		Mgt

	<p>6. WCRC requested for emergency telephone line at the lobby. Vincent explained that such move is not feasible as this could lead to 'abuse' of the telephone line by either the residents or security guard as had been experienced earlier. Vincent explained that residents can intercom the guardhouse in case of emergency.</p>	Info
D	<p><u>SOCIAL ACTIVITIES</u></p> <ol style="list-style-type: none"> 1. WCRC plans to organise social activities, functions and games to promote better community living. 2. WCRC Notice board will be put up for dissemination of information and organisation of social activities. 3. Minutes of meeting with the Management will be confirmed by WCRC and Management before being put up on notice board. 4. Notice of upcoming events/ plans will be put up after confirmation by the Management. 	WCRC Mgt WCRC/Mgt WCRC
E	<p><u>OTHER IMPROVEMENT WORKS</u></p> <ol style="list-style-type: none"> 1) Other improvements will be discussed in detail, if the need arises. 	Info
F	<p><u>HEALTH AND SAFETY</u></p> <ol style="list-style-type: none"> 1. WCRC to write to MBJB and follow-up on: a) to improve access road, b) to provide signage, c) drainage problem d) pigeon problem. 	WCRC
G	<p>Management informed WCRC that maintenance fee might have to be increase due to increase in security costs.</p> <p>WCRC will review the cash flow of maintenance fund before making any recommendation.</p>	Info WCRC/ Mgt

Recorded by WCRC