



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 8 2017-2018

held on 24 October 2017, 7:30 pm in Conference Room 2, 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
Mr John Antweiler	(JA)	Member
Ms Kimberly Keng	(KK)	Member
Mr Lau Man Kit	(LMK)	Member
Ms Lo Yuk Shan Connie	(CL)	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)	Contracts Manager – Estate, CM

Absent with Apologies:

Ms Cheng Mei Yu	(CMY)	Member
Mr Edwin Tam	(ET)	Member
Fine Faith Limited	(FFL)	Member
Mr Martyn Keen	(MK)	Member

In Attendance

Nil

1. Confirmation of Previous Meeting Minutes and Recording of Meeting

The Chair asked if the Members attended would approve the recording of the Meeting for record purpose. The suggestion was unanimously agreed by the Committee. The Meeting would be recorded and CM would keep the tape for future reference.

CM briefed that VOC Meeting minutes of Meeting Nos 4 and 7 were outstanding. Members commented that the draft meeting minutes should be prepared within two weeks after the meetings so that Members could have enough time to vet the content before. Members also requested for copies of minutes signed and translations to be disseminated for record.

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2. Report on Financial Status

2.1 Update on Financial Status

NR reviewed the financial statements and reported to the Committee on several major items. As at 30 June 2017, there was an accumulative surplus of about HKD280,000. According to the budget, a sum of HKD300,000 would be transferred to the Reserve Fund in this financial year.

NR further reported on the discussion of Financial Sub-Committee meeting:

- There was a review of two-envelop system for future tender exercise. The existing practice might result in a skewed pattern if an extreme score was rated.
- The audit report of Discovery Bay would be delayed to November.
- Road Usage Fees were being discussed to reflect the road usage of heavier trucks entering into Discovery Bay.

3. Report on Financial Status

3.1 Resolution of Actions against Long Outstanding Debt

VOC paper No 562-17 was tabled. The Paper was written to recommend the appointment of solicitors to initiate legal proceedings to recover the debt owed by the owner with long term outstanding debt in Brilliance Court.

Reviewing the case, the Committee did not agree to pay any legal costs from Reserve Fund to recover the long outstanding debt of management fee and believed that it was CM's services. The Committee thus requested CM to take immediate actions to recover the debt, and was of the opinion that the interest of late payment should be calculated on a compound basis.

Further, CM should be liable for the difference of any outstanding amount if eventually any right to recover the debt or part was prejudiced by limitation of effluxion.

4. Progress of Consultancy Services on Tender of Main Contract

Members revisited the pros and cons of a lump sum approach of tender requirement for spalling repairs against re-measurement contract. In brief, a lump sum approach required tenderers to quote at a lump sum cost for repairs regardless the final quantity of repairs, in which case the appointed contractor would bear the risk of any variance reference quantity, whereas, re-measurement contract, vice versa.

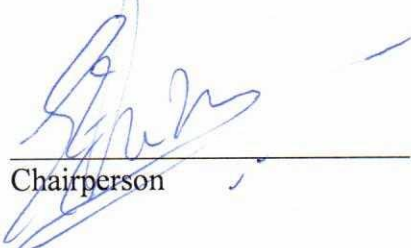
After consideration, the decision was put to vote by the Committee. As a result, the Committee unanimously agreed to adopt a lump sum approach of spalling repairs in renovation tender.

CM would fix up the final copy of draft tender document with the consultants and circulate it to the Committee for consideration. The final copy would be confirmed after a seven-day consultation period.

5. Date of Next Meeting

The next meeting to be confirmed.

The meeting was adjourned at 9:45 pm.


Chairperson