

DISCOVERY BAY CITY OWNERS' COMMITTEE
Minutes of Meeting No.5 2016-17 Held on 18 Oct 2017
7:30pm at MPH, Discovery Bay Office Centre

Members Present:

Mr. Simon Mawdsley	(SM)	Chairman, COC & Midvale VOC
Mr. Victor Riley	(VR)	Chairman, Headland VOC
Ms. Amy Yung	(AY)	Chairlady, Beach VOC
Mr. Kenneth Bradley	(KB)	Chairman, Parkvale VOC
Mr. Murray Stuart Craig	(MSG)	Vice-Chairman, Neo Horizon VOC
Mrs. Baby Hefti	(BH)	Chairlady, Peninsula VOC
Dr. Francis Chiu	(FC)	Chairman, Siena Two B VOC
Mr. Edwin Rainbow	(ER)	Chairman, Hillgrove VOC
Ms. Vivien Lau	(VL)	Chairlady, Greenvale VOC
Dr. Jennie Lee	(JL)	Chairlady, DB Plaza VOC
Mr. David Kwok	(DK)	Chairman, Amalfi VOC
Mr. Michael Law-Kun	(MLK)	Chairman, La Vista VOC
Mr. Way Kwik	(WK)	Representative, Clubs
Ms. Elena Cheung	(EC)	Representative, Hotels
Mr. Vincent Chua	(CKC)	Representative, Registered Owner
Ms. Carmen Kwan	(CAK)	Representative, Registered Owner
Mr. F.K. Wong	(FKW)	Chief Manager, Estate, DBSML
Mr. Patrick Ho	(PH)	Assistant Director, DBSML

Apologies:

Ms. Rosanna Chan	(RC)	Chairlady, Neo Horizon VOC
Mr. Kent Rossiter	(KR)	Chairman, La Costa VOC
Mr. Ip Chiu Kwan	(ICK)	Vice-Chairman, Siena One VOC

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
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Staff of City Management:

Mr. Wilson Chan	Manager, Estate, DBSML
Mr. G. H. Koo	Manager, Estate, DBSML
Mr. Daniel Ma	Manager, Estate, DBSML
Mr. Samuel Ip	Manager, Estate, DBSML
Mr. Steve Kwok	Manager, Estate, DBSML
Mr. Kelvin Siu	Assistant Manager, Estate, DBSML
Mr. W. K. Li	Assistant Manager, Security, DBSML

Observers:

Ms. Maggie Chan	Owner, Neo Horizon
Mr. Nigel Reid	Owner, Parkvale
Mr. Stewart	Owner, Peninsula

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

1.0	<p>Apologies</p> <p>Apologies received from RC, KR, ICK.</p> <p>It was agreed that the meeting would finish at 22:00hrs.</p> <p>AY requested that all AY items proposed during previous meetings be moved forward claiming there was never enough time for discussion. AY mentioned the dismantling of the Christmas decorations and slide at the beach, noting they were not reusable. CYY reminded AY an email had been sent about this issue, however AY asked for the photos to be shown and suggested there should be a discussion to ensure the community was being environmentally conscientious. AY complained all her proposed items were omitted or placed under AOB and then it was too late to discuss.</p> <p>CYY clarified that the agenda was sent out in advance for members to review and make comment. Then a revised agenda was sent out a few days before the meeting, a practice agreed previously by COC members. CYY considered it an unfair comment to suggest all AY items were put last. CYY further clarified that agenda items were ordered according to when they were received. He could provide the record of such emails to verify the timing of members' proposed agenda items.</p> <p>FC referred to the Christmas decorations and said it had already been discussed in EPSC Meeting.</p> <p>SM agreed to move item 7.5 on water leakage and seepage problems to after the CM Report. CYY further clarified with SM that the item was not part of the CM Report.</p>	19:35
2.0	<p>Confirmation of Minutes of Previous Meeting (No.4 – 2016/17)</p> <p>Meeting minutes edited and circulated. Proposed by BH, seconded by FC, the minutes were approved.</p> <p>BH mentioned the email just received recently and proposed a code of conduct for this Committee to ensure good behavior where views should be expressed politely. CYY volunteered to add as an agenda item for next meeting and provide guidelines for member's discussion.</p>	19:36
3.0	Matters Arising From Previous Meeting	19:37
3.1	<p>Under item 6.1 of the last minutes of the last COC meeting, could CM provide aging analysis of the amount of \$1,710,480 due from HKR as at 31 March 2017</p> <p>AY said that she had received a reply and had sent out enquiries for follow up and therefore requested to discuss this matter under the Finance Sub-Committee Report.</p> <p>There were no objections and SM agreed.</p>	

