

BADAN PENGURUSAN BERSAMA SCOTT GARDEN

MINUTES OF THE 1ST EXTRAORDINARY GENERAL MEETING ("EGM") OF BADAN PENGURUSAN BERSAMA SCOTT GARDEN

DATE	1ST JULY 2017	TIME	2.30 PM
VENUE	BLOCK B 5TH FLOOR, CAFETERIA SWIMMING POOL AREA		

PRESENT

CHAIRPERSON - CHONG WEI CHEN (CW) UNIT NO: B-18-28
 SECRETARY - AARON LAU IN-TSOI (AL) UNIT NO: C-13A-10
 TREASURER - KAN WENG HOE (KW) UNIT NO: C-18-33
 COMMITTEE - TAN SUI FAH (TS) UNIT NO: A-06-3A
 COMMITTEE - CHEW CHEH SING (CC) UNIT NO: A-12-18
 COMMITTEE - YAP KUANG HUI (YP) UNIT NO: A-20-30
 COMMITTEE - LEE WEE KOON (LW) UNIT NO: B-18-33
 COMMITTEE - HUE KOK CHUNG (HK) UNIT NO: C-06-25
 TRANSPACC PROPERTY MANAGEMENT SDN.BHD. (OBSERVER) - TAN BENG HWA
 TRANSPACC PROPERTY MANAGEMENT SDN.BHD. (PROPERTY MANAGER) – NAGA GANESH
 TRANSPACC PROPERTY MANAGEMENT SDN.BHD. (BUILDING MANAGER –RETAIL) – RAYMOND SOSSAI
 TRANSPACC PROPERTY MANAGEMENT SDN.BHD. (BUILDING EXECUTIVE-SOHO)– SUHAIMIE

BLOCK A ATTENDANCE

UNIT NO	OWNER	PROXY	ELIGIBLE	NON ELIGIBLE
A-06-3A	TAN SUI FAH		X	
A-16-05, A-16,13, A-16-15, A-16-17	EWE SAW LEE		X X X X	
A-18-12	OON MING TAT		X	
A-20-21	COLBORN WANG GUO XUAN		X	
A-08-35	HONG SIAW SEE			X
A-10-35	LEE TIM CHOI		X	
A-18-36	NG FATT CHOON			X
A-20-27	WONG SIEW KIM			X
A-16-29 A-16-27	WONG SIEW WAI			X X
A-12-18	CHEW CHEH SING			X
A-10-28	LIM KIM LEY		X	
A-23A-35	LIM HAN SHENG		X	

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A-18-23	LEONG KUM SENG			X
A-13A-20	LIM TIAN TANG		X	
A-22-18	CHEW KEE HUI			X
A-23A-16	MAX WORLD SDN BHD			X

BLOCK B ATTENDANCE

B-10-15	QUAH SAW BEE		X	
B-20-36	MEWAH KASIH SDN BHD		X	
B-22-09	NG KHAI YONG			X
B-18-28	CHONG WEI CHEN		X	
B-06-26	KHOR TENG CHONG		X	
B-20-13	STEPHANIE CHAN HONG LIN		X	
B-13A-08	PANG KWANG YEW		X	
B-18-33	LEE WEE KOON			X
B-08-13	HOR YUEN KWAN		X	
B-23A-25	TEOH KEN SEN			X
B-08-15	CHUN CHIA KAI		X	
B-10-33	LEE KAR LAI		X	
B-13A-21	CHONG CHIN FEE			X
B-10-20	LOO CHUN HAN			X
B-06-23	KHOR REN JIN		X	

BLOCK C ATTENDANCE

C-12-13A	TAY HOW SENG	SEE JUNE ERLE	X	
C-18-01	KAN WENG HOE		X	
C-16-07	LEONG CHI SENG		X	
C-08-10	TAN KOON GUAN		X	
C-13A-10	AARON LAU IN-TSOI		X	
C-23A-17	MOHAMED LOKMAN		X	
C-23A-27	BIN TUN SARDON		X	
C-22-20	LIEW KOK SEONG			X
C-06-23A	LIM CHI CHAU			X
C-16-23A	LIM SHOK PING		X	
C-22-15	CHEW MEI SIM			X
C-10-35	LOKE CHUN FEI		X	
C-08-36	ADRIAN CHAM AIK JEN			X
C-23A-3A	SIA YIK LING		X	

