

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

1ST JMB MEETING called By the Developer, Aston Villa Sdn Bhd in accordance to Clause 5 of the Building and Common Property (Maintenance and Management) Act 2007 (BACP Act).

Date : 13rd March 2012
 Location : SKYVIEW 7, LEVEL 29,
 THE GARDENS HOTEL & RESIDENCES,
 MID VALLEY KUALA LUMPUR
 Time : 3.00pm

Minutes of the Meeting

1.0 Attendance at the Meeting

No	Company	Representative	
1.	Aston Villa Sdn Bhd	Mr. Yoon	Developer
2.	Notsa Management Sdn Bhd (NMSB)	Mr. Peter Tan Chin Wah	Managing Agent
3.	Sulalman & Taye (Advocate & Solicitor)	Mr. Kimmie Sng Eu kim	Legal Adviser
4.	AmG Insurance Bhd	Ms. Yap Pee Wan	General Insurance

Owners of ShopHouse of The Scott Garden

No	Unit	Name	Proxy
1	S-G-1 S-1-1 S-2-1 S-3-1	JC PLUS SDN BHD	PANG CHOON KIAT (570514-10-5279)
2	S-G-3 S-1-3 S-2-3 S-3-3	TAY CHONG SHEK TAY KIM TECK	TAY CHONG SHEK (491004-10-5539)
3	S-G-3A S-1-3A S-2-3A S-3-3A	AIMPRENUERS SDN BHD	SELVARAJOO SUNDRAM (481117-10-5771)
4	S-G-6 S-1-6 S-2-6 S-3-6	GOH DAY REN KOI AH LENG	KOI AH LENG (540805-04-5220)
5	S-G-10 S-1-10 S-2-10 S-3-10	LOKE LIN THAI LEE YUEN SUM LEEWAN YING	LEE YUEN SUM (801106-14-5612)
6	S-G-11 S-1-11 S-2-11	GROLINK SDN BHD	KUMARA INDRAN (710616-10-5641)

No	Unit	Name	Proxy
	S-3-11		
7	S-G-12 S-1-12 S-2-12 S-3-12	ASTON VILLA SDN BHD	YOON GOON HOW (460915-04-5133)
8	S-1-16 S-2-16 S-3-16	MECHVAC ENGINEERING SDN BHD	CHUAH KEE CHENG (581021-10-5855)
9	S-1-16 S-2-16 S-3-16	MEGA M3 SDN BHD	TAN CHEE WEI (820714-14-5361)
10	S-1-19 S-2-19 S-3-19	INFRA SEGI SDN BHD	KHOONG CHEE MENG (780404-08-6841)
11	S-1-23A S-2-23A	EWE SAW LEE JUSTIN CHIN YII TZE	EWE SAW LEE (550716-07-5646)
12	S-1-25 S-2-25	BIDDER HOUSE SDN BHD	ONG POH SEE (640814-10-7698)
13	S-1-27 S-2-27 S-3-27	BRINDAVAN PROPERTIES SDN BHD	NAGARAJAN A/L THAMBIAH (530528-10-5505)
14	S-1-37 S-2-37 S-3-37	WONG SIEW WAI WONG SIEW KIM	WONG SIEW KIM (580820-10-6307)
15	S-1-37 S-2-37 S-3-37	MOHD HALIM WHY BIN ABDULLAH (621208-08-5755)	KOH AH LENG (540805-04-5220)
16	S-1-42 S-2-42 S-3-42	HRA TEGUH SDN BHD	LARRY YONG WOON PIN (550203-04-5257)
17	S-1-52 S-2-52 S-3-52	NICEDAY MISSION SDN BHD	WONG YING SING (701011-13-5165)
18	S-1-53A S-2-53A S-3-53A	PANG CHIN KAN KOH KEAN LOON	PANG CHIN KAN (600719-10-5583)
19	S-1-57 S-2-57 S-3-57	SYNERGIE COMMUNICATION (M) SDN BHD	SEAH SEONG SAN (580711-08-6351)
20	S-1-58 S-2-58 S-3-58	PROLIFIC CAPITAL SDN BHD	TEE LIAN ENG (720203-01-5233)
21	S-1-60 S-2-60 S-3-60	ACHIEVERS RESOURCES SDN BHD	MILANKUMAR (S1583413E)

- 2.0 NMSB informed that the meeting will follow the agenda set forth by the developer and in accordance to Section 6 of the BACP Act.