4.0	CM Report	19:40
4.1	<p>Upcoming Tenders</p> <p>WSY presented details and status on seven tenders for improvements and awards:</p> <ol style="list-style-type: none"> 1) Examination and certification services on lifting appliance, air compressors and anchorage points, 2) WR2 defect rectification in Sewage Pumping Station No. 3., had tenders returned and analysis was in progress. 3) Routine maintenance services of water pumps, 4) Replacement of defective isolating valve for pump no. 3 and associated works in Sewage Pumping Station no. 1, 5) Repair on underground flushing water pipe in Discovery Bay North, 6) Repair or re-provision of blocked standpipe piezometer SP6 on dam of reservoir, and 7) Dam monitoring services, were all tendering in progress. <p>There were four tenders scheduled to be sent out in the next three months:</p> <ol style="list-style-type: none"> 1) Reinstatement of flushing water supply ring circuit near Seabird Lane and replacement of defective flushing water isolating valve near Seahorse Lane no.2. 2) Repair on deteriorated water pump no.2 at Water Treatment Plant. 3) Patch repair of deteriorated bituminous carriageway of DB Road and 4) Tender for pest, rodent, termite and mosquito control. <p>KB referred to an email sent by Mr. Darren Barton asking for information about the value of the contract for the Dam monitoring services. WSY confirmed a reply would be sent tomorrow, 19th October 2017. KB asked where was the location of pumping station no. 1 and WSY explained it was next to the tennis courts. KB asked about the status of the other pumps of similar age and WSY assured they were working fine. KB also referred to the repair work in Discovery Bay North and suggested HKR had wider responsibility for maintenance of the infrastructure and enquired who would pay. WSY said the pipes were the responsibility of CM. KB noted it was poorly installed although WSY clarified that the pipe was being used for more than eight years and defect liability was one year. KB asked AY to clarify if this was HKR responsibility. AY replied the pipe mainly supplied water to the commercial area which belonged to HKR, and considered it unfair that a new pipe, built by HKR was then passed on to CM for the maintenance to be borne by all the owners. AY said that HKR should cover the maintenance costs and find out the source of the pipe problem. AY commented that she had been advised that the area was reclaimed and it takes ten years for an area to dry and settle. AY suggested if the area had not settled completely this could be why there were now problems. AY reiterated it was unfair to pass the cost on to all owners. WSY explained the water mains serves not only the commercial area but the nearby area including the community hall and Siena one, Siena two and the area near Neo-Horizons. This was the responsibility of CM to carry out the repairs.</p>	

	<p>FC agreed with AY and said that previously Mr Andrew Burns had noted in the DMC that if the land was yours everything above was your responsibility. SM asked if the area was the same as the previous burst pipe but WSY said it wasn't and explained the existing leak was outside of Uncle Russ café. SM further asked what the burst was caused. WSY replied that location had been detected but open up wasn't done yet. KB considered there to be a latent defect. VR asked where previous pipe burst at DB North was. Outside 7-11 and roundabout near Block 7 were answered by WSY. AY said previous minutes would indicate that CM's rebuttal was that the pipe supply was to DB north and Siena one and in AY's opinion this should be established. She also mentioned that some remedial work had been seen there recently. WSY clarified that HKR had committed and completed some enhancement works to the water main before. The remedial work mentioned was carried out by Hotel for their broken pipe. KB suggested the tenderers for this contract be scrutinized on how the job would be completed to ensure a good job was done.</p> <p>KB asked for any updates regarding the damaged street lighting and ER's proposal. WSY replied they were reviewing the approved contract list for recruiting more competent contractors in order to get more competitive bids in future. The lighting replacement would be withheld but temporary measure would be provided for the time being.</p> <p>VR referred to the road surfacing tender and asked if this was another tender or if the road had deteriorated further. WSY confirmed the tender had been for patch repair and this was another stage of repair. VR highlighted that a new road was needed. WSY said this needed further discussion when infrastructure working group re-activated. VR highlighted the repair would come again next years and costs were escalating however KB argued that a new road would cost \$60M-70M and until HKR revealed future development plans for Discovery Bay, patch repair was the best approach.</p> <p>FC recommended that recycled glass be used in the road repairs when sand was needed. WSY agreed to look into the feasibility and add this to the tendering job if suitable.</p>	
4.2	<p>Community Events</p> <p>CYY updated members of various events that were coming up.</p> <p>DB Basketball Community Health Cup 2017 will be held at Discovery College on Sunday 22nd October, organized by LoveTogether@DB and members were invited to attend.</p> <p>The Big Picnic will be on Saturday 4th November from 10am-9:30pm and members had already been briefed on this event.</p> <p>DB 10K run will be held on Saturday 11th November from 8am-10am, with an expected 600 participants. Organizers had contacted the respective villages with regards to the route.</p> <p>Junior Challenge, now renamed Uncle Russ Coffee Adventure Challenge, will take place on Sunday 19th November from 8am-1pm,</p>	

