

PROPERTY REPORT (August 2024)

PROPOSED (IN PROGRESS WORK / INFO)

1. The new building window glass is not tinted, it caused the room temperature increased by the direct sun, ie UV exposure and heat, we should install the window with UV protection or look for others solution. *Propose to install windows blind to avoid direct sun to that room.* (NOV 2023 LCEC Minute)
2. All the Sunday school classrooms were relocated to new building, the hall become empty:
 - o Because the empty big room sizes, the echo sound become worst, need to propose for sound absorption.
 - Proposed to install 16 pcs of sound board with RM68.20 @ PCS, Total cost is about RM1200.
 - As advised by bro. Chang, each soundboard must be attached to a box according to the existing design in our church's sanctuary.
 - Bro. Foo will be working with bro. Tan Chin Wah to make the soundboards. Estimated cost will be RM2,000 inclusive of the box for each soundboard.
 - We were gifted a lot of fabric from Mrs. Foo's friend, we will make use for sound proof material.
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 - o The current stage is too small for activity, it causes the speaker always block the projector screen, propose to redesign stage for better view for audience.
 - o To hang up the speaker & tidy the speaker cable to reduce falling hazard.

LCEC decision on 14/1/2024: To get quotations first and learn how it can be done. To decide to do ourselves if quotations are too expensive.

Status: Waiting time slot to do site study.

3. To provide extension cable to Sunday school classroom (on request) (JAN 2024 LCEC Minute)

Status: In progress

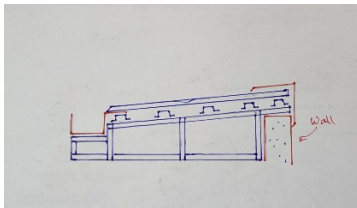
4. There is a major leaking on both sides (left & right) on old wing, will seek advice form Bro Cheah for this matter.

Proposal: Adding Metal Deck roof and gutter on top of RC Slab to divert all the rain water to new flow piping.

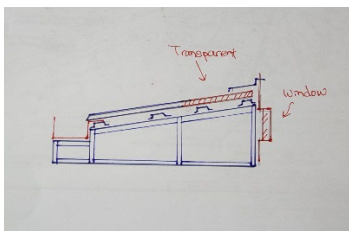
LCEC's decision: To request for a quotation from KS Roofing.

KS Roofing quotation : RM15200

(MEI 2024 LCEC Minute)



Picture show on adding Metal Deck On RC Slab



Picture show on adding Metal Deck On New Building Area

5. The security company finds it hard to get full time guard for us. We propose to terminate the day time guard service, so we will lock the main gate all times while no guard manning. Hence the access will change to the back gate with automatic gate control, so that our admin can open gate in-out safely with remote controller from her office.

There are 2 issue need to be solve before we can upgrade to auto gate.

- 1.1 Remain folding gate – must repair the current track, and folding gate tends to bring more problem upon wear and tear in future.
- 1.2 Convert from folding gate to sliding gate. – more lasting
- 2.0 Install the automated motor (primary quotation is about 2 – 2.5k for install motor and wiring.

WORK DONE

1. Cabinet for admin office done with cost of RM5170 By AMA kitchen cabinet. (Additional RM200 Discount from quotation).
2. Install 1 unit of Solid wood door (Half Clear Glass) to replace broken door (First Floor Sunday school hall to new wing) with cost of RM1160 (92cm x 223cm) by Merit Door Marketing
3. Install 1 unit of Metal steel plate swing door for ground floor (escape staircase) to replace broken door (113cm x 232cm) with cost of RM1200 by Foong Weng Engineering Works
4. Upgrade existing refuse chamber to guard house , main new wing door owning, 3 side door owning with cost of RM7500 by KS ROOFING ENTERPRISE (Additional RM1300 discount from quotation)
5. Replaced 5 unit of CCTV and relocated 1 unit of broken CCTV by YEN LEE NCS Enterprise

NEW PROPOSAL

The existing metal deck roof shows rusting sign, the roof specialist has recommended to repaint it to prevent further damages to others area, it can spread and worsen the roof safety. As per discussion with Bro, Cheah, he suggested to paint at least 3 layers for regular solutions to prolong the lifespan.

Rejoice Kitchen (Food Ministry)

None

Church Van (Transport Ministry)

None

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