3.0 Quorum

NMSB informed that there

- 3.1 **34 eligible voters** (owners who have paid their service charge and sinking fund up to February 2012) out of **55 owners** of the shophouses of Scott Garden.
- 3.2 Under Section 6(2) of BACP Act , the quorum is **25%** of the eligible voters which is **9**.
- 3.3 The number of eligible voters present in the Meeting was **21**. (see attendance above)
- 3.4 Hence, there is quorum for this meeting.

4.0 Election of Interim Chairman

- 4.1 All present has unanimously agreed and appointed Mr. **Selvarajoo (S-3A) (IC)** to chair this 1st JMB Meeting.

5.0 Election of Committee Members for JMC

- 5.1 NMSB informed that the minimum under the Section 11(2) of the BACP Act, the Committee shall consist of the developer and not less than **5** and not more than **12** purchasers/owners.
- 5.2 NMSB informed that there were **14 nominations** received as per table shown below.

NOMINATION LIST FOR JOINT MANAGEMENT COMMITTEE

NO	NOMINEE	PROPOSED BY
1	MR SELVARAJOO SUNDRAM	MR NAGARAJAN A/L THAMBIAH (BRINDAVAN PROPERTIES S/B) – UNIT S 27
2	MR KUMARA A/L INDRAN	MR TAN CHEE WEI (MEGA M3 S/B) – UNIT S 17
3	MR MOHD HALIM WHY BIN ABDULLAH	MR LARRY YONG WOON PIN (HRA TEGUH S/B) – UNIT S 42
4	MS KOI AH LENG	MR MOHD HALIM WHY BIN ABDULLAH – UNIT S 40
5	MR WONG SIEW KIM	MR KHOONG CHEE MENG – (INFRA SEGI S/B) - UNIT S 19
6	MR KHOONG CHEE MENG	MR WONG SIEW KIM – UNIT S 37
7	MR LARRY YONG WOON PIN	MR CHUAH KEE CHENG (MECHVAC ENGINEERING S/B) – UNIT S 16
8	MR NAGARAJAN A/L THAMBIAH	MS KOI AH LENG – UNIT S 06
9	MR PANG CHOO KIAT	MR WONG YING SING – UNIT S 52
10	MR PANG CHIN KAN	MR SEAH SEONG SAN – UNIT S 57
11	MR WONG YING SING	MR PANG CHOO KIAT – UNIT S 01
12	MR SEAH SEONG SAN	MR PANG CHIN KAN – UNIT S 53A

13	MS ONG POH SEE	MR TEE LIAN ENG (PROLIFIC) – UNIT S-58
14	MR TEE LIAN ENG	MS ONG POH SEE (BIDDER HOUSE) – UNIT S-25

- 5.3 IC requested any further nomination to be added to the List from the Floor.
 5.4 Ms Ong Poh See (S-25) proposed Mr. Milankumar (S-60) to be nominated.
 5.5 There was no other nomination added to the List.

NOMINATION LIST FOR JOINT MANAGEMENT COMMITTEE

NO	NOMINEE	PROPOSER
1	MR SELVARAJOO SUNDRAM	MR NAGARAJAN A/L THAMBIAH (BRINDAVAN PROPERTIES S/B) – UNIT S 27
2	MR KUMARA A/L INDRAN	MR TAN CHEE WEI (MEGA M3 S/B) – UNIT S 17
3	MR MOHD HALIM WHY BIN ABDULLAH	MR LARRY YONG WOON PIN (HRA TEGUH S/B) – UNIT S 42
4	MS KOI AH LENG	MR MOHD HALIM WHY BIN ABDULLAH – UNIT S 40
5	MR WONG SIEW KIM	MR KHOONG CHEE MENG – (INFRA SEGI S/B) - UNIT S 19
6	MR KHOONG CHEE MENG	MR WONG SIEW KIM – UNIT S 37
7	MR LARRY YONG WOON PIN	MR CHUAH KEE CHENG (MECHVAC ENGINEERING S/B) – UNIT S 16
8	MR NAGARAJAN A/L THAMBIAH	MS KOI AH LENG – UNIT S 06
9	MR PANG CHOO KIAT	MR WONG YING SING – UNIT S 52
10	MR PANG CHIN KAN	MR SEAH SEONG SAN – UNIT S 57
11	MR WONG YING SING	MR PANG CHOO KIAT – UNIT S 01
12	MR SEAH SEONG SAN	MR PANG CHIN KAN – UNIT S 53A
13	MS ONG POH SEE	MR TEE LIAN ENG (PROLIFIC CAPITAL S/B) – UNIT S 58
14	MR TEE LIAN ENG	MS ONG POH SEE (BIDDER HOUSE S/B) – UNIT S 25
15	MR MILAN KUMAR	MR TEE LIAN ENG (PROLIFIC CAPITAL S/B) – UNIT S 58