	<p>with an expected 800 participants. Organizers had contacted the respective villages with regards to the route.</p> <p>The CM Annual Christmas Dinner will be on Monday 18th December from 18:30 at Auberge Hotel. The theme will be the 'sixties' and members were encouraged to dress up.</p> <p>The Flea market was postponed to Sunday 29th October due to the Typhoon 8. There will be a Halloween Charity race on 20th October and DMK Charity walk from DMK Kindergarten will be held on 18th November along the bicycle lane and Discovery Bay main road.</p> <p>KB referred to the event known as Team Fear, now Uncle Russ Coffee Adventure Challenge, and raised the issue of safety particularly because of the size, number of participants and use of bikes. KB advised that Parkvale village and refused permission for access due to safety concerns. CYY confirmed that safety issues were also raised by CM including the number of marshals which were over 100. CYY noted parents were willing to allow their children to take the risk but the community may not be aware of this event and would be affected. The organizers were to ensure marshals and enough signage to inform and alert the community.</p>	
4.3	<p>Green Lifestyle Committee Update</p> <p>FKW presented on a new initiative which converted a refuse collection point near Parkridge village, to a Green Exhibition Centre. The centre will be open to interested parties, for example schools and Green associations. FKW reported work was still to be completed on the roller shutter, which will be graffiti painted by students, the Green roof and a creeper on the external wall. The work was estimated to be completed by December with exception to the Green roof.</p> <p><i>CYY welcomed the arrival of MSG</i></p>	
4.4	<p>Update on any other Services, if any</p> <p>WSY reported on the update of LP Gas Supply Safety Enhancement Works noting that the supplier had engaged the contractor to carry out a survey from October 2017 to March 2018. The survey will cover a pipeline coating assessment, investigation of underground utilities and topography measurement.</p> <p>WSY referred to the advice from members at the last COC meeting regarding contractors, and assured members that a more comprehensive review to recruit more qualified contractors would be conducted.</p> <p>CYY reported on the Resident Survey that had been sent out and advised there had been 200 responses so far. The survey had been shortened from 100 to 35 questions and there was also a survey link in addition to a hard copy. CYY asked permission from the Chairman to explain the concerns of Mr. Darren Barton and read his email to members.</p>	

	<p>CYY respected Darren's comments but disagreed that the survey was biased and considered DB residents to be intelligent enough not to be misled. CYY pointed out that the ranking was to get an apple to apple comparison, as such format had been the same as previous exercises. This was the fourth survey and the purpose was not to see how well CM had done but to listen and receive opinions and suggestions from residents. CYY presented a previous power-point presentation, highlighting the aim of earlier surveys and noted that the ranking was to focus on any dissatisfaction and below average ratings. CYY reiterated the figures were not used to promote CM and their good services and considered it an unfair statement. The questions were designed to help respondents have an opportunity to give fair comments.</p> <p>AY commented that the email was sent out of goodwill and CM should not be defensive. AY suggested CM sit down with Darren to see how the survey could be improved for the future. KB agreed Darren was trying to help but did not think it was necessary to go through the questionnaire. SM advised he will respond directly to Darren. MLK noted the questions had been reduced and enquired if there were additional questions. CYY replied that the same sectors were included to ensure comparison and emphasized the intention was to get information for CM staff to see how residents think they are doing. It was not to manipulate or promote CM.</p>	
7.5	<p>Standard Procedures for Addressing the Issue of Water Leakage and/or Seepage</p> <p>AY referred to a request in the form of a COC agenda item was made on the 3rd August 2017 and stated the reply from CM had been disappointing as CM was not prepared to answer or discuss the paper as a COC agenda item .</p> <p>AY read out the paper submitted as follows:</p> <p><u>Standard procedures for addressing the issue of water leakage and/or seepage</u></p> <p>Since water leakage and seepage are common problems in DB, it is very much the VOC's and COC's responsibility to ensure that good management procedures are in place. Could CM prepare a paper for discussion in the forthcoming COC meeting on 23 August 2017.</p> <p>FKW thanked AY for bringing up this situation and highlighted the difficulty in carrying out the duties related to the water leakage situation. FKW advised that, according to the Principal Deed, it was the responsibility of individual owners to maintain their units in a satisfactory manner and any fault found on the part of the owner, CM had the power to put in place any steps to ensure maintenance was done and incurred costs recovered. If an owner suffered a nuisance inside their unit, the owner and the Manager could take action, according to the DMC and sub-DMC provision. However the most difficulty is to identify and confirm the original source of a leak before any action could be taken in accordance with the DMC provisions. Therefore the cooperation of the owners of the suspected units was needed and the neighbourhood relation was vital.</p>	20:23

