

DISCOVERY BAY CITY OWNERS' COMMITTEE
Minutes of Meeting No.3 2015-16 Held on 11 May 2016
7:30pm at MPH, Discovery Bay Office Centre

Members Present:

Mr. Simon Mawdsley	(SM)	Chairman, COC & Midvale VOC
Mr. Victor Riley	(VR)	Vice-Chairman, Headland VOC
Mr. Colin Boshier	(CB)	Chairman, La Vista VOC
Ms. Amy Yung	(AY)	Chairlady, Beach VOC
Mr. Kenneth Bradley	(KB)	Chairman, Parkvale VOC
Ms. Lily Hung	(LH)	Chairlady, Neo Horizon VOC
Mrs. Baby Hefti	(BH)	Chairlady, Peninsula VOC
Dr. Francis Chiu	(FC)	Chairman, Siena Two B VOC
Dr. Jennie Lee	(JL)	Chairlady, DB Plaza VOC
Mr. James Heathe	(JH)	Chairman, Chianti VOC
Mr. Kent Rossiter	(KR)	Chairman, La Costa VOC
Mr. Edwin Rainbow	(ER)	Chairman, Hillgrove VOC
Mr. Darren Barton	(DRB)	Chairman, Parkridge VOC
Mr. Niall Greenan	(NG)	Chairman, Greenvale VOC
Ms. Wendy Yu	(WY)	Vice-Chairlady, Bijou Hamlet VOC
Mr. David Kwok	(DK)	Chairman, Amalfi VOC
Ms. Beatrice Wong	(BW)	Representative, Registered Owner
Ms. Elena Cheung	(EC)	Representative, Hotel
Mr. Vincent Chua	(CKC)	Director, DBSML
Mr. F.K. Wong	(FKW)	Chief Manager, Estate, DBSML

Apologies:

Nil

Secretary:

Mr. Kenneth Chan	(CYY)	Senior Manager, Estate, DBSML
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Assistant to Secretary:

Ms. Key Lam	(KL)	Manager, CR & Admin, DBSML
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By Invitation:

Mr. W.S. Yau	(WSY)	Senior Manager, Contract Mgt.and Works, DBSML
Mr. Stephen Cheng	(SC)	General Manager, Sino Security Services Limited
Mr. Ronald Chan	(ROC)	Deputy General Manager, Sino Security Services Limited

Staff of City Management:

Mr. Wilson Chan	Manager, Estate, DBSML
Mr. Daniel Ma	Manager, Estate, DBSML
Mr. Kenneth Kan	Manager, Estate, DBSML
Mr. G. H. Koo	Manager, Estate, DBSML
Mr. Steve Kwok	Manager, Estate, DBSML
Mr. Samuel Ip	Manager, Estate, DBSML

Mr. Rudy Lai

Assistant Manager, Estate, DBSML

Mr. Li Wai Kei

Assistant Manager, Security, DBSML

Observers:

Ms. Sarah Monks

Owner, Peninsula

Ms. Denise Giles

Owner, Peninsula

The Meeting was declared duly convened with the necessary quorum of Members present.

1	Apologies	19:30
	CYY stated that they had a quorum and then welcomed Niall Greenan, the new Chairman of Greenvale Village, and Wendy Yu, the Vice Chairlady of Bijou Hamlet.	
2	Review of Security Service of the 1st Year Contract – Sino Services Limited and Renewal of 2nd Year Service Contract	
2.1	<p>Stephen Cheng (SC), the General Manager of Sino Security Services Limited, started by introducing himself and giving a recap of the work Sino had done in DB. He stated that their group had started working in DB on June 1st 2015, providing 104 security personnel to both City and Village areas. He then showed burglary figures from 2014 and 2015, showing that in 2014 there were 14 cases with 0 arrests, and in 2015 there were 12 cases, half of which resulted in arrests. SC thanked CYY, the in-house security team and the police, whose joint effort with Sino had led to these positive results.</p> <p>SC showed an outline for the way forward in DB, it detailed the enhancement of cooperation with the Special Task Force, making good use of the CCTV system, and being alert to the enhanced risks presented during festival periods. SC also highlighted the amount of time they put into monthly training, totaling 970 hours in the past 10 months, and said that their training would cater to security officers, permanent staff, and relief staff, separately. He said that they would enhance service quality training and increase local awareness as well as communication skills.</p>	