- 5.6 Ms Ong Poh See requested IC to introduce the Nominees to the Floor.
 5.7 IC introduced the nominees one by one to the Floor.
 5.8 IC went through the List of Nominees to obtain seconder for the nominees.
 (Refer to the List below)

NO	NOMINEE	PROPOSED BY	SECONDER
1	MR SELVARAJOO SUNDARAM	MR NAGARAJAN A/L THAMBIAH (BRINDAVAN PROPERTIES S/B) – UNIT S 27	MR LARRY YONG WOON PIN - S-42
2	MR KUMARA A/L INDRAN	MR TAN CHEE WEI (MEGA M3 S/B) – UNIT S 17	MR NAGARAJAN A/L THAMBIAH - S-27
3	MR MOHD HALIM WHY BIN ABDULLAH	MR LARRY YONG WOON PIN (HRA TEGUH S/B) – UNIT S 42	MR KUMARA INDRAN - S-11
4	MS KOI AH LENG	MR MOHD HALIM WHY BIN ABDULLAH – UNIT S 40	MR KUMARA INDRAN - S-11
5	MR WONG SIEW KIM	MR KHOONG CHEE MENG – (INFRA SEGI S/B) - UNIT S 19	MR LARRY YONG WOON PIN - S-42
6	MR KHOONG CHEE MENG	MR WONG SIEW KIM – UNIT S 37	MR SEAH SEONG SAN - S-57
7	MR LARRY YONG WOON PIN	MR CHUAH KEE CHENG (MECHVAC ENGINEERING S/B) – UNIT S 16	MR NAGARAJAN A/L THAMBIAH - S-27
8	MR NAGARAJAN A/L THAMBIAH	MS KOI AH LENG – UNIT S 06	MR LARRY YONG WOON PIN - S-42
9	MR PANG CHOO KIAT	MR WONG YING SING – UNIT S 52	MR PANG CHIN KAN - S-53A
10	MR PANG CHIN KAN	MR SEAH SEONG SAN – UNIT S 57	MR WONG YING SING - S-52
11	MR WONG YING SING	MR PANG CHOO KIAT – UNIT S 01	MR PANG CHIN KAN - S-53A
12	MR SEAH SEONG SAN	MR PANG CHIN KAN – UNIT S 53A	MR TAN CHEE WEI - S-16
13	MS ONG POH SEE	MR TEE LIAN ENG (PROLIFIC) – UNIT S-58	MR MILANKUMAR- S-60
14	MR TEE LIAN ENG	MS ONG POH SEE (BIDDER HOUSE) – UNIT S-25	MR MILANKUMAR- S-60
15	MR MILANKUMAR	MS ONG POH SEE (BIDDER HOUSE) – UNIT S- 25	MR TEE LIAN ENG – S-58

- 5.9 NMSB Informed since there are 15 nominees for 12 seats, the highest votes received for the first 12 nominees will be elected to the Committee.
- 5.10 All present has unanimously agreed to this recommendation.

