



COSTA DEL SOL

THE MCST PLAN NO. 2900

WELCOME TO 17TH ANNUAL GENERAL MEETING

GUIDELINES FOR CONDUCT OF GENERAL MEETING



1. All attendees will be muted.
2. For assistance, please send message via WhatsApp +65 9088 1034 or call +65 64430311.
3. Chairman will address questions that are submitted during the course of the eAGM.
4. Kindly pay close attention when the Chairman or AGM moderator calls for a vote.
5. During voting, you will not be able to change your vote selection once you have signed and submitted your vote.

ATTENDANCE



**PLEASE LEAVE YOUR VIDEO
ON AT ALL TIMES FOR
VERIFICATION PURPOSES**



**DO NOT USE VIRTUAL
BACKGROUND DURING
THE MEETING**

NOTICE



Audio and Visual recordings will be taken during the meeting



Kindly ensure your Login details are not disclosed to any other party



Attendance is restricted to Subsidiary Proprietors and proxy holders only

ATTENDANCE

Total Share Values	3624	100%
Quorum Required	1088	30%
Attendance at 1.30 pm		%
Attendance at 2.00 pm		%

Note:

If no quorum is achieved at the appointed time of 1.30 pm, the meeting will be adjourned for half an hour.

The meeting shall commence by 2:00 pm if there are at least 2 or more Subsidiary Proprietors who have registered for the eAGM.

OPENING OF MEETING

Chairman

Mr. Riccardo Boido

Moderator

Mr. Chan Kok Hong

Savills Property Management Pte Ltd

16th MANAGEMENT COUNCIL

S/No	Name	Designation	Sub-Committee
1.	Mr. Riccardo Boido	Chairman	Lift Modernization sub-Com, Social sub-Com
2.	Mr. Nitin Jain	V. Chairman	Head - Building sub-Com
3.	Mr. Jim Cripps	Secretary	Head - Comms Team, Security & IT sub-Com
4.	Ms. Lim Sok Geok	Treasurer	Head Cleaning, Landscape & Pest sub-Com
5.	Mr. Peter Hofmann	Member	Lift Modernization sub-Com, Building sub-Com
6.	Ms. Chen Hong	Member	Building sub-Com
7.	Mr. Tan Chop Sam	Member	Head of Security sub-Com
8.	Mr. Yeo Choon Kiat	Member	Security sub-Com
9.	Ms. Meeta Nigam	Member	Cleaning, Landscape & Pest sub-Com

2.0 MINUTES OF 16TH AGM

- To confirm the Minutes of the 16th AGM held on 16 October 2021.
(Refer to page 5 to 45)
- Proposed Amendment to Minutes
Ms. Wong Ee Lian Alayne proposed following amendment on page 39 item 14.8 para 3 which read :-

2.0 MINUTES OF 16TH AGM

“Ms. Wong Ee Lian Alayne expressed that last year when the deity was hung up on the door, this case was brought up to the MP for East Coast, DPM Heng who represented the case with the Ministry of Culture, Community & Youth (MCCY). She stated that MCCY replied to her and advised that MCST were responsible for their own development. She added that MCCY stated that the MCST was expected to exercise their own discretion and collaborative decision making when deciding on putting up such items on display in the common property. She also added that the day before, BCA had replied to her following her submission of her full Resolution and Council notes to them. She also added that this case was also represented by the Ministry of Home Affairs as well as MP of East Coast, DPM Heng. She said BCA replied to her stating that we live in a multi-racial country where people are allowed to practice their religion as long as it does not affect public order, public health or morality. However, it was not a right and had to be balanced among the wider society. She claimed that this motion could be voted on and invited SPs who wish to see the evidence could contact her for further information” be read as

2.0 MINUTES OF 16TH AGM

“Ms. Wong Ee Lian Alayne expressed that last year when the deity was hung up on the door, this case was brought up to the MP for East Coast, DPM Heng who represented the case with the Ministry of Culture, Community & Youth (MCCY). She stated that MCCY replied to her and advised that MCST were responsible for their own development. She added that MCCY stated that the MCST was expected to exercise their own discretion and collaborative decision making when deciding on putting up such items on display in the common property. She also added that the day before, BCA had replied to her following her submission of her full Resolution and Council notes to them. She also added that this case was also represented by the Ministry of Home Affairs as well as MP of East Coast, DPM Heng. She said BCA replied to her stating that we live in a multi-racial country where people are allowed to practice their religion as long as it does not affect public order, public health or morality. However, it is not an unfettered right – it has to be balanced against the interests of the wider society and is circumscribed by other existing laws or rules set forth in private properties. She claimed that this motion could be voted on and invited SPs who wish to see the evidence could contact her for further information.”

2.0 MINUTES OF 16TH AGM

To update matters arising from the above minutes.

3.0 ACCOUNTS OF THE MANAGEMENT CORPORATION

In the auditor's opinion:- (Page **47 & 49**)

- The financial statements are **properly drawn up in accordance with the provision of the Building Maintenance and Strata Management Act(the Act) and Singapore Financial Reporting Standards for Small Entities (SFRS for SE) so as to give a true and fair view of** the financial position of the Management Corporation as at 30 June 2022 and of the financial performance, changes in funds and cash flows of the Management Corporation for the financial year ended 30 June 2022.
- The accounting and other records required by the Act to be kept by the Management Corporation have been properly kept in accordance with the provision of the Act.

3.0 ACCOUNTS OF THE MANAGEMENT CORPORATION

To receive and adopt the Audited Accounts of the Management Corporation and the Auditor's report for the period from 1 July 2021 to 30 June 2022.

Please refer to page 46 to 68.

BALANCES AS AT 30 JUNE 2022	
Management Fund	\$558k
Sinking Fund	\$2,850k
Total Funds	\$3,408k

MCST 2900 Fiscal Year July - June (Management Fund)

ITEMS	Budget July 2021 / June 2022 (\$'000')	Actual July 2021 / June 2022 (\$'000')	VARIANCE (\$'000')
Income	3,349	3,382	33
Expenditure	3,378	3,209	(169)
Surplus / (Deficit)	(29)	173 (pre tax)	202

MAJOR OPERATING COSTS

ITEM	Budget	Actual	Variance	
	2021-2022	2021-2022		
	\$000	\$000	\$000	%
SECURITY	738	696	-42	-5.69%
CLEANING <u>OPS COST</u>	680	676	-4	-0.59%
<i>Cleaning Contract</i>	672	672	0	0.00%
<i>Others / Skid-Tank / Recycling</i>	8	4	-4	-50.00%
UTILITIES	648	649	1	0.15%
MANAGING AGENT FEES	542	509	-33	-6.09%
LANDSCAPE	175	179	4	2.29%
<i>Contract</i>	155	155	0	0.00%
<i>Planting / Pruning</i>	20	24	4	20.00%
LIFT	149	85	-64	-42.95%
<i>Maintenance Contract</i>	130	68	-62	-47.69%
<i>Lift Test & Certificate</i>	19	17	-2	-10.53%
BUILDING WORK	91	84	-7	-7.69%
<i>General Repairs</i>	86	79	-7	-8.14%
<i>Others</i>	5	5	0	0.00%
Swimming Pool	62	62	0	0.00%
<i>Maintenance Contract</i>	52	55	3	5.77%
<i>Repairs / Parts / License</i>	10	7	-3	-30.00%
FIRE PROTECTION SYSTEM	36	27	-9	-25.00%
<i>Maintenance and Fire Test</i>	15	13	-2	-13.33%
<i>Repairs / Parts</i>	21	14	-7	-33.33%
OTHER	257	242	-15	-5.84%
TOTAL	3,378	3,209	-169	-5.00%

5.0 ANNUAL BUDGET OF THE MANAGEMENT CORPORATION

(Page 69 to 71)

ITEM	Budget	Actual	Budget	Variance	
	2021-2022	2021-2022	2022-2023		
	\$000	\$000	\$000	\$000	%
SECURITY	738	696	778	82	11.78%
CLEANING	680	676	746	70	10.36%
<i>Cleaning Contract</i>	672	672	742	70	10.42%
<i>Others / Skid-Tank / Recycling</i>	8	4	4	0	0.00%
UTILITIES	648	649	880	231	35.59%
MANAGING AGENT FEES	542	509	517	8	1.57%
LANDSCAPE	175	179	163	-16	-8.94%
<i>Contract</i>	155	155	155	0	0.00%
<i>Planting / Pruning</i>	20	24	8	-16	-66.67%
LIFT	149	85	122	37	43.53%
<i>Maintenance Contract</i>	130	68	103	35	51.47%
<i>Lift Test & Certificate</i>	19	17	19	2	11.76%
BUILDING WORK	91	84	87	3	3.57%
<i>General Repairs</i>	86	79	82	3	3.80%
<i>Others</i>	5	5	5	0	0.00%
Swimming Pool	62	62	67	5	8.06%
<i>Maintenance Contract</i>	52	55	57	2	3.64%
<i>Repairs / Parts / License</i>	10	7	10	3	42.86%
FIRE PROTECTION SYSTEM	36	27	30	3	11.11%
<i>Maintenance and Fire Test</i>	15	13	15	2	15.38%
<i>Repairs / Parts</i>	21	14	15	1	7.14%
OTHER	257	242	260	18	7.44%
TOTAL	3,378	3,209	3,650	441	13.74%

6.0 MANAGEMENT AND SINKING FUNDS

6.1 MANAGEMENT FUND CONTRIBUTION

To consider and if approved, resolve that the Management Fund contribution with effect from 1 January 2023 be increased to \$83.00 (exclude GST) per share value per month, and such contribution shall be paid quarterly in advance due on the first day of January, April, July and October without demand.

Please refer to page 69 to 71

17TH ANNUAL GENERAL MEETING MANAGEMENT FUND 2022/2023

Reasons for Increase in Management Fund from \$77.00 to \$83.00 per share value per month

- **Increase in Electricity Cost**
- **Implementation of Progressive Wage Model in Security & Cleaning Industries**

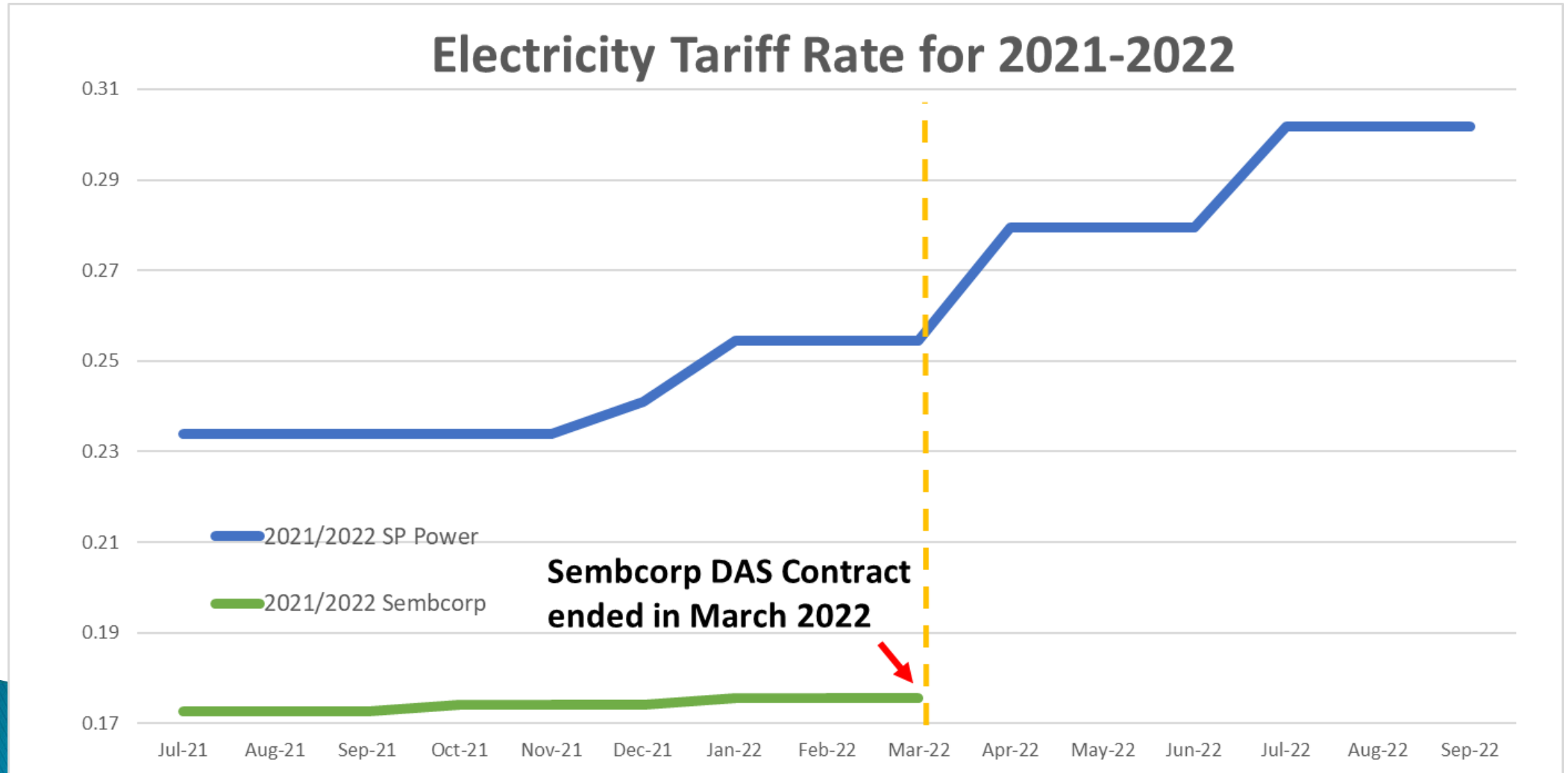
17TH ANNUAL GENERAL MEETING

MANAGEMENT FUND 2022/2023

Year	Average Monthly Kilowatt Usage	Average Monthly Cost	Yearly Cost
2017/2018	236,940	\$50,148	\$601,776
2018/2019	231,321	\$55,361	\$664,332
2019/2020	215,661	\$49,042	\$588,504
2020/2021	216,650	\$38,649	\$463,788
2021/2022	207,609	\$44,316	\$531,792
2022/2023	190,062	\$56,008	\$672,096

