

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE (2018-2019)

Minutes of Meeting No.23 held on 15 February 2024, 7:30 p.m.
at Multi-Purpose Hall, Discovery Bay Office Centre, Discovery Bay.

Present:

Mr. Edwin Rainbow	(ER)	Chairperson
Ms. Janice Fung	(JF)	Vice-Chairperson (Arrived at 20:00)
Mr. John Antweiler	(JA)	Member
Ms. Alice Li	(AL)	Member
Ms. Nikki Wepener	(NW)	Member
Straba Company Limited		
- Mr. Nigel JH Reid	(NR)	Member
Mr. G.H. Koo (P1-222146)	(GH)	Senior Executive Manager – Estate, CM (Secretary)
Ms. Jenny Tsang (P1-125013)	(JT)	Associate Senior Officer – Estate

Apologies:

Mr. Chung Kwok Wah	(CKW)
Mr. Edmond Fan	(EF)
Mr. Martyn Keen	(MK)
Ms. Kimberly Keng	(KK)
Ms. Lo Yuk Shan, Connie	(CL)
Mr. Yiu Lesile Sheun Lai	(LY)

1. Confirmation of Previous Meeting Minutes

CM mentioned that the draft meeting minutes of Village Owners' Committee (VOC) Meeting No.22 was not accessible as Steve Kwok was on medical leave. The first draft to be circulated as soon as possible. We learned that Steve Kwok had been released from hospital earlier that day. The Chairman said that the meeting minutes No.21 had been approved and only required signing. CM replied that the draft of No.21 would be retrieved for final confirmation. NR commented that the draft meeting minutes were not always

prepared in time for the upcoming meetings and requested CM for a performance pledge of minutes writing. CM agreed to provide the first draft of meeting minutes within seven days after each meeting for review while the final draft would be released together with the agenda of the ensuing meeting. This being the CM pledge the Chairman proposed that this procedure be recorded in writing and published – possibly on the website.

2. Matters Arising

Report on Daily Management Cases

The Chairman stated that he was confused by the titles of the agenda items. CM advised that this agenda item as a standing topic would be moved to the following section “Management Report by City Management” while “Matters Arising” would covers issues of particular tasks.

3. Management Report by City Management

The CM report was presented in Powerpoint format at the Meeting (copy attached for reference).

Highlights of Management Report

- o Reminders on abandoned bicycles was posted in January and such bicycles would be removed by the end of February 2024. The exercise would be carried out thrice a year and the next one would be scheduled in June 2024. CM explained the process of temporary hidden storage before sending for recycling.
- o The driveway was being cleaned by high pressure water jet in two phases from January 2024 to February 2024.
- o Members noted that the control of the golf cart parking areas which had been successful in the past was now failing. Regular action by the guards at peak times was no longer in evidence. In the past a single action of clamping had been effective. CM agreed to reactivate the guards. The Chairman mentioned that Bijou Village had introduced a clear Private Property notice, which could help for Hillgrove.

- o The dog barking issue was yet to be solved despite one of them at middle floors moved out recently. CM would approach the other resident involved to seek a solution.

4. Improvement after Renovation (Outstanding Items)

4.1(a.) Lobby improvement and window repairs

Wall mounted LED Mock up – The mock up was completed at Brilliance Court lobby for review. The Chairman commented that efficiency of LED chosen could be significantly better [higher lumen / watt]. All members agreed that the design was attractive. CM would send the specification of the mock up to the Chairman for reference and to source alternative LED for consideration due to the evident low efficiency of the light source in the selected model and likening it to a “space heater” NW suggested a touch up to the mailbox system by replacing the mist blue acrylic panel with marble pattern 3M sticker. A sample strip would be produced for assessment. In addition, CM would also quote for repainting the lobby false ceiling over the entrance areas.

4.1(b.) Stairwell window repairs

The window repairs had been completed and 90% of the payment was released according to the contract while the balance would be settled after the one-year defect liability period by the end of the year upon client's satisfaction. A member noted that there was a piece of window that had fallen down and queried if this had been restored? [Positive confirmation by a member the following day]. CM replied that any defective part found during the site work should be reported and rectification could be covered by unit rates quoted or variation order. CM to double check the job completion report if there was any missing item and to proceed with rectification as appropriate. Members further asked if this job met with Government's requirement of mandatory window inspection and had we obtained certification of compliance. CM to revert with details of certification.

4.2 Railing replacement

CM had made no progress regarding the wrongly ordered railings (i.e. Not according to members specification of a Government Standard railing as used in the proximity) now stored under Elegance for several years and becoming rusty. CM preferred to once again revert to past records to assess where the responsibility lay for the delivery of railings. GH

claimed that the reason for ordering the railings, apart from lowest cost, was the requirement and extra cost to get government approval to change the style of the railing. Members recalled the conversation and were certain that argument was not accepted at the time. The Chairman said that the minutes would support the current view of the members and added that at the time he had established that if certified approval was needed for this the cost would be minimal.

