



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 3 2018-2019

held on 26 February 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 |
| 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 |
| Ms Ricky Kong | (RK) | Officer – Estate, CM |

Absent with Apologies:

| | | |
|--------------------|-------|--------|
| Fine Faith Limited | (FFL) | Member |
| Ms Kimberly Keng | (KK) | Member |
| Mr Michael McGuire | (MM) | Member |
| Mr Nigel JH Reid | (NR) | Member |

In Attendance

| | | |
|----------------|---------|---------------------------------------|
| Mr Philip Wong | (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 2 of 15 January 2019 was tabled and circulated for review. CL commented that item 3.2 about colour scheme discussion should state the letter received from owners about the objection to the approved scheme.

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The Committee agreed to the proposed amendment and the Chair suggested signing off the engrossment after CM revised the content with details. The draft was accepted in principle. The draft was proposed by EF and seconded by NW. The Chair then asked if there were any objections to his independent audio recording. There were no objections.

2. Matter Arising

Members commented that the control of golf cart parking was not significantly improved and golf carts parked for long hours.

As agreed in the last meeting, CM had attempted to collect the information that could identify the occupiers of golf cart parking spaces. However, it was noted that apart from visitors or some other temporary drivers, the types of occupiers could be further extended to cover a wide range of golf cart drivers, from Hillgrove residence owners who owned a golf cart to Hillgrove residence tenants who leased a golf cart. Despite the rental status could not be verified without the confirmation of the respective owner, the numbers of golf carts related to the Hillgrove residential flats might largely exceed that of parking spaces.

CM pointed out that the root of the problem occurred during peak hours when a Hillgrove resident who should have a priority over visitors or the others, but, was unable to find a space. At night, the record showed that, in fact, the 21 parking spaces could meet Hillgrove's need. From another prospective, CM suggested a softer approach during peak hours, say, shorten the parking allowed in certain hours, in order to make use of the parking spaces in a more efficient manner. CM would limit the parking duration within a designated period and review the availability of parking spaces.

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 set of photo recorded was presented while Fulam briefed the Committee accordingly, as follows.

- Phase 1 – Elegance Court external repairs was in progress. Hacking off of defective areas was followed by applying primer before paint work.
- Preparation of additional lighting at typical floor lobbies continued where hanging curtain and temporary lighting were provided at site.
- Rear staircase repairs was in progress. Sealer was applied after removal of loosen rendering. Exhausted fan was provided to reduce the odour generated from the sealer.
- Pest control was carried out on weekly basis and cleaning, on a daily basis.

- 24-hour guard services was provided at site area under renovation.
- Notification slips with short-term working programme were sent to affected flats to alter residents about the site work nearby.
- Phase 2 – Brilliance Court scaffolding would commence from next week 4 March.

Members were content with the site work in general and made the comments below so that Fulam could improve the site condition.

- To increase the capacity of exhausted fans inside staircase as odour seeped into the typical floor lobbies from time to time.
- To consider scheduling noise work on alternative days to different floors to avoid a pro-longed period on a particular floor.
- To post a simplified master programme (by months) and a short-term programme (of at least two weeks) at a prominent place in the Village and each block entrance lobby for an update, as agreed in last VOC meeting.
- To post short-term notification of site work inside lift cars and affected floor lobbies as residents could be informed upon returning to their apartments.
- To clean the back of the acrylic protection sheet inside lift cars more frequently.

3.2 Colour Scheme of Miscellaneous Items

Fulam also presented a submission of colour scheme of ironmongeries and miscellaneous items, including railings, doors, window sealants and external expansion joints. In principle, the colours selected would match those in the adjoining areas under the approved colour scheme. The Committee agreed to the colours presented and HPA would proceed to approve the submission accordingly. CM asked if spare paints could be ordered for future maintenance. Fulam advised that the lead time would be about six weeks for replenishment of stock.

3.3 Mock-up

- Approved colour scheme – Fulam was prepared to produce a mock-up of paints at the balcony section in order to identify the colours being applied to various parts of the structure for reference.
- LED at typical floor lobbies – Fulam submitted two models of LED which would be installed at floor lobbies and ER also offered an alternative model for consideration. A mock up would be set up on next afternoon with these three models so that the Committee could make observation and comment before confirmation. MK opined that a smaller round-shape model was preferred since some lighting units were located below the beams which could be easily damaged due to lower headroom. The total lighting units would become four after the additional one installed.

3.4 Bicycle Parking Area

CM advised that the existing bicycle racks could be replaced by new models (hanger type) as to accommodate more bicycles in the cubicle underneath behind the residential

blocks. Removal of abandoned bicycles would be conducted shortly to facilitate renovation repairs and paints at street level of Elegance Court while temporary storage would be provided outside the building during site work.

