

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 3 2011-2012

held on 22 September 2011, 8:00 pm in Discovery Bay Office Centre

Present:

Mr Christian Chasset	(CC)	- Chairman
Ms Alice Li	(AL)	- Member
Mr. Chung Kwok Wah	(CKW)	- Member
Mr. Chan Ping Leung	(CPL)	- Member
Mr. Ho Kin Lok	(HKL)	- Member
Ms. Umehara Yukiko	(UY)	- Member
Mr. G H Koo	(GH)	- Manager, Estate – City Management (CM)
Mr. Sam Lo	(SL)	- Manager, Contracts – CM
Mr. Kelvin Siu	(KS)	- Officer, Estate – CM
Mr. Calvin Ting	(CT)	- Assistant Officer, Estate – CM

Absent with Apologies:

Mr. Michael McGuire	(MMG)	- Vice-Chairman
Ms Daggie Tse	(DT)	- Member
Mr. Fan Chak Wah	(FCW)	- Member
Mr. Law Chi Wing	(LCW)	- Member
Mr. Lee Shap Chun	(LSC)	- Member
Mr. Ravi Ranjan	(RR)	- Member
Ms. Wong Wai Man	(WWM)	- Member

In Attendance:

Nil

1. Confirmation of Previous Meeting Minutes

The meeting minutes of the Village Owners' Committee (VOC) Meeting No 2 on 6 July 2011 would be revised as to reflect the detailed discussion on the proposal of adding security guard booth.

2. Management Report

CM advised the Committee on the followings:

2.1 Security guard booth

CM suggested that the security guard booth locating inside the building ground floor lobby was to increase the presence of security personnel so that they would easily be contacted by our residents, apart from access control purpose, to foster the relationship with our residents. However, the Committee commented that the outlook of the booth did not harmonize with the environment of open space and the lobbies. It was resolved to remove the booth at the moment, but to maintain the posts for better surveillance over common areas.

2.2 Dormitory

The table was presented to summarize the suspected dormitory in Hillgrove. Suspected dormitory were under monitoring in order to prevent any nuisance to the neighborhood. Members expressed that the improvement had been made and concurred that monitoring was necessary. CM stated that various measures such as temporary storage for bulk delivery and high rise patrol against packing in floor lobbies would continue.

2.3 Loading area

CM briefed the Committee on the improvement of debris removal from renovation. For the convenience of loading debris, a space was reserved for the temporary parking of container. To promote the space, CM would mark the space the words "Loading Zone" for better indication.

3. Matters Arising from Previous Minutes

3.1 Use of Golf Cart Parking Spaces

CM briefed the Committee on the daily monitoring of golf cart parking spaces in Hillgrove. Furthermore, according to the record, most of the golf carts parked overnight belonged to Hillgrove flat owners. The observation showed that 21 golf cart parking spaces were enough to accommodate the needs in the village.

4. Update on Tender of Consultancy Services

SL updated the Committee about the latest status of the tender as well as the detail of the general practice of selecting consultant. There were 5 out of 13 tenderers to be invited for the presentation of their proposal. Date to meet the selected tenderers was scheduled on Saturday 15 October, starting at 9:30am. It was proposed that each session of interview would take 45minutes including a 15-minute presentation and a 30-minute Q&A. The Committee was concerned about the each interview session would be too long and a break was required after each session in the schedule. SL would revise the schedule and send the revision to all Members. Price envelopes were not yet been opened until the interviews of selected tenderers finished. Moreover, Members, who would attend the interview, agreed to sign the declaration of interest before the tender interview.

5. Report on Financial Status

CM advised that the village account yielded a year-to-date deficit at about HK\$25,000 as compared to the estimated budgeted sum of about HK\$37,000 as at 31 August 2011. The financial status was better than expected and CM would exert more control over the spending the next few months.

6. Report on previous City Owners' Committee (COC) Meeting

The last COC meeting was held on the 31 August 2011 and the major issues were as follows:

- Repair and Maintenance of Slopes at La Serene and Midvale Village

HKR had informed that there were no immediate and/or obvious dangers to both slopes

and that no active mitigation measures were considered necessary. The relevant report had also submitted to the Government.

● Proposal to Create Authorised Area to Control Access by Taxis and Coaches

After the consultation in TD&C meeting, it was likely that TD would support the introduction of taxi services to Discovery Bay designated area. Further COC members' views on the coach services were sought. After discussion in this Meeting, the Committee supported the introduction of coach services to the restricted area in Discovery Bay.

7. Community Events

Date	Event	Venue
09 October 2011	Sunday Flea Market	Piazza
31 October 2011	Halloween	Piazza

8. Any Other Business

8.1 Uneven Distribution of Free Chinese Newspaper

Members mentioned that there were limited free newspapers placed in Hillgrove. CM had contacted the publishers to apply for free newspapers to be distributed in Hillgrove, however the publishers claimed that they had declined new application recently.

8.2 Lift Protection

The lift protection in Elegance Court lift No 2 was not properly installed and CM would align the protection sheet with the floor to avoid misplacement. The sheets would be removed as soon as the delivery completed.

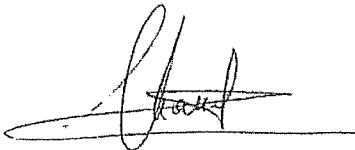
8.3 Fire Drill

The date of fire drill would be confirmed after the Meeting.

9. Date of Next Meeting

The next meeting was scheduled at 8:00pm on Thursday 27 October 2011.

There being no other business, the meeting was adjourned at 10:25 pm.



Chairman