

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE
Minutes of Meeting No 8 2015-2016
held on 1 September 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
Mr Edmund Fan	(EF)	Member
Fine Faith Limited	(FF)	Member
Mr John Antweiler	(JA)	Member
Ms Kimberly Keng	(KK)	Member
Mr Martyn Keen	(MK)	Member
Ms Lo Yuk Shan	(LYS)	Member
Mr Reynolds Martin Charles	(RMC)	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 Michael McGuire	(MM)	Member
Mr Nigel JH Reid	(NR)	Member
Ms Nikki Wepener	(NW)	Member
Ms Umehara Yukiko	(UK)	Member

In Attendance

Nil

1. Confirmation of Previous Meeting Minutes

With the exception of Minute 4 of 23rd March 2016, which awaited Chinese translation, the draft meeting minutes of Village Owners' Committee (VOC) Meeting Nos 1-7, in English, had been finally vetted and amended by the Chair and circulated to Members and there was no further comment.. RMC proposed to confirm the minutes 1,2,3,5,6,7 en bloc and it was seconded by JA. Minute 4, will be ready for the next VOC meeting. The Chair signed off the minutes afterward. To enhance VOC communication with Hillgrove owners, it was suggested that a website or server was set up for owners to

access to the minutes more easily. CM would explore the options.

The committee understood that ER, not being bi-lingual, was not the best person to sign the minutes translated to Cantonese. We should consider that JF should do this, when the translations are complete

2. Progress of Consultancy Service on Condition Survey

The latest draft presentation prepared by Messrs Ho and Partners (HPA) was tabled. After reviews, Members concluded that some minor amendments were required on the sections related to the proposed floor lobby lightings and the proposed relocation of air conditioners in entrance lobbies.

As regards the paint in rear staircase, Members would like to revisit HPA's opinion on suitable rendering to protect the walls against deterioration - was repainting really essential? Could we only remove the flaking paint? Some members asked if the fabric of the building needed to be protected from deterioration – damp penetration. The back stair well could be done at any time, without serious disruption to residents. CM would convey the message to HPA for amendments. A meeting with HPA was suggested on Thursday 22 September to finalize the presentation which would be delivered to owners in the upcoming Annual General Meeting.

MK commented that a longer period of advanced notice was required for the Annual General Meeting of 29 September in view of the difficulties to reach a quorum in the past, it was agreed to postpone the meeting to Thursday 27 October or 3 November, subject to availability of venue. The agenda would be similar to that adopted in last annual General Meeting; a report on the progress of consultancy services followed by an election of new VOC. The Committee agreed. (Under these circumstances, the site work would commence in 2017).

ER suggested a program of presentations could be introduced to encourage owners to arrive early and hold their interest as the quorum builds up prior to the scheduled time for the vote. The CM trials on recycling through the hopper could be one presentation. The idea was welcomed and would be discussed further, with ideas welcome from members.

It was generally agreed that the presentation of the renovation project should be split between HPA and the RWG. HPA mainly the essential and the associate costs. The RWG should describe some of the items that had been considered and left out and promote the reason for expenditure on the non-essential.

ER had confirmed after investigation that CM estimation for the electrical running cost of common part lighting was correct and also estimated that this could easily be halved by the introduction of LED lighting throughout. Apart from possible relighting in the lift corridors, all the other introduction of LED could be done independently of the renovation project. The possible introduction of solar panels should not be ruled out. The possibilities should be explained to owners but separated from the renovation project.

3. Matters Arising / Management Report by City Management

CM briefed the Committee the following management operations:

3.1 Protection Work on Slopes behind Hillgrove

CM advised that the program would last till December this year as the main contractor had encountered unexpected difficulties in removing the boulders before placement of protective nets. CM advised that the work was required and approved by Authority and the scope of work was confined to slope protection only. There was no piping ?? work carried out in the construction site. CM would keep Members updated on the progress.

3.2 Minor repairs on Doors and Windows in Rear Staircase

CM thanked NR for the site inspection where defective doors and accessories were identified. Contractor was thus instructed to carry out minor repairs such as applying lubricant to door hinges and replacing door closers. CM would follow up these items by high rise patrol.

