



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 10 2016-2017

held on 18 January 2018, 8:00 pm at Conference Room No 2

Discovery Bay Office Centre

Present:

Mr Edwin Rainbow	(ER)	Chairperson
Ms Janice Fung	(JF)	Vice Chairperson
Ms Alice Li	(AL)	Member
Ms Cheng Mei Yu	(CMY)	Member
Represented by Mr W Leung		
Mr Chung Kwok Wah	(CKW)	Member
Mr Edmund Fan	(EF)	Member
Mr Edwin Tam	(ET)	Member
Fine Faith Limited	(FFL)	Member
Mr Martyn Keen	(MK)	Member
Ms Nikki Wepener	(NW)	Member
Mr G H Koo	(GH)	Manager – Estate, City Management (CM)
Ms Ricky Kong	(RK)	Officer – Estate, CM
Ms Stephaine Law	(SL)	Administrative Assistant - Estate

Absent with Apologies:

Mr John Antweiler	(JA)	Member
Mr Lau Man Kit	(LMK)	Member
Ms Lo Yuk Shan Connie	(CL)	Member
Ms Kimberly Keng	(KK)	Member
Mr Michael McGuire	(MM)	Member
Mr Nigel JH Reid	(NR)	Member

In Attendance

Nil

1. Confirmation of Previous Meeting Minutes and Recording of Meeting

The Chair asked if the members present would approve of an independent audio recording of the meeting to facilitate verification of the minute. The CM audio recording to be kept as the official recording and archived for future reference. Members agreed unanimously

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The Village Owners' Committee (VOC) Meeting minutes of Meeting No 9 of 5 December 2017 was tabled. NW proposed to approve the minutes and was seconded by EF. The minutes was signed off by the Chair.

2. Report on Financial Status

CM advised that as at 31 December 2017, there was a surplus of about HKD116,000 recorded against a budgeted deficit of HKD62,000. The cash position reached a level of over HKD11.4 million.

3. Matters Arising

3.1 Resolution of Actions against Long Outstanding Debt

ER pointed out that a resolution needed to be prepared for voting in order to reach a consensus from VOC to approve the funding to take legal actions against the owner with a long-term debt. CM replied that a VOC paper had been issued for the purpose, however, the Committee had a different view as recorded in previous minutes. CM would further elaborate the case and would make such a request to the Committee again for consideration.

4. Progress of Consultancy Service

4.1 Tender Analysis Report

During the Renovation Working Meeting this evening, the consultants Messrs Ho and Partners (HPA) presented a table summary the scope of work together with pricing for discussion. 7 out of the 9 main contractors being invited returned the tenders. It was noted that some of these tenderers had Discovery Bay renovation experience.

4.2 Selection of Tenderers for Interview

In view of the pricing of the 7 tenderers which submitted the quotes, HPA recommended interviews with the 4 lowest bidders. A Member mentioned that the third lowest bidder did have Discovery Bay experience in carry out renovation project before, however, the owners / occupants residing in the buildings involved had a negative feedback about this main contractor and the works. ER then suggested a voting of exclude the third lowest bidder from the interview. 6 agreed to take out this tenderer, while 3 opposed. It was therefore decided to exclude this tenderer from the interview. The interview was fixed on Saturday 24 February. (Post meeting notes: There was email discussion after the Meeting on the interviewee list which concluded that in view of fairness and transparency, each tenderer of the four (4) lowest bids were given the opportunity to present the information before the interview panel. ER took the advice and extended the proposal to Members and there was no adverse reaction from the Members.)

HPA would revise the programme and an owners' meeting was expected in June to resolve the decision of renovation project. Site work would commence in September / October after the rainy season, tentatively.

5. Matters of City Owners' Committee (COC) Meeting

Mr Simon Mawdsley of Midvale was re-elected as the Chairman of COC. ER had just received the draft meeting minutes and the draft was being reviewed.

ET delivered a report on the discussion of the recent Passenger Liaison Group meeting. There was a proposed increase of ferry fare of about 4.7 percent, whereas registered DB Octopus paying @HKD32.00 would be increased to @HKD33.50 and visitor, @HKD40.00 to @HKD46.00. There were negative comment on the application hire car app and members requested for an extension of booking centre services.

6. Community Events

Date / Time	Event	Venue
28 January from 1200 noon to 5 pm	Flea Market	Piazza
From 17 January	Chinese New Year decoration	Permit Collection Office outside Tunnel

7. Any Other Business

7.1 Pipe Burst of Potable Water Supply in front of Brilliance Court

CM advised that there was an underground pipe burst today which led to a temporary suspension of potable water supply to Brilliance Court. Emergency repairs was completed in the afternoon and the supply was resumed normal. The case was similar to the recent water seepage under the entrance lobby of Elegance Court. HPA would be requested to review the incident.

7.2 Teenager Gathering in Late Hours

It was observed that some groups of teenagers gathered around Hillgrove area and caused noise nuisance and hygiene problems to the residents. Security taskforce would be deployed to tackle the issue.

7.3 Temporary Staff deployed at Local Management Office

In order to maintain daily operation after the resignation tendered by Assistant Officer – Estate Debbie Lau, a temporary staff Stephanie Law from security service provider Messrs Certis Centurion was being deployed to support administrative function.

8. Date of Next Meeting

The next meeting was scheduled on Tuesday 15 March 2018.

The meeting was adjourned at 10:07 pm.



Chairperson