	<p>SC showed that their staff shortages were below 2%, and that their turnover was between 5-8%. He added that the turnover of SO grade staff was relatively low which meant that there was less of a negative effect on supervision and training.</p> <p>SC showed that going forward they would have a stable workforce of 72 permanent staff and 59 relief staff, as well as enhanced benefits for frontline staff. He said that their recruitment drive would be continued.</p>	
2.2	<p>CYY responded to SC's points, firstly saying that SC had only addressed Sino's effort in combating the security issue but failed to highlight the other services of the contract requirements regarding customer service. He said that the amount of training Sino had conducted was so large because of the high turnover rates which led to training more new staff, which seemed like a waste. He said that Sino's under ranking ratio was too high, stating that most of the staff were roughly 20% under ranked.</p>	
2.3	<p>SC said that CYY's comments were quite fair, and that regarding the under ranking, Sino were trying hard to employ staff that spoke English but that this was quite difficult. He said that there was definitely room for improvement regarding customer service, and that they would be putting a lot of effort into this area during the following year, if awarded the contract.</p>	
2.4	<p>JL asked if Sino had found which groups were responsible for the majority of the burglaries.</p>	
2.5	<p>SC said that some culprits were from Mainland China, and some were gang affiliated Caucasians, but that residents of DB perpetrated none of the burglaries.</p>	
2.6	<p>SM asked why the turnover was so high.</p>	
2.7	<p>SC said that travel to DB was one of the main factors, and that this is why they were targeting their main recruitment drive in areas</p>	

	close to DB. He said that the job requirements of 12-hour days, and 6-day weeks made recruitment even more difficult; he explained that these were the reasons why they wanted to recruit more relief staff.	
2.8	KB said that it would always be difficult to find a large amount of security staff that had a high level of English.	
2.9	SM thanked and excused the Sino staff from the COC.	
2.10	CYY showed some additions and alterations to the 2 nd year contract terms. He explained that the City would cut 6 SSOs, and that Hillgrove and Siena Two B would both gain one guard, so that the new total headcount would equal 100 guards.	
2.11	CYY then proposed changing the “under-rank” penalty from being enforced at 25% to 20%, as Sino were consistently providing staff that were between 20-25% under ranked, thereby avoiding the penalty.	
2.12	CYY suggested adding a clause where Sino would be required to have a minimum of 80% permanent staff on deployment, so as to have a more stable workforce as well as more on-site experienced guards.	
2.13	CYY said that they had had an informal discussion with Sino wherein Sino had accepted these additional clauses, as well as agreed with the headcount cut. CYY said that based on these points he would recommend awarding Sino the second year of the contract.	
2.14	KB asked CYY what his target for English-speaking staff was, as he thought that it was impossible to achieve a perfect result in this matter.	
2.15	CYY agreed that English-speaking guards working for a reasonable rate were rare, he suggested that the next tender contract included a higher recommended rate for English speaking	

	guards.	
2.16	JH asked if changing the contract terms meant that Sino were allowed to change the contract price.	
2.17	CYY said that Sino had already informally agreed to the new terms with no change of the contract price that CYY was proposing.	
2.18	JH said that he thought Sino were providing a good service at a good rate, and that he did not want to dissuade them from working with DB in the future.	
2.19	CYY showed results from the residents' survey on security. He pointed out that security had received a slightly lower rating this year, and that residents had requested increased guard posts and improved communication skills. He said that although the ratings of security were not sub-standard, he still wanted to ensure a more stable security workforce.	
2.20	KB said that many residents would be happy to pay a significant amount less for a service that was only marginally worse, especially as most residents found Sino's service at least satisfactory.	
2.21	SM clarified that there would be two votes, one to award Sino the second year of the contract, and one to include the amendments proposed by CYY.	
2.22	<p>The renewal of Sino for a second year vote was recorded as follows –</p> <p>In favor – WY, FC, BH, VR, KR, ER, NG, LH, AY, DRB, JH, CB, JL, KB</p> <p>Against – None</p> <p>Abstain – DK, SM, Representatives of CM and HKR.</p>	

	SM declared that the renewal would go forward.	
2.23	<p>The vote on the addition of the clauses proposed by CYY was recorded as follows –</p> <p>In favor – WY, FC, BH, VR, KR, ER, NG, LH, AY, JH, CB, JL</p> <p>Against – KB, DRB</p> <p>Abstain – DK, SM, Representatives of CM and HKR.</p> <p>SM declared that the proposed clauses would be added.</p>	
3	Confirmation of Minutes of Previous Meeting (COC Meeting No.1 and No.2 – 2015/2016)	20:12
3.1	SM asked for comments on the minutes of Meeting No.1.	
3.2	CB congratulated CM on providing more succinct and well-recorded minutes. AY would like to record that CB was absent from the last meeting.	
3.3	BH proposed, and WY seconded, the minutes' confirmation.	
3.4	SM asked for comments on the minutes of Meeting No.2.	
3.5	CYY stated that CM had received comments from KB regarding Items 2.27, 12.3, 12.5, and 15.6, which had all since been incorporated in the minutes.	
3.6	KB proposed, and FC seconded the minutes' confirmation.	
4	Matters Arising from Previous Meeting	20:15
4.1	Invitation to Mr. Andrew Burns for Presentation of Misallocation of Undivided Shares and Management Units in Discovery Bay	

