

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE
Minutes of Meeting No 5 2015-2016
held on 28 April 2016, 7:30 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
Fine Faith Limited	(FF)	Member
Mr John Antweiller	(JA)	Member
Ms Lo Yuk Shan	(LYS)	Member
Mr Michael McGuire	(MM)	Member
Mr Nigel JH Reid	(NR)	Member
Ms Nikki Wepener	(NW)	Member
Ms Umehara Yukiko	(UK)	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 Edmund Fan	(EF)	Member
Mr Fok Chau Lun	(FCL)	Member
Ms Kimberly Keng	(KK)	Member
Mr Martyn Keen	(MK)	Member
Mr Reynolds Martin Charles	(RMC)	Member

In Attendance

Mr Alfred Wong	Owner
Mr Chan Siu Kong	Owner
Mr John Challen	Owner
Ms Kitty Chiu	Owner
Ms Leung Yim Jing	Owner

1. Confirmation of Previous Meeting Minutes

The draft meeting minutes of Village Owners' Committee (VOC) Meeting No 3 of 10 March 2016 was tabled. The Committee would review the draft and revert to CM on comment. [The meeting minutes of Meeting No 4 of 23rd March had not been prepared](#)

2. Matters Arising

2.1 Tender of Lift Maintenance Services Contract

The VOC Paper recommending the renewal of maintenance service contract to original supplier Fujitec HK Limited was issued. After price negotiation, the quote was discounted to HK\$18,000.00 per month excluding contractor all risk insurance which would be covered by CM's master policies. As discussed, the Committee

agreed to award the contract to Messrs Fujitec as recommended. ER commented that since the contract sum was rather significant in the village budget, it was desirable to have VOC Members to participate in the tender / selection process. CM noted and would adopt the approach in the next tender exercise.

3. Management Report by City Management

CM briefed the Committee the following management operations:

3.1 Chattels placed in Common Corridors

According to recent patrol reports, it was noted that some residents placed personal belongings outside the main entrances. CM reminded respective residents that this might violate fire safety regulations. The chattels were removed by residents afterward. Management notice was issued to advise the residents not to do so for public fire safety.

3.2 Slope Protection Work behind Hillgrove

CM advised that the contractor had started site work at the slopes and the programme would last till August this year. At the slopes, concrete plinths would be produced to hold the mesh. During the work, noise would be emitted when pumping the concrete uphill and CM would liaise with the contractor on daily schedule as to minimize the disturbance. CM would keep Members updated on the progress. ER enquired if the existing master insurance covered landslide and CM confirmed that the coverage in place.

4. Progress of Consultancy Service on Condition Survey

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 was being reviewed. (The notes no 3 of 28 April meeting is attached.)

5. Report of Financial Status

Draft Budget 2016/2017

It was agreed that the budget of next financial year should aim to cover daily operating expenses and, ideally, to improve the Reserve Fund contribution as well. According to the draft budget, an increase of eight and a half (8.5) percent on management fee was proposed with effect from 1 June 2016 to reduce the projected deficit. There was no adverse comment from the Committee and Cm would draft a notice for the management review. Cm also advised that this would be the first time of management fee review over the last ten (10) years in Hillgrove.

Long Outstanding Debts

ER reviewed the resolution that had been unanimously agreed by members at the previous VOC meeting on 23rd March.

“To agree on the need to obtain legal opinion on the calculation of interest on overdue amounts receivable and their collection under Discovery Bay Deed of Mutual Covenant (“DMC”) and release the necessary funds”

ER quoted from the DMC for the principle of interest calculation that he expected to be applied to outstanding debt (note that the calculation currently proposed to be applied by CM was simple interest, representing a significantly lesser amount of interest.)

If any Owner shall fail to pay any amount payable hereunder or under any Sub-Deed of Mutual Covenant within 30 days of the date on which the demand is made as aforesaid he shall further pay to the Manager (1) Interest calculated at the rate of \$1.50 for each \$100 or part thereof remaining unpaid for each period of 30 days or part thereof for which it remains unpaid. (2) Such collection charge as the Manager shall decide to cover the cost (other than legal costs of proceedings as hereinafter mentioned) of the extra work occasioned by the default.

CM had advised that the decision could not be upheld by the VOC alone. The COC would need to endorse.

A new resolution (annexed for information) was proposed as a motion by NR and seconded by JF.

The resolution for the COC (attached) forms part of this minutes.

The motion to go to the COC with above resolution was carried unanimously. This would be put forward to the upcoming City Owners’ Committee meeting for endorsement as the outcome might have an implication to all villages in Discovery Bay. The Committee agreed.

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

Sports and Leisure Sub-Committee report

MM represented the Committee to attend the meeting of 27 April and briefed Members on the discussion. Priority was being set for various activities and the progress was summarized as follows.

Elderly Sports Equipment - Individual set(s) of equipment was proposed to be installed in selected locations within City area and funding would be raised through COC.

DB Club Liaison Meeting - Meeting to be conducted with representatives of clubs and Community Hall in order to explore opportunity and improvement of activities that attracted residents and serve the community better.

Off-site sports facility location - Peng Chau Government facilities was suggested.

DB Reservoir Project – Fishing, scuba diving course and family cannoning were recommended.

DB Triathlon or other sporting events - Yearly plan of DBwide events and respective contact information would be provided.

7. Community Events

Event	Venue	Date
Plant Market	Nursery	Saturday 7 May
Sunday Market of Handcraft Items	Piazza	Sunday 8 May
Recycling Day	Piazza	Saturday 21 May
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

The next meeting was scheduled on Thursday 12 May 2016.

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

Chairperson