

DISCOVERY BAY HILLGROVE VILLAGE

Meeting with Owners

held on 11 July 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 Edwin Rainbow	(ER)	Member
Ms Lo Yuk Shan	(LYS)	Member
Ms Umehara Yukiko	(UY)	Member
Mr Brian Cheng	(BC)	Member
Ms Joanne Rowland	(JR)	Member
Mr G H Koo	(GH)	Manager, Estate – City Management (CM)
Mr Anthony Ng	(AN)	Officer, Estate – CM

Absent with Apologies:

Ms Bina Leung	(BL)	Member
Mr Chung Kwok Wah	(CKW)	Member
Ms Daggie Tse	(DT)	Member
Ms Fiona Thompson	(FT)	Member
Mr Lam Wai Man	(LWM)	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

1. Village Matters

1.1 Lift Maintenance Services

The suggestion paper prepared by an owner related to the observation of the lift door mockup together with options of various materials applied to the door panels and doorframes had been tabled during the meeting. LPK thanked the owners for the feedback and suggestions in the above paper which would be put forward to the consultant of the upcoming renovation for evaluation.

1.2 Replacement of Playground Floor Mat

CM advised that the replacement work commenced on 8 July. Before works, a notice with coloured graphic was posted for residents' information. In view of the fair weather condition, the work was carried out efficiently so that the completion date could be advanced. The playground would be re-opened on Saturday 13 July.

2. Management Report by CM

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

- Replacement of floor tiles at outdoor area was in progress.
- Grass cutting of lawn area was completed and proper safety measures were in place during the work.
- A compliment was received for our Security Guard I Ms Yip Fung Kwan for her performance in Hillgrove.

3. Progress of Re-tender of Consultancy Services

CM advised that the suggestions from owners had been incorporated into the final version of the consultancy service tender. The tender was issued on 8 July and the closing date was 26 July. A meeting would follow to shortlist and announce the list of candidates for tender interview.

4. Report of Financial Status

The village account recorded a surplus at about HK\$3,500 as at 30 April 2013 against a budgeted deficit of HK\$18,000. The cash position amounted to about HK\$11.1 million for the period. LPK commented that the existing level of management fee remained unchanged for years. In view of the continuously rising operating costs, it would be necessary to review the management fee after the renovation cost estimate submitted by the consultant being approved.

5. Issues of City Owners' Committee (COC) Meeting

5.1 Security Service Contract

The new security service provider was appointed and the new contract commenced on 1 June. Under the new contract requirement, the Hillgrove headcount was reduced from 3.5 to 3 in order to reduce the impact on the budget. After review the performance of existing guard services in the meeting, it was agreed to adjust the requirement to two (2) Security Guard II* and one (1) Security Guard I for quality services to Hillgrove.

5.2 Ferry Fare Review

Ferry operator was to consider outsourcing the operation as a high operating cost was concerned. Some owners were content with the existing service level but opined that more transparency of financial information was required for the public to understand the difficulties and justification for a fare review in the future. LPK further commented that it would be crucial for the ferry operator and City Owners' Committee to obtain Government fuel subsidy to maintain a competitive fare.

5.3 Bus Services

A double decker was deployed on Discovery Bay Road last Friday for a trial. The double decker would be operated for external route to ease passenger load during rush hours. Some COC members were concerned about noise pollution to the residences nearby.

5.4 Residents Card

It was reported that Octopus had given a presentation to COC members introducing the Whitelist System which was able to distinguish visitors from Discovery Bay residents. This application facilitated a fare differentiation for transportation.

5.5 Building Management System Upgrade

The consultant delivered a presentation of the proposed network of the new system to COC representation. It was planned to tender the new system and to consult individual VOCs afterward.

5.6 VOC Liability Insurance

VOC liability insurance was introduced in Parkvale. There was discussion in the meeting on viewing the related legal advice of the above case, and after discussion, the owners felt that this was not required in Hillgrove.

5.7 Tender / Contracts endorsed by COC

- Insurance policies were renewed on 1 July with AXA General Insurance Hong Kong Limited;
- Safety measures of fall arrest system at slopes for grass cutting work was endorsed and the first batch would be applied to the dam area of Discovery Valley Road; and
- The installation of artificial turf of DB North Pitch was endorsed and the work was expected to be completed before November.

6. Report on Passenger Liaison Group Meeting

6.1 Proposed Bus Stop in front of Hillgrove

CM advised that the proposed bus stop would be set up in front of Hillgrove to provide outbound services. Initially, there was a proposed location at a lay-by in front of Fire Station, however, buses were unable to move into it due to steep slope. Extensive capital layout would be required to modify the driveway to suit the purpose. An alternative was proposed at the area in front of the adult exercise zone where the lay-by would be set up at the existing walkway and in which case a

part of the hedge would be moved toward the blocks for the new walkway / driveway. Modification cost would be borne by the City road fund. After discussion, the owners supported the setup of a new bus stop and would continue in exploring the impact of a new lay-by moved into the existing lawn area of Hillgrove.

7. Community Events

Event	Venue	Date
Marching Band@ Love.Together	DB Plaza	13 July
Plant Market	Nursery	3 August and 7 September
Beach Party Fever	Tai Pak Beach	10 August
Flea Market	DB Plaza	25 August
Beach Rugby	Tai Pak Beach	14 September

8. Any Other Business

Nil

9. Date of Next Meeting

To be confirmed.

The meeting was adjourned at 10:10 pm.

Chairperson