DAS – Apr 2020 to Mar 2022
Pool Works – May 2019 to Dec 2020

17TH ANNUAL GENERAL MEETING MANAGEMENT FUND 2022/2023



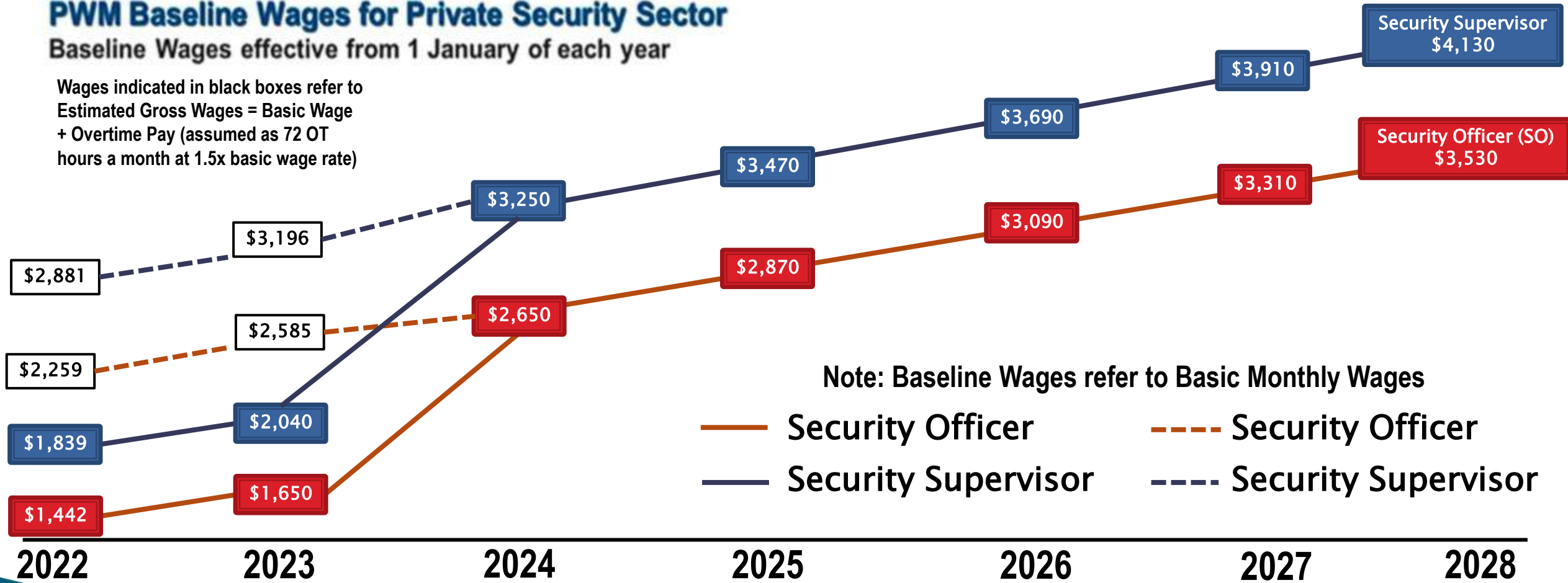
17TH ANNUAL GENERAL MEETING

MANAGEMENT FUND 2022/2023

PWM Baseline Wages for Private Security Sector

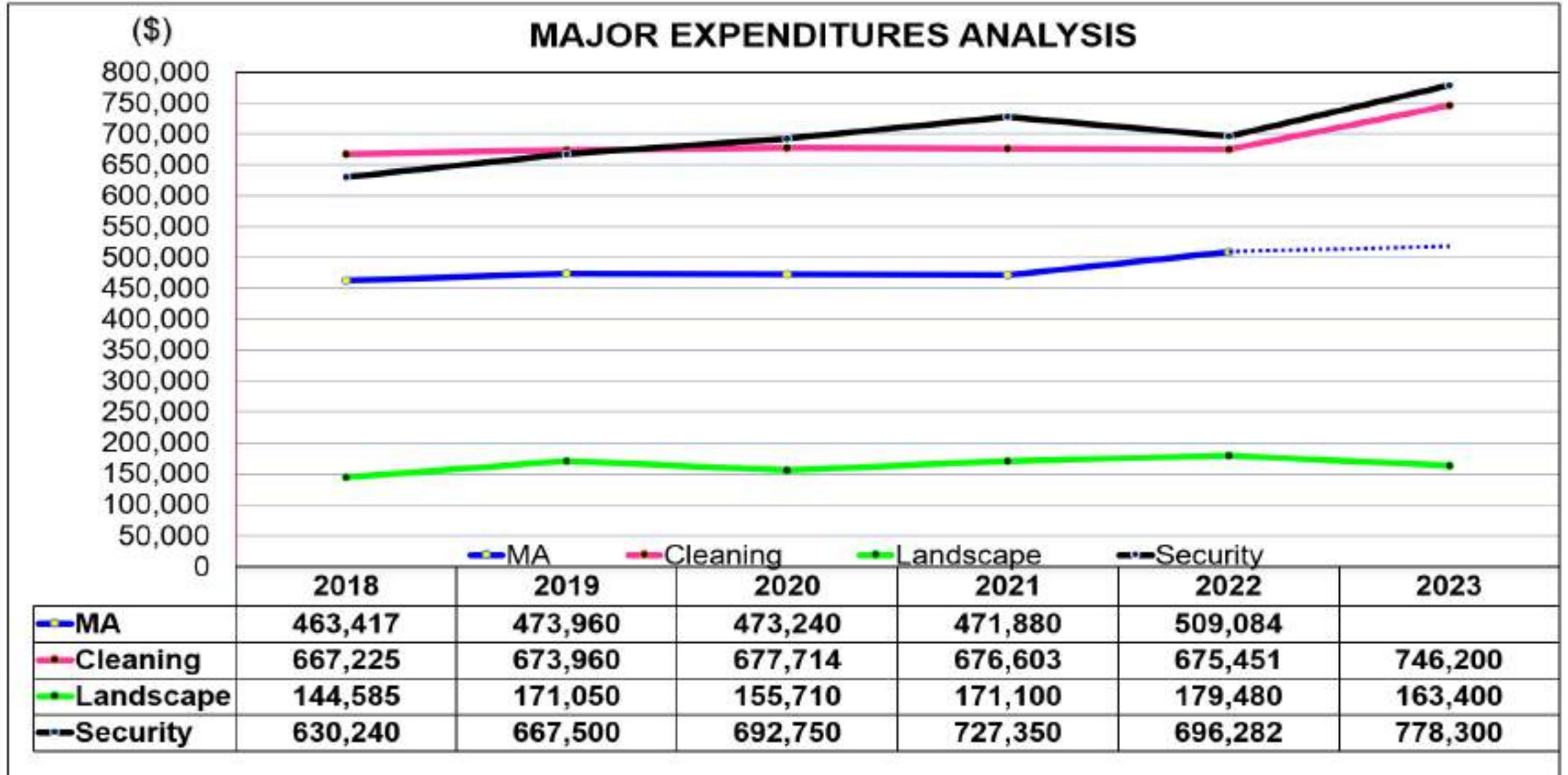
Baseline Wages effective from 1 January of each year

Wages indicated in black boxes refer to
Estimated Gross Wages = Basic Wage
+ Overtime Pay (assumed as 72 OT
hours a month at 1.5x basic wage rate)



17TH ANNUAL GENERAL MEETING

MANAGEMENT FUND 2022/2023



17TH ANNUAL GENERAL MEETING

MANAGEMENT FUND 2022/2023

- MCST Fiscal Year July to June
- Annual Contribution approved at AGM (Oct) from Jan to Dec of following year

PROPOSED EXPENDITURE FOR JULY 2022/JUNE 2023		\$3,650K Less income (\$44K)
APPROVED \$77 P.S.V (Jul – Dec 2022) (Current) (\$77.00 x 3624 x 6 months)	\$1,674K	
PROPOSE \$83 P.S.V (Jan – Jun 2023) (\$83.00 x 3624 x 6 months)	\$1,805K	
TOTAL	\$3,479K	\$3,606K

Shortfall of \$127K to be funded by Accumulated Management Fund

17TH ANNUAL GENERAL MEETING

MANAGEMENT FUND 2022/2023

Share Value	Current Sum payable Quarterly (exclude GST)	New Sum payable Quarterly (exclude GST)
3	\$693.00	\$747 <i>(increase by \$54)</i>
4	\$924.00	\$996 <i>(increase by \$72)</i>
5	\$1,155.00	\$1,245 <i>(increase by \$90)</i>

6.2 SINKING FUND CONTRIBUTION

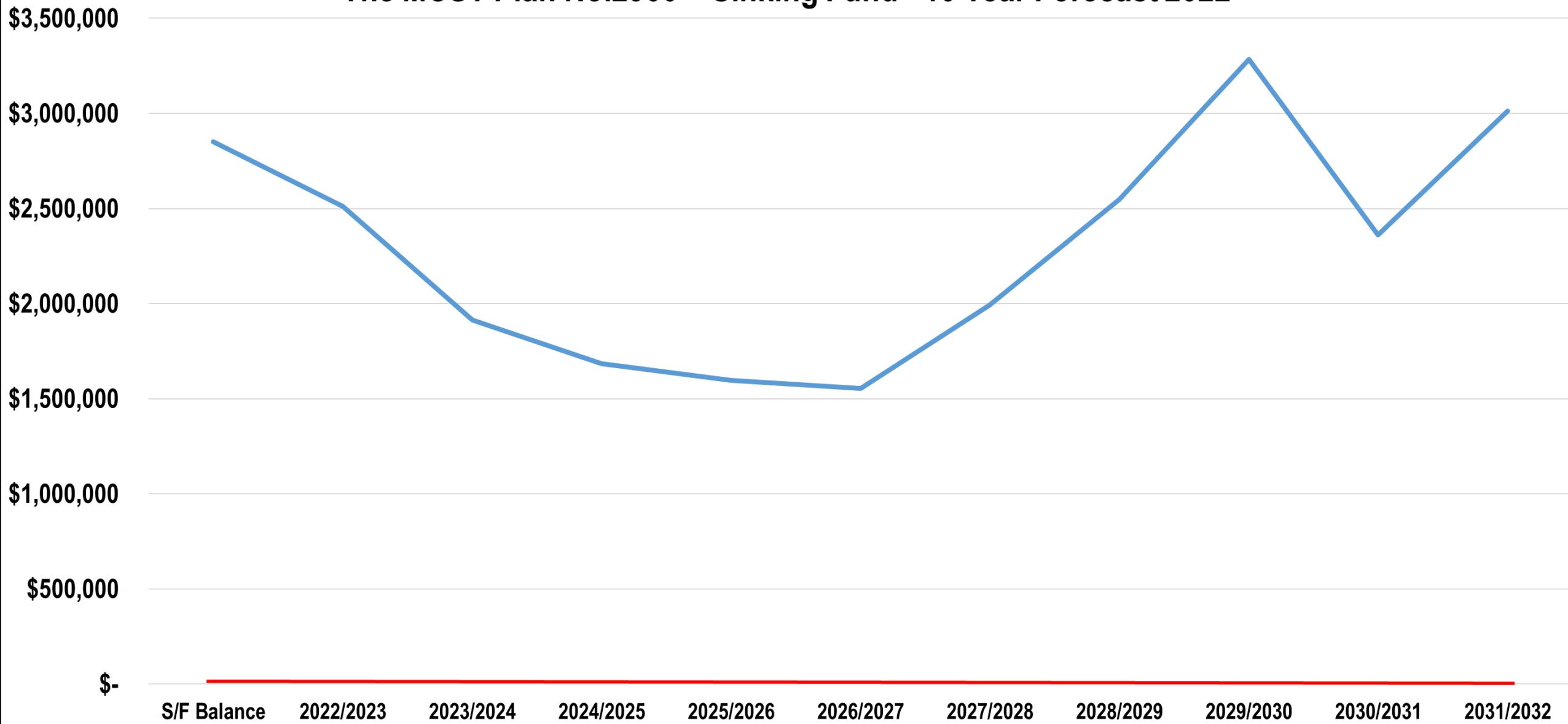
To consider and if approved, resolve that the Sinking Fund contribution with effect from 1 January 2023 shall be maintained at \$29.00 (exclude GST) per share value per month, and such contribution shall be paid quarterly in advance due on the first day of January, April, July and October without demand.

