

**MINUTES OF THE FIST ANNUAL GENERAL MEETING OF VISTA KOMANWEL PARCEL B BUKIT JALIL
57700 KUALA LUMPUR, HELD PURSUANT TO RULE 7(1) OF THE STRATA TITLE (FEDERAL TERRITORY
OF KUALA LUMPUR) RULES 1988, ON SATURDAY, 23 APRIL 2011 AT 2:45 P.M.**

PRESENT : Mr. R. Ragunathanan, Messrs Low Sunita & Ngoi (Chairman)
Margaret Lim Siew Eng, Vistajati Holdings Sdn Bhd (Representative)

IN ATTENDANCE : Mazita Joary-Tajudin, Vistajati Holdings Sdn Bhd (Secretary)

ATTENDEES : As per list attached.

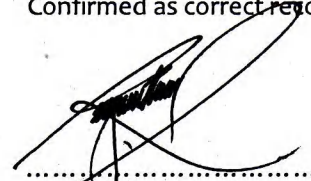
OPENING ADDRESS	1.	The Chairman introduced himself and went on to explain that the appointed 16 April 2011 meeting date was adjourned to 2 pm today as there was no quorum.
CONFIRMED	2.	For today's meeting the Chairman confirmed that there is quorum. Under the Strata Title (Federal Territory Of Kuala Lumpur) Rules 1988, if at an adjourned meeting a quorum is not present within half an hour after the time appointed, those persons entitled to vote who are present shall constitute a quorum. At 2.45 p.m., 14 persons entitled to vote were present and with that, the Chairman declared the meeting duly convened.
NOTED	3.	The Chairman explained the main purpose of this meeting was to elect council members for Vista Komanwel Parcel B, Management Corporation ("MC").
AGENDA I	1.0	TO DECIDE WHETHER TO CONFIRM, VARY OR EXTEND INSURANCES EFFECTED BY THE MANAGEMENT CORPORATION;
DISCUSSED	1.1	The Chairman tabled Agenda 1 and invited Mr. Stanley Rodgers, Vice-Chairman of the JMB, to explain on the insurance policies affected by the JMB. Mr. Rodgers explained that Parcel B was valued at approximately RM87 million and that the JMB had accepted coverage from BiB Insurance Brokers at a premium of approximately RM64,000 per annum.
	1.2	The Chairman then invited questions from the floor on the Agenda. There being no questions, the Chairman proceeded to invite a proposer and seconder for the resolution. The resolution was duly proposed by Mr. Teh Teong Khuan and seconded by Mr. Chow Yue Wing respectively. The Chairman then put forth the motion to the floor for deliberation. 14 persons voted in favour and none against.
RESOLVED	1.3	IT WAS RESOLVED THAT the MC confirmed the insurances affected by the JMB.
AGENDA II	2.0	TO DECIDE WHETHER TO CONFIRM OR VARY ANY AMOUNTS DETERMINED AS CONTRIBUTIONS TO THE MANAGEMENT FUND
DISCUSSED	2.1	The Chairman tabled Agenda 2 and invited Mr. Stanley Rodgers to elaborate on the agenda. Mr. Rodgers explained that the contribution as approved by the JMB was fixed at 17 sen per square foot and a further 10% was for the sinking fund. Mr. Rodgers recommends that the existing contributions be retained.

	2.2	Mr Tong Sin Mee sought clarification on sufficiency of the existing contributions. Raine & Horne's accountant Mr. Kumar explained that the Management Fund is currently in surplus position. Mr Tong Sin Mee then inquired whether the existing contributions can be reduced given the wordings of the agenda allowing variations of the contributions. The Chairman explained the contradictions therein the Strata title related laws and recommended that it would be best to first adopt the existing contributions in the transition between JMB and MC and only after proper review by the newly appointed MC council members, adopt changes at an EGM of the MC or at its subsequent AGM.
	2.3	Chairman then put the resolution for the meeting's consideration and called for a proposer and a seconder. The resolution was proposed by Mr. Terrence Chuah Teck @ Chai Teck and seconded by Mr. Stanley Rodgers. The Chairman then put forth the motion to the floor for deliberation. 13 persons voted in favour and 1 against.
RESOLVED	2.4	IT WAS RESOLVED THAT existing contribution to the Management Fund be confirmed without any variations.
AGENDA III	3.0	TO DETERMINE THE NUMBER OF MEMBERS OF THE COUNCIL AND TO ELECT THE COUNCIL
DISCUSSED	3.1	The Chairman tabled Agenda 3 and explained that the floor may elect a minimum of 3 and up to a maximum of 14 council members under the Act.
	3.2	The floor was informed that up to the close of nomination on 14 April 2011, 11 nominations were submitted in compliance with the notice dated 28 March 2011, as below: <ol style="list-style-type: none"> 1. Terrence Chuah Teck @ Chai Teck 2. Chow Yue Wing 3. Teh Teng Khuan 4. Michelle Tan Siew Ling 5. Yew Kok Onn 6. Law Eng Lim 7. Liew Yean Woh 8. Chong Siew Han 9. Deepa a/p Keesavan 10. Stanley Rodgers 11. Shukhen Dutt
	3.3	Mr. Rodgers proposed a committee of 14 council members comprising the 11 nominations and 3 more to be appointed by the MC as and when it deems fit. This was seconded by Mr. Terrence Chuah Teck @ Chai Teck. The Chairman caution the meeting and advised that election of additional council members must be by way of an EGM to be called by the MC or at its next AGM and that the additional council members to be elected, must be present at a duly convened meeting to be properly elected. Mr. Tong Sin Mee inquired on the required quorum for the MC. The Chairman explained that 7 members would have to be present in a 14 member MC. Michael Tan Siew Ling assured the meeting that this should not be a problem and proposed the decision be left to the meeting. The motion for election of 14 council members was put to vote. 12 persons voted in favour and 2 against.

