



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 2 2018-2019

held on 15 January 2019, 7:30 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
Mr Chung Kwok Wah	(CKW)	Member
Ms Lo Yuk Shan Connie	(CL)	Member
Mr Edmund Fan	(EF)	Member
Mr Edwin Tam	(ET)	Member
Mr John Antweiler	(JA)	Member
Mr Martyn Keen	(MK)	Member
Mr Michael McGuire	(MM)	Member
Ms Nikki Wepener	(NW)	Member
Mr Yiu Leslie Sheun Lai	(LY)	Member
Mr G H Koo	(GH)	Manager – Estate, City Management (CM)
Mr Sam Lo	(SL)	Contracts Manger – Works, CM

Absent with Apologies:

Fine Faith Limited	(FFL)	Member
Ms Kimberly Keng	(KK)	Member
Mr Nigel JH Reid	(NR)	Member

In Attendance

Mr Philip Wong	(HPA)	Messrs Ho & Partners
Ms Michelle On	(HPA)	Messrs Ho & Partners
Mr K W Leung	(Fulam)	Fulam Construction Engineering Co Ltd
Mr Ritchie Yue	(Fulam)	Fulam Construction Engineering Co Ltd
Mr Wong		Owner of Brilliance Court

1. Confirmation of Previous Meeting Minutes and Recording of Meeting

The drafts of meeting minutes of VOC Meeting No 1 of 27 November 2018 was tabled and circulated for review. There was no amendment required. The draft was proposed by MM and seconded by MK. The Chair signed off the meeting minutes. The Chair then asked if there were any objections to his independent audio recording. There were no objections.

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2. Matter Arising

Members commented that the control of golf cart parking was not significantly improved and golf carts parked for long hours probably by contractors and commuters of other Villages were observed. CM was strongly requested by several members to provide a label system to easily distinguish the vehicles allowed to park. Examples to made of unauthorized golf carts by using the clamp already standing outside the management office, which has never been used. Members remarked that this plan was not new. It had been agreed by CM in the past. The control of parking period was now a matter of urgency in view of renovation ahead as not to cause any unnecessary interruption to the site work.

ER emphasized that before clamping was implemented, a warning note should be placed in each golf cart for two days

3. Progress of Renovation

3.1 Site Work Progress

The Committee welcomed HPA and Fulam. Fulam gave a presentation of the site work progress, security and safety measures. A series of images were handed out in the form of document (attached) together with a video, which very fully described the work so far on Elegance Court (scaffolding, hammer tapping, temporary CCTV and spotlights).

- Phase 1 – Elegance Court scaffolding erection with catch fan was completed with a slight delay, however, this would not affect the overall programme of this phase.
- The hammer tapping test showed a 2.5 percent de-bonding of the 8,000-square-meter façade, indicating that the building was in a good condition.
- The mock up of crack repairs was completed for worker's reference.
- Hacking off loosen plaster rendering was in progress, followed by application of repairing / waterproofing material.
- Worker continued the removal of peel-off paint in staircase.
- Additional cleaner was deployed for site tidiness.
- Additional security guards (one daytime and one overnight) were deployed.
- CCTV connecting to site office and security spotlights were installed viewing over accesses to site area. Footage record would be maintained for at least 30 days in line with CM's practice.
- Safety officer would visit the site three times a week and safety supervisor was full time on site to provide briefing to workers and to conduct checking.
- There was a provision of replacing existing floor lightings with LED. The requirement would be further discussed after the Meeting.

In response to an owner's enquiry about protection, Fulam would cover the window panels of flat with protection sheets during façade painting and would remove the same as soon as the work done.

Members asked if there was procedure to apply for temporary use of scaffolding by owner's contractor. CM replied that a form with terms and conditions was available which would be sent to Members for information. Fulam would try its best to accommodate the working period as requested while there would be no adverse impact on the master working programme.

It was also suggested that site progress notice was to be displayed in Brilliance and Glamour Courts so that the respective residents could be notified and plan ahead before the actual site work being carried out in their buildings. Fulam to follow.

Fulam conducted a biweekly site progress with CM and HPA, while monthly progress meetings would be arranged with VOC for updates.

ER was concerned that the design, supply and install of LED lighting for each floor would be open to tender as had been proposed by HPA in the past. It was agreed that budget of HKD800,000 was foreseen for enhancement using LED.

3.2 Approved Colour Scheme of External Painting System

Before the Meeting, CL and AL raised the issue that some thirty owners signed to object the approved colour scheme of external painting system with grey as main theme after the recent Annual General Meeting of 30 October 2018 during which the renovation main contract together with the colour scheme was resolved.

CM stated that the subject scheme was duly approved by the Annual General Meeting. Revision of such a resolution could be properly done only if this revision was being resolved through the same process and procedure with respect to the provisions of Deed of Mutual Covenant and procurement requirements under Building Management Ordinance. In view of the current situation, a revision resolved by an EGM would result in a significant increase of the overall renovation period and total construction costs due to variation from contract. After discussion, the Committee came up with a prevailing consensus that the approved colour scheme should be maintained and that lessons had been learned. The promotion of an alternative colour from that announced to all owners before and at the AGM was left till after the AGM, and there was no evidence that there was even close to enough support for a colour change from that agreed at the AGM.