Please refer to page 72 to 73

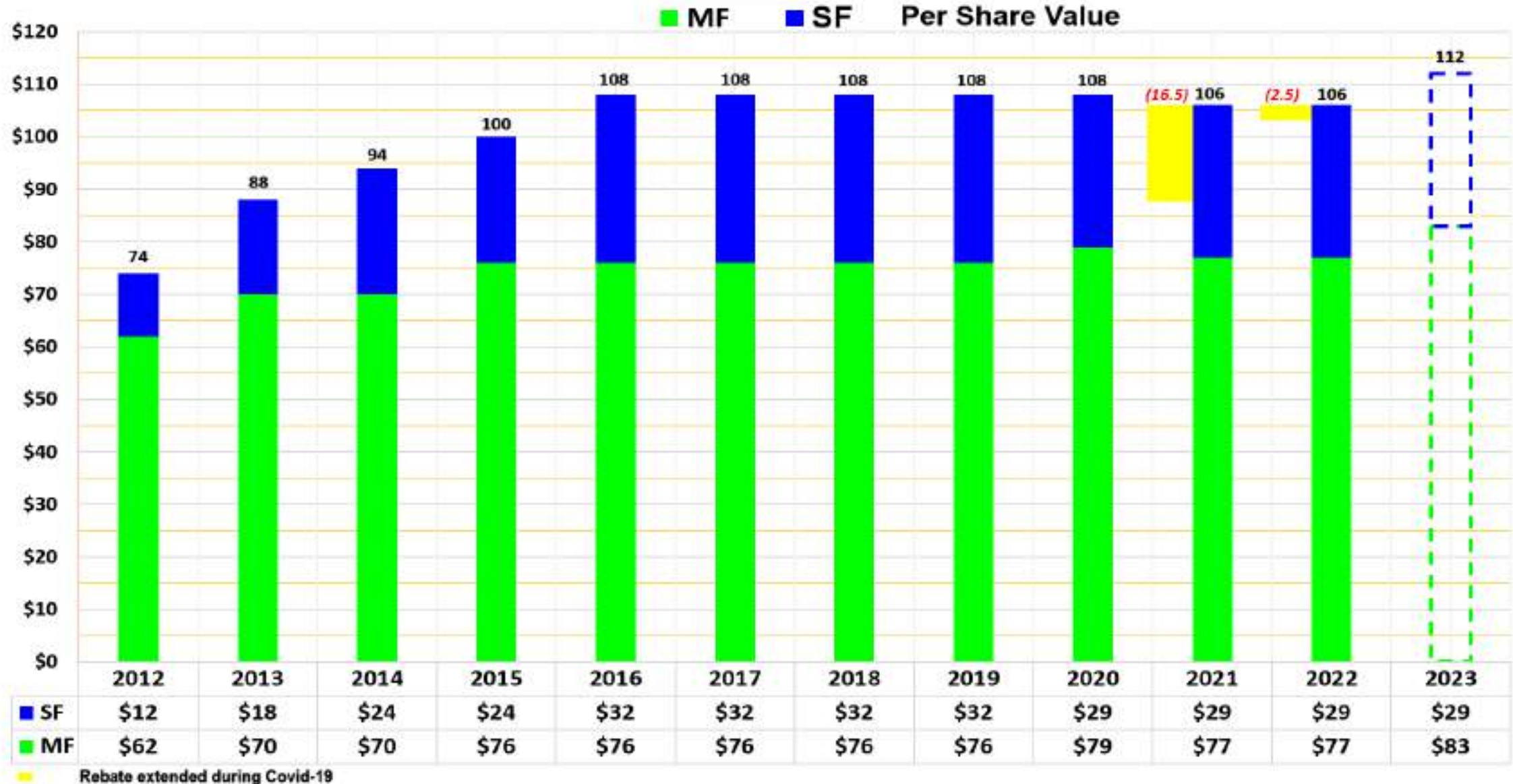
SINKING FUND FORECAST		2022/2023	2023/2024
A	Facilities		
1	Children Playground 1 - EPDM Flooring & equipment		106,000
2	Children Playground 2 - EPDM Flooring & equipment		106,000
3	Exercise Turf incl. waterproofing	63,500	
4	Clubhouse Toilets		270,000
B	M&E Equipment		
1	Auto Rescue Device System Batteries	27,900	27,900
2	Air con- MDF		7,000
3	*Lift Modernization	276,568	27,660
4	Replacement of Air Circuit Breakers	214,000	214,000
5	Periodical Façade Mandatory Inspection (20 years)		50,000
6	Structural Inspection Mandatory (10 yearly)		50,000
7	Mechanical & Electrical Equipment / Building Works	350,000	350,000
C	Building Works		
1	Granite Polishing (15 lobbies and Lifts)	37,500	
2	Cleaning of View Max Glass Panels & Ledgers	80,000	
3	Roof Re-waterproofing incl. planters and fire doors		450,000
4	Replacement of Plants & Soil Top	25,000	25,000
5	Re-waterproofing & Retiling of Viewing Gallery		175,000
6	Re-waterproofing & Retiling of Cascading Pool (Block 68)	525,000	
Total		1,599,468	1,858,560

***Committed**

The MCST Plan No.2900 - Sinking Fund - 10 Year Forecast 2022



MANAGEMENT FUND & SINKING FUND CONTRIBUTIONS (2012 – 2022)



17TH ANNUAL GENERAL MEETING

- **TOTAL MANAGEMENT FUND PAYABLE 2023 (incl. GST 8%)**

SHARE VALUE	CURRENT QUARTER (\$)	JAN 23 QUARTER (\$)	APR 23 QUARTER (\$)	JUL 23 QUARTER (\$)	OCT 23 QUARTER (\$)
3	1,020.78	1,088.64	1088.64	1088.64	1088.64
4	1,361.04	1,451.52	1,451.52	1,451.52	1,451.52
5	1,701.30	1,814.40	1,814.40	1,814.40	1,814.40

4.0 ADDITIONAL WORKS & ADDITIONAL FACILITIES

SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.1 PURCHASE OF ADDITIONAL BICYCLE RACKS

To consider and if approved, resolve by way of a Special Resolution to purchase 24 nos. of additional bicycle parking racks at a cost not exceeding \$15,800 (exclude GST) and this expenditure shall be funded from the Sinking Fund and to empower the Management Council to decide on the appointment of the contractor to carry out the works on terms and conditions as it deems fit.

SPECIAL RESOLUTIONS

ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.1 PURCHASE OF ADDITIONAL BICYCLE RACK

What: Purchase additional Parking Racks for bicycles to complement those existing in the basement

Why: Despite an annual exercise to clear out unwanted and abandoned bicycles, the existing bicycle racks are insufficient to meet demand for the secure parking of bicycles

How: Contact recognised suppliers to quote for matching or similar items

The upside: Residents can more easily find a slot to lock up their bicycles in these approved and monitored locations, rather than take them up to their Units and risk illegally cluttering the lift lobbies.

Downside: Only the cost

SPECIAL RESOLUTIONS

ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.1 PURCHASE OF ADDITIONAL BICYCLE RACKS

- 900 bikes parked in basement car park.
- Cluttering basement car park residual areas.
- Currently 20 racks can accommodate only 200 bicycles.
- Bikes causing obstruction at lift landings (Fire Safety).
- Conversion of car park lots to bicycle lots discussed with LTA but faced challenges.
- Explored 2-tier bike stand but exorbitant cost (\$600 for 2 bikes stand).



SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.1 PURCHASE OF ADDITIONAL BICYCLE RACKS

Proposed Bicycle Rack

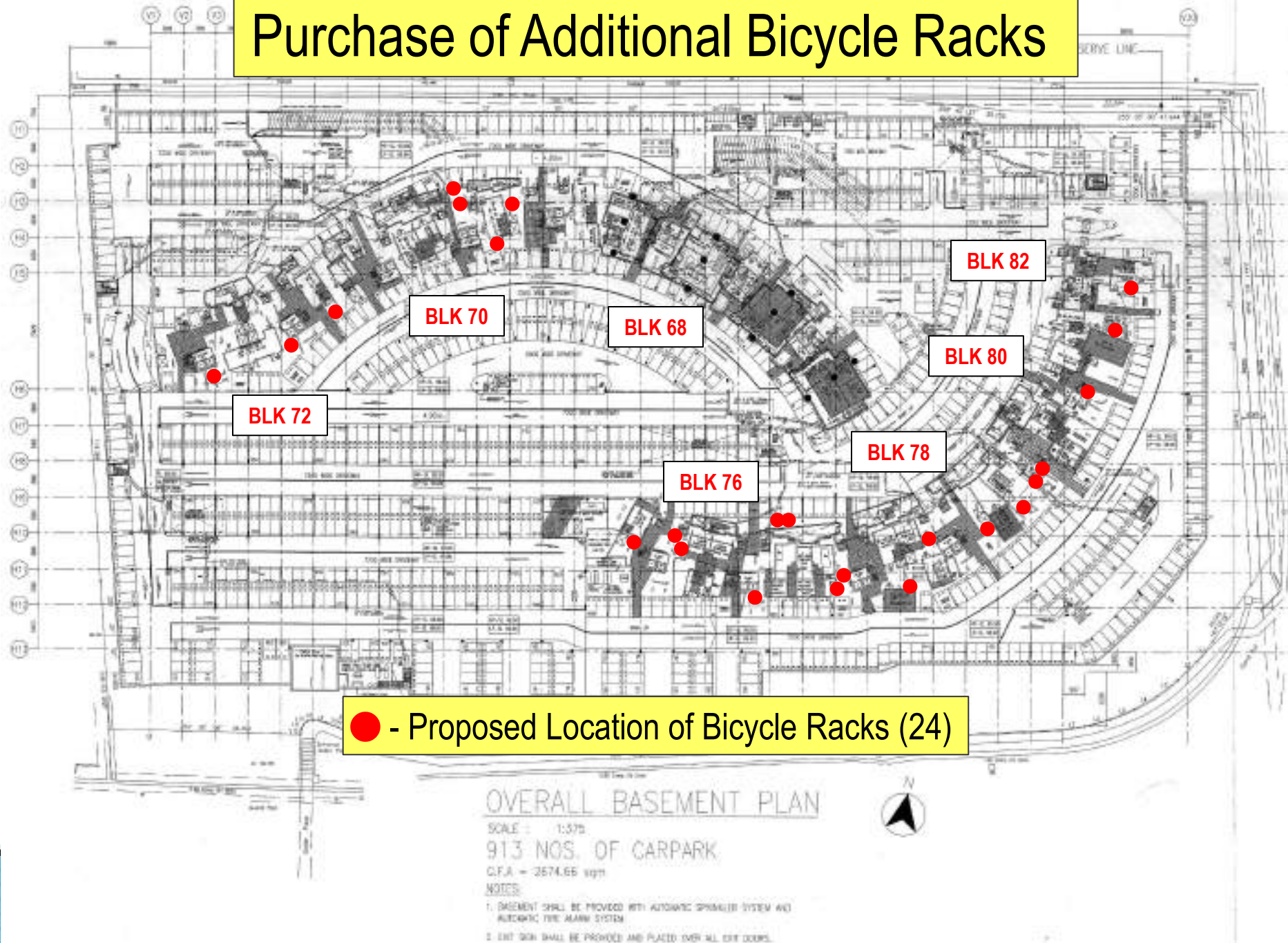


01 set \$650 – 2 tier bicycle rack (for 2 bikes)