4.1.1	<p>CYY stated that CM had sent the invitation to Mr. Andrew Burns, and received the following reply:</p> <p><i>Dear Key, unfortunately I will be out of Hong Kong that week, until Wednesday the 11th of May. The 11th of May is my wife's birthday and we have a dinner planned that evening, therefore I will not be able to attend the COC meeting. I have already attended a number of VOC meetings to present a background to the issue, and I will be pleased to make the presentation to the remaining VOCs, subject to availability. I would be grateful if you could advise the Village Chairmen accordingly.</i></p>	
4.1.2	<p>KB stated that Mr. Andrew Burns had given an excellent presentation at his VOC, and would therefore encourage the other VOC Chairmen to invite Mr. Burns to present at their own VOCs.</p>	
4.2	DBTSL's Response to Comments on Hire Car No.9	
4.2.1	<p>CYY stated that CM had relayed the issue, raised by DC during the last meeting, to DBTSL, and had since received the following reply:</p> <p><i>The previous wheelchair accessible hire car, taxi no. 9, was a Toyota LGV. When it was broken down in 2013, DBTSL wished to replace the same vehicle, but the manufacturer Toyota confirmed that it had suspended the manufacturing of this type of LGV. The alternative model at that time was the Honda Freed, which has obtained approval from the Transport Department as a wheelchair accessible private car. DBTSL understands that the compartment of the existing Honda Freed may not accommodate some wheelchairs of the latest models, which are much larger in size. To this end the company is actively sourcing a wheelchair accessible vehicle in addition to the existing hire car.</i></p>	
4.2.2	<p>SM asked for comments on the item.</p>	
4.2.3	<p>No members commented on the item.</p>	

4.3	HKR to Advise Members on the Plan for Sports and Leisure in Next Development	20:18
4.3.1	SM asked if HKR wanted to make any comments on the item, but received no comments from them.	
4.3.2	FC said that during a Parkvale Village Owners' meeting, one member had mentioned that there was going to be an introduction of the development program, in particular regarding the leisure facilities, to be held in the Multi-Purpose Hall. He asked HKR if this was the case.	
4.3.3	CYY clarified that the meeting he was referring to, was a DB Plaza development briefing for owners of DB Plaza	
5	CM Report	20:21
5.1	Upcoming Tenders	
5.1.1	<p>WSY listed the following upcoming tenders,</p> <ol style="list-style-type: none"> 1. 'Corrective maintenance services on ELV system' scheduled for May, and priced at a unit rate term contract. 2. 'Local Asphalt Road Repair Work on Discovery Bay Road' scheduled for June at a cost of \$800,000. 3. 'Tree Inspection at Discovery Bay Road' scheduled for June at a cost of \$90,000. 4. 'Tender for Various Insurance Policies' scheduled for May at a cost of \$4,220,000. 	
5.1.2	KB asked if the second tender was for "patch and repair", and if they had decided on specific locations. KB also asked if this would include the full length of DB Road.	
5.1.3	WSY said that it was for "patch and repair" and that they would	

	inform all the COC members of the specific locations once the tender document had been prepared, he also stated that it did include the full length of DB Road.	
5.2	COC Papers Endorsed (COC Paper 506/16)	
5.2.1	WSY listed the following papers as endorsed, 1. T1228/16 – 'Tender for Insurance Broker Services 2016/2019' 2. T1229/15 – 'Tender for Audit Service 2016/2018'	
5.2.2	WSY stated neither COC Paper had received any negative comments and added that contracts had already been awarded.	
5.2.3	KB suggested that the Finance Sub-Committee meet with the new audit company, to get a briefing on their approach.	
5.2.4	FC said that he would try and arrange a meeting with the audit company.	
5.3	Community Events	
5.3.1	KL informed members of the Dragon Boat Race Day and Tea Reception, to be held on June 9 th at the Recreation Club. She also showed that a rise in sponsorship had increased the overall income of the event this year.	
5.3.2	KL stated that due to bad weather, the Recycling Day had been postponed until May 21 st .	
5.3.3	KB asked how much BOC would be providing in sponsorship of the Dragon Boat Day and why there were a drop of team number.	
5.3.4	KL said that BOC had sponsored \$10,000.	
5.3.5	CYY stated that some Dragon Boat teams had dropped out of the current event due to the enrollment fees being too high. He	