3.3 Schedule of Communal Lightings in Summer

CM advised that the schedule of communal lightings was set according to summer and winter seasons, usually the lightings would be turned on from 12 hours from 6:45pm daily in summers. To further save the energy consumption, CM would also observe the sunrise and sunset reports of Hongkong Observatory to adjust the schedule as appropriate. ER pointed out that there was no saving of energy as the period only shifted but remained 12 hours

3.4 Chattels placed in Floor Common Corridor

After repeated reminders and notices posted on chattels left behind in the corridors, the situation was being improved. While most of the residents were considerate and cooperative, there was only a few outstanding cases. CM would also seek assistance from Fire Service Department if these cases persisted.

3.5 Recycling in Hopper Room

CM advised that a mockup of recycling rack was installed in one hopper room of each block. The system was mounted at high level in view of limited space. Members commented that the items for recycling purpose might cause odour or hygienic issues. Posters would be displayed to remind residents to observe the recycling practice and to keep the rack clean, say, to clean the cans and bottles before disposal. ER (represents Hillgrove on EPSC) agreed to make himself available for a site visit with CM to see what has been done in the near future.

4. Report of Financial Status

Quarterly Accounts

The latest quarterly account as at 30 June was issued and posted in the noticeboards. CM advised that the financial status was in a fair position as a balance of income and expenditure was achieved. ER said he had sent the Q.A. for consideration to NR and JA and there was no comment from either.

Legal Advice on Interest Calculation

ER mentioned that there was exchange of emails between NR and CM [FK Wong] (two in each direction) drafting the brief to solicitors on defining the interest calculation. ER said that effectively the VOC was faced with an impasse. He added that the Deed of Mutual Covenant seemed to leave no doubt as to how the interest was to be calculated and was surprised that CM insisted on disagreeing. If there was a problem, then surely it would be for the debtor to challenge the higher interest calculation as seen by the VOC and endorsed by the COC.

ER suggested that NR may well follow up with CM. JA suggested we should go to a lawyer independently and would be willing to make a contribution. ER agreed that this could be a way forward and would also be willing to contribute. Subsequently, after discussion MK said he too would be willing to contribute and thought the VOC should be able to claim it back later.

5. Commercial / Storage Activities in Residence

JF mentioned that a utilities company was suspected to store excessive quantity of products in one of the flat. Another Member also noted that a flat was being occupied for storage of fresh food for F&B business. CM would investigate if the flat concerned was being occupied for storage purpose. CM reiterated that flats were solely occupied for domestic purpose and would take actions against occupants that contravened. ER said we could not consider this fully as 3 members would be leaving at 9pm. We should revisit at the next meeting

6. Proposed Taxi Drop Off Point at Permit Collection Office Area

The last COC meeting was conducted on 24 August and a new Taxi Drop Off Point Working Group was formed to study the feasibility in adding a taxi drop off point in the area between Tunnel and Discovery Bay residential area (Prohibit Zone). After discussion in the Meeting, the Committee felt that an additional drop off point between the tunnels was acceptable but there should be no question of extending this into residential areas in DB, beyond possibly Siena 2, which has a suitable turn around near the tunnels and may agree to make it available for taxis.

JF would represent Hillgrove on the working group.

7. Any Other Business

(Post-meeting Notes: JF reported on the proposal of temporary bus stops being discussed in Passenger Liaison Group Meeting and presented a plan for the locations of various bus stops during the construction period of new bus terminal. JF pointed out that several temporary bus stops would be set up at the plot between Glamour Court and Fire Station including a terminus of Bus Route DB02. While the terminus would be operated overnight, Members felt that this would create nuisance and requested Bus Team to reconsider its location.)

Several items from the agenda were not discussed. They will be picked again at the next meeting

8. Date of Next Meeting

The next meeting was scheduled on Thursday 22 September 2016, tentatively.

There being no other business, the meeting was adjourned at 9:20 pm.

Chairperson

OK for me Please make any changes in another colour or write an email

Members present to please signal they are happy.

Ed