



DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE

Minutes of Meeting No 13 2018-2019

held on 22 July 2021 at 7:30pm

at Room 2, Discovery Bay Office Centre

Present:

Mr Edwin Rainbow	(ER)	Chairperson
Ms Janice Fung	(JF)	Vice Chairperson
Ms Alice Li	(AL)	Member
Mr Edmund Fan	(EF)	Member
Ms Nikki Wepener	(NW)	Member
Mr John Antweilier	(JA)	Member
Mr Martyn Keen	(MK)	Member
Mr Michael McGuire	(MM)	Member
Straba Company Limited –		
Mr Nigel JH Reid	(NR)	Member
Mr Ringo Yeung	(RY)	Manager – Estate, City Management (CM) (Secretary)
Ms Ricky Kong	(RK)	Senior Officer – Estate, CM
Mr Wilson Chu	(WC)	Assistant Officer – Estate, CM

Absent with Apologies:

Mr Edwin Tam	(ET)	Member
Fine Faith Limited –		
Mr. Dominic Ho	(DH)	Member
Ms Kimberly Keng	(KK)	Member
Mr Yiu Leslie Sheun Lai	(LY)	Member
Ms Lo Yuk Shan Connie	(CL)	Member
Mr Chung Kwok Wah	(CKW)	Member

In Attendance

1. Confirmation of previous meeting minutes

The draft meeting minutes of Village Owners' Committee (VOC) Meeting No.12 of 10 June 2021 was tabled and circulated for review before the meeting, Members agreed that the Chairman's letter sent to the Transport Department, previously circulated and taken as read, should be added as APPENDIX 1 No further comment from VOC members was raised and the minute was proposed by JA and seconded by MK conditional on the Chairman signing the minute at the manager's office, subsequent to the appendix being added to the minute without further change.

愉景灣服務管理有限公司

Discovery Bay Services Management Limited P. 1/7

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2. Matters arising

2.1 Report on actions on golf cart parking

NR proposed that an effective day for implementation of golf cart parking control measure should be agreed to provide sufficient time to allow residents to register and give a fair final warning to violators. That also allows CM to set the operating guideline and give clear instruction to the security staff who will do the implementation.

2.2 After discussion, VOC proposed to include the following arrangements:

- Related notice to residents will be posted out on 1st August and the control measure including wheel-clamping of unauthorized golf carts will be implemented on 14th August.
- The clamp fee to be decided and procedure for settlement of fines, receipts prepared and a place to store cash.
- A sticker needed to identify the Hillgrove owners with permission to park. This sticker to have a colour change periodically.
- Time to be given to train the security staff

A working group of 2 or 3 to meet and work with CM to help CM finalize the parking policy. NR agreed to work on the detail for the scheme to assist CM

3. Management Report by City Management

3.1 CM reported that a renovation unit at mid-floor at Glamour Court caused dirt liquid flown from Unit 17B to the G/F of the external wall recently. CM reported that the renovation contractor tried to clean the affected external wall through the window of the unit, however, most of the affected area still has to be cleaned. As most of the units in lower floors was not available for the contractor's removal of the dirt, CM wrote to request the unit owner to find a way to remove the dirt from outside of the building that are affected [all floors below Unit 17B]. If the related owner or unit renovation contractor cannot remove the dirt in a reasonable time CM will arrange the cleaning work from outside of the building. All cost will be claimed to the owner / contractor of the renovation unit.

3.2 NR thought that the amount of unit renovation fee deposit should be raised and suggested a review and suggested there be a resolution to increase to HK\$15,000 at the next meeting. There was currently HK\$38,000 on deposit in the account which was uncollected.

MK added that individual insurance could be looked at.

4. **Discuss to purchase Automated External Defibrillator (AED) and EpiPen for medical emergency at Village**

- 4.1 CM had researched products and prices on behalf of the COC and made its recommendation. The price was \$16,080 includes a set of AED with both Chinese and English language operation, a disposable resuscitator, an outdoor AED wall cabinet and providing AED basic operation workshops.
- 4.2 The Committee voted to agree to the purchase an AED with multi-languages to be fixed to the wall outside the Local Management Office for medical emergency at Village. The motion was put forward to vote by show of hands.

For	Against	Abstain
ER, JF, AL, EF, NW JA, MK, MM, NR,	--	--
9 votes	0 vote	0 vote

The motion carried.

- 4.3 CM reported that EPIPEN is not a registered pharmaceutical product in Hong Kong. There is in Hong Kong a similar product. - JEXT PEN, however, it is prescription only medicines which only be purchased with a prescription in a pharmacy. That means it cannot be purchased and placed in public area for emergency use without doctor's prescription [for the treatment of a severe allergic reaction].

5. **Discuss and study the installation of Renewable Energy Solar PV devise to participate the Scheme of Renewable Energy Fee-in Tariff of CLP**

VOC decided it is not a priority.

