

Discovery Bay Hillgrove Village Owners' Committee

Annual General Meeting 2009-2010

held on 23 June 2009, 8:00 p.m. at Multi-Purpose Hall, Discovery Bay Office Centre

Ms. Doris Lo (DL) of City Management (CM) opened the meeting by welcoming everyone present and declared the meeting duly convened with the necessary quorum of owners being present or represented by proxy.

After introducing herself, DL introduced Mr. Christian Chasset, the outgoing Chairman of the Committee and Mr. Wilson Chan (WC), Estate Manager of CM. DL stated that the main purpose of this meeting was to elect the Village Owners' Committee (VOC) for the ensuing year. Before the election, Mr. Christian Chasset (CC) was invited to give a speech on behalf of the outgoing Committee.

1. Chairman's Speech

Mr. Christian Chasset thanked everyone present at the Meeting and thanked the outgoing Committee members for their contributions throughout last year. His report was highlighted as follows:

A. Lobby Landscape and Bench

The ground floor lobby of each tower had been re-decorated this year and an artificial plant, a sofa and an artist painting are now placed in the lobby. Moreover a stainless steel notice board had been newly fixed on the wall opposite the lifts; management notices had been posted up for easy reference.

B. Restriction of Using Metal Trolley

With a view to protecting the ground floor lobby, metal trolleys including those delivery trolleys by ParknShop were not allowed to entering the building and City Management had duly informed the same to the local contractors and ParknShop accordingly.

C. Replacement of Damaged Chain Link Fence near the Nullah

It was noted that the damaged fence was replaced in May by City fund.

D. Water seepage at G/F lobby of Brilliance Court

There was water seepage at G/F lift lobby of Brilliance Court during heavy rain. The water proofing under the soil near the external wall had been carried out. The work was commenced in April and completed in early May.

E. Update on Outstanding Issues of Renovation Project

The application to the Buildings Department (BD) for structural recalculation of balustrade was approved. R Cheng, the consultant had submitted completion of building work to BD accordingly and was now waiting for the acknowledgement of completion of work by the BD. Thereafter, a meeting with Salemay, the ex-contractor would be organized regarding the closing of the final account.

F. Fire Incident on 30 September 2008

At around 1:45 am on 30 September, four golf carts were on fire at the parking space near Glamour Court. It was reported that a suspect was found near the burning golf cart and tried to run away but was eventually apprehended at Seabird Lane and handed over to the police for further investigation.

In view of the incident, it was proposed to install CCTV to record all the activities taken place at the parking space and to deter people from committing crime. Members commented that the above incident was an individual case and the proposed installation would only benefit the golf cart users but not all residents as a whole. Additional lightings around the 3 towers would be reviewed at the next renovation.

G. Village Landscape Improvement Work

In 2005, a tender was issued for the landscape improvement works in Hillgrove including but not limited to the change of pavement blocks. However, upon presentation at the tender interview, it was not convinced that the tenderers were really landscape architects. The

project was deferred until now.

At the VOC meeting on 4 March 2009, City Management was requested to compile a list of landscape consultants and prepare a tender document for members' approval. The estimated cost of this project would be above \$2 million and \$2.5 million was reserved for this improvement work. The consultancy services would be in two stages, i.e., the design and construction stage and it should be stated in the tender document that the prospective tenderers were required to submit designs to upgrade and beautify the village common areas.

Letters inviting 13 landscape consultants to express interest in undertaking the projects were issued on 7 April. Tender was issued on 16 April to 6 landscape consultants who showed interest in this project.

City Management received 3 returned tenders on the deadline of submission and an interview among the landscape consultants was then conducted by VOC members and City Management on 30 May 2009 and a score was given to each landscape consultant according to their price and performance at the interview in the ratio of 30:70. City Management was clarifying the returned tenders with each landscape consultant after the tender interview and will compile the final score of this tender exercise to the VOC for consideration and approval.

H. Additional Security Guard

At the VOC meeting on 10 December 2008, it was suggested that an additional guard might be needed for better control of the activities at the ground floor lobbies. In return, the maintenance cost of the lobbies could be saved. The proposed additional guard, w.e.f. 1 June 2009 was approved at the meeting on 18 May 2009.