	<p>AY reminded FKW that her request was for the problem in general. FKW noted that in some cases the owner or resident of the affected unit will bully the CM staff, so City Management will then face a difficulty in ensuring staff to perform if the staff was bullied. As various causes will result in leakage such as window frame, sealant surrounding the frame and concrete frame, external wall, internal concealed pipe leakage, therefore CM had a guideline for their staff for reference as there will not have a standard written procedure applicable to all scenarios as requested by AY.</p> <p>MSG commented that estate managers were unable to resolve water leakage problems but were running a city with major leakage issues and suggested there should be one expert in the works department who knew how to fix a water leakage. MSG referred to Neo-Horizon which had spent \$8M on this problem and had 220 units valued 20% below market value because of the water leakage issue. MSG alleged CM staff had no idea how to address the issue or manage simple water leakage contracts. MSG argued it was unacceptable to refuse to respond to the request. FKW disagreed regarding CM's response to the problem at Neo-Horizon stating every effort had been made to identify source and location of leakages. MSG and FKW continued to discuss the situation that related to Neo-Horizon however, SM asked to keep the discussion to the general issue and not a village issue. FKW said the response had been given to AY and there was nothing to add.</p> <p>AY made the point that all villages had the same problem and so a standard procedure was required for owners to know how to respond to these issues. AY proposed FKW was side-tracking the issue by referring to single incidents. AY confirmed it was a simple request for a procedure related to general water leakage/seepage problems and timing was very important. AY said that CM should not be defensive rather work together to improve the environment and community.</p> <p>KB commented that the issue needed to be put in perspective and cannot be generalized. KB referred to a number of owners with water seepage problems and it was not surprising with buildings in Hong Kong over 30 years old, however KB noted they were usually sorted out. The Neo-Horizon was a significant project management failure. KB noted that in Parkvale there were leakage problems but they were resolved and CM staff had been very cooperative. SM considered the standard procedure to be whereby CM approached the owner directly and if that didn't work they approached the FEHD to carry out the dye test which was usually conclusive. FC agreed with SM, KB and as FKW said every case was different.</p> <p>ER referred to an example in Hillgrove recently which was eventually sorted out amicably and the local village manager did what they were supposed to do. ER remarked that AY's suggestion was important when there was no cooperation and then a procedure was required. FKW stated that managers only had power to take action when a unit has been confirmed as being the source of leakage.</p> <p>AY requested the guidance notes to be sent to CM staff. CY confirmed that this is the current practice and also have regular coaching to their staff to deal with different situation.</p>	
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5.0	COC Sub-Committee Working Groups	20:44
5.1	<p>Finance Sub-Committee (COC Paper 560/17)</p> <p>FC advised that members had already received the meeting minutes from the last FSC meeting. FC highlighted the tendering procedure which AY had recommended and the result of the discussion was sent with the minutes for members' reference. FC informed members that it was agreed that the two-envelope system should be kept but in special situations COC should be allowed to change their mind and not to award the contract with the highest mark. However, the price could not be the 'special' reason. Regarding price negotiations, it was agreed that CM should be allowed to negotiate with the contractor who had won the contract but it was also agreed that the contractor had the right to refuse to discount the price and still be awarded the contract. It was also agreed that the value added services should not be part of the consideration in the tendering process.</p> <p>FC referenced the audited accounts and the questions raised by Mr Andrew Burns were sent to RSM who had a duty to consider them. It was likely to take another month or two for them to finish the auditing process, however they were seeking independent legal advice to see whether they needed to or should answer individual owners' requests. FC advised members the bill was estimated at \$150K because of this additional work.</p> <p>FC commented that the management fee for all units was sent out to owners because of a member's request. This was not discussed further in the FSC meeting.</p> <p>Regarding aging analysis, FC said that the aging analysis for receivables related to share of city expenses had been received, and a request had also been made and agreed by CM for another aging analysis for other receivables. It was requested that they would be separated because some fees were periodic and others could be seasonal and therefore affect the idea of charging interest. FC then referred to a brief discussion about long out-standing owners' debts in Hillgrove village and encouraged members to read through the FSC minutes.</p> <p>SM asked if Annex II relating to the control tender box was for COC to decide if the new practices would be followed before the new tender practice. FC asked if FKW would be able to follow the suggestions and FKW replied yes.</p> <p>CYY commented on 1.3 regarding price negotiation and suggested there were contradicting statements in the minutes. FC clarified that the COC would make an ultimate decision. KB had recommended this sentence be deleted and agreed that the statement was misleading. KB summarized that AY's logistics were discussed and considered straightforward, and the COC working groups approach would continue for major city contracts. The two-envelope approach and price ratio determined at COC would remain and it was felt there should be some flexibility for COC members to reconsider the winning bid.</p>	

