



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 12 2018-2019

held on 10 June 2021 at 7:30pm

at Multi-purpose Hall, 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 Edwin Tam	(ET)	Member
Mr John Antweilier	(JA)	Member
Ms Lo Yuk Shan Connie	(CL)	Member
Mr Martyn Keen	(MK)	Member
Mr Michael McGuire	(MM)	Member
Mr Ringo Yeung	(RY)	Manager – Estate, City Management (CM) (Secretary)

Absent with Apologies:

Mr Edmund Fan	(EF)	Member
Fine Faith Limited	(FFL)	Member
Ms Kimberly Keng	(KK)	Member
Ms Nikki Wepener	(NW)	Member
Straba Company Limited –		
Mr Nigel JH Reid	(NR)	Member
Mr Yiu Leslie Sheun Lai	(LY)	Member

In Attendance

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1. Confirmation of previous meeting minutes

The draft meeting minutes of Village Owners' Committee (VOC) Meeting No.11 of 25 March 2021 was tabled and circulated for review before the meeting and comments from ER has been included. No further comment from VOC members was raised. The draft was proposed by JA and seconded by MK. There were no objections.

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香港興業國際集團有限公司成員
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2. Matters arising

2.1 Report on actions on golf cart parking

CM reported that golf cart parking control measures has been applied. Only owners and tenants of Hillgrove (HG) are allowed to park at Hillgrove. Supporting documents are required to provide to CM for registration. CM reported that today, there were 42 units on the qualified parking list. A warning note would be put onto the golf cart and HG staff would insist that the drivers leave if the golf carts are not registered to park. Golf carts would be clamped after the driver received a 2nd warning and it is still parked at HG for a certain period of time.

MK requested the above list be made available to the VOC in order to further narrow down the qualified parking list for Hillgrove “residents” allowed to park their golf carts at HG. CM agreed to inform HG owners and residents prior to taking action.

3. Lift programming of the Blocks

It was acknowledged by all that some of the existing lifts are being operated according to: lifts are normally parked at mid-level and at the top floor during morning rush hours. Feedback from residents had revealed that such lift programming may cause inconvenience and means more lift waiting time at some floors. After discussion with the VOC, CM agreed to cancel the existing lift programming for all lifts, such that a lift would stay at floor of last stop.

4. Renewable Energy Solar PV System Proposal from CLP

The representative of contractor, Solaricity, came to the meeting to present the proposal of installing a solar power renewable energy system on roofs of HG, which would qualify for the FIT (Feed in Tariff) subsidy offered by CLP Hong Kong Limited by selling renewable energy back to CLP. Solaricity explained the proposed sizing and design of PV system and listed different co-operation / cost allocation ways of the installation for consideration.

5. Website created by VOC members

The chairman announced that some VOC members created a website [www.hillgrovevillage.com] containing estate information for residents’ reference. As that can fulfill the purpose of storing all related document and information of VOC, hence purchasing a laptop is not necessary. MK suggested that the idea of a designated laptop for HG would still be a good idea

6. Discuss channels of communication between VOC and all owners

VOC hoped that, instead of waiting for a date for the Owners’ Meeting, they want to deliver a message to all owners/residents to explain why the VOC agreed that the

accounts supported the opinion that a 3.5% increase in management fees advised by CM was appropriate, they could not approve it until there was action to recover long outstanding debts. It was agreed that the Chairman would discuss with members and draft a letter in the expectation that CM would guarantee to deliver to all mailboxes and send by post or emails to all owners not residing in HG.

7. Progress of Renovation

7.1 Outstanding Defects for the renovation works

7.1.1 Replacing failure LED Lighting

For many LED lights replaced during the renovation period are failing, main contractor Fulam arranged staff to the site every week to check and replace defective lights or drivers. The checking and replacement work was completed at the end of March.

7.1.2 Replacing broken outdoor tiles

Fulam will arrange to repair the outdoor broken concrete tiles this month.

7.1.3 Improvement measure for the stagnant water on the road after raining

Fulam will arrange to apply measures to fix this item this month.

7.2 Improvement Items Through Routine Repairs and Maintenance

7.2.1 Window Inspection

The inspection work for 3 blocks started in early June and estimated to be completed by August. The defects will be repaired according to the inspection report afterward.

7.2.2 Speed-pumps

The 2 speed-pumps on the entrance road to Hillgrove completed in early June. VOC insisted that the painted arrows at the speed bumps be corrected and this was supported by CM.

7.2.3 “Vomit green” tiles

VOC requested to have a schedule of painting for the replacement of the said tiles by in-house technicians from the stock of pre-painted replacement tiles.

7.2.4 Replacement of Handrails

VOC approved replacement rusting handrails using Highways Department's standard design, which is different from the that eventually presented by the contractor with the lowest price. CM explained that the proposal has a lower cost for replacing the same design of handrails and can save cost of Building Department's approval for changing design). The VOC insisted that the handrail project be paused until the cost of using Highways Department standard design is presented. CM agreed to inform the VOC prior to any further work

proceeding. The VOC expressed disappointment that the work had gone as far as presenting another solution without consultation.

7.2.5 Replace Sensor Lift Buttons

The contractor has provided a reserve fund amount of \$14,000 in the existing lift maintenance service contract for facility improvement. CM proposed to use the fund to carry out improvement work of installing button sensors onto the lift button plate at the G/F lobby of each block. Such function is popular at epidemic period as passengers can wave the sensor to have a hall call without touching the button. Total cost of the work is \$15,000. \$14,000 can be borne by the said contract reserve fund while additional \$1,000 will be borne by the estate.

