

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE
Minutes of Meeting No 3 2015-2016
held on 10 March 2016, 9:00 pm in Discovery Bay Office Centre

Present:

Mr Edwin Rainbow	(ER)	Chairperson
Ms Janice Fung	(JF)	Vice Chairperson
Ms Alice Li	(AL)	Member
Mr Chung Kwok Wah	(CKW)	Member
Mr Edmund Fan	(EF)	Member
Fine Faith Limited	(FF)	Member
Mr John Antweiller	(JA)	Member
Ms Kimberly Keng	(KK)	Member
Ms Lo Yuk Shan	(LYS)	Member
Mr Michael McGuire	(MM)	Member
Mr Nigel JH Reid	(NR)	Member
Ms Nikki Wepener	(NW)	Member
Mr G H Koo	(GH)	Manager – Estate, City Management (CM)
Mr Sam Lo	(SL)	Manager – Contracts, CM
Ms Debbie Lau	(DL)	Assistant Officer – Estate, CM
Ms Ricky Kong	(RK)	Assistant Officer – Estate, CM

Absent with Apologies:

Ms Christine Law	(CL)	Member
Mr Fok Chau Lun	(FCL)	Member
Mr Martyn Keen	(MK)	Member
Mr Reynolds Martin Charles	(RMC)	Member
Ms Umehara Yukiko	(UK)	Member

In Attendance

1. Confirmation of Previous Meeting Minutes

Copies of the meeting minutes of Annual General Meeting of 17 September 2015, Village Owners' Committee (VOC) Meeting No 1 of 15 October 2015 and VOC Meeting no 2 of 15 December 2015 were tabled. The Committee had no further comment and approved the meeting minutes.

2. Matters Arising

2.1 Refund of Outstanding Balustrade Refurbishment

Some owners requested for a deposit refund for balustrade which was not replaced in the last renovation. CM would issue the cheque for refund next week.

3. Management Report by City Management

CM briefed the Committee the following management operations:

3.1 Tender of Lift Maintenance Contract

The tender for a two-year service contract was issued and opened last week, witnessed by the Chair. The submission was being reviewed by CM before a VOC Paper was issued for analysis and recommendation. ER commented that the subject tender was important to Hillgrove and Members should involve in the preparation and selection process, such as tender interview.

4. Progress of Consultancy Service on Condition Survey

The Renovation Working Group (RWG) meeting was conducted right before this Meeting. Messrs Ho and Partners gave a presentation on the inspection and preliminary cost estimate on essential items, highly recommended items and improvement. The draft survey report would be reviewed by RWG on 23 March. (The RWG meeting notes is attached for reference.)

5. Report of Financial Status

Financial Status

CM advised that a surplus of about HK\$50,000 as at 31 December 2015 yielded against a budgeted deficit of about HK\$33,000. Cash position accumulated to a level over HK\$11 million.

Draft Budget 2016/2017

NR commented that the financial status of Hillgrove was healthy and the budget of next financial year should aim to cover daily operating expenses and, ideally, to improve the Reserve Fund contribution as well. NR would work with CM on the budget when that first draft was finalized next week.

Projected Renovation Cost borne by Flats in Hillgrove

NR delivered a projection to the Committee on the unit rate payable by each flat with respect to the sum being contributed to the renovation costs. In principle, the amount to be paid by each flat was being calculated, similar to management fees, by the numbers of management units assigned to that flat. NR also suggested that a fund should be set aside for operation contingency after the transfer of Reserve Fund to renovation account.

Long Outstanding Debts

3 out of the 5 accounts with management fee payable of over four (4) months had discharged the bills. While one owner agreed to pay next week, the one with a long outstanding debt had already approached CM for settlement.

6. Report of City Owners' Committee (COC) Working Groups and Sub-Committees

Passenger Liaison Group Report

Discussions covered the upcoming extension of Bus Terminal and AL suggested an

increase in the frequency of Route 9S to improve the traffic to Discovery Bay North shopping area.

Infrastructure Working Group Report

The priority would be given to the projects to strengthen the existing main roads in view of the growing traffic.

Sports and Leisure Sub-Committee report

Various activities were proposed including water sports activities in the reservoir, Tai Pak Bay beach volley ball games, and provisions of fitness equipment for elderly.

" With an Eye on the Future " on Sound Developments for a Better Community

The presentation was given by Hong Kong Resort about future development in Discovery Bay. The plans included a Bus Terminal and DB Plaza shopping mall, a proposed residential development in Nim Shue Wan (Area 10B), and another one behind Parkvale Village (Area 6F). The terminal extension would last for the next five (5) years, while the residential developments were in the consultation stage. ER asked the Members about the feedback and the Committee in general felt that new development added value to Discovery Bay, while the main concern was how the plan could ease the down side of an increasing population.

Misallocation of Undivided Shares

An owner Mr Andrew Burns raised his concern on the base for the allocation of Management Units among the Villages of Discovery Bay residences and was invited to present his findings in next meeting.

7. Community Events

Event	Venue	Date
Sunday Market	Piazza	Sunday 13 March
Plant Market	Nursery	Saturday 2 April
Sunday Market	Piazza	Sunday 10 April
Flea Market	Piazza	Sunday 17 April
Recycling Day	Piazza	Saturday 23 April
DB Dragon Boat Race	Tai Pak Bay and Piazza	Thursday 9 June

8. Any Other Business

9.1 Chattels in Floor Common Corridor

As far as fire safety was concerned, chattels or small furniture was not allowed to be placed in floor common corridors. CM would issue a management notice reminding owners to remove their belongings accordingly while small loose items would be tolerated as provided in City Rules.

9. Date of Next Meeting

To be confirmed

There being no other business, the meeting was adjourned at 11:00 pm.

Chairperson