	<p>CYY reiterated his concerns on members' different prospective on the two-envelope system and requested members to follow the rules that have been agreed. There cannot be any changes. KB agreed.</p> <p>FC referred to a request by AY to review the books of CM and whilst FC had no problem with that, recommended this was done after the audit was complete. AY said she would not clash with the RSM as stated in her letter. KB requested that once that work had been completed a special FSC meeting would be called to discuss AY's findings. AY had no problem with this but referred to the reply from FKW which only gave access to review city books. AY requested access to all accounts to ensure the job was done properly and in order to report to the FSC. FC replied that her review should be as an owner not as an auditor and made reference to a legal case where the court ruled that the owners did not have the right to see the vouchers. FC said that legally it may not be right. AY responded that the request was to review the books, not to audit, to note any problems or any ways the system could be more effective and efficient. AY made the point that limiting the review to look at the city books made no sense and further stated that the request was not for vouchers now, but may be requested later if there was a major issue. AY explained her request was for trial balance with balance sheet, profit and loss and the ledger and will take two weeks to review.</p> <p>FKW responded that the email asked for inspection of all documents permissible under the DMC and the BMO and this would be provided to AY as an owner and as a COC member, however this was the first time FKW had heard AY's intention was to improve the system and suggested it was not the right time as the system was changing. FKW suggested the inspection could be done after all the audit work was done and so had suggested the city books were open for her to look at end of November 2017.</p> <p>KB remarked that he was not impressed with the financial management system and questioned if the new project management system sub-module would be an improvement. KB pointed out that the accounts department were under staffed and made mistakes, and referenced a mistake KB had personally found. KB agreed that AY should carry out a review not to improve systems rather to look at the accuracy of balance sheet preparation, and if information was not available AY should report back.</p> <p>AY explained the proposal was offered because the original balance sheet did not tally and a revised sheet was sent out by CM but without clear explanations. According to AY this indicated there was a problem and therefore made the offer to review after the audit. AY insisted on looking at the trial balance and ledgers and requested an appointment with the accountant and FKW to understand their process and then will report back to the Finance Sub-Committee.</p> <p>ER pointed out that he was at the FSC as an observer and FKW made a good suggestion that two tender boxes could be used to separate the major tenders. KB replied that the committee had not agreed with the suggestion.</p> <p>AY asked about item 3.2 in the FSC minutes where there was an objection to an owner sending a question to the auditor. AY was</p>	
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	<p>strongly against any accusation made against the owner who had worked hard to protect the owners' interest. AY reminded members that the increase in the audit fee was estimated at \$150K and a maximum of \$300K but with proper investigation might result in millions of dollars be returned to the City Owners' Fund. AY further asked FKW to provide correct answers to the questions she had raised.</p>	
5.2	<p>Environmental Protection Sub-Committee</p> <p>VR shared a presentation and video noting the number of beach clean ups which were very successful but on-going. A lot of DB residents were involved in helping with the clean-ups but it was believed that government support was needed. There was an environmental forum that FC organized and a lot of important information was given. The public asked interesting questions and appeared satisfied with the responses.</p> <p>VR mentioned another issue that was not in the presentation but was a major concern for all villages. The problem related to mainly low-rise buildings in DB and some ground floor high-rise units. Owners and tenants were putting water from the washing machines into the storm drains and this was illegal and could cause problems in the future. The washing machine water should go in waste water systems not the surface water systems. VR suggested this was monitored in all villages otherwise the Food and Environmental Hygiene Department (FEHD) could knock on doors and it could be expensive for the villages.</p> <p>When asked why it was dangerous VR replied that micro-plastics in the ocean were getting into the food chain. An even bigger problem was that the micro-plastics were appearing in drinking water. VR reported that in the UK a quarter of the water supplies tested contained high levels of micro-plastics. The major source in Europe and the USA were car tires and in Asia it was washing machines and clothes. More research was needed but alarm bells were beginning to ring.</p> <p>KB said that the discharged water from washing machines could still get into the drinking water through the secondary treatment service plants, and questioned the effectiveness. The only way was to stop using products that have these plastics. KB advised a major contribution was cosmetics and enquired if FEHD had visited DB. VR confirmed they had visited some villages. VR considered the cosmetic problem to be minor and reiterated the major source of micro-plastic contamination globally was from car tires and plastic in clothes.</p> <p>FC referred to VR's idea that every community was responsible for their own garbage and FC suggested some villages were doing this and noted the recycling of glass for sand. The food waste was also turned into compost and used in the gardens. With more effort more could be done.</p> <p>KB requested members start thinking about the next cleaning contract and focus on recycling in light of the fact that plastic bottles are banned in China. BH asked CM how the garbage bag levy</p>	21:09