4. Report on Financial Status

4.1 Budget 2019/2020

The draft of budget was tabled. It was noted that the projected deficit reached a level over HKD300,000.00 even if a management fee increase of 9 percent was provided in June 2019. To achieve a balanced budget in two-year time, another increase in the second year was required. Members asked if there was any major component of the expenditure could be trimmed down. JA suggested conducting a workshop with CM through which the detailed calculation of major items could be examined in order to reduce the expenses. JA to confirm the schedule of the workshop after the Meeting.

On the shortfall of actual income of interest, CM explained that in the statement 2018/2019, the interest of late payment was being accrued which resulted in a larger figure than the actual receipts. The impact would diminish in this budget.

4.2 Legal Actions for Recovery of Interest over Long Overdue Debt

The The draft statement of claims with compound interest calculation would be submitted to VOC for comment by next week.

4.3 Aging Report on Management Fee

CM advised that there were two flats owing an outstanding amount over 3-month management fees, excluding the one under item 4.2 above. However, CM had been in contact with these owners and expected an settlement shortly. Both flats were currently under the conveyancing process.

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

Next COC meeting would be held on 27 February and representatives gave reports on various sub-committees and working groups as follows.

| Sub-Committees and Working Groups | Particulars |
|---|--|
| Finance Sub-Committee by JA supported by NR | · The draft City budget to be discussed in COC meeting |

| | |
|---|--|
| Environmental Protection Sub-Committee NW | <ul style="list-style-type: none"> • Introduction of wood chipper to recycle the residual of trees • Recycling facilities around Discovery bay Pier • Drinking fountain in Piazza to reduce plastic bottle consumption • Repairs of food waste machine completed • Poster with pictures and various languages in hopper rooms to improve Do and Don't of recycling habits |
| Infrastructure Working Group by MK | <ul style="list-style-type: none"> • Meeting to be confirmed |
| Security Liaison Group by LY | <ul style="list-style-type: none"> • Two new Police checkpoints being set up in Discovery Bay in addition to the existing four points to strengthen the patrol function • No plan to re-open the Police Post at Pier |
| Seniors Citizens Working Group by AL | <ul style="list-style-type: none"> • Maintenance of a data base of demographic information of elderly in Discovery Bay for future reference |
| Sports and Leisure Sub-Committee by MM | <ul style="list-style-type: none"> • Tender of senior exercise equipment in progress • DB North Sports Pitch improvement work • Dragon Boat Races in June • Basketball Contest in November • Curling proposed at ice ring under new bus terminal • Tai Pak Bay activities |
| Taxi Drop Off Point Working Group by JF | <ul style="list-style-type: none"> • Only one drop off point to be considered outside tunnel area • Procedure of submitting application to Transport Department |

6. Report of Passenger Liaison Group (PLG)

There was no meeting since the last report. On the other hand, the Chair mentioned that he had attended a meeting with Transport Department with fellow COC members and CM representatives about the application of overnight bus services replacing the night ferry services. Discovery Bay transportation divisions were required to review the proposal which would be subject to public consultation at a later stage. Meanwhile, the meeting also covered the possibility of obtaining Government subsidy of ferry fuel.

7. Community Events

| Month | Event | Venue |
|-------|-------------------|------------------------|
| April | Easter Egg Hunt | Tai Pak Bay |
| June | Dragon Boat Races | Tai Pak Bay and Piazza |

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| November | Basketball Contest | TBC |
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8. Any Other Business

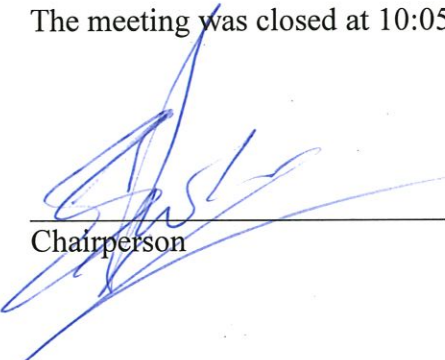
9.1 Performance Pledge – The guides of operations to achieve the pledge was being prepared.

9.2 Air B and B – Members observed that some flats might be used for guesthouse purpose. CM advised that a list of suspected flats was in place and CM had already written to Home Affairs Department to report two cases recently. Two meetings were held with inspectors of Home Affairs Department on the coordination of operations against these flats. JF suggested keeping this issue as standing item under the agendas. CM to follow and update the Committee.

9. Date of Next Meeting

The meeting to be held on Tuesday 26 March 2019.

The meeting was closed at 10:05 pm.



Chairperson