



**Discovery Bay Hillgrove Village Owners' Committee**

**Annual General Meeting 2012-2013**

**held on 13 September 2012, 8:00 pm at Multi-Purpose Hall, Discovery Bay Office Centre**

Mr G H Koo (GH) 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, GH introduced Mr Christian Chasset, the outgoing Chairman of the Committee and Ms Kendra Lam (KL), Assistant Officer, Estate of CM. GH 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 Vice Chairman Mr Michael McGuire who had spent lots of time in working in the term and all Committee Members for their contributions throughout last year. His report was highlighted as follows:

**Financial Status**

The financial position of our village is very healthy and our reserve fund has reached over HK\$10 million in January 2012.

For this financial year, as at 31 July, the village account recorded a cumulative deficit of about HK\$12,000, and this figure was only one-tenth of the budgeted amount.

The proposed budget for 2012/2013 was reviewed by the Committee.

As the new cleaning and security contracts are more expensive (cleaning contract raised by about 32%), it is necessary to revise the proposed City expenses budget for an evaluation of management fees review. In principle, the Committee took a conservative approach and preferred to reduce yearly payment to the Reserve Fund to achieve a balanced account.

We have therefore decided that the management fees will remain unchanged.

**Replacement of Booster Pumps at Roofs**

The replacement of the booster pump is in progress. In general, these pumps had been serving the villages for over a decade and some of which were almost at the end of their life spans. These pumps are to be replaced wherever required.

#### Underground Drains Cleaning

After introducing the regular services of high pressure water cleaning of underground pipe system, there was no further flooding report this year. The exercise was proved to be effective to solve the problem in outdoor areas.

#### Update of Renovation

In December 2010 our Committee had a first discussion about the Hillgrove upcoming renovation project, the tender preparation, the scoring ratio as well as the forming of a Renovation Working Group (RWG).

It all went well and on a Saturday of early October 2011 our Committee conducted a Tender interview for choosing a consultancy firm.

On 27 October 2011 at our VOC meeting about twenty non elected owners felt that the VOC might award the job to the consultant with the highest score. They submitted copies of correspondence and alleged records related to his past performance. The documents recorded allegations about the work progress and alleged disputes between the consultancy firm and its clients in projects in Discovery Bay and in other part of the territory.

Some VOC members were of the opinion:

- that any allegation should be supported by evidence, without which an allegation could not be substantiated and should be disregarded.
- that rumours should never be taken for granted.
- that the Committee had spent a considerable amount of hours to work out the tender.
- that the owners would also expose themselves to a higher cost for a less satisfactory performance with the other tenderers.

However after a long talk, it was finally agreed to suspend the appointment of consultancy services and to re-tender the whole exercise.

In 2012 a tender exercise had therefore started again for the appointment of consultancy services and whether to include each stage of consultancy services: Condition Survey, Main Renovation Contract and Project Management.

## 2. Questions and Answers

- (1) An owner asked about the reason of suspending the appointment of consultancy services even the scoring process had been completed. The Chair replied that before the appointment, some owners expressed that they had lost confidence to the tenderer in view of the presence of allegation of misconduct of the firm concerned. Hence, the Committee decided to suspend the exercise.
- (2) An owner mentioned that the above scenario could occur in the future if there was any mechanism to avoid recurrence. The Chair advised that it will be a challenge for the new Committee and hoped that the new Members would further study to solve the issue and perhaps develop a solution similar to the one found in Peninsula Village were allegations without a proof are now disregarded.
- (3) An owner asked if more information of tender process could be available to the owners. The Chair explained that due to the nature of confidentiality of a tender exercise, certain information could only be released at a later stage; however, owners were welcome to attend the Committee's meetings so that queries they may have could be clarified.

There was no further question from the floor and CM announced that the election followed.

## 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.

GH 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 Lam Park Keung 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 Lam Park Keung was elected automatically as the Chairman for the ensuing year.

Mr Lam Park Keung was invited to give a speech. Mr Lam Park Keung thanked the owners' support. He mentioned that he was one of the long-term owner living in Hillgrove since 1988. He was retired from the capacity of a civil servant of Hong Kong Post Office and joined the Hillgrove Village Owners' Committee since 1993. During his engagement with the Hillgrove Village Owners' Committee, he was elected as the Chairman for four terms and the Vice, for three terms. He was familiar with the village operation and had participated in two Hillgrove renovations in the past. In 2004, he left the Committee for personal reason. With the support of owners, he decided to stand for the election this year so that he could contribute in the upcoming project for the benefit of the owners. He encouraged the new Committee Members working together in order to improve Hillgrove and to make the renovation a successful project. He also mentioned that he would use his best endeavour after a new bus stop in front of Hillgrove for outbound services. Finally, he appealed to the owners to actively join the new Committee.

### **3.2 Election of Vice-Chairman**

There was one candidate Ms Daggie Tse who had indicated her consent for election of the post of Vice-Chairman. During the meeting, an owner Mr Edmund Fan also indicated his intention for the election of the post. As Ms Daggie Tse was unable to attend the meeting and her representative on her behalf withdrew from the election, there was only one candidate Mr Edmund Fan for the election. 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 Edmund Fan was elected automatically as the Vice-Chairman for the ensuing year.

### 3.3 Election of Committee Members

CM further reported that there were sixteen (16) 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	Proposed	Second
1	Ms Alice Li	Yes	Yes
2	Ms. Bina Leung	Yes	Yes
3	Mr Chan Ping Leung	Yes	Yes
4	Mrs. Christine King	Yes	Yes
5	Mr. Chung Kwok Wah	Yes	Yes
6	Ms. Daggie Tse	Yes	Yes
7	Mr. Edwin Rainbow	Yes	Yes
8	Ms. Fiona Thompson	Yes	Yes
9	Mr. Ho Kin Lok	Yes	Yes
10	Mr. Lam Wai Man	Yes	Yes
11	Ms. Lo Yuk Shan	Yes	Yes
12	Mr. Martin Keen	Yes	Yes
13	Mr. Michael Allardice	Yes	Yes
14	Mr. Nigel Reid	Yes	Yes
15	Ms. Umehara Yukiko	Yes	Yes
16	Ms. Wong Wai Man	Yes	Yes

Having been proposed and seconded by the owners present or duly authorized representatives, the owners present suggested having all the sixteen (16) candidates elected en bloc. The owners or duly authorized representatives present unanimously agreed to the suggestion. CM declared that the above-mentioned candidates were elected en bloc as Committee members for the ensuing term.

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 8:55 pm.



Chairman