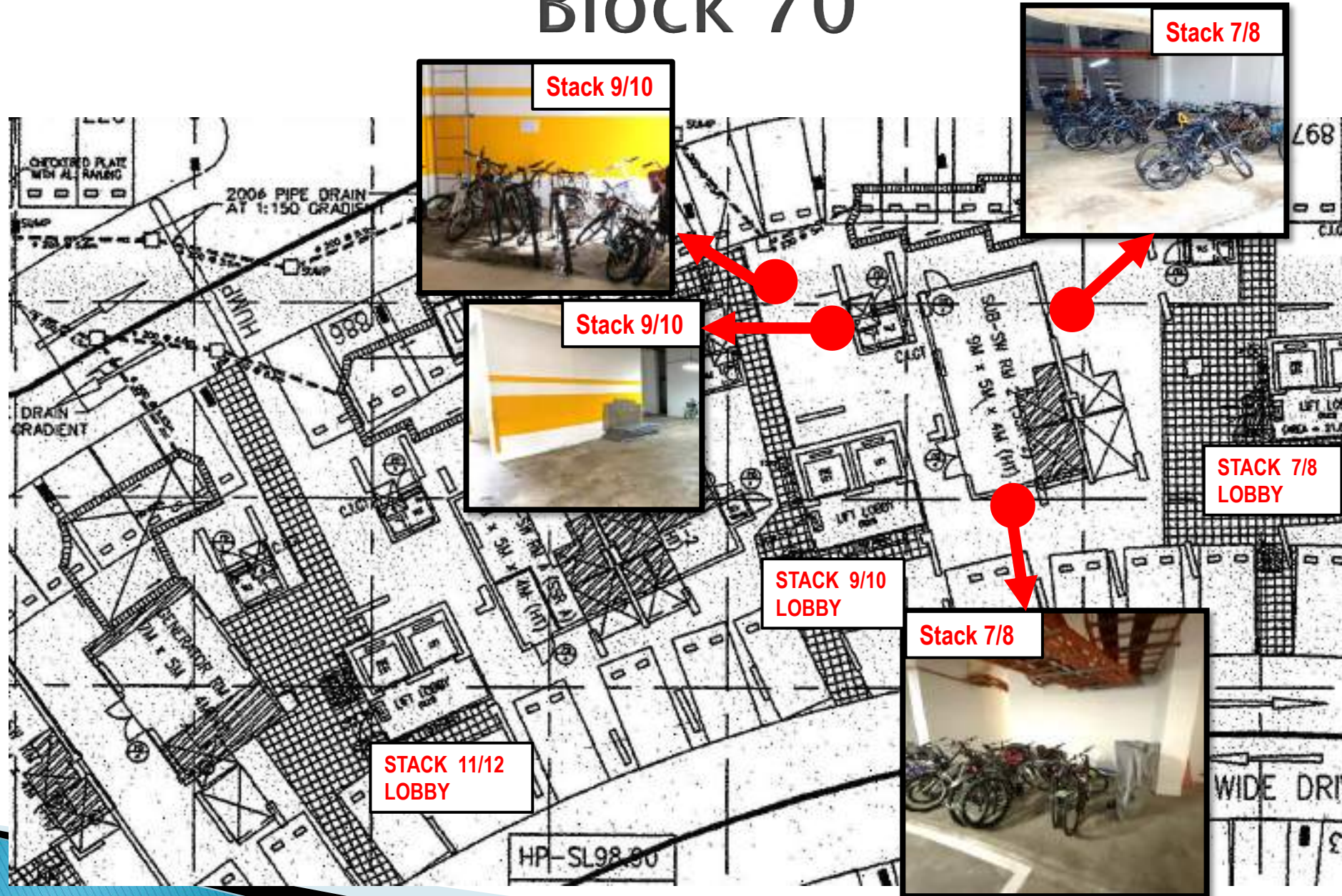


01 set \$600 – single tier for 10 bikes

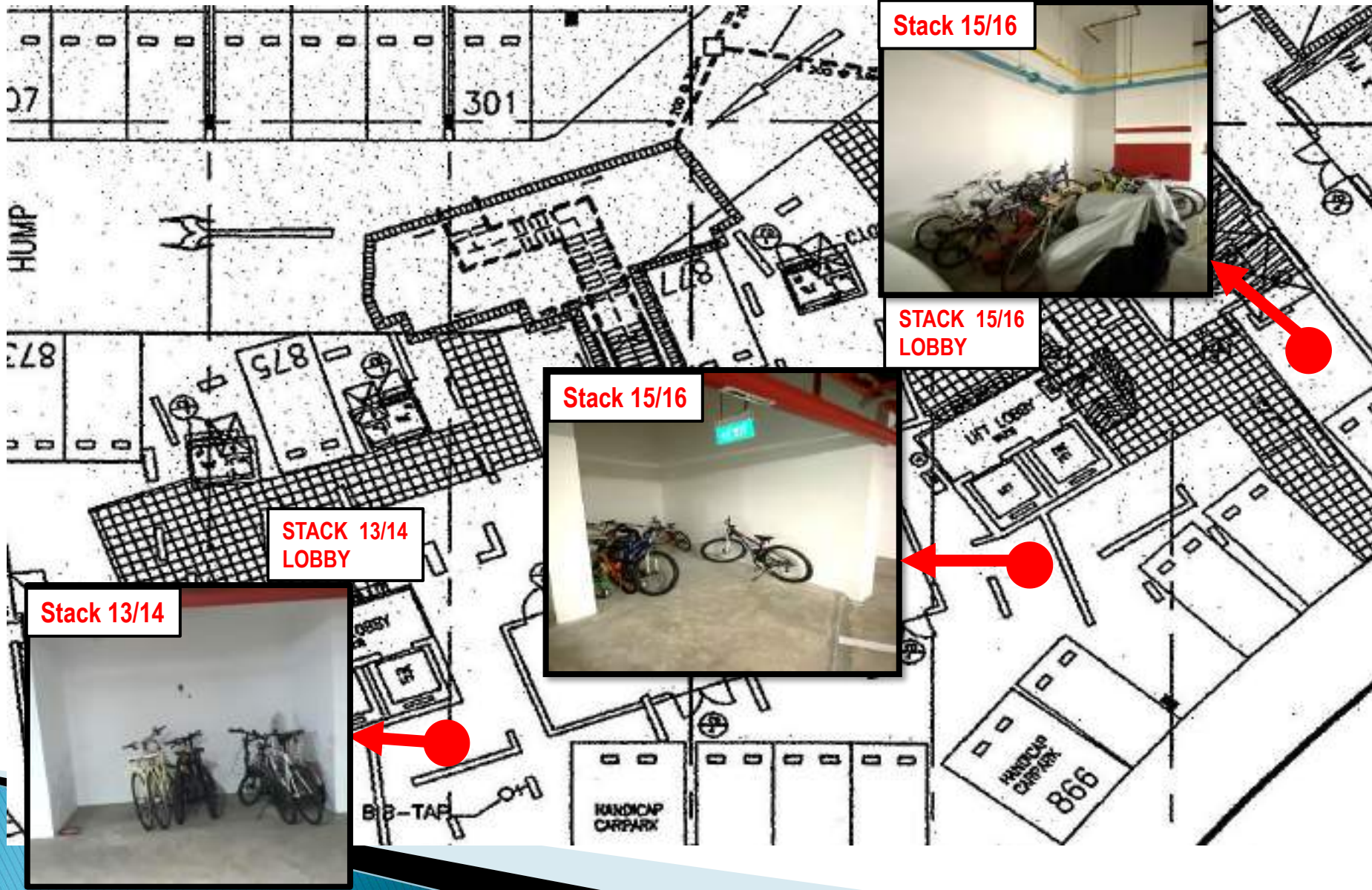
Purchase of Additional Bicycle Racks



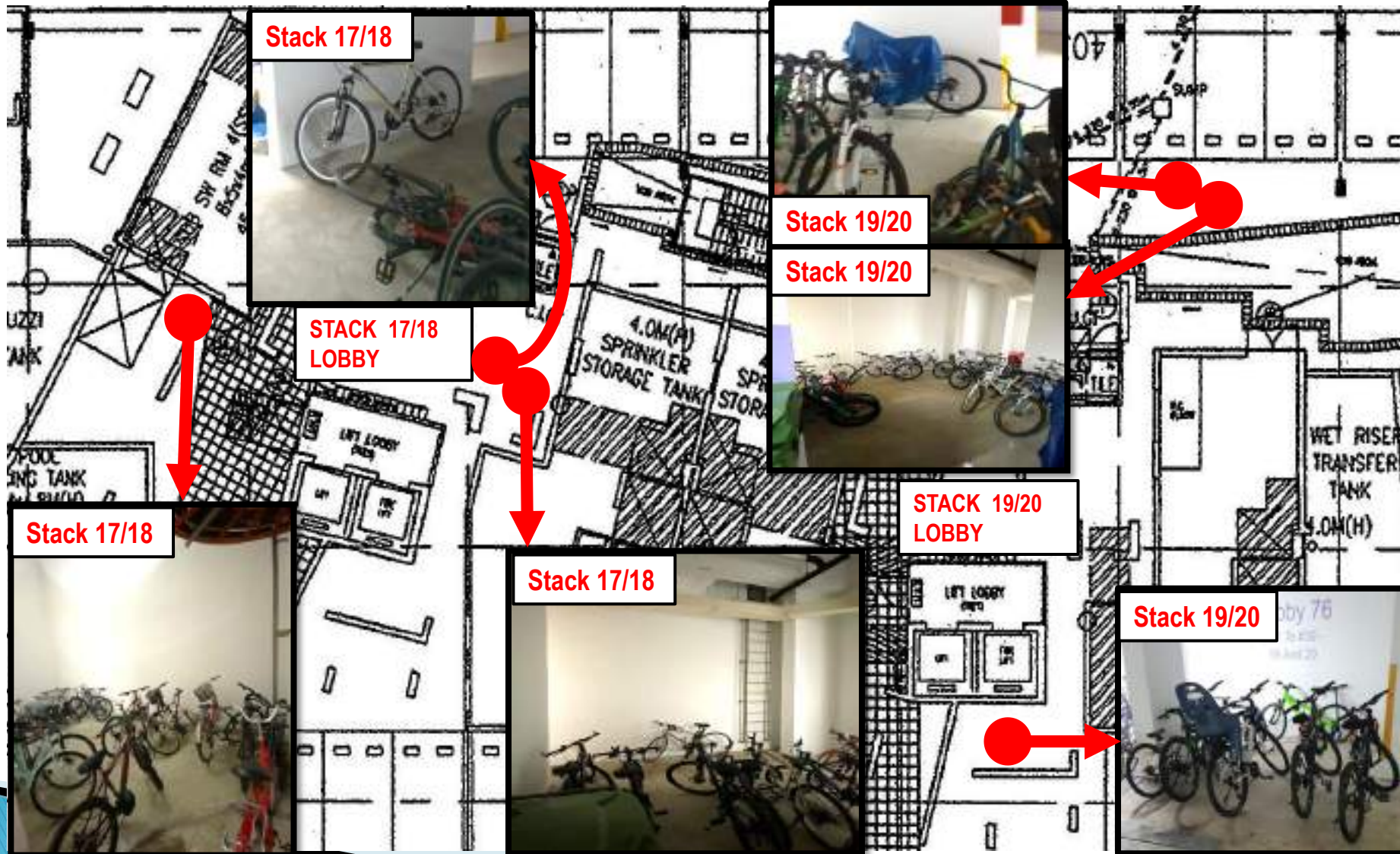
Block 70



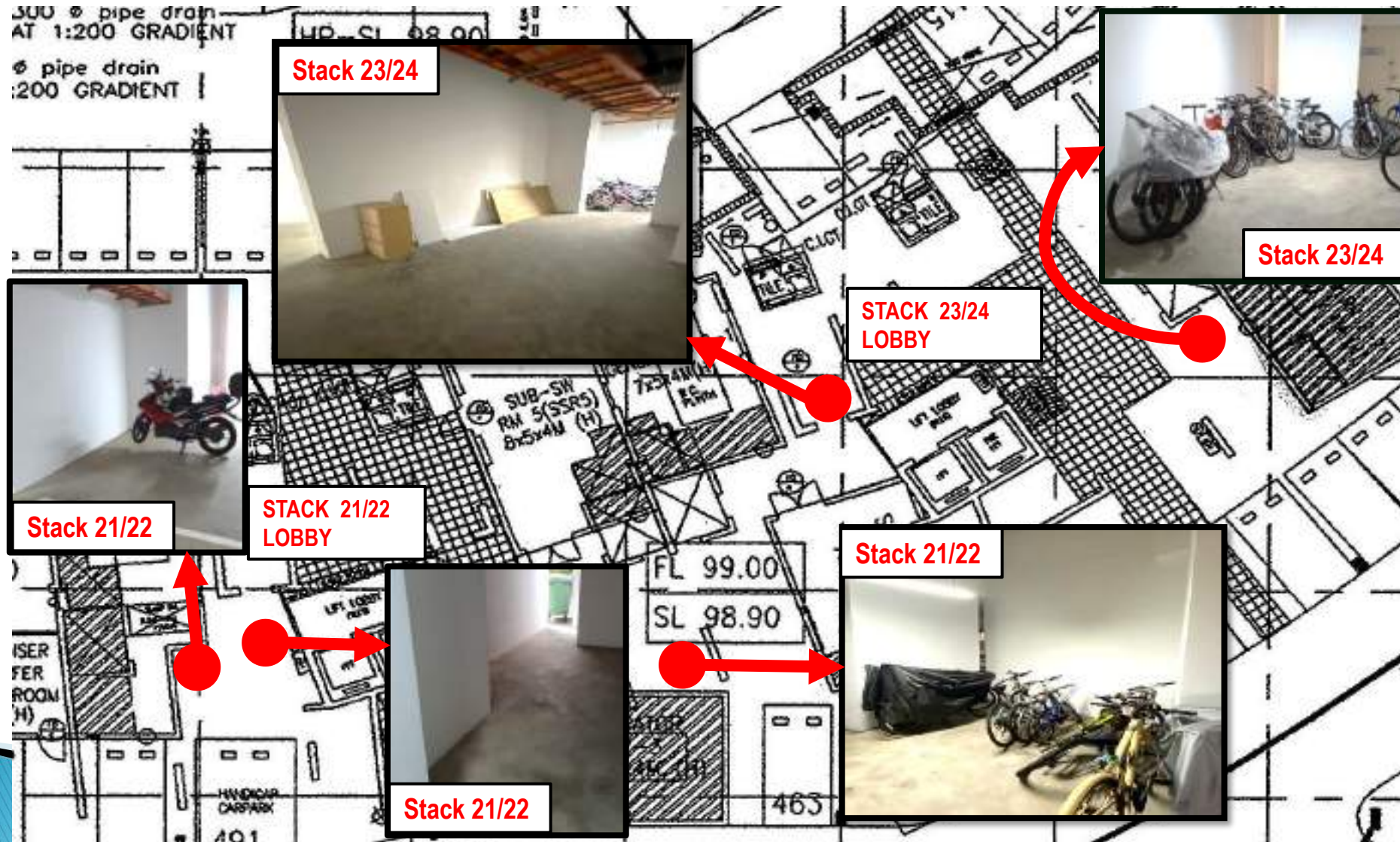
Block 72



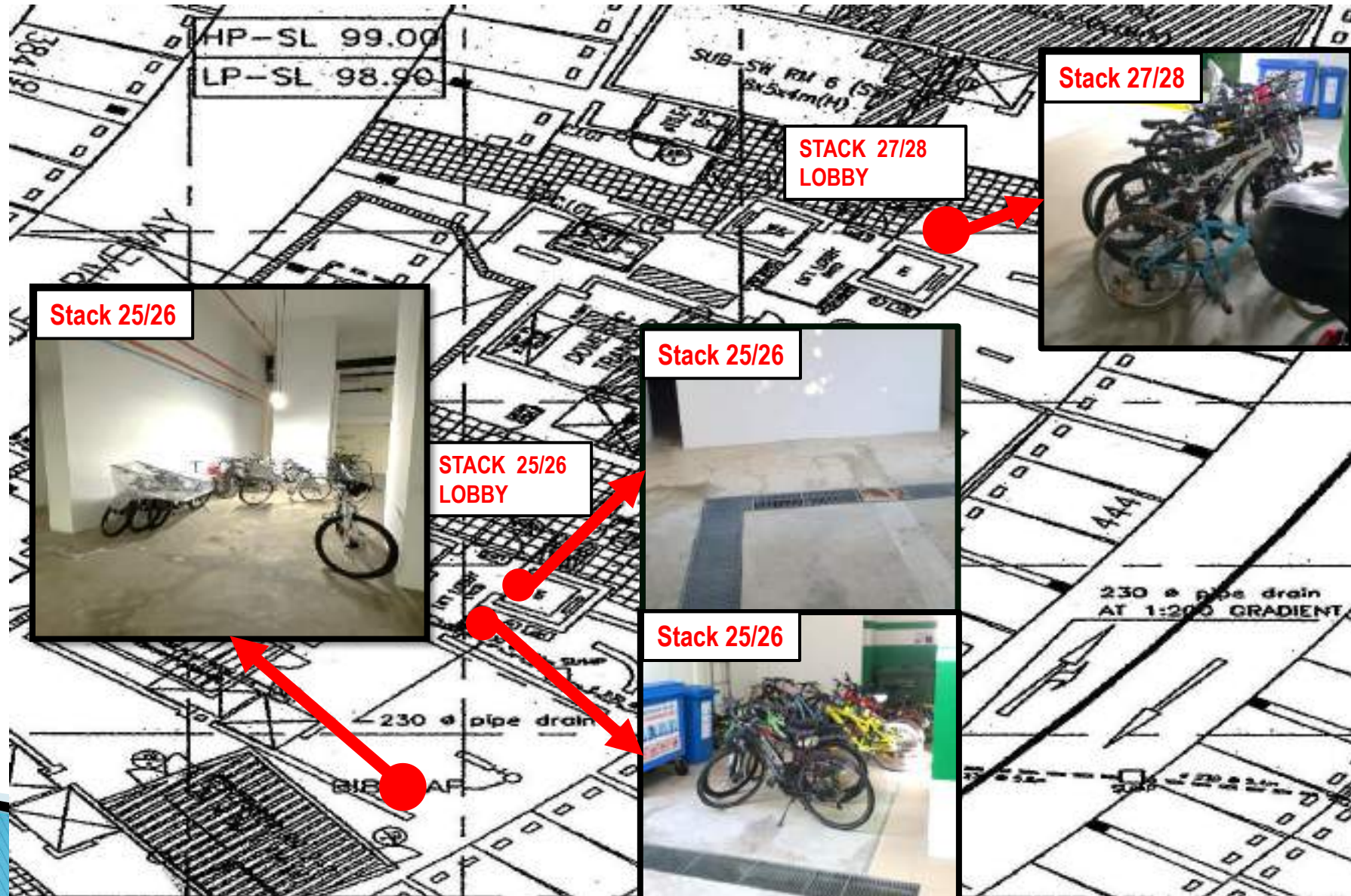
Block 76



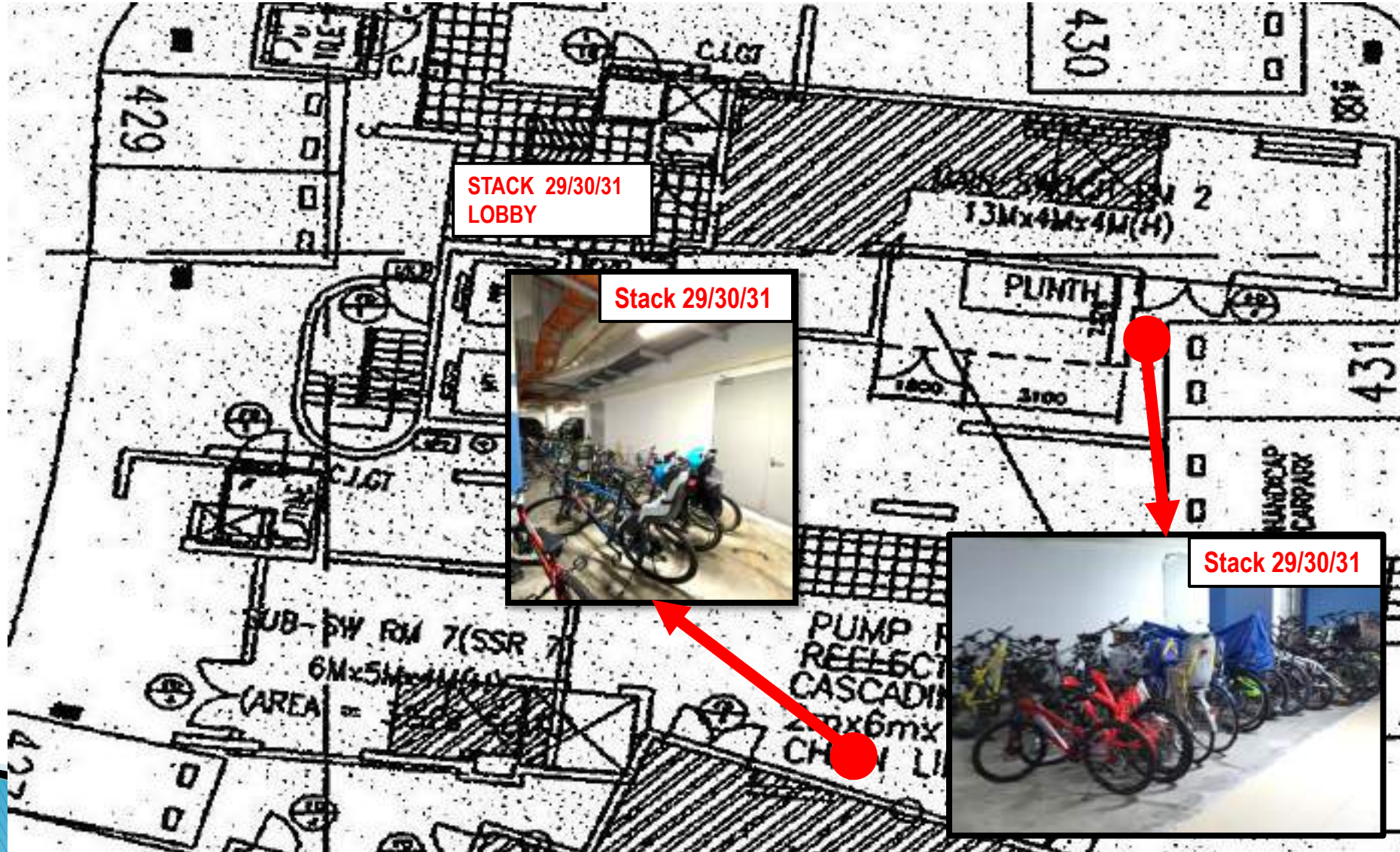
Block 78



Block 80



Block 82



SPECIAL RESOLUTIONS

ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.2 INSTALLATION OF NETTING AT THE BACK OF 2NOS. OF BASKETBALL STANDS

To consider and if approved, resolve by way of a Special Resolution to install netting at the back of 2nos. of Basketball Stands at a total cost not exceeding \$5,800 (exclude GST) and this expenditure shall be funded from the Sinking Fund and to empower the Management Council to decide on the appointment of the contractor to carry out the works on terms and conditions as it deems fit.

SPECIAL RESOLUTIONS

ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.2 INSTALLATION OF NETTING AT THE BACK OF 2NOS. OF BASKETBALL STANDS

What: Installation of sports netting behind the 2nos. of Basketball Stands located adjacent to Golf Driving Court & Tennis Court 1

Why: Safety perspective since kids are known to throw the ball onto the Road and also damage the Lilies behind the basketball stands

How: Contact recognised suppliers to quote for matching or similar items

The upside: To create a safer playing environment for the kids and protect the plants from damage

Downside: Only the cost

SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.2 INSTALLATION OF NETTING AT THE BACK OF 2NOS. OF BASKETBALL STANDS



SPECIAL RESOLUTIONS

ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.3 INSTALLATION OF ADDITIONAL ROAD HUMPS

To consider and if approved, resolve by way of a Special Resolution to install 03nos. road humps in the basement car park, 02 nos. along the straight section adjacent to the car washing bay and another, adjacent to the basement car park main entrance to Block 72, lobby 13 & 14 netting at a cost not exceeding \$3,520 and this expenditure shall be funded from the Sinking Fund and to empower the Management Council to decide on the appointment of the contractor to carry out the works on terms and conditions as it deems fit.

SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.3 INSTALLATION OF ADDITIONAL ROAD HUMPS

What: Installation of 3nos. of Road Humps at 2 different locations

Why: To slow cars down approaching cross junction in the Basement at Block 72, adjacent to entrance to lobby 13/14 and to enforce drivers to drive within speed along the stretch of road adjacent to car washing bays

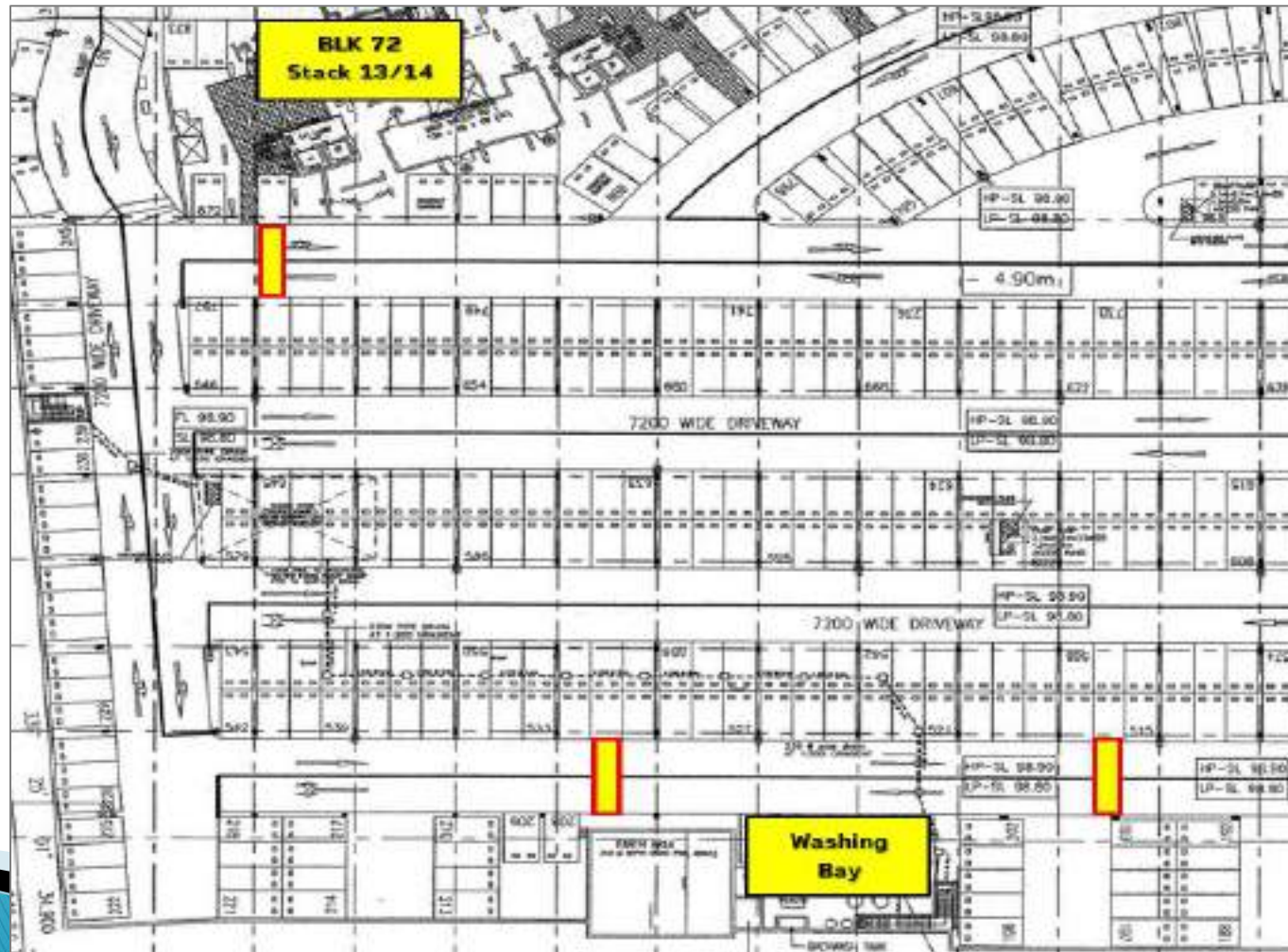
How: Contact recognised suppliers to quote for matching or similar items

The upside: Enhance Road Safety

Downside: Only the cost

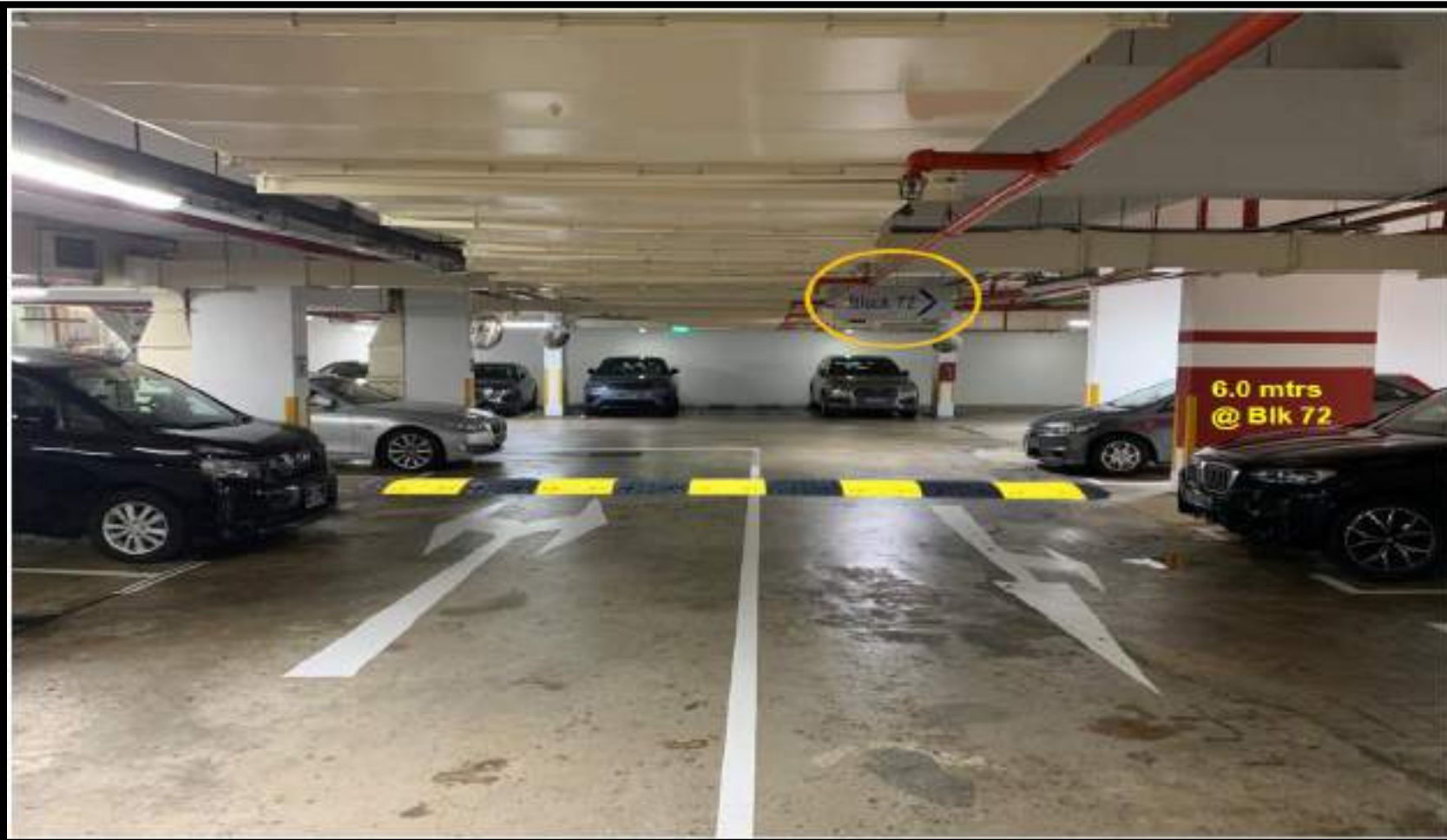
SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.3 INSTALLATION OF ADDITIONAL ROAD HUMPS



SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.3 INSTALLATION OF ADDITIONAL ROAD HUMPS



SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.3 INSTALLATION OF ADDITIONAL ROAD HUMPS



SPECIAL RESOLUTIONS ADDITIONAL WORKS & ADDITIONAL FACILITIES

4.3 INSTALLATION OF ADDITIONAL ROAD HUMPS



7.0 INTEREST CHARGES FOR LATE CONTRIBUTIONS AND RECOVERY OF LEGAL FEES

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 a daily basis, be levied if payment for all contributions, interest and other charges are received after 30 days from the due date.

8.0 INSURANCE POLICIES

To consider and if approved, resolve that the following insurance policies effected by the Management Corporation be extended until such time that the Management Council is able to review and determine the adequacies of the covers and to authorise the Management Council to vary or extend the insurance policies as deemed fit.

INSURANCE POLICIES	SUM INSURED 2021	SUM INSURED 2022	REASONS FOR CHANGES IN INSURED SUM
Fire & Extra Perils	\$474,000,000	\$620,000,000	Carried out re-evaluation of estate reinstatement cost in 2022
Loss of Rent/Alternate Accommodation	\$67,200	\$33,600	Reduced coverage from 4 to 2 units
Plate Glass Policy	\$350,000	\$150,000	Reduced coverage from 14 to 6 units
Public Liability	\$5,000,000	\$5,000,000	-
Errors & Omission	\$1,000,000	\$1,000,000	-
Money in Transit	\$10,000	\$10,000	-

9.0 MANAGEMENT COUNCIL OF THE MANAGEMENT CORPORATION

- 9.1 To receive nomination for members of the 17th Management Council
- 9.2 To determine the number of members for the 17th Management Council
- 9.3 To elect the members of the 17th Management Council
- 9.4 To empower the incoming Council to elect the Chairman, Secretary and Treasurer
- 9.5 To decide what matters, if any, shall be determined only by the Management Corporation in a General Meeting

NOMINATION OF MANAGEMENT COUNCIL MEMBERS

No.	Name of Nominee	Blk/Unit	Proposer (Blk/Unit)	Seconder (Blk/Unit)
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

VOTE COUNT

No.	Name of Nominee	No. of Votes
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

10.0 ANNUAL REPORT

To receive the Annual Report of the 16th Management Council for the year 2021/2022.

(Refer to page 83)

MAJOR BUILDING WORKS

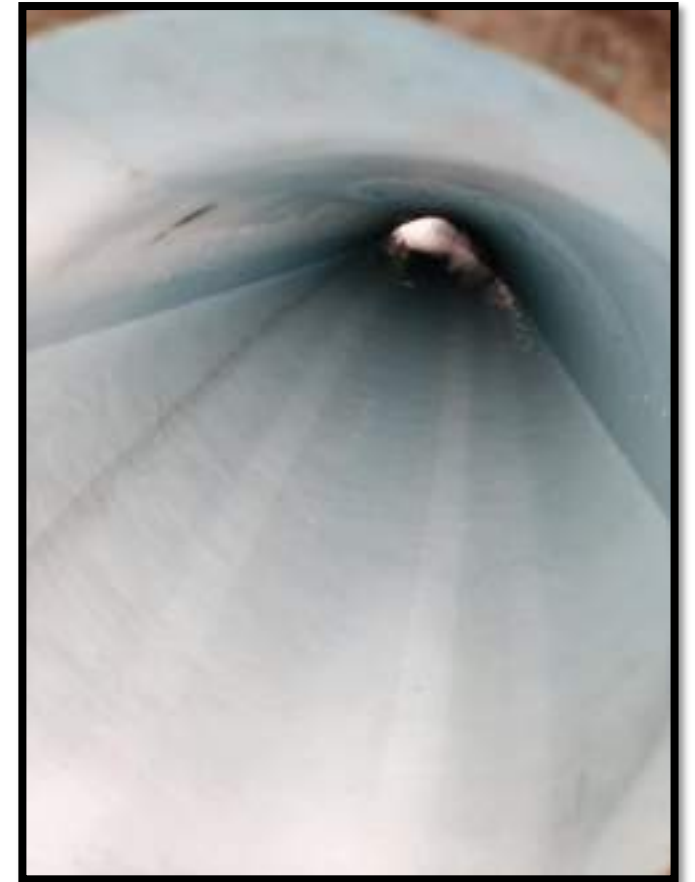
MAJOR BUILDING WORKS

Re-waterproofing and Re-tiling Works in (Lap Pool, Diving Pool, Main Pool & River Pool)

- Reported cracked piping in common overflowing drain under the bridge of River Fun Pool causing seepage at basement car park.
- Works carried out to rehabilitate all 7nos PVC pipes within overflowing drain system at River Fun Pool using cured-in-pipe method at cost of \$25,032.
- Leaking stopped at the affected car park lots.
- Waterproofing warranty for all works till 2030.

