

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE
Minutes of Meeting No 9 2015-2016
held on 22 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
Fine Faith Limited	(FF)	Member
Ms Lo Yuk Shan	(LYS)	Member
Mr Michael McGuire	(MM)	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 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
Mr John Antweiler	(JA)	Member
Ms Kimberly Keng	(KK)	Member
Mr Martyn Keen	(MK)	Member
Mr Nigel JH Reid	(NR)	Member
Mr Reynolds Martin Charles	(RMC)	Member

In Attendance

Mr Charles Hung	(CH)	Ho & Partners Architects Engineers & Development Consultants Limited (HPA)
Ms Cecila Wong	(GT)	HPA
Mr Charles Lo	(CLO)	KC Tang Consultant (KC)

1. Confirmation of Previous Meeting Minutes

The draft meeting minutes of Village Owners' Committee (VOC) Meeting Nos 8 had been circulated to Members before the Meeting. As there was no further comment on the minutes, MM proposed to confirm the minutes and it was seconded by LYS. The Chair signed off the minutes afterward. The Chair commented that the Chinese version should be ready together with the English version so non-English speaking Members were able to vet the drafts before the meetings. CM would follow.

2. Progress of Consultancy Service on Condition Survey

The draft presentation prepared by Messrs Ho and Partners (HPA) was tabled. After reviews, Members concluded that some of the “highly recommended” items should be grouped under “essential” items. ER stated that this presentation was to show the owners in the upcoming owners’ meeting what should be done, while the details of those improvement items could be further discussed and decided by owners during the main contract tender exercise; for instance, the proposed floor lobby lightings and the proposed relocation of air conditioners in entrance lobbies. ER further introduced a proposed rundown of the owners’ meeting for Members’ discussion. There would be a briefing session on recycling / energy saving facilities to the owners.

CM advised that an update of survey progress with the tentative date of owners’ meeting was posted in order to alert owners in advance. Under these circumstances, the site work would commence in late 2017. As advised by HPA, the scaffolding period was about 6-to-8 months depending on the working programme to be submitted by the main contractor.

3. Matters Arising / Management Report by City Management

3.1 Commercial / Storage Activities in Residence

CM had approached LPG contractor San Hing advising that Hillgrove was solely for domestic purpose only while storage was not permitted. San Hing agreed to move all the equipment and stock out from the flat forthwith. Further, San Hing was prepared to relocate their quarter shortly.

4. Management Report by City Management

CM briefed the Committee the following management operations:

4.1 Recycling in Hopper Room

CM advised that the trial was in progress and would update the Committee later.

4.2 Slope Stabilization Work behind Hillgrove

After consulted the main contractor, CM learnt that the stabilization work would last till December and landscape work would follow. There would be no road construction nor pipe work being carried out.

4.3 Complaint against Noise emitted from Temporary Site Office

CM mentioned that several complaints had been received from Hillgrove residents over the past few months and were passed to the main contractor. The main contractor was cooperative and exerted better control on site operation. The temporary site office was removed this week, allowing the construction of temporary bus stops.

5. Liability of Damage caused to Another Flat

CM advised that there was a case of leakage where the seepage damaged the floor underneath. Legal liability would be applied in this case, as the owner of upper floor should be liable to make good the damages suffered by the owner of lower floor, subject to depreciation of damaged items. CM stated that the case was then settled among the parties.

6. Report on City Owners' Committee (COC) Meeting

The last COC meeting was conducted on 24 August and the discussions included:

- 6.1 “Big Picnic” – The organizer of Picnic in the Park suggested holding an event Big Picnic in Tai Pak Bay on 5 November instead of the usual musical event in Central Park.
- 6.2 Vehicles entering into Discovery Bay – Some members enquired if more external vehicles were entering into DB. According to records, the figures were rather stable in last two years.
- 6.3 Infrastructure Review – CM was prepared to issue a tender for consultancy services, however, the working group was suspended as some members felt that there would not be sufficient related information available for the consultant to work on.
- 6.4 Customer Service Centre – Members commented that the hotline services was not available during typhoon period or DBwide incidents.
- 6.5 Inclined Lifts – Members were worried by the operating costs of Inclined Lifts and CM replied that electricity charge and cleaning cost were borne by City fund whereas maintenance was by Hong Kong Resort.
- 6.6 Financial Statement – Issuance of quarterly account statement was delayed due to manpower shortage of Finance and Accounts Team.
- 6.7 Sports and Leisure – The sub-committee asked members to suggest location(s) for elderly sports equipment in their villages, followed by a tender for supply and install. Hillgrove would join the tender exercise before deciding if additional equipment was required.
- 6.8 Short-term Tenancy for Water Supply to Discovery Bay – COC and CM would jointly appeal to Government to review the justification of this tenancy.
- 6.9 Art piece with Dragoon Boat – It was suggested using the abandoned wooden dragon boats to create an art piece in DB.
- 6.10 Drone for inspection – CM would explore adopting drone for estate management services such as building inspection and security purpose.
- 6.11 Electric Golf Cart – CM continued to promote the use of electric golf carts.

6.12 Hire Car Services – Members commented that hire car services was inadequate in DB.

7. Community Events

Date / Time	Event	Venue
October 9 - 11am-6pm	Discovery Bay Sunday Market	Piazza
October 22 - 10am-6pm	Discovery Bay Alliance Church - Kids in the Park	Central Park
October 23 - 12pm-5pm	Sunday Flea Market	Piazza
November	DB Recycling Day	TBC
November 12 - 8am-12pm	10K Run For Charity	DB Road
November 13 - 11am-6pm	Discovery Bay Sunday Market	Piazza
November 27 - 11am-6pm	Discovery Bay Sunday Market	Piazza
November 27 – 6am-12pm	UNICEF Charity Run 2016	DB Road

8. Any Other Business

8.1 Members commented that the windows in rear staircase were stained and CM would arrange quarterly cleaning with outward team.

9. Date of Next Meeting

The Annual General Meeting was scheduled on Thursday 27 October 2016, tentatively.

There being no other business, the meeting was adjourned at 10:20 pm.

Chairperson