	<p>would be implemented in 2019 and stressed it was the responsibility of individuals and each unit, not by estate.</p> <p>VR believed the government had not thought through the problems this would cause, however BH disagreed and said it was simple. FKW replied that the cleaning contract would expire in end June of 2018 and 1+1 year contract was adopted in the past to make it more competitive tendering. The solid waste charging system will however make a big change to the current refuse collection arrangement in Discovery Bay. Some contractors that had recently been contacted claimed the government had no idea how the solid waste charging system would be implemented so CM were considering how the tender could remain competitive when coping with the new regulation. FKW explained that CM may consider in the tender an existing arrangement for two years on the condition there was no material change in refuse collection caused by the solid waste charge but if it was implemented with a significant impact, the contract would be terminated after a year to give time for another contract to be worked out. KB asked BH for clarification of the system. BH said that in many European companies the garbage bags were purchased in supermarkets and the cleaning companies would only take the official garbage bags with high penalties for anyone found dumping. This has reduced the amount of garbage by 80%. FKW proposed at the next COC meeting that CM provide a presentation on the solid waste charging scheme to provide a better understanding to members, and the impact on the cleaning contract. KB welcomed this idea.</p>	
5.3	<p>Sports and Leisure Sub-Committee</p> <p>CYY asked for consensus from COC members relating to the sports equipment for the elderly. CYY referred to a table showing that the purchase of the equipment was not accepted by all villages. CYY made the point that the equipment could be purchased by bulk and located in a more compatible manner with better locations. CYY enquired if city fund could be used to purchase the equipment and placed where villages have space, for the benefit of the whole community. The preliminary budget was \$50K per set. CYY asked if there can be a bulk purchase or by individual villages.</p> <p>KB preference was to go back to individual villages. BH said bulk order was better if villages agreed. ER said Hillgrove did not want the equipment. VL requested information about the equipment to report back to her village. CYY asked for a directive to pay from the city fund and then buy in bulk purchase. VL agreed it was better to buy and install collectively after the villages had agreed.</p> <p>CYY settled to focus on the villages that wanted the equipment and then make a bulk purchase. The decision to use the city fund would be discussed at a later date.</p>	21:27
5.4	<p>Security Liaison Group</p> <p>BH referred to the figures in the presentation table. In July and August there were four burglaries, one of which ended in an arrest due to the CCTV footage. There were three ATM thefts, a shoplifting, criminal damage in the shopping area, criminal intimidation, one</p>	21:32

	<p>deception, a bodily assault, and objects dropping from a building. BH suggested members remind their villages to secure objects on balconies. In September there was a fight in a public space, and three shoplifting cases. BH reported that in October there were three burglary cases in Greenvale and one attempted in Headland.</p> <p>In response to the burglaries in Greenvale a site walk was initiated attended by the police, security, members of the SLG, the Chairlady of Greenvale and Wilson Chan. BH advised that police suggested installing CCTV at the back of the building and install barbed wire on the raised platform. It was also suggested to install sensory flood lighting. BH further encouraged members to warn residents if windows were left open they should install frames to stop people entering. BH highlighted upcoming security seminars with the police and DB security, and encouraged people to attend. BH said that any suspicious people should be reported to the police or security and noted there were 24/7 police officers and plain-clothed officers stationed around DB. BH stated that it was the first time a burglary had happened in a high-rise in DB as usually low-rises were targeted.</p> <p>KB referred to a previous suggestion that high risk areas in Discovery Bay should be identified. BH said the police consider CCTV cameras to be the best deterrent and to catch offenders. KB agreed they were good for catching but not as a prevention and highlighted the possibility of more serious incidents. CYU urged members to ensure installation of CCTV throughout villages. BH pointed out that cameras in the lobby and lifts were not enough as burglars often hide their faces.</p> <p>MLK agreed the onus was on all villages to install CCTV and advised members that La Serene had also upgraded to HDTV cameras in their entrances. It was suggested that villages bulk purchase cameras and security equipment for everyone to benefit from. ER informed members about a Smart Living exhibition he attended and noted there were a lot of cheap manufacturers. CYU reminded members that the models needed to be compatible with the existing installed system. CM will take the initiative and follow up.</p>	
5.5	<p>Senior Citizens Working Group (COC Paper 561/17)</p> <p>JL reported a talk was given in September by a Chinese Practitioner on <i>Changing Season Preparing for Cooler Winter</i>. It was attended by fifty seniors who enjoyed being advised about which soups to serve. A Green Eco Tour had also been organized for next month for forty-six senior citizens and this was sponsored by Love.Together@DB. KB referred to his time in Japan and said JL could follow their practice of having seniors volunteer and suggested asking seniors if they were willing to volunteer to help CM. JL asked KB to make some suggestions and FC noted in Siena they had a professional senior translating their village minutes. JL responded she was open to this and encouraged more ideas.</p>	21:44