MAJOR BUILDING WORKS

Re- habilitate works at PVC pipes within River Fun Pool overflowing drains



River Fun Pool Overflowing drain CIPP works - Completed

MAJOR BUILDING WORKS

Lift Modernization

Update from Schindler Lifts (S) Pte Ltd on page 95 & 96

MAJOR BUILDING WORKS - LIFTS

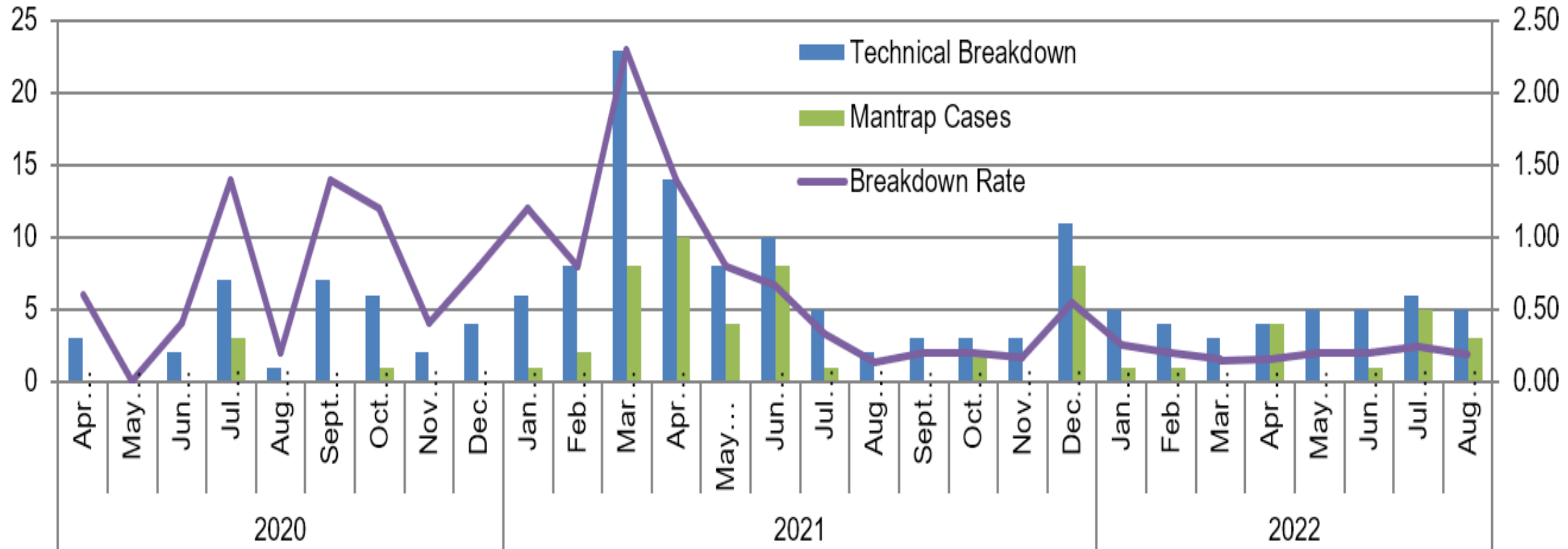
Phases	Start Date	Completion Date	End of Warranty (12 months)
1.(7,9,11,17,29)	01/12/2019	06/04/2020	**30/09/2021
*2.(8,10,12,18,30)	05/10/2020	25/01/2021	**25/01/2022
3. (3,15,27,21,23)	27/01/2021	20/05/2021	**Extended
4.A (4,16,28)	01/07/2021	11/11/2021	10/11/2022
4.B (22, 24)	16/08/2021	15/12/2021	14/12/2022
5.A (1, 5, 13)	18/11/2021	23/03/2022	22/03/2022
5.B (19,25)	20/12/2021	29/04/2022	28/04/2022
6.A (2,14)	30/03/2022	03/08/2022	02/08/2022
6.B (6,20,26)	09/05/2022	12/09/2022	11/09/2022

- 1. *COVID – 19 Disruption from April 2020 to October 2020**
- 2. **Warranty – Extended until new Lifts achieved industry breakdown rate (0.3) for 90 days**

MAJOR BUILDING WORKS - LIFTS

- Lift Modernization started in December 2019.
- As per recommendation by BCA, included additional safety works - Ascending Car Overspeed Protection (ACOP) & Unintended Car Movement Protection(UCMP).
- Project completed in September 2022.
- Continue to engage Schindler Head Office and Regional Office in Hongkong on landing & car doors and door contacts issues.
- Schindler increased deployment of resources, involving technical experts to develop appropriate resolutions to door issues which are ongoing and expected to be completed by January 2023.

MAJOR BUILDING WORKS - LIFTS



MAJOR BUILDING WORKS IN PROGRESS

Refurbishment of Viewing Gallery, Toilets and Clubhouse & Block 84

- Consultant advised to expect increase in cost by 35% (\$200K to \$270K).
- Increase due to rising construction & material cost.
- Current toilets are in acceptable condition & no urgency to carry out the refurbishment works.
- Incoming Council to review.

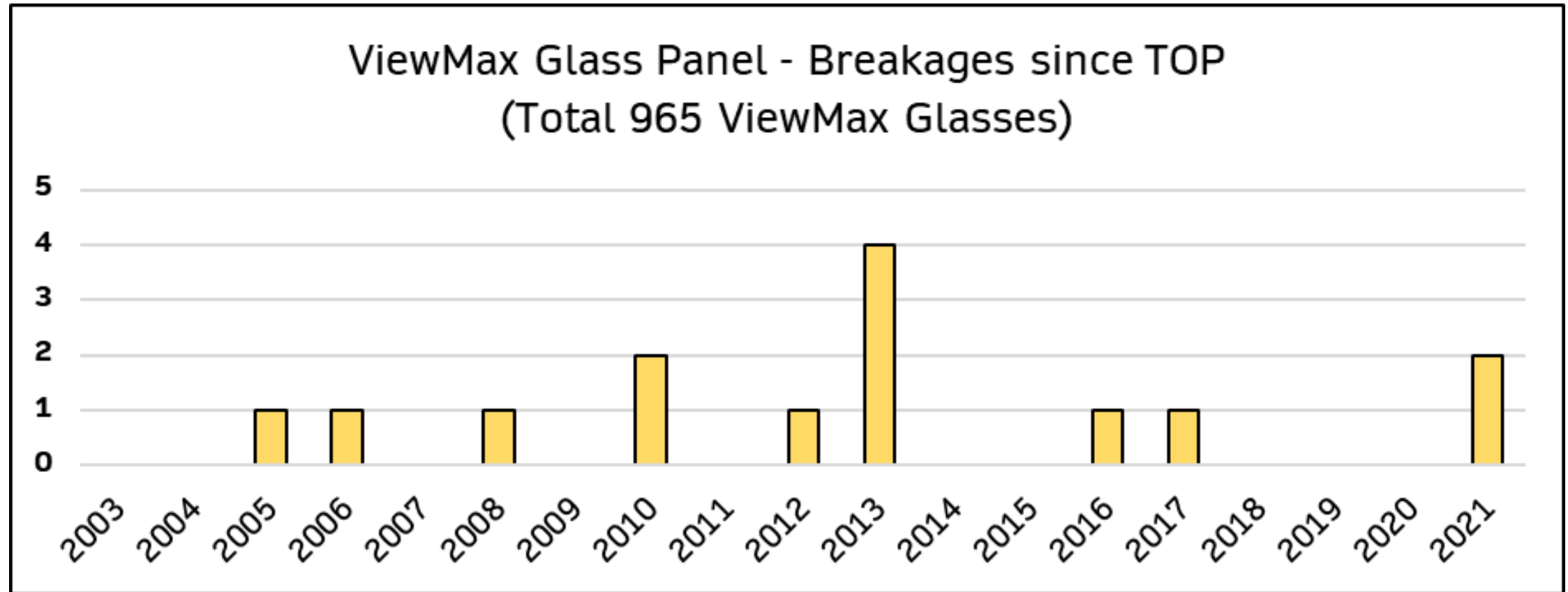
MAJOR BUILDING WORKS

Shattering of View Max Glass Panels

- 02 more spontaneous shattering of VMGs occurred in November 2021.
- Replacement cost was covered by MCST plate glass insurance policy.
- Consultant advised shattering within industry tolerance (annual breakage of 0.08%).
- Residents welcome to visit Management Office for more information and past action taken by MCST.

MAJOR BUILDING WORKS

Shattering of View Max Glass Panels



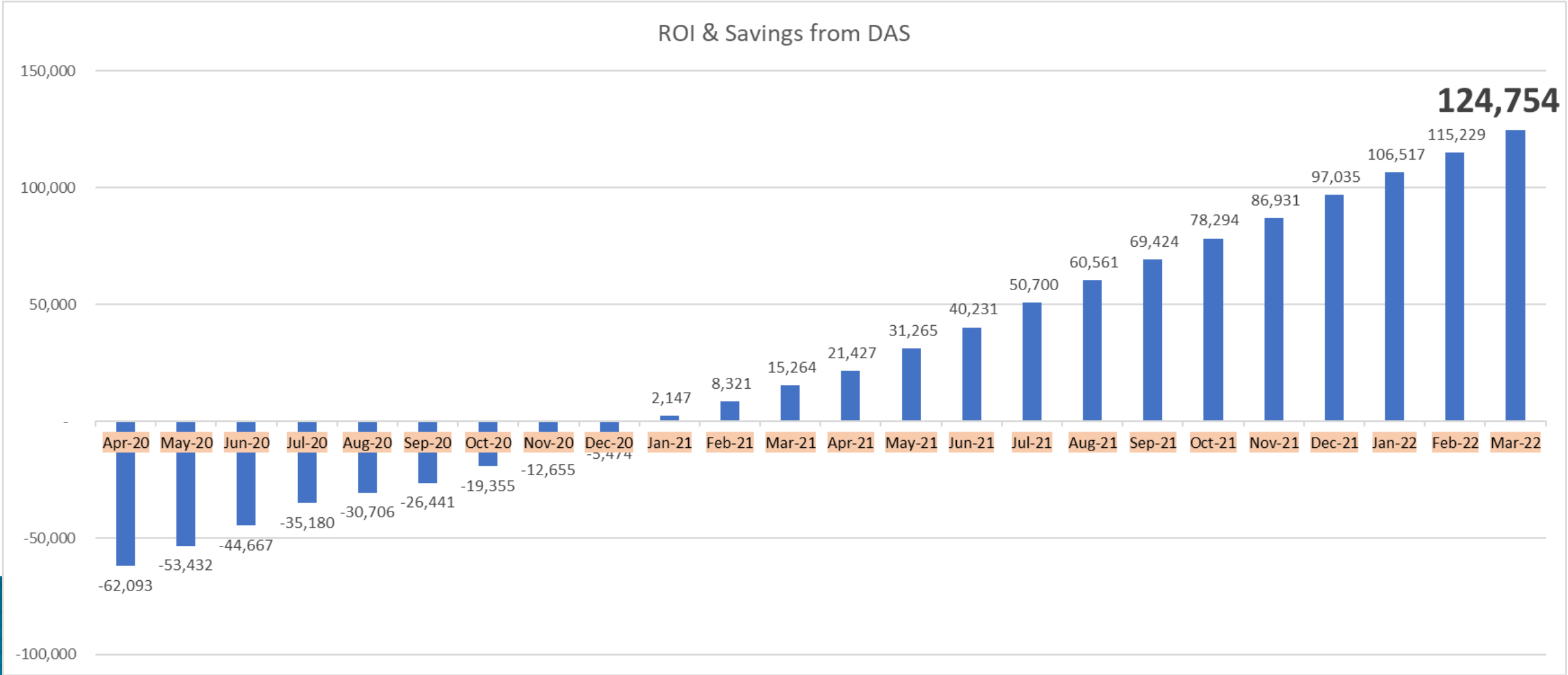
MAJOR BUILDING WORKS

Decommissioning of DAS meters

- In April 2020, Management Council signed a 2-year contract with Sembcorp Power Pte Ltd at a cost of 16c/kwh. Contract matured in March 2022.
- Sembcorp quoted a sum of 45.20c/kwh for a further 2year contract.
- MCST sourced Open Electricity Market for rates.
- Others refused to quote due to limited capacity.
- Increase in electricity cost triggered by global escalation in oil/gas prices.
- SP Services Ltd regulated rate was then pegged at 25.44c/kwh.
- Decommissioned the DAS meters and reverted to SP Services Ltd since 01 April 2022.
- Savings of \$124,754 during contracted period of 2 years achieved (2020/22).

