

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

**Minutes of Meeting No.24 held on 18 April 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
Ms. Alice Li	(AL)	Member
Mr. John Antweiler	(JA)	Member
Mr. Steve Kwok (P1-728758)	(SK)	Associate Senior Manager – Estate, CM (Secretary)
Ms. Jenny Tsang (P1-125013)	(JT)	Associate Senior Officer – Estate

Apologies:

Mr. Chung Kwok Wah	(CKW)
Mr. Edmond Fan	(EF)
Ms. Kimberly Keng	(KK)
Mr. Martyn Keen	(MK)
Ms. Lo Yuk Shan, Connie	(CL)
Ms. Nikki Wepener	(NW)
Mr. Yiu Lesile Sheun Lai	(LY)
Straba Company Limited	
- Mr. Nigel JH Reid	(NR)

1. Confirmation of Previous Meeting Minutes

SK expressed that the draft Meeting Minutes of No.23 were circulated to all Members and Chairman was commented. Since other Member without any comment, the Meeting Minutes was being endorsed and would be signed by the Chairman.

2. Management Report by City Management

2.1 Windows Repair

SK stated that the windows repair was completed by Realfit Engineering Limited (Realfit) and the relevant document was submitted to Buildings Department for certifying the completion. JA commented that the window was too dirty and appears to have never been cleaned. SK replied he would liaise with Winson Cleaning whether can having a window cleaning once.

2.2 Lobby Ceiling Painting

JT presented the quotation of repainting the lobby ceiling and Yee Kui Engineering Limited (Yee Kui) is the lowest price returned contractor. Chairman suggested CM arrange to take advantage of the platforms needed for painting to replace the ceiling light. JT would further follow.

3. Progress of Renovation

3.1 Discussion of Various variation and defects for the Renovation Works

a. Railing

SK presented with photo showing the difference of the new railings and the existing railings stated the background of the work. JA supplemented that the railings purchased were NOT the railings that the VOC had ordered and approved. Someone inappropriately accepted the delivered railings. VOC has long requested that CM provide the paperwork to determine who accepted the incorrect railings. CM has consistently failed to provide that documentation.

SK stated that he is not presence to the discussion of changing the railings and the new railings were delivered to the Village when he was deployed to Hillgrove Village. SK reiterated that he would like to move forward and asking VOC the way ahead. After the discussion, VOC resolved to send out a notice to all Owner whether using the purchased railing or re-tendering for the purchasing from beginning.

b. Paving Block

VOC agreed with SK to do the re-pavement by using the new paving block at the Village. However, the re-pavement needs to consider the technique to sort the paving block out before starting the work to avoid eyesore.

c. LED Lighting

VOC agreed to replace the defective lights to LED with a view to replacing all lights in stages. When CM required to purchase the LED Lights, JT to seek the opinion from the Chairman. Chairman also stated that CM routinely replaces defective lights with the old, inefficient and expensive bulbs rather than LED. SK thought that replacements in Hillgrove Village over are currently LED. Chairman expressed doubt and suggested this needs to be checked. Chairman continue to present the benefits of LED and has offered more than once to assist CM in using LED. JF asked CM to accept the expertise of the Chairman who has extensive experience in the field.

4. Report on Financial Status

4.1 Update on the Legal Case regarding the Long Outstanding Management Fee

SK presented the status of the Unit in 7/F., Brilliance Court. After the partial payment, the outstanding amount is around HKD\$55,939. However, solicitors still would prepare a letter to chase the outstanding amount. Chairman added that this amount was not based on compound interest and reported that CM had failed to win their case against the owner in the District Court after 5 hearings, perhaps because the question of the interest could not be resolved in the District Court. The VOC had read the ruling of the District Court and insisted that any future cases should be taken to the Lands Tribunal.

Regarding the Unit in 9/F., Brilliance Court, the Unit re-activated the autopay since March 2023 and hence, the outstanding amount of management fee was February 2023 and before plus the renovation fee. After SK presented the situation, VOC agreed to let SK to further follow and suggest to send the relevant family a letter as reminder. JA provided a summary of City Management's Control Procedures for delinquencies as well as a summary of the actions CM was to take according to the Principal Deed of Mutual Covenant (PDMC). JA noted that CM has not followed either the Control Procedures nor the PDMC. CM is required to present an aging report to the VOC at each meeting. CM also supposed to refer delinquencies under \$50,000 to the Small Claims Tribunal and over \$50,000 to the VOC to obtain the direction. In the case of 7/F. and 9/F., this has not happened. SK stated this would be remedied immediately. Chairman stated that the VOC's direction is to demand payment in full, including compound interest. JA also noted that the two delinquencies had existed many years and that action had been repeatedly delayed. JA further expressed that unless VOC get quick resolution, VOC would have to make an official complaint to the Property Management Services Authority (PMSA).

5. Report on Customer Survey for Hillgrove Village

SK presented the table showing the rating of different category in Hillgrove Village and seems not too bad. JA asked how many surveys be received and SK replied that 78 in Hillgrove Village. Except for JA, none of the VOC members present had either received the survey or returned the survey, if the received it. Chairman noted that the responses to the survey did not seem to match the VOC's observations for the management of Hillgrove Village by CM.

6. Any Other Business

No any other business being discussed.

There being no further business, ER announced the meeting was closed at 21:32.



Chairperson

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