	suggested they review the enrollment fee again, to attract more teams.	
5.4	Green Lifestyle Committee Update	
5.4.1	FKW stated that the committee had a new Facebook site for the sharing of events and giving news updates. He then shared two initiatives, the first of which was a "Green Charter" for contractors to implement green measures during decoration work of residential units, offering incentives from June 1 st , to encourage participation. FKW explained the second initiative, 'Nursery 123', saying that it was an attachment program where two residents at a time could take a 2-hour long session in the nursery to learn basic farming skills. He said that 'Nursery 123' would begin a trial scheme over three days in the next three months, and he invited COC, Sub-Committee, and Working Group members to participate.	
5.5	BMS Upgrading Work	
5.5.1	WSY showed that the majority of the work had been completed, apart from Channel 7, which was scheduled to be completed by the end of May, and the training, which was scheduled to be completed by mid June. He also showed pictures of some of the systems before and after replacement.	
5.6	Update on Number of HKR and DB Number Plates Issued by CM and External Vehicles	
5.6.1	CYY showed members two spreadsheets, detailing the number of HKR and commercial vehicles, from December 2014 and April 2016. He highlighted that although the number of vehicles operated by various subsidiaries of HKR remains 161, as they did in December 2014, there were 5 double deckers purchased and 5 number of services vehicles reduced. As to the commercial vehicle, it has increased by one, from 31 vehicles to 32.	
5.6.2	AY asked what type of vehicle DB Tunnel LTD had acquired, and	

	what the purpose of the Tunnel vehicles was.	
5.6.3	CYY responded that CM were not in a position to comment on the individual needs of individual companies, but rather looked at the overall number of vehicles in relation to the number of parking spaces and the state of traffic in DB.	
5.6.4	AY said that as CM issued the individual licenses, they should know the individual purpose of the vehicles in order to decide on these licenses being issued. She also asked for the details on the school's vehicles. She quoted an incident based on the information from the complainant that it's the School's senior staff are using this vehicle to drive for lunch and driving to work. And during the evening, the guy took this vehicle to the playground and played football with his friends and then returned home. She opined that we shouldn't encourage people to use the vehicles for their private purposes and recommend these people to use internal buses.	
5.6.5	CYY said that AY's commented had been noted.	
5.6.6	ER agreed with AY's comments, he stated that he had often seen the same four vehicles in DB, seemingly transporting large groups of people. He read the vehicles number plates out to be recorded - SL5846, SM8182, TS7163, and RM1501.	
5.6.7	CYY reiterated that the number of HKR vehicles had not increased from December 2014, and that it was unfair for members to say that the issues had not been properly addressed by CM.	
5.6.8	KR asked what the limit was on the number of vehicle permits granted in DB.	
5.6.9	CYY responded that he could not give an exact figure as they decided on granting permits on a case-by-case basis.	
5.6.10	AY stated that she was not happy with maintaining the same number of vehicles, but wanted to reduce the number in DB.	

5.7	Residents' Survey	
5.7.1	CYY gave a report on the 'Biennial City Management Services Survey', conducted from December 2015 to April 2016. He stated that there had been an increase of valid returned forms, from 1288 to 1543. CYY showed a bar chart indicating the overall rating of villages in 2015 compared to 2013, and commented that the 'below average' rating had dropped from 2% to 1%.	
5.7.2	CYY then showed a summary of comments for all the individual service areas, including staff, security, cleaning, works, landscape, finance, communication, and green issues.	
5.7.3	CYY finished by raising an issue with the 'free session' at the DB North Pitch, which had been cancelled due to his suggestion at a previous meeting. He stated that several groups and individuals had requested its reinstatement, and asked that the COC to discuss the issue.	
5.7.4	DRB raised an issue with CYY about the survey's 5-point scale, saying that every professional 5-point scale survey he had seen, apart from CM's surveys, had used the middle point, 3, as average. He asked when CM would adopt this more credible method.	
5.7.5	CYY stated that the previous survey had used the same format, and therefore they chose to use the format again to give them a direct comparison to the previous year's results. He said that they would review it in future.	
5.7.6	AY asked CYY for a copy of the response rates for individual villages.	
5.7.7	CYY said that he would send these to all the VOCs.	
5.7.8	SM reminded members that one of the main conditions, when getting funding for the DB North Pitch, was that there would be	

	some free sessions provided.	
5.7.9	KB suggested they vote on the issue so as to save time for more important COC Items.	
5.7.10	SM clarified that they were voting on the reinstallation of the free sessions at the DB North Pitch.	
5.7.11	<p>The votes were recorded as follows-</p> <p>In favor – FC, BH, KR, NG, LH, AY, DRB, JH, CB, DK, WY, and ER.</p> <p>Against – none.</p> <p>Abstain – KB, VR, SM, and Representatives of CM &HKR.</p> <p>SM stated that the result was in favor.</p>	
	COC Sub-Committees/Working Groups	21:11
6	Financial Sub-Committee (COC Paper 511/16)	
6.1.1	FC stated that during the FSC meeting they had discussed the fact that the Inclined Lift Maintenance fees were covered by HKR until the end of June, 2016 and would like FKW to update the discussion with HKR on the possibility of arranging financial subsidy.	
6.1.2	FKW said that HKR had resolved to extend the free maintenance period until the end of March 2017.	
6.1.3	JH stated that he thought they should never take on the maintenance fees, and was glad that they had the extra time to look into the issue.	
6.1.4	KB viewed that HKR or CM should ask EMSD if they are satisfied with the lift's safety, due to the large amount of time the lift had	