5.11 IC conducted the voting process and the result of the voting is shown on the table below.

NO	NOMINEE	VOTES
1	MR SELVARAJOO SUNDRAM	18
2	MR KUMARA A/L INDRAN	18
3	MR MOHD HALIM WHY BIN ABDULLAH	17
4	MS KOI AH LENG	15
5	MR WONG SIEW KIM	15
6	MR KHOONG CHEE MENG	16
7	MR LARRY YONG WOON PIN	16
8	MR NAGARAJAN A/L THAMBIAH	15
9	MR PANG CHOO KIAT	17
10	MR PANG CHIN KAN	16
11	MR WONG YING SING	17
12	MR SEAH SEONG SAN	15
13	MS ONG POH SEE	9
14	MR TEE LIAN ENG	8
15	MR MILANKUMAR	7

5.12 The following are the Committee Members of the Joint Management Council.

NO	COMMITTEE	UNIT
1	MR SELVARAJOO SUNDRAM	S-3
2	MR KUMARA A/L INDRAN	S-11
3	MR MOHD HALIM WHY BIN ABDULLAH	S-37
4	MS KOI AH LENG	S-6
5	MR WONG SIEW KIM	S-37
6	MR KHOONG CHEE MENG	S-19
7	MR LARRY YONG WOON PIN	S-42
8	MR NAGARAJAN A/L THAMBIAH	S-27
9	MR PANG CHOO KIAT	S-1
10	MR PANG CHIN KAN	S-53A
11	MR WONG YING SING	S-52
12	MR SEAH SEONG SAN	S-57

6.0 To confirm the taking over by the JMB the body of Insurances effected by the developer.

Aston Villa Sdn Bhd and Notsa Management Sdn Bhd

Summary of Insurance Premium - Year 2012/2013

Summary of Insurance Premium - Year 2011/2012

Class of Insurance	Renewal Sum Insured	Gross Premium	Discount	Service Tax + Stamp Duty	Total Nett Premium	Renewal Sum Insured	Gross Premium	Discount	Service Tax + Stamp Duty	Total Nett Premium
Fire	70,500,000	785,411.00	21,405.83	15,150.31	748,854.86	200,000,000	325,311.60	24,308.33	18,064.70	312,938.57
Burglary	500,000	1,500.00	112.50	91.25	1,296.25	500,000	1,500.00	112.50	83.25	1,204.25
Plate Glass	200,000	800.00	67.50	50.00	682.50	200,000	1,800.00	75.00	65.50	1,759.50
Public Liability	70,000,000	7,000.00	525.00	398.50	6,076.50	20,000,000	2,500.00	562.50	426.25	2,411.25
		794,311.00	27,110.83	16,100.01	741,100.16		335,311.60	15,146.33	18,649.76	318,817.44

Premium Savings	40,500.00	3,037.50	2,247.75	39,710.25
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- 6.1 NMSB explained that
- 6.11 The Policies are validate from 1/3/2012 to 28/2/2013
- 6.12 The Insurer is **AmG Insurance Bhd**
- 6.13 For the period 1/3/2011 to 29/2/2012 the total premium was **RM328,812.44.**
- 6.12 While the period 1/3/2012 to 29/2/2012, the total premium was reduced to **RM289,102.19** with a saving of **RM39,710.25** due discount given from special insurance rating.
- 6.2 IC opened to the Floor for any questions on Insurance matter.
- 6.3 NMSB informed the Floor that there is a representative from the Insurance Company, Ms Yap who is brought in to answer any of the member questions.
- 6.4 As there was no question, IC proposed the members to accept the Insurance.
- 6.5 All present has unanimously agreed to accept the body of Insurances effected by the Developer.

7.0 To Determine the Amount to be paid by Members to the Building Maintenance Fund for the maintenance and management of the common property of the building

- 7.1 IC proposed to the Members to accept the current service charge of RM30 per sq ft. be adopted.
- 7.2 IC opened to the Floor for any question on this matter.
- 7.3 Mr. Tee (S-58) asked whether the current service charge rate of RM0.30 per q ft. is sufficient to run Scott Garden.
- 7.4 NMSB replied that the present facilities are still under defect liability period, the current service charge is sufficient however a majority of the facilities will be due in the coming months, tender and quotations are being sourced and the figures will be tabulated again and it would be appropriate for the JMC to decide on the new service charge rate to be imposed.

- 7.5 As there was no question, IC proposed the members to accept the service charge rate of RM0.30 per sq ft be adopted.
- 7.6 All present has unanimously agreed to accept the proposal.