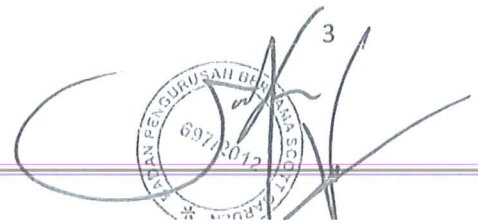
RETAIL PROPERTY LANDLORD ATTENDANCE

G-03A	TAY CHONG SEK AND TAY KIM TECK	TAY KIM TECK	X	
1-03	TAN CHOOI KIN AND TAN LAI SEE	HO FOONK YANE	X	
3-43A	TAN CHING YONG		X	
2-43	TAN CHING YONG	TAN TIONG KENG	X	
1-43	TAN CHING YONG		X	
1-63A	EWE SAW LEE			X
2-63A				X
1-20	LEAD PLAZA SDN BHD	JOYCLYN SEE		X
2-20				X
3-21				X
1-65	ONG POH SEE		X	
1-23	PANG CHIN KAN			X
2-23				X
3-23A				X
2-40	RAYMOND WONG LI WERN			X
1-23A	FONG CHEE HONG			X
2-23A				X
3-25				X

MINUTES OF THE EGM

NO	ISSUES OF DISCUSSION	ACTION
1	<p>COMMENCEMENT OF MEETING</p> <p>At 2.00 pm Mr. Naga Ganesh, property manager of Scott Garden, introduced himself as the speaker of the day. He then explained the ruling for voting to the proprietors and proxies. The floor was divided into two (2) sections:</p> <p>1. Section One (1) was seated by the Registered Owners & Proxies for Eligible Voters; and</p> <p>2. Section two (2) seated for Registered Owners & Proxies for Non Eligible voters.</p>	
2	<p>Quorum</p> <p>At 2.00pm, Mr. Naga Ganesh, explained that the quorum required for the EGM as provided in Section 15 of the Second Schedule of the Strata Management Act 2013 (Act 757), half of the proprietors are required to be present, either in person or by proxy, then the meeting can begin.</p>	

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3	<p>As there was less than half of the members needed to fulfil the quorum, the EGM was delayed to 2.30pm.</p> <p>Total number of Proprietors : Eligible Voters : 321 Quorum required (50%) : 161 Attendance as 2.00 pm : 31 Attendance as 2.30 pm : 37</p> <p>Although the quorum required was not met, the total number of eligible voters required was reduced to 37 voters. He then explained that those who wore red ribbons were Proxies while those who wore green ribbons were owners/registered voters.</p> <p>Mr. Naga Ganesh also introduced the current chairperson of the Badan Pengurusan Bersama Scott Garden (JMB): Ms. Chong Wei Chen.</p> <p>Ms. Chong We Chen called this EGM pursuant to the court order judgement on 25/5/17, Court Order WA-24NCVC-323-032017. She proceeded to introduce the current JMB committee members to all the owners at Scott Garden and explain that additional committee members may be required to be elected.</p> <p>AGENDA Presiding Chairperson The meeting starting with the appointment of the Chairperson of the meeting. The appointment required a Proposer and a Seconder, followed by a vote.</p> <p>Nominee : Chong Wei Chen of Unit No B-18-23 (SOHO) Proposer : Kan Weng Hoe of Unit No C-18-01 Seconder : Tan Sui Fah of Unit No A-06-3A Voters : 15</p> <p>Nominee : Lee Wee Koon of Unit No : B-18-33 (SOHO) Proposer : Ong Poh See of Unit No : S-1-65 (Retail) Seconder : Ewe Saw Lee of Unit No : A-16-13 (SOHO) Voters : 9</p> <p>2. a) Introduction of the Current Committee Ms. Chong Wei Chen asked the present committee members appointed on 17/1/2017 to come forward.</p> <p>Ms. Chong We Chen briefly explained the formation of this committee:</p>	
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Since 2015, a legal suit was filed against the developer and the previous joint management body to convene AGM. Subsequently, An AGM was conducted on 17th January 2017. However, no notice of AGM was given to the retail owners.

Another legal proceeding was commenced against the previous committee in March 2017. On 25/5/2017, the Court Ordered the JMB to hold an EGM by 1/7/2017 and JMB has the full control over the entire The Scott Garden.

The Committee Members of the JMB are officially introduced:

1. Chairperson – Chong Wei Chen
2. Secretary – Aaron Lau In-Tsoi
3. Treasurer – Kan Weng Hoe
4. Committee Members – Hue Kok Chung, Yap Kuang Hui, Lee Wee Koon, Chew Cheh Sing, and Tan Sui Fah

Each committee member gave a short introduction of themselves to the floor.

Lee Wee Koon explained that the EGM was conducted to rectify the mistake where the retail owners were not informed about the EGM.

