

PROPERTY REPORT (September 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:
 - 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.
 - We were gifted a lot of fabric from Mrs. Foo's friend, we will make use for sound proof material.
 - Bro. Foo will be working with bro. Tan Chin Wah to make the soundboards, the making cost will limited to RM2,000 as per allocation.
 - 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.
 - 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. There is a major leaking on both sides (left & right) on old wing, will seek advice form Bro Cheah for this matter.

Proposal 1: Adding Metal Deck roof and gutter on top of RC Slab to divert all the rain water to new flow piping.(Quotation is provided by KS Roofing quotation : **RM15200**

Proposal 2: Bro. Cheah advised to do water proofing membrane is better than metal deck roofing. Quotation is submitted by LLT SPECIALIST SDN BHD COST **RM42000** *(MEI 2024 LCEC Minute)*

4. 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.

Proposal 1: Auto Gate

There are 2 issues 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.

Proposal 2: Access Control.

There are 2 type of access control can be installed for our wooden door.

- 1.1 Wired access control.
 - 1.1.1 To prepare one electrical power point for door access unit.
 - 1.1.2 To pull the door opening switch to second level office.
- 1.2 Wireless access control
 - 1.2.1 Need to change battery every few months.
 - 1.2.2 Not sure the Remote-control distance can be controlled from second level.

5. 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.

Proposal 1: We find Indonesian worker to paint the old metal deck, and all the cost for paint is by our self. The labored charge for them is RM 7k.

Proposal 2: Quotation is done by TEEDE RESOURCES ROOF SPECIALIST (USING WANNA WPP321 thermal insulation coating as material)

AREA A,FRONT(5,100.00 sqft) RM25,176.00

AREA B, BACK (3,300.00 sqft) RM15,915.00

Proposal 3: Waiting quotation from LLT SPECIALIST SDN BHD

Proposal 3: Waiting quotation from Bro. Peter Leong

WORK DONE

1. Extension power plug are installed for Sunday school class room, pastor office, guard house and new wing' pantry.
2. Repaired Washing machine (replace the in-coming water valve)

NEW PROPOSAL

1. The is a total of 9 units emergency light is black out. Should be replaced by the wall type (le115@RM58) or wall type (LE-60@180)
2. Bro Joshua & Sis Alyssa had informed for they will be having church wedding on 22 Feb 2025. They will use our church facility (Details will be discuss later).
3. We have report regarding the sliding door issue (track) to the new wing's contractor, but they never take action on this, should we take any other action for this?
4. TNB RENTIS contractor are doing grass and tree cutting to the transmission line reserved, they not doing cleaning properly, as the result, some tree are falling to our compound, we will to report to the TNB CARELINE.

Rejoice Kitchen (Food Ministry)

1. Sis Reline and family will have thank giving lunch on 14 September 2024. We will order nasi lemak, fried mi hoon for this purpose.
2. Rejoice kitchen wish to organize a gospel talk regarding on the attitude, behavior and some food preparation knowledge for member. Proposed pastor is Pastor Peter, he has experiences in f&b.

Church Van (Transport Ministry)

We start our transport ministry and adding our new duty to escort member to parking they vehicle during Sunday worship. Now we temporary have 1 admin and 12 transport wardens. Each section of duty is form by 3 members. We have bought 5 set of safety equipment for this ministry (Safety vest, Safety Light Bar, Raincoat)

1. Sis. Jenny Law (Admin)
2. Bro. Foo Chee Yong
3. Bro. Alex Lim
4. Bro. Joshua Heng
5. Bro. Ha
6. Bro. Kuan Eng Hin
7. Bro. Loh
8. Bro. Wing Chee Kit
9. Bro. Peter Leong
10. Bro. Thomas
11. Bro. Fong Kin Mun
12. Bro. Ng
13. Bro. Alan
14. Bro Chang.