

PROPERTY REPORT (Dec 2024)

PROPOSED (IN PROGRESS WORK / INFO)

1. All the Sunday school classrooms were relocated to new building, the hall become empty:
 - 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.
 - Extend the existing stage and partition wall by 8 feet (Diagram A). It cost about RM2K
 - 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.
2. 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 1 from KS Roofing : **RM15,200**)

Proposal 2: Bro. Cheah's advice was to do water proofing membrane which is better than metal deck roofing.

(Quotation 2 submitted by LLT SPECIALIST SDN BHD: **RM42,000**)

(Quotation 3 submitted by WAI HONG BROTHERS SND. BHD. **RM27,100**) *(MEI 2024 LCEC Minute)*

3. 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 4A & 4B submitted by TEEDE RESOURCES ROOF SPECIALIST (USING WANNA WPP321 thermal insulation coating as material)

Q4A AREA A,FRONT(5,100.00 sqft) RM25,176.00

Q4B AREA B, BACK (3,300.00 sqft) RM15,915.00

Proposal 3: Quotation 5 submitted by LLT SPECIALIST SDN BHD (1 layer Nippon Etching As Primer, 2 layer ICI roof shield as Finishes) RM30,000

Proposal 3: Quotation 6 submitted by Bro. Peter Leong (1 layer Nippon Etching As Primer, 2 layer Nippon roof shield as Finishes) RM17,000 (Using Nippon 9000 add RM1000)

Proposal 4: Quotation 7 submitted by THE AH CHONG PAINTS SDN. BHD. (1 layer Nippon Economy undercoat as Primer, 2 layer Nippon roof shield as Finishes) RM15,500

WORK DONE

1. 16 pcs soundproofing board were done and installed in Sunday school's hall.
2. Extension power plug had installed for Admin office for admin computer table.
3. Installed a smart lock for the wooden door entrance. (FOC From Eagle Secure Tech Sdn. Bhd (Bro Edward's supplier)).
4. NSK has replaced the track of sliding gate.
5. NSK has rectified the water leaking problem, valve on male toilet and water overflow peoblem on 2nd level pantry.
6. After complaint to TNB, their contractor had sent worker to clear the bushes beside our boundary.
7. TMC has trim the bushes on TMC'S land.
8. Already replaced Sunday school hall door's lock.
9. Trim overgrown tree and cleaning for the land beside transmission line, with help by caring members.
10. Have replaced 2 water taps beside parking area.

NEW PROPOSAL

1. There are 9 units emergency light are burnt. Suggest to replace by the wall type (le115@RM58) or wall type (LE-60@180)
2. Bro Joshua & Sis Alyssa had postponed their church wedding to mid-year 2025. They will use our church facility (Details will be discuss later).
3. Propose to replace the old projector to LED Display Screen Modules (Due to the existing one is not working good, not clear and poor performance, difficult for viewing slide).
 - a. Quotation 8 by Hotu (M) Sdn. Bhd. *Jeffery Chee* (P2.5, , Indoor with size 3.2m X 2.4m) RM69,560.00
 - b. Quotation 9 by JOINLED Sdn. Bhd. *YuXiang* (P2.5, 7680Hz, Indoor with size 3.2m X 2.4m) RM59,198.00
 - c. Quotation 10 by LEDRIX Sdn. Bhd. *Daniel* (P2.5, 3840Hz, Indoor with size 3.2m X 2.4m) RM45,468.74
 - d. Quotation 11 by *Bro. Peace James.* (P2.5 3840Hz, Indoor with size 3.2m X 2.4m) RM 70,000.00
4. Before install the LED Display Panel, We should resolve the following matter:-
 - a. Prepare 4 number of 20A power supplier and 4 CATS 6 Signal cable for LED panel.
 - b. Re-paint the wall behind & top of LED PANEL
 - c. Replace one unit of yellow flood light (Right top)
 - d. Replace the not functioning emergency light.
5. Sri Muda parsonage is having water leaking problem, should we start the repair work???
 - a. Down pipe from master bedroom toilet cannot flow properly, it flow direct to downstairs living room(left).
 - b. Some water marks has appeared on the living room, right side of the wall.
 - c. 2 units water tap cannot function
 - d. 2 units fan not function well (noisy)
 - e. Etc.

Rejoice Kitchen (Food Ministry)

1. As a rise on member's number, rejoice kitchen is now preparing food for more then 150 pax on the second week, we have not enough table and chair to accommodate dine-in member.
2. There is a feedback not to use the ping pong table as dining table, but it can fit in around 36 pax.

Church Van (Transport Ministry)

1. Member / helper for transport ministry

- a. Sis. Jenny Law (Admin)
 - b. Bro. Foo Chee Yong
 - c. Bro. Alex Lim
 - d. Bro. Joshua Heng
 - e. Bro. Ha
 - f. Bro. Kuan Eng Hin
 - g. Bro. Loh Kong Chuan
 - h. Bro. Wong Chee Kit
 - i. Bro. Peter Leong
 - j. Bro. Thomas Low
 - k. Bro. Fong Kin Mun
 - l. Bro. Ng Song Tai
 - m. Bro. Alan Chen
 - n. Bro Chang Seong Hui
 - o. Bro. Tan Chin Wah
 - p. Bro. Caleb
2. Start from year 2025, each mission who request to use church van has to register through Google form, please liaise with Bro. Foo, Sister Hong Tyee or Sister Jenny for booking.