4.3 Energy saving improvements. [LED lighting; solar energy]

The Chairman tabled a set of presentations related to the use of LED and brief evaluation of cost effectiveness and payback period. The Chairman suggested a replacement of existing lighting with LED in rear staircases. CM advised that similar exercise was completed years ago in other Villages by a revamp of the lighting system including T5 tubes and dimmer motion sensors with the subsidiary from CLP. The Chairman pointed out that with the improvement of technology over the years, LED-type tube, (likely with built in sensor) could be installed directly to the existing lighting without changing the fixtures with no costs for replacing the whole lighting fixture or driver. CM reminded the committee that any LED tube project would have to be opened to a competitive quote process.

The Chairman began by registering his disappointment that at the recent COC meeting, GH had misled the COC members to believe that Hillgrove VOC had turned down the solar project 'due to the need to install batteries on the roofs.' In fact, this was said in 2017s at public, informal, no-minutes, presentation offered by a contractor. The VOC unanimously approved a proposal to consider a solar energy system for Hillgrove, by Solarcity Energy Management Limited. The Chairman suggested they might be willing to again make a presentation to the COC.

5. Committees

5.1 COC

The Chairman referred Members to the City Owners' Committee (COC) meeting minutes when published. However, there was an election of officers for the Chairman and sub-committees and the previous officers were re-elected un-opposed. Dr. Francis Chiu remains as Chairman of the COC.

5.2 Finance

NR warned the Committee that the Village account was facing a severely unfavorable balance with the continuous deficits over the years. To rectify the situation, a cut in controllable items was necessary. NR observed that the salary cost of Hillgrove was relatively high as compared to other Village at mid-level of similar types, whereas Hillgrove was one of the smallest Villages in DB. To benchmark the expenses, NR suggested CM justifying the existing headcount with reference to the physical area. CM believed that the number of flats in Villages would be a fair base for comparison purpose. CM would evaluate the unit rate and apply the same when preparing the budget of next term.

NR explained that one of factors imposing much financial pressure on Hillgrove owners was the implementation of Municipal Solid Waste Scheme in this year which would increase the expenses on garbage collection DBwide. JA commented that cleaning, same as security, was one of the uncontrollable costs in DB which were subject to the master contracts over two years. CM supplemented that the unit rates (based on headcount and certain jobs) were fixed during the contract terms, however, individual Villages might revise the deployment as the case required to reduce the total expenditure. After discussion, Members opined that the current deployments on cleaning were minimal to serve Hillgrove.

On City budget, NR mentioned that there would be two new headcounts of managerial grade allowed in the next financial years whose duties would mainly deal with property management licensing compliance and occupational safety. (The proposed organization chart was attached for reference.). The Chairman doubted the need justified the extra cost and asked CM if there had been many complaints to handle under the new PMSA codes and regulations. The reply was there were very few.

On long-term debt collection in Brilliance Court, CM would further enforce the District Court order to the owner to pay the interest and outgoing arising from outstanding management fees and renovation contribution. The Chairman stated that he, with other VOC members, had attended five hearings at the District Court seeking to have a compulsory sale of the property in order recover outstanding debts. CM confirmed that the owner still has nearly \$200,000 outstanding and still has possession of his property. The VOC had not been told exactly what CM claimed on behalf of Hillgrove owners was, but the debtor, with no legal

firm to help, seemed to use doubts over how interest should be calculated to his advantage – at least for now.

CM would also take legal actions against the owner of another flat, who failed to pay the renovation contribution and overdue interest, if these arrears were not being settled by the end of February.

NR held up an organization chart for CM that had been distributed at the recent FSC meeting adding that he did not fully understand it. He was not sure he was free to circulate to members it but passed to the Chairman for inspection. The Chairman noted that the chart offered more detail than earlier chart provided by CM, where DBSML was represented by a simple blue box

5.3 Security

A member asked about the trial on CCTV cameras. started by Estate Manager Steve Kwok. Status uncertain.

5.4 Environment

Reference and appreciation made to NR advisory letter to help Hillgrove residents prepare for the MSW system now (postponed to August NW added some further ideas but added that there had been no meeting).

5.5 Sport and Leisure

No comment.

5.6 Senior Citizens Working Group

No comment.

5.7 Infrastructure Working Group

No comment.

5.8 Passenger Liaison Group

- o Ferry fare increase – NR reported that the Ferry Team was prepared to apply for an increase of ferry fare by sixty percent (60%) for the reasons of raising fuel cost, inflation and operating loss. NR also added that the recent pier renovation was solely funded by Hong Kong Resort.
- o Proposed taxi drop off point within DB – There were a total of four (4) drop off points proposed at the plot next to Fire Station, upland areas and Peng Chau Pier. Members expressed strong objections to taxis entering Discovery Bay Road and expressed certainty that CM would be incapable of restricting taxis stopping only at the approved stop-off points.
- o Extension of DB02R services – Four (4) trips at specific hours a day were being extended to Hong Kong Boundary Crossing Facilities before returning to DB.
- o Extension of ferry services – Specific trips during Public Holidays would reach DB North pier as a terminus and continue the sailing to Central afterward.

6. Any Other Business

There is no other business

There being no further business, ER announced the meeting was closed at 22:45.



Chairperson

**If there is any inconsistency between the Chinese Version and English Version, the English Version shall prevail.*