6. **Outstanding improvement Items**

- 6.1 Railing work
The VOC insisted that the handrail project be paused until the cost of using HD standard design is presented. CM will provide the cost after the meeting and consult the VOC about this work.
- 6.2 Lift button sensor on G/F Lobby
The button sensor information was sent for members' reference before the VOC meeting. CM will arrange the contractor to install the sensor.
- 6.3 Roof Security Measures
Installing push bar with local alarm onto the door to the roof is agreed in principle by the VOC at a reasonable cost. MK disagreed with the high estimate from CM. CM will get further quotations.

- 6.4 Replace the outdoor old barrier by bollards at the pathway in front of BC
The VOC picks the type of bollards with lock. CM will get the quotation and process the purchase.
- 6.5 Electric barrier for golf cart parking area
CM requires more time to get the cost reference for this work. The cost is believed to be quite high according to past reference in Discovery Bay. Tender may be required.
- 6.6 Plant bushes around the front of the Hillgrove playground
In the past CM had planted bushes to fill the gap for preventing children run through to the main road causing accidents. A simple barrier is called for immediately but the medium term MK insisted that CM restore the thick barrier of bushes that were removed without reference to the VOC.
- 6.7 Replacement of failed lighting around the towers
CM aimed to complete the repair of tower entrance lights and the post light on side of the road in mid-August.
- 6.8 Paint tiles to match existing corridor floor tiles for future broken tile replacement
CM agreed that the matching paint is available to blend the recent replacement tiles to the existing tiles. CM will study with technicians to better arrange to advance the work.
- 6.9 Improve the appearance of the G/F shelter spaces
For the request of improving the appearance of the G/F shelter spaces which are placing recycling bins and parking bicycles, CM suggested to put movable self-standing wooden fences in front of the space.

VOC suggested to build a permanent unenclosed wall (with the height to block the recycling bins) in front of the space and left space for the entrance. CM needs to check whether this suggestion is against any ordinance.
- 6.10 Cancel the original lift programming for all towers
Lift maintenance contractor had already cancelled the original lift programming for all towers in mid-July 2021 and there had been little or no adverse reaction
- 6.11 Place additional / bigger recycling bins at the foot of each tower and additional general rubbish bins alongside the recycling bins
CM stated that there are standards for the size of recycling bins for operation consideration. Hence additional recycling bins can be placed if existing number of bins is insufficient.

After discussion, 2 additional set of recycling bins are required for Hillgrove. CM will arrange to the additional bins.
- 6.12 Project to Install LED lighting throughout
ER pointed out that the lighting in the lobby and the entrance on G/F of all blocks have not changed to LED lighting as foreseen and budgeted for in the renovation

project. CM to arrange the work of design, procure and proceed the work through tendering to replace lighting not replaced by the main contractor in the recent renovation.

6.13 Window Checking

The main contractor for the recent renovation had proposed a cost for window repairs. Members suggested we have a quote from a local window repairer. CM contacted Wing Lok, which was a local window repairer known to some members.

CM tendered for the work of window inspection and repairing (unit rate for different items) for communal area in Hillgrove. Subsequent to VOC paper: T1881/21, Wing Lok has been appointed to carry out this work. Inspection was completed on 20 June 2021. CM technical staff also have random check to verify the inspection result. Total about 1,800 repair items found and the cost would be \$213,050.

The average number of estimated repairing items was far less than that of recent check mentioned above. VOC requests CM to give explanation why the number of repairing items from different contractors having a big variance before further proceeding with the window repair work.

6.14 Encourage resident to repair broken mailbox in G/F lobby

VOC suggested CM to get a cost indication or reference to be made available to residents to then fix their broken mailboxes in G/F lobbies. CM will seek contractors to provide quotations for reference.

6.15 Tidy up and clean the G/F open storage spaces

Many operating stuff such as barriers, cones, sand bags are placed in the G/F open storage space at Brilliance Court which cause negative influence the appearance. CM will remove stuff and tidy up the space soon.

6.16 Remove plastic protection panels to clean the lift cars

CM is required to temporarily remove plastic protection panels to cleaning the lift cars. Besides, some panels are broken and also need to be repaired.

7. **Discussion of various variation and defects for the renovation works**

7.1 CM reported that the remaining amount in renovation account of renovation work at 2019 is \$2,625,000. The balance on hand (payment due to contractor Fulam) is \$1,519,000.

7.2 There is one outstanding defect item which is non-solution to water ponding in the road of Hillgrove. CM will meet with the project consultant and the renovation contractor to discuss this issue at the end of July. If the contractor still cannot solve this problem, cost deduction may be considered.