	been out of use.	
6.1.5	WSY replied that the Engineer of lift maintenance contractor would certify the safety of the lift before putting back into operation after suspension. Furthermore, the contractor would carry out routine checking once in two weeks.	
6.1.6	FC asked whether the owner's representatives could participate in negotiations with service providers and suppliers, such as HKR. He asked for this question to be discussed so that he knew whether or not to table a resolution at the next COC meeting.	
6.1.7	FKW said that he did understand FC's point, but said that the function of the committee was limited to representing the owners to deal with the Manager unless CM delegates duties to the VOC or COC. Therefore, the proposed resolution may not be in compliance with the DMC. He then said that HKR provide a number of services to CM at a subsidized rate, including a much cheaper rental to CM for their office space. Furthermore, according to his memory, HKR increased office's rental charge in line with the inflation in past years. He said that because of these points, there was no need for the FSC to table a resolution.	
6.1.8	FC said that he would relay these points to the FSC for discussion. He then raised the issue of road usage fees for external vehicles, saying that the FSC were proposing that CM consider raising these fees to \$14 for vehicles below or equal to 5.5 tons, and \$30 for vehicles above 5.5 tons. He asked FKW if this had been confirmed.	
6.1.9	FKW said that it had been incorporated into the budget.	
6.1.10	SM asked FC to clarify if the FSC were in favor of proposing the increased road usage fee for external vehicles, and if they had actually instituted this increase.	
6.1.11	FC confirmed that the increase had been incorporated into the budget.	

6.1.12	KB asked FC to find out how well protected the \$300 Million of reserves were. He also asked for the FSC to find out why City Funds were used for private land, such as the walking trail, and that they follow up on this issue.	
6.1.13	FKW replied that the reserve funds are kept in bank under the name of CM as a trustee of DB owners.	
6.1.14	FKW said he would provide justification to the FSC on the City Funds being used for hiking trail.	
6.1.15	DRB asked FKW to explain why he vetoed the raising of the road usage fee to \$100.	
6.1.16	FKW explained that they first wanted to see how successful the two-tier system would be, and that raising the fee from \$12 to \$100 would convey a bad image of DB to outsiders.	
6.1.17	DRB asked for a further explanation of why this would create a "bad image".	
6.1.18	BH said that increasing the amount so much at one time was not how businesses worked, and that the idea was to gradually increase the fee.	
6.1.19	KB said that to fully justify any specific road usage charges would need some study and research into the frequency of travel by certain vehicles, such as busses, so that they could explain the charge by showing actual calculations, otherwise it would be challenged by payers.	
6.1.20	AY addressed KB's point about protecting the \$300 Million, saying that 17 years previously they had passed a resolution to place all the money into a trust account, opened by DBSML for the City Management Fund. AY asked CM to confirm whether the same practice was in place, and said that if it were, then if CM went into bankruptcy, a chasing order could be exercised.	

6.1.21	FC clarified that CM could not go into bankruptcy, so that the question should be about the event in which HKR went into bankruptcy.	
6.1.22	KB asked that copies of the trust document were circulated to the members.	
6.1.23	FKW said that he would provide these documents to the COC.	
6.2	Environmental Protection Sub-Committee	
6.2.1	VR said that they had discussed the carbon footprint of DB, and that they would be gathering more information on the discussion. He said that, because of the weather forecast, they had to deal with the rescheduling of the Recycling Day, ensuring that the event would have as large an attendance as possible. He relayed the EPSC's discussion of the environmental impact of future developments in DB, and said that this would be an ongoing conversation. VR said that they were investigating a glass recycling contractor, to find out what the feasibility of setting up their own glass recycling machine in DB was, that could be used for creating sand for the DB beach.	
6.3	Sports and Leisure Sub-Committee	21:49
6.3.1	<p>SM said that the SLSC had been discussing starting a DB Club Liaison Meeting, where all the club's mangers, the manger of the DB North Community Centre, and some VOC members that were also club members, could meet and discuss better uses of the facilities as well as better promotion of the services available.</p> <p>SM then introduced the idea of using an off-site sports facility, possibly the Peng Chau Sports facility. He said that the SLSC had discussed the competitive rates of the government facility, but had listed the limited transport links as a con. He said that the group proposed to research ways and costs of getting a better transport timetable for a limited trail period and report back to the COC.</p>	