4. Report on Financial Status

4.1 Village Finance Update

The latest income and expenditure as at 31 December 2018 with a deficit of about HKD526,000.00 against a budgeted deficit of about HKD461,000.00 was presented. GH commented that despite a deficit being recorded, the village expenses were operated with a saving. GH gave the reasons for the shortfall being due to lesser interest income and higher contribution needed for City's expenses no change in proportion). JA asked how the interest income dropped while a rise of interest rate was expected. GH to provide more details.

The cash position exceeded HKD23.2 million. Over 80 percent of the first renovation installment was collected.

The first draft of new budget was prepared. An increase of management fee in June was projected in order to achieve a balanced village account, subject to the confirmation of budgeted City's share shortly. VOC to review the revised draft afterward.

4.2 Legal Actions for Recovery of Interest over Long Overdue Debt

The owner in question had settled the principle of outstanding management fee and renovation contribution including associated legal costs last years, while the interest of late payment was unpaid. CM would invite quotes from the lawyer through in-house counsel to take legal actions (probably to District Court) against the said owner to recover the debt. The draft statement of claims with interest calculation would be submitted to VOC for comment.

The VOC unanimously and very clearly gave their support by show of hands that the claim should be made on the basis of compound interest and not simple interest. ER added that there would be every reason to make a claim against CM due to their evident negligence in this matter, should the matter not be properly addressed.

4.3 Allocation of Payment of Installation of Individual Balustrade in Last Renovation to Renovation Fund

As CM just received two requests of the subject refund from owners, CM would verify the application and proceed accordingly. The monies were therefore maintained in the current account until similar cases were clear. AL refund remained to be settled

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

COC endorsed the following sub-committees and working groups. Nomination of representatives from Hillgrove was discussed and the nominations were:

- Finance Sub-Committee by JA supported by NR
- Passenger Liaison Group by ET
- Environmental Protection Sub-Committee NW
- Infrastructure Working Group by MK
- Security Liaison Group by LY
- Seniors Citizens Working Group by AL
- Sports and Leisure Sub-Committee by MM
- Taxi Drop Off Point Working Group by JF

6. Report of Passenger Liaison Group (PLG)

- 9.1 Fare Reviews – There were ferry and bus fare increases of visitors from 1 January while the charges to DB residents remained unchanged. Some Members asked if there would be a discount rate for DB elderly and children. CM would convey the request to transportation teams for consideration.
- 9.2 Temporary bus stops next to Discovery Bay Fire Station – Members objected to retaining the existing temporary bus stops after the completion of new bus terminal as it caused nuisance to Hillgrove. ER believed that an application to Government might be necessary to make the Temporary bus stops permanent.

7. Community Events

Month	Event	Venue
February	St Valentine's Day	Piazza
April	Easter Egg Hunt	Tai Pak Bay

8. Brief on the Lands Tribunal Judgment of Parkridge Village Owners' Committee Chairperson Case

ER briefed the Committee about a recent Lands Tribunal Case Darren Barton (Parkridge VOC Chairperson) vs Discovery Bay Services Management Limited that the ruling favoured Parkridge VOC Chairperson and costs to CM. The Tribunal held that according to the Deed of Mutual Covenant, the chairperson of the owners' meeting had the right to decide the time, venue and procedure of a poll vote, as requested, of an agenda item (specifically in this case the election of the VOC). ER commented that this ruling offered an attraction to owners' if the AGM could be kept short, since the quorum only needed to be formed followed by nominations at which point the meeting could be immediately adjourned upon the request for a poll vote. ER also mentioned that he had received information that CM intended to have the case reviewed or appeal (subsequently confirmed CM was seeking leave to appeal). ER mentioned that he had attended the court hearing and felt that the Parkridge Chairman had a strong case and was skeptical that an appeal would succeed. He said that Parkridge had sought clarity and not conflict and could not understand why CM contested.

9. Any Other Business

- 9.1 Bicycle left unattended – Some bicycles were observed left unattended in space other than bicycle racks. CM to remove these unattended bicycles according to the related procedure if found.
- 9.2 Village Owners' Committee Communication – ER suggested sharing the VOC contact list among the Committee Members for better and effective communication.

The Committee agreed. It was also suggested that social messaging apps could be created in addition to email group.

- 9.3 Performance Pledge – During a meeting with CM representatives about enhancing the communication and collaboration with VOCs, a pledge of village operations would be drafted with which the services delivered could be then measured and reviewed for continuous improvement. The draft would be circulated to the Committee before next meeting.

10. Date of Next Meeting

The meeting to be held on Tuesday 26 February 2019.

The meeting was closed at 21:20 pm.


Chairperson