8. Legal actions for recovery of interest over long overdue debt

- 8.1 CM stated that the management and company's legal section are studying appropriate way to follow up the collection of outstanding fee from units with the long overdue payments, and will report to VOC if there are any updates.
- 8.2 ER expressed disappointment at CM's response and considers that CM should have taken action long ago as this has dragged nearly nineteen years.
- 8.3 The Chairman noted that time had almost run out and members agreed tat remaining items could be deferred.

9. Matters of City Owners' Committee Meeting

- 9.1 The Chairman had circulated a summary of the recent City owners Meeting

10. Reports of Sub-Committees and Working Groups

- 10.1 The sub-committees had little to report however on Environment: ER reported that the Styrofoam compactor which was on trial is now officially at capacity from 1 July, and CM is working with all the commercial units for the pickup and collection of Styrofoam, and in individual villages it will be arranged by the cleaners.

11. Any Other Business

11.1 Notice in the lobby

Some members stated that it looks not tidy that notices are posted on the wall tiles and glass panel in G/F lobby. CM will review the existing notices, instead of the emergency notices keep putting in the lift, all other notices will be on the G/F notice board.

11.2 Purchase a laptop for Village

MK proposal that the Chairman should have a laptop for Village use and purchase of a basic laptop was supported by all members.

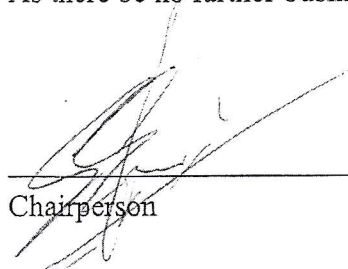
11.3 Replacement of overnight ferries by overnight bus

Regarding the letter sent by the Chairman to Transport Department (TD) expressing disappointment and objection of the captioned transport arrangement dated 12 July 2021, TD replied on 30 July 2021 to provide explanation. The reply letter from TD can be referred to APPENDIX 1.

12. Date of Next Meeting

The next meeting set as 25 August 2021.

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



Chairperson



Our ref. : TD FP 122/180/12

By Post

Your ref. :

Tel. no. : 3842 5822

Fax. no. : 3528 0564

30 July 2021

(Attn: Ed Rainbow)

Dear Sir,

**Replacement of Overnight Ferry Service
with Residents' Service in Discovery Bay**

We refer to your letter of 12 July 2021 concerning the recent replacement of overnight ferry service with residents' service ("RS").

As you may be aware, Discovery Bay Transportation Services Limited ("DBTSL") initiated the same proposal in 2019 and Transport Department ("TD") conducted a local consultation and received a 60:40 ratio in favor of such arrangement. Given the low passenger demand for overnight ferry service and as a cost-cutting measure to improve operating efficiency, DBTSL submitted the same application in 2020. Despite the 60:40 ratio in favor of the previous proposal in 2019, we requested DBTSL to further enhance the proposed replacement RS. DBTSL eventually proposed reducing the RS fare by \$2.0 and providing section fare for RS passengers who board after the Discovery Bay Tunnel Administration Building (Discovery Bay bound).

Similar to the previous local consultation in 2019, we sought the assistance of the Islands District Office and the Central and Western District Office to gauge locals' views on the enhanced proposal. TD received 3,132 feedback in total of which 1,105 comments were from the then Island District Councilor Ms. Amy Yung while 1,984 comments were from the Islands District Office. Other comments were received from the Central and Western District

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Office or individuals. This time, there was a 70:30 ratio in support of the proposal.

In our assessment, we have reviewed the demand level of the overnight ferry service before the COVID-19 pandemic and the carrying capacity of RS. With 8 overnight RS departures on each bound as replacement, we consider that the RS could adequately cater for the overnight passenger need.


RS is provided by or on behalf of the management, residents or owners of any residential development for the carriage of passengers to or from the residential development as defined under Public Bus Services Ordinance (Cap. 230). The operation of RS is regulated through Passenger Service Licence ("PSL") issued by the Commissioner for Transport under the Road Traffic Ordinance (Cap 374), and shall comply with the Road Traffic Ordinance (Cap. 374) and its subsidiary legislation.

Both the daytime and overnight RS in Discovery Bay are operated by Discovery Bay Transit Services Limited with endorsement on the service details (e.g. routeing, stopping points and timetable, etc.) from the user group (i.e. Discovery Bay Services Management Limited). The services are regulated by the PSL and above-mentioned Ordinance. For service change of the RS, including change in routeing, stopping points or timetable, Discovery Bay Transit Services Limited shall obtain agreement from the user group and apply to TD for any amendments to the service details according to the Conditions for Operating Residents' Service. Upon receipt of the application, TD would vet the application according to the established procedures.

TD would continue monitor the passenger demand of the overnight RS and liaise with Discovery Bay Transit Services Limited to make service adjustment when necessary.

Thank you for your concern on the public transport services in Discovery Bay.

Yours faithfully,


(Y. K. Wong)

for Commissioner for Transport