



Discovery Bay Hillgrove Village Owners' Committee

Annual General Meeting 2011-2012

held on 15 June 2011, 8:00 pm at Multi-Purpose Hall, Discovery Bay Office Centre

Mr Kelvin Siu (KS) 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 himself, KS introduced Mr Christian Chasset, the outgoing Chairman of the Committee and Mr G H Koo (GH), Manager, Estate of CM. KS 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. Update of Renovation

According to the Deed of Mutual Covenant, the upcoming condition survey of Hillgrove Village became due and the Committee had been consulted on the preparation of renovation requirements and selection of consultant. A tender exercise would be carried out this year for the appointment of consultancy services. The services would cover three (3) stages: Condition Survey, Main Renovation Contract Preparation and Project Management.

To attract more consultancy firms, advertisement had already been placed in both South China Morning Post and Sing Tao Daily in May 2011 and CM had also issued express of interest to those under the list of Hong Kong Institute of Surveyors. Owners would be kept informed of the progress.

B. Financial Status

The budget of next financial year was endorsed by the outgoing Committee. The management fee level would be reviewed with members in the VOC meetings from time to time. It was anticipated that the financial position was healthy despite the Minimum Wages Ordinance had been in force on 1 May 2011.

C. Replacement of Bicycle Racks

Replacement of bicycle racks has been in progress. The purpose of this exercise was to maintain a pleasant outlook of the common area of the Village. The Committee and CM would continue to seek ideas for improvement of the environment in Hillgrove.

D. Underground Drains Cleaning

To tackle the problem of flooding in outdoor areas, a half-yearly cleaning exercise has been in place. High-pressure water jet cleaning to the underground drains would be carried out before and after the rainy seasons. The situation, especially the drainages around the buildings, was proved to be enhanced.

2. Questions and Answers

- (1) An owner mentioned that the blockage problem near Brilliance Court was a regular issue in the past and appreciated the high pressure water jet cleaning of underground drainage was carried out to solve the problem.
- (2) An owner requested CM to provide a more detailed guideline for the control of laundry

at balconies, as the owners believed that balconies were the only and proper laundry area in the buildings. The Chairman explained that clothes hung below the height of the balustrade were considered acceptable, but if they were hanged over the balustrade, it would affect the appearance of Hillgrove as a whole. Therefore CM should remind owner to be cooperative in this aspect.

- (3) An owner asked why there were so many golf cart parking spaces in Hillgrove since majority of the owner in Hillgrove did not own golf cart. Also, the problems with speeding and unauthorized parking have been worsening recently. These would increase the frequency of repairing the driveway. CM would review the record to confirm if the existing position and quantity of golf cart parking spaces conformed to the approved number as provided in deeds of mutual covenant and / or building plans. Further, CM would also study the various measures to deter the speeding of vehicles in the village area, such as road hump or alternative material of road surface, in the upcoming condition survey.
- (4) An owner stated that the control of the parking in the driveway in front of Hillgrove should be strengthened as to prevent the driveway from blocking emergency vehicles. CM would add a new guard post near the playground and review the issue on parking with the new VOC.
- (5) An owner asked about the problem of the balustrade appeared in different colours since the past renovation project. Before the next renovation, CM would contact respective owners for rectification. In the upcoming condition survey exercise, the consultant should report on the unauthorized alteration of balustrade including colour and material.
- (6) An owner enquired if the wall tiles of the typical floor would be replaced in the next renovation. CM briefed the owners on the extraordinary general meeting mechanism on approving improvement items in the renovation contract and works.
- (7) An owner volunteered to suggest ideas on how the bicycle racks and outlook of the

common area could be improved. Also another owner raised his concern on the industry safety of the upcoming renovation. CM advised that all owners in Hillgrove were welcome to make suggestions through the Renovation Working Group, therefore invitation for formation of Renovation Working Group would be sent out again.

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.

KS announced that according to the Sub-Deed of Mutual Covenant (Sub-DMC) of Hillgrove, the VOC was composed of a Chairman, a Vice-Chairman and not less than five (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 three (3) members present in order to meet the quorum. There would be at least six 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 four times a year to discuss matters relating to Discovery Bay as a whole.

3.1 Election of Chairman

CM announced that there was one candidate Mr Christian Chasset who had indicated his consent for election of the post of Chairman. The candidate was proposed and seconded by the owners present or duly authorized representatives. 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.

3.2 Election of Vice-Chairman

There was one candidate Mr Michael McGuire who had indicated his consent for election of the post of Vice-Chairman. He was proposed and seconded by the owners presented or duly authorized representatives. As there was no further nomination, CM declared the nomination closed and Mr Michael McGuire was elected automatically as the Vice-Chairman for the ensuing year.

3.3 Election of Committee Members

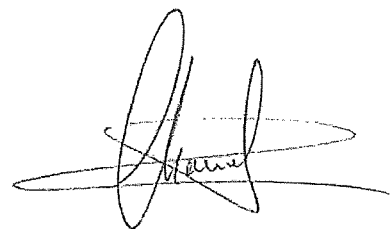
CM further reported that there were eleven (11) candidates who had indicated their consensus for election of the post of Committee members and asked the floor if there was any further nomination. As there was no further nomination, CM then declared the nomination closed and the candidates were as follows:

No.	Name	Address	Proposed	Second
1	Ms Alice Li	Elegance Court	Yes	Yes
2	Mr Chan Ping Leung	Brilliance Court	Yes	Yes
3	Ms. Daggie Tse	Elegance Court	Yes	Yes
4	Mr Fan Chak Wah	Elegance Court	Yes	Yes
5	Mr Lee Shap Chun	Elegance Court	Yes	Yes
6	Mr Law Chi Wing	Glamour Court	Yes	Yes
7	Ms. Umehara Yukiko	Elegance Court	Yes	Yes
8	Mr. Chung Kwok Wah	Glamour Court	Yes	Yes
9	Mr. Ho Kin. Luk	Glamour Court	Yes	Yes
10	Ravi Ranjan	Elegance Court	Yes	Yes
11	Ms. Wong Wai Man	Glamour Court	Yes	Yes

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

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

The Annual General Meeting was adjourned at 10:10 pm.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a small 'L' shape.

Chairman