

**DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE**

**Minutes of Meeting No 17 2018-2019**  
**held on 25 November 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 Chung Kwok Wah	(CKW)	Member
Mr Edmund Fan	(EF)	Member
Mr Edwin Tam	(ET)	Member
Mr John Antweilier	(JA)	Member
Ms Lo Yuk Shan Connie	(CL)	Member
Mr Martyn Keen	(MK)	Member
Ms Nikki Wepener	(NW)	Member
Straba Company Limited –		
Mr Nigel JH Reid	(NR)	Member
Mr G H Koo	(GH)	Manager – Estate, City Management (CM) (Secretary)
Mr Wilson Chu	(WC)	Assistant Officer – Estate, CM

**Absent with Apologies:**

Ms Kimberly Keng	(KK)	Member
Mr Yiu Leslie Sheun Lai	(LY)	Member

**In Attendance**

Nil

**1. Confirmation of previous meeting minutes**

The draft meeting minutes of Village Owners' Committee (VOC) Meeting No 16 of 28 October 2021 was circulated for just a short period of time from the CM for Members' comment. As there were several comments to be added onto the draft meeting minutes, CM would liaise with the Chair to incorporate the related amendments after the Meeting and put forward the same for approval in next VOC meeting. VOC requested CM to provide the first draft of meeting minutes within seven after the meetings in future.

## 2. Matters arising

### 2.1 Report on Actions on Golf Cart Parking

The golf cart label system (for Hillgrove residents only) was in place with which the golf cart drivers who habited in the Village registered the information at Local Management Office. It was observed that the number of unauthorized parking of golf carts had been reduced and the Committee was content with the progress.

Although it was observed that overnight parking was well maintained, some Members noted that the guard might overlooked the overstay from time to time in daytime, especially in late afternoon when one of the guards carried out high rise patrol duty. Sample cited was that a golf cart was left unattended for over thirty minutes at the driveway while no action was taken. It was therefore suggested that an additional CCTV camera viewing over the driveway was to be installed to aid the guards manned at Local Management Office for monitoring any unauthorized parking and/or loading.

### 3. Report on Progress of Improvement Items after Last Renovation

#### 3.1 Drainage at Driveway

A proposal of installing additional floor drains with underground drain pipes at the driveway was submitted by the renovation main contractor. The Committee urged CM to push the renovation consultant / main contractor to carry out the trial of introducing additional floor drain(s) on driveway to solve the ponding issue.

#### 3.2 Defects of Plumbing and Drainage System

Members also mentioned some outstanding defects such as rusty external drain pipes and the missing surface channel at roofs to drain off water from the high level of water tanks. CM would inspect the current condition of the items and check against the defect rectification records after the completion of defect liability period to ascertain whether the defects were outstanding or due to wear and tear. The findings would be reported in next meeting.

#### 3.3 Replacement of Railing along Site Boundary

The Committee maintained that the replacement of outdoor railing along the site boundary should be a new design and new material similar to those of highway standard and disapproved CM's recommendation of the tender result of the replacement work. The Committee asked CM to re-tender the work with specifications of the highway-standard railing.

The VOC has agreed with the lowest cost proposed by CM, but noted that the material had arrived on site & was not to speed

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according to the design agreed & specified

3.4 Renovation of Entrance Lobbies

Some Members proposed to have a minor renovation of entrance lobbies, however most of the Members opined that there was no urgency in dealing with the existing setting of lobbies. The idea was suspended. ✓

3.5 Experience of Solar Panel System in Other Village

The Chair mentioned that a solar panel system exercise was being introduced in Peninsula Village and he was happy to share the experience of the proposed installation of solar panel system as an energy saving measures for Hillgrove.

3.6 Monitoring System of Improvement Items and Progress

To have a better control of the progress of the above defect follow up and improvement items, CM would adopt the checklist format with description and status update as presented before right after the completion of the last renovation. The table would be prepared in the next meeting.

*Peninsula Hillgrove*

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

4.1 CM advised that according to the last quarterly account posted, the net cash position reached a level of HKD11 million in bank. Draft budget of new financial year was being prepared at the moment.

4.2 The Chair advised that a meeting notes of a meeting with CM about long outstanding debts was prepared where VOC representatives insisted their view of adopting compound interest whereas as CM, simple basis which was a market practice and be applied in Discovery Bay for all these years.

4.3 On approving the waive of interest of overdue payment, Members were of the opinion that VOC had no right to handle or decide the application of interest levied on late payment because any concession would become unfair to other owners.

4.4 On the case of long outstanding debts, CM mentioned that an instalment payment proposal was offered to the default owner, however the Committee did not agree as no consultation was made in advance.

4.5 Another default owner who did not pay the last renovation contribution could not be reached despite several attempts by home visits and mails. The flat was found vacant for years and the utilities supplies had been suspended. The Committee agreed to take legal actions; order for sale, to recover the outstanding as appropriate.

*outrageous*

*change*

*see Estate Manager*

**5. Matters of City Owners' Committee Meeting**

The notes of the last meeting would be prepared by the Chair and be circulated as a post meeting notes to this Meeting. In brief, the Chair advised Members on the following main discussions of the meeting.

- Mr Andrew Burns was being invited to give a presentation of undivided share calculation in the next meeting.
- Annual general meetings could decide a directed poll vote.
- Home Affairs Department conducted a consultation about granting a license to operate ice skate rink in the new shopping mall.
- Environmental Protection Sub-Committee covered items such as recycling experience in Chinati, food waste recycling programme and Parkridge Fun Day.

**6. Any Other Business**

6.1 The Chair mentioned that there was a request being raised in the Islands District Council's meeting under "Any Other Business" for allowing taxi passing through / entering into Discovery Bay residential areas where were designated as prohibit zone currently. He added that Hong Kong Resort Company Limited was yet to come up with any proposal on the subject. After discussion, Members opposed to this idea.

6.2 The date of Annual General Meeting of Owners was being postponed to February next year tentatively after discussion. The Chair would prepare a plan to promote the idea of a directed poll vote for this meeting outside the meeting venue.

**7. Date of Next Meeting**

The date of next meeting to be confirmed.

The meeting was closed at 9:45 pm.

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Chairperson