I. Village Budget for 2009/2010

The village budget was discussed at the VOC meeting on 18 May 2009. For the budget year ended 31 March 2010, the village account is operating with a surplus of \$214,000 and the management fee would therefore remain unchanged. City Management briefed the major

variances of income and expenditure items and the budget was endorsed by members.

J. Influenza A H1N1 Precautionary Measure

City Management has stepped up the precautionary measure against Influenza A H1N1. For daily sterilization, all of the lift buttons, handrails, garbage bins and frequently touched areas would be disinfected hourly. Disinfection also applies on public facilities frequently. Plastic covers are replaced periodically. Disinfected floor mats are placed at all lobbies entrance. Facemask and hand clean solution are provided in local management office.

K. City Owners' Committee

CC reported that he had attended 4 COC meetings in the last term and also participated in the Passenger Liaison Group with regular meetings with Transport Department regarding the increase of ferry fares. Now the fares become \$31 instead of the originally proposed \$37. The validity of the 50 trips tickets will last for 120 days instead of 60 days.

2. Questions and Answers

- (1) One owner enquired about the reinforcement of golf cart parking security. CC replied that CM had proposed to install CCTV to record all the activities taken place at the parking area. Yet Members commented that the incident was an individual case and it was believed that additional lightings which would be reviewed at the next renovation could help to enhance the parking security.
- (2) One owner expressed that parking area should be allocated at Elegance Court. CC replied it all depended on the landscape design by the contractors and all residents were welcomed to join the working group meeting later.

3. Election

CM took the chair and thanked Mr. Christian Chasset, the outgoing Chairman, Mr. Michael McGuire, the outgoing Vice-Chairman and all the Committee members for their contributions and support during the last term.

WC announced that according to the Sub-Deed of Mutual Covenant (Sub-DMC) of Hillgrove, the Village Owners' Committee (VOC) was composed of a Chairman, a Vice-Chairman and not less than 5 members for a term of one year. The main purpose of the VOC was to discuss matters relating to the village. Every VOC meeting should have at least 3 members present in order to meet the quorum. There would be at least 6 meetings with representatives from CM in a year. All meetings should be minuted and copies of minutes would be displayed on notice boards within the Village.

In addition, the Chairman would represent Hillgrove Village as a member of the City Owners' Committee (COC) which would meet at least 4 times a year to discuss matters relating to Discovery Bay as a whole.

2.1 Election of Chairman

CM announced that there was one candidate Mr. Christian Chasset indicated his consent for election of the post of Chairman. Having proposed and seconded by the owners present or duly authorized representatives, the candidate was invited to give a self-introduction. As there was no further nomination, CM declared the nomination closed and Mr. Christian Chasset was elected automatically as the Chairman for the ensuing year and took the Chair.

2.2 Election of Vice-Chairman

There was one candidate Mr. Michael McGuire, who was out of town, indicated his consent for election of the post of Vice-Chairman. He was proposed and seconded by the owners presented or duly authorized representatives. CM declared the nomination closed and Mr. Michael McGuire was elected automatically as the Vice-Chairman for the ensuing year.

2.3 Election of Committee Members

CM further reported that there were 6 candidates who indicated their consents for election of the post of Committee members and asked the floor if there was any further nomination. As there was no further nomination, CM then declared the nomination closed and the candidates were as follows:

No.	Name	Address	Proposed	Second
1.	Alice Li	Elegance Court	Yes	Yes
2.	Daggie Tse	Elegance Court	Yes	Yes
3.	Fan Chak Wah	Elegance Court	Yes	Yes
4.	Martyn Douglas Keen	Elegance Court	Yes	Yes
5.	Nicholas Wade	Elegance Court	Yes	Yes
6.	Chan Ping Leung	Brilliance Court	Yes	Yes

Having been proposed and seconded by the owners present or duly authorized representatives, it was suggested having all the six candidates elected en bloc. The owners or duly authorized representatives present unanimously agreed to the suggestion. CM declared that the above-mentioned six candidates were elected en bloc as Committee members for the coming term.

There was no further question from the floor. CM thanked everyone for attending the meeting and declared the AGM closed. CM further requested the newly elected members to stay behind for the Inaugural Meeting.

The Annual General Meeting was adjourned at 9:00 p.m.

Chairman