8.0 To Determine the Rate of Interest payable by the Members in respect of Late Payment of the Charges

- 8.1 NMSB informed that the Sale & Purchase Agreement stated that the late payment interest rate is at 10% per annum and recommend that this rate be adopted.
- 8.2 CI opened to the Floor for any question on this matter.
- 8.3 Ms. Ong (S-25) asked when the late interest will be implemented.
- 8.4 NMSB replied that the late interest rate will be imposed in the next quarter billing and in this particular case will be for the period March, April and May.
- 8.5 As there was no further question, IC proposed the members to accept the Late Payment Interest Rate at 10%.
- 8.6 All present has unanimously agreed to accept the proposal.

9.0 Naming of JMB

- 9.1 IC proposed to the Members, the Name of the JMB as "Badan Pengurusan Bersama Scott Garden" be adopted.
- 9.2 IC opened to the Floor for any question on this matter.
- 9.3 As there was no question, IC proposed the members to accept the proposed Name of JMB.
- 9.4 All present has unanimously agreed to accept the Name of JMB as "Badan Pengurusan Bersama Scott Garden."

10.0 Any Other Matters to Discussed

- 10.1 CI opened to the Floor for any question on this matter.
- 10.2 As there was no further question, IC suggested to the members to be adjourned the Meeting
- 10.3 Proposed by Mr. Kumara (S-11)
- 10.4 Seconded by Mr. Larry Yong (S-42)

The Meeting adjourned at 3.45pm.



Pengerusi
En. Selvarajoo Sundram



Setiausaha
Mr. Larry Yong Woon Pin

Senarai Ahli Jawatan Kuasa Badan Pengurusan Bersama Scott Garden

NO	Jawatan	Nama	NRIC	Unit
1	Pengerusi	MR SELVARAJOO SUNDRAM	481117-10-5771	S-3
2	Setiausaha	MIR LARRY YONG WOON PIN	550203-04-5257	S-42
3	Bendahari	MR NAGARAJAN A/L THAMBIAH	530528-10-5505	S-27
4	AJK	MR KUMARA A/L INDRAN	710616-10-5641	S-11
5	AJK	MR MOHD HALIM WHY BIN ABDULLAH	621208-08-5755	S-37
6	AJK	MS KOI AH LENG	540805-04-5220	S-6
7	AJK	MR WONG SIEW KIM	580820-10-6307	S-37
8	AJK	MR KHOONG CHEE MENG	780404-08-6841	S-19
9	AJK	MR PANG CHOO KIAT	570514-10-5279	S-1
10	AJK	MR PANG CHIN KAN	600719-10-5583	S-53A
11	AJK	MR WONG YING SING	701011-13-5165	S-52
12	AJK	MR SEAH SEONG SAN	580711-08-6351	S-57
13	AJK (DEVELOPER)	MR YOON GOON HOW	460915-04-5133	

BADAN PENGURUSAN BERSAMA THE SCOTT GARDEN

1st Annual General Meeting (AGM) for The Scott Garden Soho On 21st Jan 2017

MINUTES OF THE FIRST ANNUAL GENERAL MEETING ("1st AGM") OF PERBADANAN PENGURUSAN BERSAMA (HEREIN REFER "JMB") FOR THE SCOTT GARDEN SOHO HELD AT LEVEL 5 BLOCK A, KOMPLEKS RIMBUN SCOTT, 289 JALAN KELANG LAMA, 58000 KUALA LUMPUR ON SATURDAY, ON 21ST JANUARY 2017 AT 2:00 P.M.

Venue : Lobby Area, Level 5, Kompleks Rimbun Scott.
Date & Time : 21st January 2017, 2:00 p.m.



Present:

Mr. Selvarajoo	- The Chairman of Badan Pengurusan Bersama Scott Garden
Mr. Andrew Cheong	- Representative of Badan Pengurusan Bersama Scott Garden
Mr. Remy Wellen	- Representative of Aston Villa Sdn Bhd (Developer)
Mr. Muru	- Premier Facilities Sdn Bhd (Building Manager)
Ms. Shela	- Premier Facilities Sdn Bhd (Accountant)
Puan. Fadzilah/Ms. Kanchana	- Representative of Kumpulan Naga (Auditor)

Attendance - Block A:

No.	Registered Purchaser Name	Unit Number	Proxy Name (PRX)
1	GOH CHIN WAI	A-06-01	-
2	CHEN MI GHENT	A-06-07	-
3	TAN SUI FAH	A-06-3A	-
4	TAN AIK WEI	A-08-36	-
5	SOO KOK SING	A-10-32	-
6	WONG YOKE CHOOI	A-12-06	-
7	CHEW CHEH SING	A-12-18	-
8	ENG WEI RU	A-12-20	-
9	LIEW YONG CHEN & LEONG YONG CHEN	A-13A-11	-
10	TOH BENG BOON & TERENCE TOH	A-13A-29	-

	LIAN AUN		
11	TAN KAH SOON & LUI LEE PING	A-18-23A	-
12	MAT GHANI BIN ABDULLAH	A-20-18	-
13	YAP KUANG HUI	A-20-30	-
14	WONG WAI YIN	A-22-13A	-
15	HEE WEE LEE	A-22-23A	-
16	LIM HAN SHENG	A-23A-35	-
17	LEE YEW SEONG	A-06-35	PROXY
18	LEE JIN YI	A-10-35	PROXY
19	CHEW CHEH SING	A-13A-07	PROXY
20	ALLAN TAN TZEQ CHEAN	A-16-33A	PROXY
21	TOH BENG SOON	A-18-17	PROXY
22	HEE WEE LEE	A-22-20	PROXY
23	LAU HOUY SUN	A-23A-23	PROXY

Attendance - Block B:

No.	Registered Purchaser Name	Unit Number	Proxy Name (PRX)
1	CHAN FEI YU & CHAN FOOK LEONG	B-06-35	-
2	CHUN CHIA KAI & YONG EE LEEN	B-08-15	-
3	WANG TER SERN @ HENG AH BAH	B-08-22	-
4	WONG SAM MOY	B-10-03	-
5	TAN KAY WEE	B-10-09	-
6	LOW KING HSERNG	B-10-18	-

7	LEE KAR LAI	B-10-33	-
8	IPNOX SDN BHD	B-12-02	-
9	LIM HONG LIEK	B-12-03	-
10	TEO KIM HUATT & TEO SHI WEI	B-12-11	-
11	WOON PEI KEON	B-13A-06	-
12	PANG KWANG YEW	B-13A-08	-
13	VINCENT ANG SEE BOON	B-13A-13	-
14	TEE SIEW TIN	B-13A-15	-
15	LIM SOON KIAT & LEONG CHIEW WAH	B-13A-17	-
16	SHIM CHOON LIM	B-13A-27	-
17	CHEONG SIEW PENG	B-18-27	-
18	CHONG WEI CHEN	B-18-28	-
19	LEE WEE KOON	B-18-33	-
20	YONG SIEW CHING	B-18-33A	-
21	NG KHAI YONG	B-22-09	-
22	KHADIJAH LIEW BINTI ABDULLAH	B-22-3A	-
23	TAY WAN YING	B-23A-23	-
24	LOW THIEN POH & LOW SIOW PEI	B-23A-26	-
25	KONG CHEE MENG	B-23A-36	-
26	R.THIVANANTHAN A/L RAMA @ RAMAIAH	B-08-17	PROXY
27	AZLIN BINTI ABDUL LATIF	B-10-12	PROXY
28	KRUBALAN A/L RANISILVAM	B-12-10	PROXY

29	LOW KOK HEE	B-08-20	-
30	CHAM TAW KIEN	B-13A-23	PROXY
31	THAM PENG YUE	B-13A-23A	PROXY
32	CHONG WEI CHEN	B-18-26	PROXY
33	LEE KAR LAI	B-23A-19	PROXY
34	TAN CHING YONG	B-23A-29	PROXY

Attendance - Block C:

No.	Registered Purchaser Name	Unit Number	Proxy Name (PRX)
1	FOONG CHEE SENG	C-06-16	-
2	LIM CHI CHAU	C-06-23A	-
3	HUE KOK CHUNG	C-06-25	-
4	SITI SHASHA BINTI SURANI	C-06-30	-
5	TAN KOON GUAN	C-08-10	-
6	WANG SIN CHI	C-08-11	-
7	UNG EE JIN	C-10-09	-
8	LEE KHAH MAE	C-10-23	-
9	NE'MAT JAYA MARKETING SDN BHD	C-10-32	-
10	LIM BOON PIN	C-10-33	-
11	CHAI SIEW PING	C-12-30	-
12	HOR SAM MAY	C-12-32	-
13	WONG YAP SHIN WEI	C-13A-09	-
14	WONG YAP SHIN LOONG	C-13A-21	-

