



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 5 2018-2019

held on 20 June 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 Edwin Tam	(ET)	Member
Mr John Antweilier	(JA)	Member
Mr Michael McGuire	(MM)	Member
Mr Edmund Fan	(EF)	Member
Mr Martyn Keen	(MK)	Member
Mr Yiu Leslie Sheun Lai	(LY)	Member
Mr G H Koo	(GH)	Senior Manager – Estate, CM
Mr Sam Lo	(SL)	Contracts Manager – Works, CM
Ms Alice Wong	(AW)	Manager – Estate, CM
Ms Ricky Kong	(RK)	Senior Officer – Estate, CM

Absent with Apologies:

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

In Attendance

Mr Philip Wong	(HPA)	Messrs Ho & Partners
Mr K W Leung	(Fulam)	Fulam Construction Engineering Co Ltd
Mr Shing	(Fulam)	Fulam Construction Engineering Co Ltd
Ms. Kam	(SKK)	SKK (H. K.) Co., Ltd.
Ms Kitty Chiu		Member of RWG
Mr Wong		Brilliance Court
Mr Chan		Brilliance Court
Ms Sze		Brilliance Court

The Chair welcomed representatives from Messrs Ho and Partners, SKK and Fulam to join the Meeting.

The Chair asked if there was any objection to take audio recording of the Meeting for record purpose and the Committee agreed.

The Chair mentioned that there was an issue raised before the Meeting by some of owners and residents about the new colour scheme adopted in this renovation. The Chair gave an account of the subject incident and a brief of the consultation and decision making process of the new colour scheme for Hillgrove.

The Chair stated that there were some 50 persons present at an informal meeting of 17 June where the attendees were unsatisfied with the new paint being completed recently at Elegance Court. Owners Mr Wong and Mr Chan queried if these persons present in that meeting were owners, the Chair clarified that since that meeting was an informal one, and there was no verification of the status of the attendees and the attendees were free to express their views on the colour scheme issue.

The Chair also noted that some owners other than those who attended the said informal meeting might be content with the new paint or be indifferent if there would be a slightly change of the brightness of certain part of the façade at either no extra cost or at a minimal additional cost. The Chair also stated that there were 83 owners present in the 2018 Annual General Meeting approved the new colour scheme.

On the consultation and decision making process, this renovation started in November 2016 when the 2016 Annual General Meeting overwhelmingly endorsed the appointment of Messrs Ho and Partners as the consultant for condition survey. There were 14 VOC Meetings to study and discuss the new paint system including the colour scheme before the 2018 Annual General Meeting that endorsed the new colour scheme. The study of proposed paint system and colour scheme commenced as early as March 2017. CM advised that during the whole process, the progress had been communicated to the owners and residents through various media, say, management notices and meeting minutes. The evaluation process was fully described in a presentation in form of PowerPoint of the serial of events. JF requested CM to offer a summary briefing to the Committee rather than to put forward the details at the Meeting. CM summarized that 3 invitations were sent out to Hillgrove owners to join the renovation working groups in the past three years. Before the 2018 Annual General Meeting, the notice of meeting together with the summary of the proposed renovation scope of work

and coloured pictures of proposed new paint system and existing condition of various building facilities were issued to all Hillgrove owners including those who lived outside Discovery Bay. Road show was displayed at each entrance lobbies while the material and colour scheme board was kept at Local Management Office for viewing.

JF suggested in response to the discontent of some owners against the colour scheme, a change of approved colour scheme. JF mentioned that there was a general comment that the façade of Flat B (which was symmetrical in Flat E) was likely to be painted grey in one tone without showing the contour of Flat B of Elegance Court. JF asked if HPA had prepared several options that could be put forward in the Meeting. HPA answered nothing had been prepared for this meeting and made no further comment.

SKK had prepared several options that could be put forward in the Meeting. SKK advised that 4 options could be considered in order to light up the façade. These options were:

1. To remove a grey strip under the windows of Flats B and E;
2. To repaint the section of item 1 above in a lighter colour;
3. To exaggerate the colour contrast of item above; or
4. To apply item 3 above to all sections of windows / balcony of Flats B and E.

JF asked if HPA had incorrectly reviewed and approved the submission procedure of the approved colour scheme. JF felt that HPA should offer a solution to resolve the discontent being raised earlier in the Meeting and expressed disappointment of HPA's consultancy service. HPA reminded that the duty of the consultant was to follow and execute the instruction of the consensus of the owners, ie owners' meeting resolution in this case.

JF and CL opined that the discontent resulted from the visual impact of the appearance of the final product against the perspectives displayed during the 2018 Annual General Meeting. The exterior of Flat B of Elegance Court was not properly showed or could not be seen in the said perspectives, so that the owners were unable to visualize the appearance of that portion. JF said that obviously, owners were misled by the colour presentation in all pictures and the sample board was set up few months late after the AGM and added that HPA should bear the responsibility to rectify the bad result, in particular, the large portion of dark grey from the South of the main road.

SKK explained that since Hillgrove residential blocks were symmetrical, the appearance of such portion was fully presented at the exterior of Flat E of Glamour Court in the said

perspectives. Further, the colour of external wall could vary under different weather / sunlight condition. JF and CL added that the Committee needed to consider a change of colour(s) to resolve the issue of discontent.

In order to assess a change of colour(s) at this stage, Fulam was requested to provide a quick calculation of additional costs involved. Fulam advised that the cost estimate so derived was based on unit rates of various items with respect to a delay of working programme, however, the estimate should be subject to verification of independent quantity surveyors according to the revised working programme. The additional costs would include, mainly, maintenance cost and insurance of scaffolding for the lead time of revised colour scheme, new paints, abortive paints and labour cost to re-do the part of the paint system. With reference to the options offered by SKK above, the cost estimate would be in the range from HKD3~3.5 million. Fulam also advised that the completion date of the whole project would definitely be postponed by months.

After discussion, the Chair moved that the Committee decide to change the approved colour scheme as agreed in the 2018 Annual General Meeting by arranging another AGM. The motion was put forward to vote by show of hands. The result was shown in the following table.

For	Against	Abstain
JF, CL	ER, MM, MK, EF, CKW, ET, AL, JA, LY	--
2 votes	9 votes	Nil

The motion was not approved.

EF further suggested that since the paint system was already completed at Elegance Court, the scaffolding at Elegance Court should be dismantled without delay. The motion was then put forward to vote by show of hands. The result was shown in the following table.

For	Against	Abstain
ER, MM, MK, EF, CKW, ET, AL, JA, LY	--	JF
9 votes	Nil	1 vote

The motion carried. Fulam was to commence the removal of Elegance Court scaffolding on 21 June.

As it was about 9:05 pm after the voting above, the Chair suggested a deferral of the remaining agenda items to next VOC meeting since the discussion of these items might not be finished in this Meeting. The Committee agreed.

The Meeting was closed at 9:05 pm.

Date of next meeting to be confirmed.



Chairperson