2. b) Election of the Additional Committee Members

Ms. Chong Wei Chen explained that the rules of voting on the 1st EGM, among others:

1. According to S22 of the Strata Management Act – the JMB Committee can decide how many nominees can be elected. The Committee has decided to 1 Nominee for 1 Owner.
2. It was mentioned that the nominees are proposed to join the Committee without going through the show of hand process, rather just a proposer and seconder.

Nomination to be elected as Additional Committee member

- | | | |
|----|---------------------------|---------------------------|
| 1) | Nominee : Tan Ching Yong | Unit No : S-1-43 (retail) |
| | Proposer : Ong Poh See | Unit No : S-1-65 (retail) |
| | Secunder : Ho Foonk Yane | Unit No : S-1-03 (retail) |
| 2) | Nominee : Ong Poh See | Unit No : S-1-65 (retail) |
| | Proposer : Tan Ching Yong | Unit No : S-1-45 (retail) |
| | Secunder : Ho Foonk Yane | Unit No : S-1-03 (retail) |

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

Proposer : Ewe Saw Lee Unit No : A-16-5 (soho)

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Seconded : Ho Foonk Yane Unit No : S-1-03(retail)

Introduction and Request of the Commissioner of Building (COB)

COB Officer, En. Kamurulzaman was requested to confirm that the EGM was in order. However, En. Kamarulzaman proposed for an election of the JMB committee members.

The Chairperson explained that the Court Order instructed that the EGM must be held pursuant to the Court order dated 25/5/2017, and did not mention concerning any specific agenda. The Court Order stated that JMB must issue notice of the EGM to all the owners before 1st July 2017. Therefore, it is the discretion of the JMB to decide the agenda of the EGM.

The COB mentioned that the current committee is an interim committee and suggested that after 1st July a new committee must be elected. Puan Marini, COB Officer then requested the members of the floor to vote whether the current committees should remain until the next AGM or be re-elected immediately.

Premised on the COB's direction, the presiding chairperson invited the floor to propose and second.

JMB Committee to Remain

Proposer : Pang Kwang Yew Unit No: B-13A-8
 Seconded : Loke Chun Fei Unit No: C-10-35

JMB Committee to be Re-elected

Proposer : Ewe Saw Lee Unit No : A-16-13
 Seconded: : Not raised

The presiding chairman then invited the floor to vote by show of hands.

Voters for the existing 8 committees to remain : 18 votes

Voters for re-election: 5 votes

The majority confirmed the following members of the JMC until the next AGM:

CHAIRPERSON	- CHONG WEI CHEN	UNIT: B-18-28 (SOHO)
SECRETARY	- AARON LAU IN-TSOI	UNIT: C-13A-10(SOHO)
TREASURER	- KAN WENG HOE	UNIT: C-18-33(SOHO)
COMMITTEE	- TAN SUI FAH	UNIT: A-06-3A(SOHO)
COMMITTEE	- CHEW CHEH SING	UNIT: A-12-18(SOHO)
COMMITTEE	- YAP KUANG HUI	UNIT: A-20-30(SOHO)
COMMITTEE	- LEE WEE KOON	UNIT: B-18-33(SOHO)
COMMITTEE	- HUE KOK CHUNG	UNIT: C-06-25(SOHO)



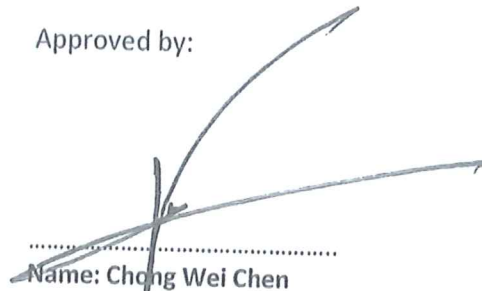
	COMMITTEE - TAN CHING YONG COMMITTEE - ONG POH SEE	UNIT: S-1-45 (RETAIL) UNIT : S-1-65(RETAIL)	
4	<p>CLOSING The Chairperson requested for a member of the floor to propose to close the EGM.</p> <p>Proposer : Mohd Lokman Bin Sardon Unit No: C-23A-17 Secondar : Leong Chi Seng Unit No: C-16-07</p> <p>With all agendas of the EGM completed, the Chairperson thanked the COB and the proprietors of the property for their presence and officially declared the closing of the EGM at 3.30pm.</p>		

Prepared by:



Name: J. Naga Ganesh
Badan Pengurusan Bersama Scott Garden

Approved by:



Name: Chong Wei Chen
Designation: Chairperson
Badan Pengurusan Bersama Scott Garden



Name: Kar Weng Hoe
Designation: Treasurer
Badan Pengurusan Bersama Scott Garden