VOC basically agreed to use the contract reserve fund of \$14,000 with additional \$1,000 estate expense to carry out this improvement work. CM is required to provide demonstration photos for VOC's reference afterward.

7.2.6 VOC agreed to replace or add bigger bushes around the front of HG playground to enhance the children safety by avoiding children easily accessing to the traffic main road. CM will get the quotations for the plan.

7.2.7 VOC agreed to replace the existing old metal barrier at the emergency vehicle access opposite Elegance Court by few metal drop type posts. CM will get the outlook and quotations.

7.2.8 MK proposed to install an electric barrier across the path by Glamour Court for blocking the access road to the golf cart parking area at HG. CM will get the information and quotations of this item for reference.

8. Further Discussion on Legal Actions for Recovery of Interest over Long Overdue Debt

CM reported that as of the meeting date, the total outstanding overdue managements fee and renovation fee (including legal fee, interest in simple rate calculation and collection fee, etc.) amounts to \$977,890.

Two units have outstanding fee (management and renovation fee and other charges) of \$663,039 (for 229 months) and of \$237,733 (for 27 months) respectively, and Memorandums of Charge had been registered with the Land Registry. Another 6 units has outstanding amount of one-off collection charge and interest (counted in simple interest). CM stated that they were studying appropriate way to follow up the collection of outstanding fee from the units with the long overdue payments, and would report to VOC later.

ER stated that it was inappropriate for CM to attempt to withdraw the VOC paper [Paper No. VOC T1789/20] discussed by VOC, and requested CM to follow the decision by resolution made unanimously by the VOC to take the legal action to collect the outstanding fee from the said unit.

ER expressed his disappointment on behalf of the VOC that CM was not managing certain functions as it should and put CM on notice that specific letters of complaint on specific topics to Ernest Li may well follow and that they will be copied to the PMSA and other bodies. The VOC accepts that the Village is under a new Estate Manager [RY] and he cannot be blamed for the problems arising in the past but they cannot be allowed to continue either.

9. Any Other Business

9.1 Replacement of overnight ferries by overnight bus

VOC felt disappointed with the Transport Department and DBTSL decision to cancel the overnight ferries by overnight buses. The members did not accept that the decision reflected the interests of the majority of owners in DB, as shown by Amy Yung's survey, which was representative of the HG position. HG, in particular, only loses with the with the overnight bus alternative. It was agreed that the Chair should write to TD to express its disappointment of this VOC with their decision and its possible reliance on a later survey, which it considered to be unrepresentative of residents' true position, which does not favor overnight buses (the letter can be referred to APPENDIX 1). The fact that no consideration to a fare structure to support the continuation of the night ferries was offered was particularly objectionable to the VOC

10. Date of Next Meeting

The next meeting set as 15 July 2021.

As there be no further business, the Meeting was closed at 9:45 pm.


Chairperson

APPENDIX 1

Mr. Honson YUEN,
Principal Transport Officer/ Ferry and Paratransit
14/F, South Tower, West Kowloon Government Offices,
11 Hoi Ting Road,
Yau Ma Tei,
Kowloon

12th July 2021

Dear Sir,

The minutes of the 10th June 2021 meeting of the Hillgrove Village Owners' Committee ("VOC") recorded the displeasure of the owners and residents with the recent decision by Transport Department to allow Discovery Bay Transport Services Ltd. to substitute the overnight ferry services with a bus service. The loss of the 24hr Ferry Service is particularly impactful on Hillgrove Village owners and residents given the Village's proximity to the pier, superior comfort, shorter transit duration, and overall convenience that the ferry offered relative to the bus. In previous communications from the Village to the Transport Department, you were informed of the negative ramifications of substituting late night transport services.

We note that Transport Department made its decision when Covid-19 measures are still in place, making it impossible to determine "normal" demand for the late-night ferry. During COVID-19 restrictions, almost all late-night, social events were prohibited, suspended, or severely constrained – obviously conditions that do not reflect true demand for late night transport. Hillgrove residents supported the temporary introduction of the overnight bus in good faith as one of many measures to be borne as long as the Covid-19 problems affected the demand for overnight transport services.

Hillgrove residents were pleased that the popularity of the 24hr-hour ferry service was confirmed by the overwhelming majority of Discovery Bay residents according to an earlier survey. Unfortunately, the Department seems to have placed more weight on a later survey which suggested support had switched to the bus alternative from the ferry alternative. The Hillgrove VOC strongly doubts the results of the later survey to be representative of the majority opinion of the owners and residents of Discovery Bay.

Moreover, VOC members expressed the following concerns:

- No alternatives to the overnight bus service were offered. While cost reductions and increased frequency of the bus service were touted, it is unacceptable that no counteroffer was contemplated. For example, under the Government audit was the maintenance cost of an adequate 24hr ferry service, including ferries better selected for efficiently proportioned ferries, even considered?
- The Hillgrove VOC understands that the bus service could be altered, or entirely eliminated, without reference to the Transport Department. Is this a correct interpretation of the Transport Department's future role in the administration of overnight transport services?
- Has the Transport Department conducted a proper review of long-term demand for ferry services, including the demand from the extra 1,400 units to be constructed on a new lot of land offered to HKRI, noted in its 2020-2021 Annual Results? HKRI has stated the following:

"With the basic terms and land premium amount of Master Plan 7.0E for Discovery Bay offered by the Government being accepted in May 2021, the Group's residential land portfolio in Hong Kong will increase by over 1.3 million square feet, providing over 1,400 units."

Respectfully,
Ed Rainbow
Chairman of Hillgrove Village Owners Committee