	<p>SM said the group had discussed holding a DB sporting event, such as a triathlon. He read out the group's proposal to start a dialogue with sports groups to see if there is a possibility of a DB event, investigating funding/sponsorship ideas and to then report back to the COC.</p> <p>SM reviewed the SLSC's discussion on the DB Reservoir Project, saying that the group talked about possible uses, such as fishing, boating, and scuba diving. He said that the group proposed to look at what interest can be generated from outside companies or societies and report back to the COC.</p>	
6.3.2	KB said that he was against these reservoir project ideas, and that the pristine area would be ruined by these activities.	
6.3.3	CYY said that if there were fishing in the reservoir, people should not eat what they catch as it might not be healthy.	
6.3.4	SM said that the idea would be to catch and release.	
6.3.5	SM said that the group had also discussed the proposal for elderly sports equipment, and that interest had been shown from some villages. He said that there was an approximate budget price of \$40,000 for each piece of equipment. SM said that the group was proposing to canvas all villages to see if there is space and to make a proposal to the COC on cost and timing.	
6.3.6	BH gave her support to the idea and suggested all the villages buying at one time, to secure a better price.	
6.3.7	SM said that the group had discussed another proposal, regarding interaction with local groups such as the DB scouts, to make contact with all DB groups through advertising to see how they could encourage and help them, and report back to the COC.	
6.3.8	AY said that the local tennis groups were unhappy with the new HKR development, and had prepared two petitions to stop the use	

	of the lawn area. She said that this kind of confrontation would be harmful to the communal spirit of DB, and warned HKR to think further about this and the potential bad publicity it could create.	
6.3.9	SM said the group had also been discussing an outdoor facility, such as an outward bound operation. He said the group proposed to make tentative enquiries to see if there is a convenient location and what the facility could provide to DB residents on a permanent basis, and then report back to the COC.	
6.4	Security Liaison Group (COC Paper 510/16)	22:11
6.4.1	FC showed the burglary figures in DB from 2011 to 2016, highlighting that the amount of burglaries had been declining overall, and that the arrest of burglars and prevention of burglaries had dramatically improved. He thanked all the groups involved in this improvement.	
6.4.2	SM asked FC if the increase in CCTV cameras had been an important factor in this improvement.	
6.4.3	FC affirmed that it had been a very important factor.	
6.5	Senior Citizens Working Group (COC Paper 508/16)	22:19
6.5.1	JL said that the group had arranged a health talk on bone and muscle, with over 90 people in attendance. She said that there had also been a visit to the Sha Tin Community Green Station and Kadoorie Botanical Farm, with 60 DB residents. She thanked Wilson Chan for orchestrating these events and meetings and complimented Wilson on his devotion.	
6.5.2	NG said that he was concerned with the amount of Greenvale staff that had to man the senior events. He said that he had no objection to helping out, but thought that Greenvale seemed to take the brunt of the responsibility and was often left unstaffed because of this. FKW responded that there was a pool of staff on rotation to man the events at the present moment and the staff	

	arrangement would be reviewed.	
6.6	Infrastructure Working Group	22:24
6.6.1	SM said that the group had discussed the EOI. He said that amongst the group's discussion, he had suspended the meeting until they had received further direction from the COC. He asked for direction on whether carrying on or suspending the working group in light of the current planning application made by HKR.	
6.6.2	<p>CB said that it made no sense to proceed with the discussion while everything was unstable, he suggested patch repairs for the moment.</p> <p>WSY stated that from management point of view, it needed to consolidate advice from consultants and plan for comprehensive maintenance and any upgrade in long term.</p>	
6.6.3	SM relayed comments from the Midvale VOC, that the planning application and the condition of the roads were two separate issues, and that the IWG should therefore carry on.	
6.6.4	KB argued that they were not separate issues. He said that it was illogical to carry out a survey when the consultants would not have input from one of the major development bodies in DB. Money from owners would be spent but wasted due to the new developments and be benefit to the developer.	
6.6.5	CB agreed with KB's points. He added that the survey wasn't CM's idea. It had been raised up by COC members but now being taken up by CM.	
6.6.6	FKW said that 10 years previously, CM had put forward a proposal for the replacement of the water pipes, but had deferred the project for 5 years because of the COC's advice. When CM brought it back to FSC two years ago, FSC suggested a comprehensive study of infrastructure instead. Patch repair wouldn't last for long term. He said that he agreed with the	