	3.4	<p>On the appointment of Chairman, Secretary and Treasurer from amongst the appointed council members of the MC, the Chairman advised that these positions must be filled-up at the first AGM of the MC. Mr. Rodgers instead proposed that these positions be determined amongst the appointed council members and this was seconded by Mr. Shukhen Dutt.</p> <p>The motion that these positions be determined amongst the appointed council members was put to vote. 14 persons voted in favour and none against.</p>
RESOLVED	3.5	<p>IT WAS RESOLVED THAT the below named be elected as council members of the MC for Parcel B, to hold offices as determined amongst themselves:</p> <ol style="list-style-type: none"> 1. Terrence Chuah Teck @ Chai Teck 2. Chow Yue Wing 3. Teh Teong Khuan 4. Michelle Tan Siew Ling 5. Yew Kok On 6. Law Eng Lim 7. Liew Yean Woh 8. Chong Siew Han 9. Deepa a/p Keesavan 10. Stanley Rodgers 11. Shukhen Dutt 12. to be determined by the above council members 13. to be determined by the above council members 14. to be determined by the above council members
AGENDA IV	4.0	TO DECIDE WHETHER TO AMEND, ADD TO OR REPEAL THE BY-LAWS IN FORCE IMMEDIATELY BEFORE THE HOLDING OF THE MEETING.
DISCUSSED	4.1	<p>The Chairman tabled Agenda 4 and explained that under Section 44 (1) of the Strata Title Act 1988, the by-laws set out under in the Third Schedule shall be in force to every subdivided building and shall not be amended by the MC. The MC may add its house rules to the by-laws provided they are not contrary to the Third Schedule by-laws.</p> <p>The chairman cautioned the meeting that the in-house rules may only be added by way of an EGM of the MC or at its subsequent EGM.</p>
	4.2	<p>Chairman then put forth the resolution including the in-house rules on the insistence of the floor for the meeting's consideration and called for a proposer and a seconder. The resolution was duly proposed by Mr. Stanley Rodgers and seconded by Mr. Yew Kok Onn 14 persons voted in favour and none against.</p>
RESOLVED	4.3	IT WAS RESOLVED THAT the MC adopted the by-laws set out under the Third Schedule of the Strata Title Act 1988, without amending, adding or repealing thereto.
AGENDA V	5.0	ANY OTHER MATTERS RELATED TO MAINTENANCE AND MANAGEMENT OF THE COMMON PROPERTY.
DISCUSSED	5.1	The Chairman tabled Agenda 5 and invited questions from the floor.
NOTED	5.2	Michelle Tan Siew Ling informed the meeting that 3 letters (Ref: VKBJMC2010/2011-21; VKBJMC 2010/2011-22; VKBJMC 2010/2011-24), all dated 4 th April 2011 related to this Agenda 5 were duly sent to the

		developer Vistajati Holdings Sdn Bhd by the then Joint Management Body. The letters were duly noted.
	5.3	Mr Tong Sin Mee informed the meeting that he would like to sit in the MC meetings as an observer.
CLOSE		There being no further business, the meeting was declared closed at 3.45 pm.

Confirmed as correct record



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CHAIRMAN

Kuala Lumpur, Wilayah Persekutuan

Dated: 20.5.2011

Parcel B Vista Komanwel

Attendance List for AGM dated 23rd April 2011

No.	Name of Proprietors	Unit no.	Voting Rights
1.	Henry Lee Sin Fook	B-01-06	0
2.	Teh Teong Khuan	B-24-07	1
3.	Yew Kok Onn	B-25-02	1
4.	Chow Yue Wing	B-25-08	1
5.	Peng Yee Hock	B-26-08	1
6.	Choo Sau Ching	B-27-06	1
7.	Khoo Kim Hong	B2-01-03	1
8.	Liew Yean Woh	B2-02-06	1
9.	R.Nithiaraj	B2-02-07	1
10.	Eeswaran A/L Nallasegaram Pillay	B2-05-06	0
11.	Tong Sin Mee	B2-11-08	1
12.	Tan Siew Ling	B2-13-07	1
13.	Stanley Keith Rodgers	B2-15-01	1
14.	Shunken Dutt A/L Panraj Kumar Dutt	B1-01-07	1
15.	Khoo Lai Hock	B1-02-07	1
16.	Chuai Teck @ Chai Teck	B1-3A-01	1
17.	Chong Siew Han	B1-06-03	0
18.	Doh Lee Peng	B1-09-03	0