

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 5 2012-2013

held on 24 April 2013, 7:30 pm in Discovery Bay Office Centre

Present:

Mr Lam Park Keung	(LPK)	Chairperson
Mr Edmund Fan	(EF)	Vice-Chairperson
Ms Alice Li	(AL)	Member
Mr Chan Ping Leung	(CPL)	Member
Mr Chung Kwok Wah	(CKW)	Member
Ms Daggie Tse	(DT)	Member
Mr Edwin Rainbow	(ER)	Member
Mr Lam Wai Man	(LWM)	Member
Ms Lo Yuk Shan	(LYS)	Member
Ms Umehara Yukiko	(UY)	Member
Mr G H Koo	(GH)	Manager, Estate – City Management (CM)
Mr Sam Lo	(SL)	Assistant Manager, Contract – CM
Mr Anthony Ng	(AN)	Officer, Estate – CM
Mr Kit Lam	(KL)	Assistant Officer, Estate – CM

Absent with Apologies:

Ms Bina Leung	(BL)	Member
Mrs Christine King	(CK)	Member
Ms Fiona Thompson	(FT)	Member
Mr Ho Kin Lok	(HKL)	Member
Mr Law Chi Wing	(LCW)	Member
Mr Lee Shap Chun	(LSC)	Member
Mr Martin Keen	(MK)	Member
Mr Michael Allardice	(MA)	Member
Mr Nigel Reid	(NR)	Member
Ms Wong Wai Man	(WWM)	Member

In Attendance:

Ms Leung

1. Confirmation of Previous Meeting Minutes

The meeting minutes of Village Owners' Committee (VOC) Meeting No 4 of 20 March 2013 were confirmed and the Chairperson signed the minutes.

2. Matters Arising



2.1 Lift Maintenance Services

The report prepared by the Chair regarding the comparison of spray paint and stainless steel lift doors was tabled. The Chair pointed out that according to the lift maintenance contractor's inspection report, the lift system in Hillgrove was safe as far as the operation was concerned and its performance would remain at the same level in the next one or two years. However, the Committee needed to address the issues of both operational safety and outlook in the long run. In view of the above, the decision of the proposed work could be postponed to the upcoming renovation in the third quarter of 2014, tentatively. The Chair stressed that the decision would be made through the owner's meeting in due course.

2.2 Replacement of Playground Floor Mat

CM advised that the replacement work would commence in late June subject to the delivery of material, and the work would last for about a month. Management notice with the approved graphic of the floor mat would be posted up for residents' information.

3. Management Report by CM

CM briefed the Committee on the recent management operations as follows.

- 3.1 Respective contractor was to submit a quotation of new surveillance cameras in the lobbies such that both the views over the entrance and lift hall could be covered.
- 3.2 Sterilization in the common area, such as door access and lift call panels, was in place in view of the recent report of influenza in the region.
- 3.3 To further tighten the night time parking control at the driveway in front of Hillgrove, CM would place order for stainless steel signs of "no parking zone" to be displayed at night, while temporary signs had been used to alert the drivers.
- 3.4 Monthly mosquito and pest control exercise was completed and the job covered both outdoor and indoor of the Village.

4. Progress of Re-tender of Consultancy Services

The draft tender of consultancy services had been circulated to the Committee before the meeting and was being reviewed by the Members. As requested, the some content was being revised to fit for Hillgrove's situation. While some Members might further give feedback to certain points, CM would consolidate comments and suggestion in the next two weeks in order to finalize the version for issuance of tender.

5. Report of Financial Status

The village account recorded a deficit at about HK\$48,000 as at 31 March 2013 which the budgeted deficit was being reduced significantly. The cash position amounted to about HK\$9.1 million. In the current budget of which the expenditure was projected with reference to the previous budget, it was expected that a deficit of about HK\$340,000 would incur, however, this could be off-set by the accumulative surplus of about HK\$3.4 million. The financial situation would be reviewed upon the submission of renovation cost estimate by consultant at a later stage.

6. Issues of City Owners' Committee Meeting

6.1 Residents Card

The concept of residents card was introduced in the meeting and Octopus would be invited to give a presentation to explore the application in Discovery Bay.

6.2 Building Management System Upgrade

Alternatives of the upgrade of building management system were submitted. There were two approaches in terms of maintenance costs against the term of the contract. In principle, the maintenance cost could be significantly reduced under a longer period of service contract.

7. Report on Passenger Liaison Group Meeting

7.1 Ferry Fare Review

The current ferry fare increase was due to continuously rising operating costs. Members commented that there should be more consultation in the community before reaching a decision on the review. Members also opined that a longer period for consultation was required. Members expressed their discontent against a fare increase.

7.2 Government HK\$2.00 Scheme

The Government HK\$2.00 Scheme was implemented in the ferry services which benefited elderly who travelled to Central by sea.

7.3 Bus Fare Review and Bus Service Working Group Meeting

The fare increase was due to continuously rising operating costs. Members expressed their discontent against a fare increase. The Chair reported that a working group meeting was held where the feasibility of tendering the outbound services was discussed. The meeting reached a consensus that while bus operators in the territory showed less interest in the tender, Passenger Liaison Group should continue working with the bus company for service improvement.

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7.4 Proposed Bus Stop in front of Hillgrove

A site inspection along the driveway from Fire Station to Discovery Valley Road had been carried out by the bus company together with CM. Bus Stops of outbound services on both sides of Discovery Bay Road were being considered. A proposal of possible spots would follow. The Chair commented that the proposed bus stop would not only benefit Hillgrove's residents, but people from Parkvale and La vista / La Serene might also enjoy the services.

8. Community Events

Event	Venue	Date
Zoot SW Swim Run Fun	Tai Pak Wan	28 th Apr 2013
Plant Market	Nursery	4 th May 2013 and 1 st Jun 2013
Action Sprint DBay	DB & Lantau Island	5 th May 2013
DMK Spring Festival	Discovery College	5 th May 2013
Dragon Boat Races and Carnival	Tai Pak Wan and DB Plaza	12 th Jun 2013

9. Any Other Business

Some Members commented that the performance of night-shift security services deteriorated. CM replied that an increase in relievers, who might not be familiar with the village matter, caused the issue. CM would review the overall staffing by deploying permanent security staff to improve the services.

10. Date of Next Meeting

The next meeting was scheduled on Thursday 11 July 2013.

There being no other business, the meeting was adjourned at 10:45 pm.

Chairperson

