

DISCOVERY BAY HILLGROVE VILLAGE OWNERS' COMMITTEE (2018-2019)
Minutes of Meeting No.25 held on 4 July 2024, 7:30 p.m.
at Conference Room 2, 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. Chung Kwok Wah	(CKW)	Member
Ms. Nikki Wepener	(NW)	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. Edmond Fan	(EF)
Ms. Kimberly Keng	(KK)
Mr. Martyn Keen	(MK)
Ms. Lo Yuk Shan, Connie	(CL)
Mr. Yiu Lesile Sheun Lai	(LY)
Straba Company Limited	
- Mr. Nigel JH Reid	(NR)

Observer:

Mr. Tai Chi Chung

1. Confirmation of Previous Meeting Minutes

SK expressed that the draft Meeting Minutes of No.24 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. Chairman reminded that draft Meeting Minutes No.23 was also circulated and no further comment from VOC, SK replied would prepare for Chairman to endorse and sign.

2. Management Report by City Management

2.1 Renewal of Lift Maintenance Contract

SK stated that current lift maintenance contract would be ended on 30 June 2024 and the VOC Paper T2302/24 was sent to VOC Member on 31 May 2024 soliciting the view from the VOC Member.

After the comparison between two returned tenderers, Sigma Elevator (Hong Kong) Limited (Sigma) and Fujitec (Hong Kong) Company Limited (Fujitec), VOC agreed to award the monthly maintenance contract to Sigma at HKD\$23,400 for three years and safety enhancement work at HKD\$144,000 in one off.

2.2 Window Repair

SK reported an email from Ms. Connie Lo (CL) received on 2 July 2024 regarding the appointment of Window Contractor together attaching the VOC Paper T1959/22. CL would like CM for clarify changing the appointment contractor from Wang Hing to Realfit Engineering Limited (Realfit).

SK explained that in VOC Meeting No.19 held on 13 April 2023, CM already reported that the appointed contractor was unable to fulfill the repair work as they lack of the parts. VOC then asked whether the second lowest Contractor (Wing Lok) can take up the work.

During the VOC Meeting No.20 held on 11 May 2023, Wing Lok replied that the tender was expired and not valid for the window repair work. VOC agreed to re-tendering and in VOC Meeting No.21 held on 6 July 2023, CM reported Realfit is the lowest tenderer for the window repair works. VOC no objection to award the work to Realfit.

3. Progress of Renovation

3.1 Discussion of Various variation and defects for the Renovation Works

a. Railing

SK presented the draft questionnaire to VOC for comment. Chairman commented that the questionnaire should including the responsibility of accepting the railing delivered to the Village and seems the railing was deteriorated and was painted by CM. AL commented that the railing still fine. JF proposed to have a site walk checking the condition of the new railing. SK proposed to have a special meeting with the Chairman, JA, CM Mr. Koo and Works' Team as SK was not in the past discussion. VOC agreed.

b. Paving Block

SK stated that the methodology was presented with VOC agreed. The Work would be commenced once the weather become stable as the work may affecting the traffic in and out of Hillgrove Village.

c. LED Lighting

SK stated that the Chairman and JT working closely for the LED lights replacement at the corridor together with the lobby lighting and the coming task would be to do the trial for street light replacement.

4. Report on Financial Status

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

For the case and the status of the Unit in 7/F., Brilliance Court, SK with no further supplement and pending for the further action and submission from solicitors.

Regarding the Unit in 9/F., Brilliance Court, SK presented the photos showing the electric meter and water meter was removed from China Light and Power (CLP) and Water Supplies Department (WSD) respectively implied that the unit was vacant and could not live at this moment. SK also issued a letter to the suspected Owners' family in Kowloon side hope they would reply or communicate with CM for further discussion.

5. Report on COC Meeting

5.1 Environmental Protection Sub-Committee

Hillgrove Village Owners' Committee Meeting was adjourned at that time and no any presentation or reporting.

5.2 Finance Sub-Committee

Hillgrove Village Owners' Committee Meeting was adjourned and no any presentation or reporting.

6. Any Other Business

The observer, Mr. Tai who living in 10th Floor of Brilliance Court. He attended the VOC Meeting to express that the cigarette ends and cigarette box throwing from the upper floor to his balcony several times. He would like VOC and CM to study whether can install a CCTV camera at the roof top. JF acknowledged and JT would prepare a management notice to notify the concerned units.

There being no further business, ER announced the meeting was closed at 21:12.

Chairperson

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