	<p>Midvale's VOC comments, and pointed out that the proposed construction plans in areas 10B and 6F were still not approved by the government and that even with the approval the work would still take 10 years to complete. AY said that COC served for owners, not for self-interest or HKR. Owners should be consulted for the infrastructure review.</p>	
6.6.7	<p>KB said that he kicked off the ball two years ago, not CM. Should consultants not get HKR's input, how to plan 30 years upgrade and maintenance. If the water pipes did need urgent replacement then a proposal should be made at the COC, and that this would be justifiable even in the face of further developments.</p> <p>AY mentioned that accord to her VOC's vice-chair, the pipe was stable. It might like that at DB North to become worse when replaced.</p>	
6.6.8	<p>VR said that they would have to spend money either way, and that how this money was spent was the COC's choice. He said that with the current HKR developments, the IWG was of even more value in making sure they spent money in the most effective way. AY responded she respected her vice-chair who strongly objected the pipe replacement.</p>	
6.6.9	<p>FKW said that as the EOI was already prepared, he suggested carrying on with it to gain more information in addressing Members' concern.</p>	
6.6.10	<p>KB said that this would be misleading and would be a waste of the company's man-hours, producing information without a chance of being paid for their work. He also said that the EOI covered three stages of services. FKW replied that the EOI could be revised for one stage only.</p>	
6.6.11	<p>SM asked for the COC to decide on the continuation of the IWG.</p> <p>The vote was recorded as follows,</p>	

	<p>In favor – VR, SM.</p> <p>Against – ER, NG, LH, AY, DRB, JH, CB, KB</p> <p>Abstain – FC, BH, KR, JL, DK, Representatives of CM and HKR.</p> <p>SM clarified that the IWG was now disbanded.</p>	
6.6.12	<p>FKW explained that CM had abstained from voting because under the current discussion they did not foresee any fruitful meetings being held in the IWG. He then said that CM would consider the COC's points and would also consider sending out the EOI stage A, which would not cost owners any money.</p> <p>NG asked whether HKR would be willing to share new development information with the infrastructure review consultants. CKC replied to leave professional parties to deal with professional parties. AY added that the parties would be manipulated by HKR.</p>	
7	Confirmation for the Appointment of Cleaning Service Contractor (COC Paper T1240/16)	22:50
7.1.1	FKW said that Winson Cleaning Services Company scored the highest mark on the tendering exercise and therefore CM recommended awarding them the contract. He said that if there were no adverse comments, CM would contact each VOC to confirm the final service charge.	
7.1.2	AY said that she was disappointed in Winson's performance and the significant increase in fees, but that she respected the system and hoped that CM closely monitored their performance.	
7.1.3	VR said that AY should not complain without giving specific examples.	
7.1.4	AY explained that it was her opinion.	

7.1.5	JL said that she thought the price was too high for providing service to individual unit, and that the company was capitalizing on its monopoly in DB. FKW advised that they could liaise with Winson to provide unit rates for private service, however, since CM was not the party to this service, CM could not exercise the rights under the Cleaning Contract.	
7.1.6	AY suggested that individual village's outsource work, which was not covered by Winson's mandate, to outside contractors.	
7.1.7	FC asked what the increase in cost was for the upcoming contract.	
7.1.8	FKW said that it was a 7% increase in the first year and 3.5% in second year.	
7.1.9	AY requested that FKW study whether cleaning could be separated from garbage collection, so that it could be outsourced to an outside company.	
7.1.10	FKW noted AY's request.	
7.1.11	FC said that members should limit their comments if they cannot make time to attend the interviews. AY responded that she could not attend the interview because she had a more important meeting to attend and her Vice-Chairman was not available to participate the interview.	
7.2	The Proposed Taxi Drop Off Zone Near Chianti (COC Paper 509/16)	23:02
7.2.1	JH said that he was making this proposal because taxis were currently benefiting visitors, and not residents, of DB. He said that this was an opportunity to reduce the taxi footprint in DB. JH said that he was seeking the COC's approval to look into this proposal further, and that if the changes started increasing the taxi footprint in DB he would be against the idea.	
7.2.2	SM asked JH for clarification on what he wanted from the COC.	

7.2.3	JH said that he wanted an endorsement of the proposal, and then a separate vote on which option was preferred.	
7.2.4	CB disagreed with JH, saying that many DB residents benefited from the taxis, and that they were vital to DB.	
7.2.5	BH agreed with CB, saying that Peninsula residents were often marooned in DB North.	
7.2.6	JH thanked the members for their comments and asked for direction on which option to take.	
7.2.7	KB said that he disagreed with CB and BH's comments.	
7.2.8	CB said that he would vote for a group to look into these issues as long as JH were the head of the group.	
7.2.9	BH suggested they conduct a public survey to find out what the majority of residents would choose.	
7.2.10	AY said that her VOC advises that JH include Peter Crush in his team.	
7.2.11	<p>SM asked the COC to vote on adding a drop off zone in Chianti. The results were recorded as follows –</p> <p>In favor – WY, BH, VR, KR, JH, CB, JL, DK, SM</p> <p>Against – KB, LH</p> <p>Abstain – FC, ER, NG, AY, DRB, Representatives of CM and HKR.</p> <p>SM declared that it was carried.</p>	
7.2.12	FKW said that the mandate of the working group is to make the proposal happen. Since either option would be on land owned by	