COMPARATIVE SAVINGS FROM DAS

\$70K spend on Demand Aggregation Scheme in 2019/2020



MAJOR BUILDING WORKS

Lease of common area for installation of EV chargers

- Met 05 established vendors in January 2022 to discuss the installation of EV chargers in the basement.
- Vendors sought exclusivity rights and expected a lease period of 5 plus 5 years.
- Unwilling to absorb MCST Licensed Electric Worker cost to commission switchboard and the cost to install a SP meter.
- Shortlisted Charge + Pte Ltd and Greenlots for further discussion.
- Greenlots agreed to 3 years contract, but agreement included a limitation clause.
- Lawyer advised that this clause did not provide MCST with any protection against damages.
- SP Mobility (SP Group) reopened discussion in August 2022 and expressed interest in absorbing cost of MCST LEW and installation of SP meter plus an insurance coverage of \$1M for anyone incident, occurrence and claim.
- 7 months lead time from signing of agreement.

5.1 INSTALLATION OF ELECTRICAL VEHICLE CHARGING STATIONS IN THE BASEMENT CARPARK

Sample Lot colour



OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

- **Cleaning of all External windows (\$59,680)**
- **Grouting works at Basement car park (exclude Pool/Deck areas) (\$56,850)**
- **Purchase of Swimming Pool Furniture (\$32,063)**
- **Replacement of Leaking Hubless Pipes at basement (\$28,425)**
- **Replacement of Gate Valves at Roof Top incoming (\$19,990)**
- **Replacement of Air Circuit Breaker 800amps at Switch Room A (\$13,300)**

OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

- **Replacement of 150HP soft starter at wet riser pump 1 & 2 (\$14,000)**
- **Replacement of netting & resurfacing of Multi-Purpose Courts (2nos.) (\$11,191)**
- **Replacement of incoming pipe fitting at basement water tank (\$10,000)**
- **Replacement of Laterals in Main Swimming Pool filtration system(\$10,000)**
- **Replacement of Pressure Regulatory Valves at Lobby 21/22 (level 6 & 12)**

OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Cleaning of all External windows and ledges (\$59,680)



OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Grouting at basement car park 43 locations (exclude pool and deck areas) (\$56,850)

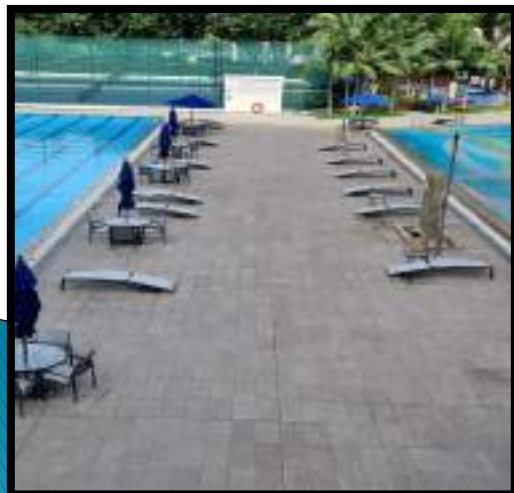


OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Purchase of Swimming Pool Furniture (\$32,063)



**New
Umbrellas
with Stands
and Tables**



OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Replacement of Leaking Hubless Pipes (\$28,425)



OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Replacement of 48nos. of Gate Valves at Roof Top incoming (\$19,900)



OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Replacement of Air Circuit Breaker 800amps at Switch Room A (\$13,300)



Old ACB



New ACB

OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Replacement of Netting & Resurfacing of multi-Purpose Courts (\$11,191)



OTHER BUILDING WORKS CARRIED OUT IN 2021/2022

Replacement of Laterals in Main Pool Swimming Pool Filtration System



Old Laterals in sand filter



New Lateral in sand filter

SOCIAL ACTIVITIES ORGANISED IN 2021/2022

SOCIAL ACTIVITIES ORGANIZED

Budget 2021/2022 \$12,500	Expenditure 2021/2022 \$3,500
--	--

Virtual Events organized during the 16th Management Council

- **Rangoli Photo Contest from 3rd Nov 2021 – 3rd Dec 2021**
- **Christmas Tree Decoration Photo Contest from 10th Dec 2021 – 10th Jan 2022**
- **Lunar New Year Photo Contest from 28th Jan 2022 – 28th Feb 2022**

SOCIAL ACTIVITIES ORGANIZED

Diwali Event 2021



Rangoli Photography Competition

Christmas Event 2021



Christmas Tree Decoration Competition

Chinese New Year Event 2022



Lunar New Year Photo Contest

COMMUNICATIONS TEAM 2021/2022

COMMUNICATIONS TEAM

Education Drives

- Lift Safety & Tips to enhance lift reliability
- Living with COVID
- Social Distancing and other SMMs Poster
- Cleaning up after your Dog
- High Rise Littering
- Indiscriminate Dumping
- Education on Fighting Dengue

Project Updates

- Quarterly Newsletters
- Quarterly Lift Modernization Updates

Messages from Chairman

- Quarterly Messages from Chairman



SECURITY SERVICES & INFORMATION TECHNOLOGY

SECURITY & IT SERVICES

- ▶ Reviewed performance of Metropolis Security Management Pte Ltd after failing to meet corrective action and maintain a required workforce.
- ▶ Revisited Tender from previous year and re-appointed Danmax Security Management Pte Ltd for 18 months. (July 2022 to Dec 2023).
- ▶ Introduction of Progressive Wage Model and mandatory increase in the number of Off Days for the security officers responsible for increases in prices of Security Companies.
- ▶ Danmax Security Management Pte Ltd deployed a number of former Security and Facility Officers.
- ▶ Uninterrupted transfer of Visitor Registration Management System during the changeover.
- ▶ sub-Committee also oversaw the installation of 4nos. Night Vision High-Definition cameras at BBQ pits as approved at last Annual General Meeting.

OTHER WORKS CARRIED OUT IN 2021/2022

Installation of 4nos. of Cameras at BBQ Pits areas (\$6,900)



CLEANING, LANDSCAPE & PEST SERVICES

CLEANING LANDSCAPE AND PEST CONTROL

CLEANING REPORT

- Regular meetings held with Cleaning Contractor including review of monthly reports, feedbacks and periodic work schedule.
- Tender was called for the Cleaning services in April 2022 since existing contract matured in June 2022.
- All 3 shortlisted companies highlighted the increment in cost driven by the adoption of Progressive Wage Model (PWM).
- PWM – 20% increment in cleaners' salary and a further 10% yearly after 2023.
- All companies also shared challenges and lack of success in introducing technology in the condominium.
- Two companies were further shortlisted and after site visits, Evergreen Refuse Disposal & Cleaning Company Services Pte Ltd were reappointed and awarded a 2 years contract, after a protracted negotiation process.

CLEANING LANDSCAPE AND PEST CONTROL

CLEANING REPORT

CONSOLIDATED WORKS



CLEANING LANDSCAPE AND PEST CONTROL

LANDSCAPE

- Regular meetings with Landscape vendor including inspection of shrubs & plants in estate.
- A storm on 18th April 2022 damaged 5 trees/palm.
- Arborist was engaged to examine all trees and recommended heavy pruning, considering the regular windy condition in Costa Del Sol Condominium.
- Tree Pruning exercise was carried out from 10th May 2022 to 8th June 2022.
- During the works, 3 palm trees were removed since they were a fall hazard.
- There were also reports of pest infestation in some trees.
- Replanting of planters at BBQ pits was also carried out during the term.

CLEANING, LANDSCAPE AND PEST CONTROL

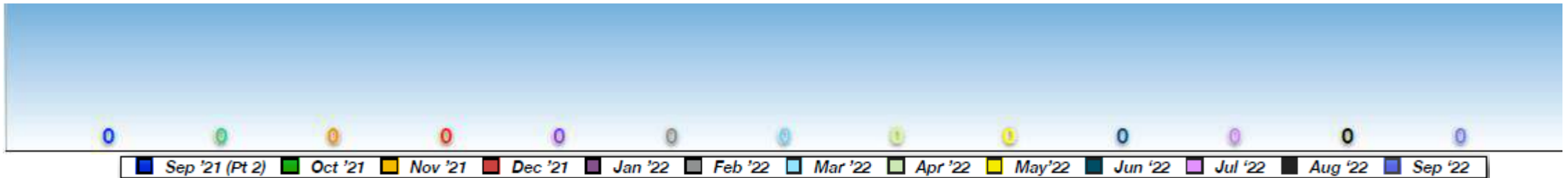
PEST CONTROL SERVICES

- Regular meetings held with vendor
- Localized cockroach infestation in 2 units was treated
- NEA frequent visits but no breeding grounds found
- Rats sighting continue to be a concern but works in progress to eradicate the issue

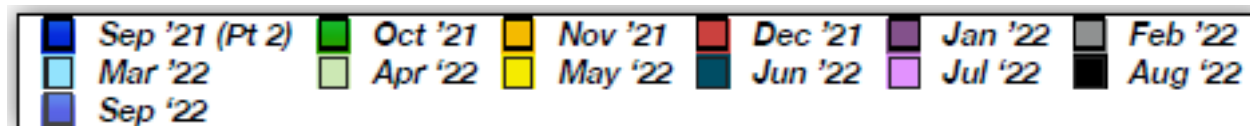
Cockroach trending

September 2021 to September 2022

Dead Cockroach count in bin chutes



Number of house calls



11.0 MANAGING AGENT

- 11.1 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.
- 11.2 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.

12.0 AUDITORS

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.

13.0 ANY OTHER BUSINESS

To consider any other business as may be transacted at an Annual General Meeting, prior notice of which had been given in writing to the Management Corporation in accordance with paragraph 12(1) of The First Schedule of the Building Maintenance & Strata Management Act.

13.1 REQUISITION BY SUBSIDIARY PROPRIETOR

BLK 76 #24-17

To consider and if approved, resolve by way of a Special Resolution to purchase 03 nos. of additional tennis court benches at a cost not exceeding \$1,500 (subject to prevailing GST) and that this expenditure shall be funded from the Sinking Fund of the Management Corporation and Management Council be empowered to decide on the size, design, and material of the bench, the selection and appointment of a contractor on terms and conditions as it deems fit.

13.1 REQUISITION BY SUBSIDIARY PROPRIETOR



13.1 REQUISITION BY SUBSIDIARY PROPRIETOR

BLK 78 #18-24

To discuss and if approved, resolve by way of a Special Resolution to convert the Golf Driving Court into Multi-Purpose Court at a cost not exceeding \$12,800 (subject to prevailing GST) and this expenditure shall be funded from the Sinking Fund of the Management Corporation and Management Council be empowered to decide on the appointment of the contractor to carry out the works on the terms and conditions as it deems fit and to decide on the rules and regulations governing the use of the Multi-Purpose Court.

13.1 REQUISITION BY SUBSIDIARY PROPRIETOR



13.1 REQUISITION BY SUBSIDIARY PROPRIETOR

BLK 76#24-17

To discuss and if approved, resolve by way of a Special Resolution to relocate 3 nos. of Umbrellas with support (without tables) from the BBQ pits to Tennis Court 1, 2 and 3 and the Management Council be empowered to decide on which umbrellas to be relocated from the BBQ pits 1 to 6.

Such relocation is at zero cost involved as it constitutes a relocation within the premises of Costa del sol only.

The purpose serves to offer some shaded area next to the tennis court benches.

13.1 REQUISITION BY SUBSIDIARY PROPRIETOR



**THANK YOU
FOR YOUR ATTENDANCE**