15	LEONG CHI SENG	C-16-07	-
16	ABDP PROPERTY SDN BHD	C-16-16	-
17	LIEW SOO LIN	C-16-20	-
18	LEE SHOK FEI	C-16-23A	-
19	DEE BEE LIAN	C-16-33	-
20	CHOK KON PHIN @ JAMES CHOK	C-16-35	-
21	KAN WENG HOE	C-18-01	-
22	TAN HONG YEE	C-20-17	-
23	DEFEND NETWORKS SDN BHD	C-20-20	-
24	CHAM TAW KIEN	C-20-21	-
25	CHONG WUN HWEI & CHUE CHOR KUEN	C-20-31	-
26	LEE YIK KWONG	C-22-35	-
27	ALLAN TAN TZEQ CHEAN	C-23A-13	-
28	MOHAMED LOKMAN BIN TUN SARDON	C-23A-17	-
29	LUKE KOH EARN TEN & LEE KENG CHOW & TAN CHIOU LOONG	C-23A-30	-
30	SIOW THIAN ERN	C-06-12	PROXY
31	YAP SENG GOON	C-08-07	PROXY
32	YONG WEE KIAN	C-08-20	PROXY
33	AARON LAU IN-TSOI	C-13A-10	PROXY
34	AMRAN BIN ABDULLAH	C-16-01	PROXY
35	CHEONG CHEE YUEN	C-20-02	PROXY

B) Registered voters: 92

SOHO BLOCK	No. of Registered Purchaser	No. of Proxy
Block A	16	7
Block B	25	8
Block C	29	6
Total	71	21

Item	Description
1.	<p><u>Calling the meeting to order</u></p> <p>At 1:30 p.m., Mr. Andrew Cheong introduced himself as the speaker for the day. He then explained the ruling in voting for proprietors and proxies. The floor was divided into two (2) sections. Section one (1) seated by Registered Owners and the section two (2) seated by Proxies.</p>
2.	<p><u>Appointment of AGM's Chairman.</u></p> <p>Mr. Andrew explained that under Paragraph 16 of the Second Schedule of the Strata Management Act 2013 (Act 757), a chairman was to be elected among the owners present to preside over the meeting until its conclusion. If there is an equality of votes, presiding Chairman shall be entitled to cast a vote.</p> <p>Mr. Low Kok Hee (Calvin) of unit B-08-20 was elected as the AGM's Chairman. Proposed by Mr. Low King Hserng of Unit B-10-18 and seconded by Ms. Chong Wei Chen of Unit B-18-28.</p> <p>Mr Calvin announced that in accordance to Paragraph 15 of the Second Schedule of the Strata Management Act (Act 757), one half of the proprietors entitled to vote (either in person or by proxy) must be present to constitute a quorum for the AGM. As there was no quorum, Mr. Calvin adjourned the AGM until 2.00 p.m., i.e., half an hour after the time appointed for the general meeting.</p> <p>The AGM was proceeded at 2.00 p.m.</p>

3

To determine the number of Joint Management Committees' (JMC).

Mr. Andrew Cheong announced to the floor that in accordance to the Strata Management Act, there has to be a minimum of 3 (three) and maximum of 14 (fourteen) persons can be elected as JMC.

There were a total number of 10 (ten) persons that were nominated by the owners prior to the AGM who are listed below:

No.	Nominated Candidate	Unit No.
1	CHEW CHEH SING	A-12-18
2	TAN SUI FAH	A-06-3A
3	CHONG WEI CHEN	B-18-28
4	LIM SOON KIAT	B-13A-17
5	AARON LAI IN TSOI	C-13A-10
6	LEE KAR LAI	B-10-33
7	KAN WENG HOE	C-18-01
8	YAP KUANG HUI	A-20-30
9	LEE WEE KOON	B-18-33
10	HUE KOK CHUNG	C-06-25

There were 3 (three) proposals as to the total number of persons to be elected as JMC.