6.0	Items for Discussion	21:48
6.1	<p>Events Organized at the Beach and DB Plaza (COC Paper 556/17)</p> <p>AY referred to the paper that had been sent out previously and explained this was one incident and there had been numerous complaints regarding the events held at the beach. AY noted that not only was it a traffic inconvenience but Discovery Bay infrastructure was not able to accommodate such a large influx of outside visitors. AY said even the restaurants complained and residents had moved out of Discovery Bay to avoid the chaos. AY also mentioned residents that were stuck at Sunny Bay and Tung Chung bus station for over an hour under the sun. AY proposed the following motion.</p> <p>Motion: Noting that a resolution of the City Owner's Committee (COC) is binding on all owners, to resolve that Hong Kong Resort Company Limited (HKR) shall consult the COC regarding the transportation arrangements, scale and nature of events and the adequacy of facilities available for all large scale events that HKR organizes in Discovery Bay.</p> <p>FC responded that the resolution was "barking up the wrong tree" and an understanding of why DB was in this mess was needed. FC explained that a few years ago the beach area was under CM, and the COC had a lot of say about this area and at that time the main event was the Easter egg hunt. FC claimed most HK people were not aware of the beautiful beach in Discovery Bay, but to save money for the small owners, AY fought for this area to be classified as Public Recreation Facilities (PRF) under HKR management and maintenance. FC calculated the average savings per household was \$1 per day, under \$400 per year and the result was that the COC no longer had a say about what could happen in this area. FC claimed a district councilor at Island District Council put pressure on the government to have this PRF published in government media as quickly as possible and the result was thousands of visitors were now coming to enjoy the PRF in Discovery Bay, even when there were no events. FC said he was against the PRF and claimed he was wrongly represented. FC believed the resolution would not achieve anything other than create more hatred within the community. FC continued that the only right thing to do was for AY to go back to undo the PRF and the damage done to DB residents. FC said he was willing to pay \$2 per day and if AY was unable to have this PRF changed then FC would thank AY again for getting DB in this irreversible mess.</p> <p>AY clarified that the accusation against her was totally wrong. The Easter egg hunt was organized by HKR long before the change back to PRF. AY said FC was part of the Finance Sub-Committee when AY was convener and when HKR sent out the information about this event to public people started coming in and residents complained. AY said then that all owners were paying for repairs and maintenance the beach. Upon enquiry by the FSC HKR back paid \$500 per event for the previous two years, and then it was increased to \$1500 although the amount earned by HKR was unknown. AY advised members that the cost of repairing the beach toilet and the pier toilet was nearly \$1M which was borne by the city fund. AY also</p>	

