

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 6 2009-2010

held on 23 June 2010, 7:30 pm in Discovery Bay Office Centre

Present:

Mr Christian Chasset	(CC)	- Chairman
Mr Michael McGuire	(MMG)	- Vice-Chairman
Mr Chan Ping Leung	(CPL)	- Member
Ms Daggie Tse	(DT)	- Member
Mr G H Koo	(GH)	- Manager, Estate – City Management (CM)
Mr Kelvin Siu	(KL)	- Officer, Estate – CM
Mr Calvin Ting	(CT)	- Assistant Officer, Estate – CM
Ms Pearl Curreem	(PC)	- Assistant Officer, Community Relations – CM

Apologies:

Ms Alice Li	(AL)	- Member
Mr Fan Chak Wah	(FCW)	- Member
Mr Martyn Douglas Keen	(MDK)	- Member
Mr Nicholas Wade	(NW)	- Member

In Attendance:

Mr Brian Cheng

1. Confirmation of Previous Meeting Minutes

The meeting minutes of the Village Owners' Committee (VOC) Meeting No 5 of 5 May 2010 was approved.

2. Management Report

CM advised the Committee the followings:

2.1 Cleaning Services

- Mobile team would clear the pebbles at outdoor area on a regular basis.

2.2 Repairs and Maintenance

- High-pressure water jet cleansing to drain pipe was completed in May.
- Paint to railing behind Brilliance Court was completed in June.

2.3 Fire Drill

- The drill was conducted on 12 June and officials from Fire Service Department delivered a home fire safety presentation to participated residents.

2.4 Free Window Inspection

- To prevent falling window incident, CM had arranged the contractor Wing

Lok Engineering Company Limited to carry out free window inspection for Discovery Bay. The exercise for Hillgrove was scheduled in June and occupants could approach CM for inspection appointment.

2.5 Window opened at Rear Staircase / Refuse Chamber

- Further to an accident of a child falling to death in Aberdeen early this year, CM had inspected the windows in the villages and found that the openings were located above mid level. The risk of falling from height would be minimal.

3. Matters Arising from Previous Minutes

3.1 Clothes hanging at balconies

CM advised that an inspection exercise would be carried out at least once in every two days to locate the units with laundry hanging over the railing. The security would conduct home visits or send out visit notes to remind the respective occupants to observe the rule. This would become an on-going exercise in Hillgrove to maintain the outlook of the buildings.

3.2 New Bus Stop in front of Hillgrove

CM advised that the issue had been conveyed to DB Transport Division and was now under observation. At this stage, Transport Division was yet to conclude if a standard bus stop would be viable in view of the heavy bus traffic from the Bus Terminal. Alternatively, a temporary bus stop operated for off-peak hours would be studied.

4. Update on Outstanding Issues of Renovation Project

No further update. CM advised that Messrs R Cheng was reviewing the document before Buildings Department submission.

5. Proposed Lift Maintenance Contract

The existing contract with Fujitec was due to expire soon. CM had asked if the existing maintenance contractor Fujitec would offer a further reduction. After discussion, Fujitec was prepared to maintain the current monthly service charge for the new term. The Committee agreed to renew the contract with Fujitec at the existing rate for a term of two years.

6. Budget 2010-2011

After review on the need of the underground potable water supply pipe replacement, CM viewed that the work could be considered in the upcoming renovation, as there was urgent need of replacement. This cost totaling HK\$300,000.00 was taken out from the budget. CM would also update the cleaning cost according to the new contract rate. The Committee endorsed the budget.

7. Report on previous City Owners' Committee (COC) Meeting of 9 June

7.1 City Budget

Finance Sub-Committee reported on the review of City Budget, and the road user license fees would be increased, as the rates had been unchanged since 1993.

7.2 Taxi / Coach Survey

COC voted in support of HKR's proposal for introducing taxi / coach services into strictly restricted area in Discovery Bay.

7.3 Manager's Remuneration on Transfer of Reserve Fund

A 5-percent manager's remuneration would be levied on the sum transferred to Reserve Fund under the current practice. However, the net charge would be only 3 percent, as a rebate of 2 percent would be refunded to village accounts upon renovations.

7.4 Free Window Inspection

CM had arranged a free window inspection by the contractor Wing Lok through tender exercise, and residents could opt to carry out repairs, if needed, by unit rates confirmed in the tender.

7.5 Cleaning Services

COC agreed to the renewal of the contract for a term of two years with Winson Cleaning Services, which submitted the lowest bid and scored the highest mark during the tender process.

8. Community Event

Event	Venue	Date	Activities
Flea Market	Piazza	27 June	Sales of pre-loved items

9. Any Other Business

Nil

There being no other business, the meeting was adjourned at 8:05 pm.

Chairman