	Number of JMC	Number of JMC	Number of JMC
Proposal	13	8	10
Proposed by	LIM SOON KIAT Unit B-13A-17	TAN SUI FAH Unit A-06-3A	CHONG WEI CHEN Unit B-18-28
Seconded by	LOW KING HSERNG Unit B-10-18	LOW KING HSERNG Unit B-10-18	LOW KING HSERNG Unit B-10-18

The voting results as below:

	Number of JMC	Number of JMC	Number of JMC
Voting Intention	13	8	10
Result	Majority Owners & Proxies Agreed to elect 10 JMC		

Therefore, all 10 (ten) nominated persons were elected as **JMC**.

No.	Names of JMC elected	Unit No.
1	CHEW CHEH SING	A-12-18
2	TAN SUI FAH	A-06-3A
3	CHONG WEI CHEN	B-18-28
4	LIM SOON KIAT	B-13A-17
5	AARON LAI IN TSOI	C-13A-10
6	LEE KAR LAI	B-10-33
7	KAN WENG HOE	C-18-01
8	YAP KUANG HUI	A-20-30
9	LEE WEE KOON	B-18-33
10	HUE KOK CHUNG	C-06-25

As announced by Mr. Andrew Cheong, Paragraph 2(5) of the Second Schedule of the Strata Management Act provides that:

“There shall be a **Chairman, Secretary and Treasurer**, all of whom shall be natural persons, to be elected by the management committee from among its members **immediately after the conclusion of the general meeting** but no chairman, secretary or treasurer shall hold office for more than two consecutive years”.

All owners and proxies on the floor agreed to the aforesaid without objection.

4 Adoption of the insurance effected by the Developer.

Mr. Andrew Cheong continue to next agenda on the Insurance effected by the developer. The Insurer is **QBE Insurance (M) Berhad** and the insurance coverage will expire on **March 2017**. A majority voters agreed to adopt the insurance effected by the developer.

	Name	Unit No.
Proposed to be adopted	CHONG WEI CHEN	B-18-28
Seconded to be adopted	CHUN CHIA KAI	B-08-15

5 Audited Developer Accounts

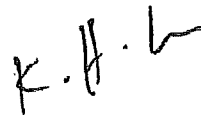
	<p>Auditor appointed by the developer Kumpulan Naga (Puan. Fadzila) presented the Account of Scott Soho Management Sdn Bhd for year end 31 March 2014, 31 March 2015 and 31 March 2016.</p> <p>The owners requested for the auditor's notes in the audited account as it was not provided by the Developer to the owners earlier. Mr. Muru of Premier Facilities Sdn Bhd/Scott Soho Management Sdn Bhd informed the owners that copies of the auditor's notes will be provided upon request after the AGM.</p> <p>The owners and proxies then proceeded to ask the Developer on the said accounts.</p> <p>Finally, it was unanimously agreed by all owners & proxies not to adopt the presented Accounts as it was not the accounts of the JMB but an account of Scott Soho Management Sdn Bhd.</p>									
6	<p><u>CLOSING</u></p> <p>There being no other matters, the Chairman thanked all proprietors for their presence and declared the AGM dismissed at 3:30pm after following presented:</p> <table border="1" data-bbox="357 1122 1307 1319"> <thead> <tr> <th></th> <th>Name & Unit No.</th> <th>Name & Unit No.</th> </tr> </thead> <tbody> <tr> <td>Proposed to be closed</td> <td>TAN SUI FAH</td> <td>A-06-3A</td> </tr> <tr> <td>Seconded to be closed</td> <td>LEE WEE KOON</td> <td>B-18-33</td> </tr> </tbody> </table>		Name & Unit No.	Name & Unit No.	Proposed to be closed	TAN SUI FAH	A-06-3A	Seconded to be closed	LEE WEE KOON	B-18-33
	Name & Unit No.	Name & Unit No.								
Proposed to be closed	TAN SUI FAH	A-06-3A								
Seconded to be closed	LEE WEE KOON	B-18-33								

Prepared by:



Name: K. L. Manan
 Designation:
 Premier Facilities Sdn Bhd

Approved By:



Low Kok Hee, Calvin
 Chairman of the AGM