	<p>stated that she was not the councilor that publicized these events, rather it was HKR who uploaded the link to their website to invite people to come to Discovery Bay. AY requested that the background information be corrected and contested the suggestion that the saving was \$1.</p> <p>AY said two to three years ago CM had suggested that the sand of the beach should be replaced and the cost was to be borne by the city fund. AY stated that in the DMC and legal documents it was classified that HKR as part of the land premium, should provide public recreational facilities and this was also stated in the Audit Commissioner's report clearly. AY said this cannot be undone as HKR had agreed with the government to provide all these facilities, but had it hidden for a long time making the city pay for the maintenance. AY stated that the maintenance was a lot more than FC's calculation and suggested FC, as the convener of the Finance Sub-Committee sit down and look at the accounts prior to making a false accusation. AY noted that if HKR were asked to back-pay the maintenance for all the PRFs since the beginning then there would be no need for the small owners to pay for any renovation for the next number of years. AY reiterated that if FC was appointed by HKR as the convener for the Finance Sub-Committee, then FC should have studied the finances in a decent way before making an accusation. AY repeated she did not make any publication of these events in the District Council and suggested HKR might have encouraged others to create the chaos. AY strongly rebutted the accusation made by FC.</p> <p>FC replied that his calculation of \$1 per day was correct. AY disagreed. KB asked what FC proposed to do about the mess. FC had no ideas. BH responded to the mess of the transport and said that with the DB Resident Octopus Card queues would be alleviated because of priority boarding. KB said this was one aspect but it was about the overall planning. BH claimed eight days of chaos was not permanent and mentioned the only other activities were the Dragon Boat Festival and The Big Picnic. KB said The Big Picnic on the beach was chaotic and impinged on other people and KB considered the best venue to be in Central Park away from the Plaza and transport etc. KB acknowledged if it was a beach activity it had to be on the beach but made the point that the right location should be addressed. KB referred to the transport problem which was due to the bus company needing to take on additional buses but as they did not have the license it was free. BH commented that DB residents travelling from Sunny Bay were happy to take the free bus.</p> <p>VL shared she lived by the beach and had suffered. Transportation was a problem and during the whole month of August there were a lot of people which created a nuisance. Additionally, the rubbish led to a lot of rats and cockroaches especially in Seahorse and Seabird Lanes. Every night between 8-9pm there are parties and there are a lot more rats found in the Greens which could be directly related to the events. VL said the hygiene issue was a serious problem affecting the village because there were tons of rubbish along the beach area and along the drains. VL stressed again it was a serious problem.</p> <p>CKC apologized for the inconvenience caused to the local</p>	
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	<p>community and assured members HKR had considered past events to minimize inconvenience, in particular transportation. CKC referred to the additional ferry service from Tseun Wan to DB to help alleviate the overload of buses during the last Easter egg hunt. CKC said that the influx of visitors over the summer was unanticipated and likely due to the situation in Hong Kong where palm oil pollution resulted in the closure of most government beaches, and this corresponded with the same time as the event held on DB beach. CKC advised members that the bus company was initially unable to respond to the increase in visitors, however by the third weekend there were chartered services from City Bus. The Transport Department did not allow HKR to charge as it was a temporary license and therefore a free bus service was offered to Tung Chung and Sunny Bay routes. CKC assured members that next year there would be a charge to visitors and significant discount to DB residents. CKC also stated that for any event held in DB by HKR, CM or any local group the wish of HKR was to make it a big success. CKC mentioned The Big Picnic was an event organized by local groups but HKR still rendered full support to the event as it was very well received by the local community and emphasized the manpower and financial support that was given. CKC strongly objected to the resolution raised by AY.</p> <p>AY agreed that the Dragon Boat and The Big Picnic was not a problem but rather the big events on the beach that were highly publicized. AY requested from CM that the cost of thirty-four years' maintenance of the PRF infrastructure be paid back to the city fund. AY claimed CM had not replaced the sand in the beach because it was now HKR's responsibility. AY suggested that when it involved owners' village funds HKR were generous, but when it came to an HKR area charges were passed on to the villages. AY referred to an area near Neo-Horizon which belonged to HKR but charges were made to the village. AY confirmed that plans were being studied diligently to ensure owners interests were protected. AY asked FC not to use smear tactics because of failed voters. FC responded that the failure was due to the inability to lie. AY noticed that such misinformation was widely distributed via WhatsApp during the last District Council election. She stated her right to take legal action against any defamation. SM interjected and reminded members to comment regarding events organized at the beach and plaza.</p> <p>MLK said the onus was on HKR to organize events to the best of their ability and MLK recognized the attempts made to make improvements and respond to problems that arose. MLK acknowledged the hygiene and transportation problems but noted in reality there would never be a perfect place to hold events and people would always complain. MLK reiterated the onus was on HKR to do it to their best ability and if they didn't it was up to the COC members to bring it to their attention with suggestions on how to improve.</p> <p>KB suggested the points raised by VL and MLK were part of a bigger problem. KB referred to the HKR website and public relations campaign that promotes Discovery Bay as a resort, so numbers are going up and infrastructure was completely inadequate. KB said HKR should improve toilet facilities and the hygiene aspects as they intend to continue to promote Discovery Bay as a resort and people will continue to visit. VL agreed with KB and would like to help HKR</p>	
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	<p>promote this as a beautiful and wonderful place but imagined if one day there was a video showing the rats having a party; this would reduce all the marketing and communication to the toilet and the reputation of a resort would become another place for Mickey Mouse. VL stressed this problem had been going on for two years now and nothing had been done. VL strongly requested something should be done about the rats.</p> <p>CKC thanked KB, AY and VL for their comments and assured members that HKR will take action to improve future events. More effort will be given to the areas of transportation, public toilets and hygiene, and to improve the whole situation.</p> <p>AY requested the vote to be recorded for public notice. SM asked for clarification regarding the word “shall” since HKR could not be forced to consult the COC but AY asked for the wording to be left as it was and said that most members would vote against it anyway.</p> <p>CKC argued that the motion was unfair in targeting HKR and reminded AY that every vote result was recorded in the minutes. FC questioned the resolution and its binding affect. FKW responded and said that the resolution could not contradict the DMC.</p> <p>SM read out the resolution, AY proposed and MSG seconded. In favour: ER, VL, MSG, AY Against: JL, DK, VR, CKC, CAK, WK, EC, PH, FKW Abstain: FC, BH, KB, MLK, SM Motion denied.</p> <p>KB abstained because, in his opinion, the resolution was not thought through properly. SM suggested there was room for discussion. CKC stressed again HKR would do their best to improve the situation in future events.</p> <p>AY requested names of those attending, which village they represented and their stand in voting for the purpose of publishing. AY also referred to the costs to be paid back by HKR to the city fund. SM noted it was recorded and advised AY to bring it up at the next meeting as an agenda item for discussion.</p> <p>SM closed the meeting at 10.22pm.</p>	
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