	HKR, CM would further clarify with HKR and the working group should work with CM on the engagement of a traffic consultant.	
7.2.13	JH agreed with FKW.	
	<i>CB and DK were excused at 23:21 and 23:22 respectively from the meeting</i>	23:21
7.3	Resolution Concerning Interest on Overdue Debt (COC Paper 507/16)	23:22
7.3.1	ER said that Hillgrove had an owner who owed roughly \$500,000 in management fees, unpaid since 2004. He said that his VOC had read the DMC and found that the owner should pay compound interest, not simple interest. He said CM was only requiring simple interest, and that this caused a divergence of views, which is why he was bringing up these resolutions. He said that the resolutions were that the COC pay for the legal advice rather than Hillgrove, or that the COC support Hillgrove in paying for their own legal advice, where they would create the brief and choose the lawyer.	
7.3.2	BH said that this was an internal Hillgrove issue, and therefore the COC should not pay for their legal advice.	
7.3.3	AY said that these resolutions were important, and that the difference between simple and compound interest was very large, and that this case would have an effect on other cases of a similar nature.	
7.3.4	FKW advised the Hillgrove VOC to look into the DMC Clauses E3 and E4, saying that the amount payable and the interest are separate. Separately, Members should be aware of Clause F3 regarding the application of monies received by CM.	
7.3.5	ER asked FKW to send him the clauses that he thought were relevant, but said that the amount Hillgrove stood to gain far outweighed the legal costs.	

7.3.6	SM read the second resolution, 'The need to obtain legal opinion on the calculation of the interest on overdue amounts receivable and the collection on the DB Mutual Covenant, DMC, under collection of the current substantial debt due to Hillgrove Village should be against a brief drawn up and agreed by Hillgrove VOC and sought from legal firms selected by Hillgrove VOC and paid for out of the Hillgrove Village Fund but offered to other villages as a reference.'	
7.3.7	ER clarified that CM would still have to hand over the money from Hillgrove to the firm.	
7.3.8	SM said that this resolution didn't actually have to be passed in the COC in that case.	
7.3.9	ER said that he wanted it to be clear that Hillgrove could proceed with this plan and that CM would cooperate.	
7.3.10	FKW said that they would take note of the request, and that they could pass on all of the information relevant to the issue. He warned the COC of the 'Pandora's box' that this would open.	
7.3.11	ER said that they would act out the second resolution, giving CM the brief and lawyer selection. He asked if everyone was in agreement.	
7.3.12	FKW said that CM would prepare the instructions for the firm, and that the COC would be asked to give their advice on these instructions.	
7.3.13	DRB suggested a change in the wording of the resolution to add that the COC supports Hillgrove's decision to seek their own legal council.	
7.3.14	ER agreed with DRB's addition to the resolution. The resolution read as :_The need to obtain legal opinion on the calculation of interest on overdue amounts receivable and their collection under	

	Discovery Bay Deed of Mutual Covenant ("DMC"), for the collection of the current substantial debt due to Hillgrove Village. The COC supports the decision of Hillgrove VOC that Hillgrove Village should be against a brief drawn up and agreed by the Hillgrove VOC and sought from a legal firm selected by the Hillgrove VOC and paid for out from the Hillgrove Village Fund but offered to other villages as a reference.	
7.3.15	<p>The vote on the resolution was recorded as follows –</p> <p>In favor – FC, BH, VR, KR, ER, NG, LH, AY, DRB, JH, KB</p> <p>Against – Representatives of CM and HKR</p> <p>Abstain – SM</p> <p>The motion was passed.</p>	
8	Any Other Business	
8.1	JL said that she had to leave and therefore asked to bring her AOB item forward. She said that DB Plaza residents were concerned over the 5-6 year time frame of HKR's development plan, and therefore that she was asking HKR to consider building the new bus terminus in one phase rather than two.	
8.1.2	BH agreed with JL's points.	
	<i>JL was excused at 23:40.</i>	23:40
8.1.3	SM suggested that, due to the time, the AOB shall be raised at the next COC meeting. He asked that the golf cart parking be added to AOB at the next meeting, where they could suggest alternative parking areas to HKR.	
8.1.4	The members agreed to raise the AOB items at the next meeting.	
	Date of Next COC Meeting	

	SM said that the next COC meeting was to be held on August 24 th .	

Meeting adjourned at 23:50.

Chairman