

**DISCOVERY BAY CITY OWNERS' COMMITTEE**  
**Minutes of Meeting No.4 2013-14 held on 16<sup>th</sup> July 2014**  
**7:30pm at MPH, Discovery Bay Office Centre**

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**Members Present:**

Mr. Simon Mawdsley	(SM)	Chairman, COC & Midvale VOC
Ms. Amy Yung	(AY)	Chairlady, Beach VOC
Mrs. Baby Hefti	(BH)	Chairlady, Peninsula VOC
Mr. Colin Boshier	(CB)	Chairman, La Vista VOC
Mrs. Judy Mathews	(JM)	Chairlady, Greenvale VOC
Mr. Ip Chiu Kwan	(ICK)	Vice-Chairman, Siena One VOC
Dr. Francis Chiu	(FC)	Chairman, Siena Two B VOC
Mrs. Maggie Chan	(MC)	Chairlady, Neo Horizon VOC
Mr. Kent Rossiter	(KR)	Chairman, La Costa VOC
Dr. Lee Shui	(LS)	Vice-Chairman, Amalfi VOC
Dr. Jennie Lee	(JL)	Chairlady, DB Plaza VOC
Mr. Eddy Shen	(ES)	Chairman, Headland VOC
Mr. Tony Cheng	(TC)	Representative, Registered Owner
Mr. Leslie Fung	(LF)	Representative, Registered Owner
Mr. Paul Tough	(PT)	Representative, School
Mr. Vincent Chua	(CKC)	Director, DBSML
Mr. F.K. Wong	(FKW)	Chief Manager, Estate, DBSML

**Apologies:**

Mr. Sam Cole	(SC)	Chairman, Parkridge VOC
Mr. James Heathe	(JH)	Chairman, Chianti VOC
Mrs. Alison Dack	(AD)	Chairlady, Siena One VOC
Ms. Lee Huen Yee	(LHY)	Chairlady, Parkvale VOC
Mr. David Kwok	(DK)	Chairman, Amalfi VOC
Mr. Derek Chu	(DC)	Representative, Hotel
Mr. Edwin Lu	(EL)	Representative, Clubs
Champion Associates Ltd.	(CAL)	Chairman, Bijou Hamlet VOC

**Secretary:**

Mr. Kenneth Chan	(CYY)	Senior Manager, Estate, DBSML
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**Assistant to Secretary:**

Ms. Key Lam	(KL)	Assistant Manager, Community Relations & Admin, DBSML
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**By Invitation:**

Mr. W.S. Yau	(WSY)	Senior Manager, Contract Management and Works, DBSML
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**Staff of City Management:**

Mr. Wilson Chan	Manager, Estate, DBSML
Mr. Daniel Ma	Manager, Estate, DBSML
Mr. Steve Kwok	Manager, Estate, DBSML
Mr. G. H. Koo	Manager, Estate, DBSML
Mr. Kenneth Kan	Manager, Estate, DBSML
Mr. Samuel Ip	Assistant Manager, Estate, DBSML
Mr. Frankie Tsang	Assistant Manager, Security, DBSML

**Observers:**



	<p>thieves and had them arrested by the police.</p> <p>1.3.2 SM was invited to give the Certificates. He first awarded Mr. Singh Saranjeet, then, Mr Teddy Choi.</p>	
<b>2.</b>	<p><b>Previous minutes</b></p> <p>2.1 SM called for confirmation of the previous Minutes. CYY reminded everyone that drafts of the meeting had been sent out on June 20th, June 25th, July 3rd and July 9th. He stated that he had received comments from CB and BH.</p> <p>2.2 CB made a general comment about the minutes, saying that there were full of typos and spelling mistakes and that it looked as if nobody checked them and that it would be a shame if the quality of the minutes went into this direction. CYY said that it was their duty to ensure there was proper content within the minutes, he hoped to see much better content in the next minutes.</p> <p>2.3 SM asked for further comments, there was no reply. CYY asked for someone to propose and second. SM announced that it is proposed by CB and seconded by BH. CYY states the meeting minutes confirmed.</p>	19:42
<b>3.</b>	<p><b>Matters Arising</b></p> <p><b>3.1 Follow up on the proposed development of the sports area adjacent to Discovery College</b></p> <p>3.1.1 SM confirmed that a lot of work had been going on behind the scenes between HKR and the school but that there was still no agreement on one or two items. SM confirmed that as soon as final agreement had been reached they could proceed with the project proper.</p> <p>3.1.2 AY reminded the meeting that there was a lot of 'open space' surrounding Club Siena (playground, basketball court and tennis fields) that have been fenced off by Club Siena and that this space should be open to the public and not be fenced off. AY suggested that the Sports and Recreation Team should follow up on the use of this locked area for public use.</p> <p>3.1.3 TC pointed out that despite the repeated complaints from AY, no government department had ever said HKR was wrong to fence the area off, and therefore HKR would not remove the fence.</p> <p>3.1.4 AY responded that the question was addressed to the Sports and Recreation Chairman with a request to discuss it with the Sub-Committee and it should be their responsibility to resolve the issue. SM noted this and said that they would look at all available areas.</p> <p><b>3.2 Appointment of Cleaning Contractor</b></p> <p>3.2.1 FC addressed the emails that AY had sent to COC members about the disqualification of Winson Cleaning Service Company. He explained that AY thought there was a conflict of interest as Winson</p>	19:44

	<p>Cleaning Company had promised to donate \$60,000 per annum to the Environmental Protection Sub-Committee of which FC is the convener. FC confirmed that 4 members of the EPSC were on the tender interview panel and that it is also an established practice of CM to have a request in the tender that all contractors should have specified what they wanted to throw in for free in addition to what they have to do.</p>	
3.2.2	<p>He referred to a letter that he had written to the Independent Commission Against Corruption (ICAC) in which he explains what had happened and asked whether his participation in the selection process of the cleaning contractor had constituted a conflict of interest.</p>	
3.2.3	<p>He also stated that the ICAC had phoned him but would not write a response as they did not see this issue as corruption and it was therefore not their job to do so.</p>	
3.2.4	<p>FC made the point that he was not personally gaining from awarding Winson Cleaning Company the tender, but felt that AY's emails were an attempt to tarnish his name. He then mentioned a past case in which AY had been on the security contractor selection panel and had not declared that she had accepted donations from Centurion Company to the Rehab Bus program, he clarified that he did not think this was wrong but did think that according to her standards it would be.</p>	
3.2.5	<p>AY responded that she was not questioning the legality of the issue but wanted to emphasize the need for a declaration of interest in these circumstances. She also raised concerns that the cleaning company had confirmed the donation money in their letter, not proposed the donation.</p>	
3.2.6	<p>She reiterated that she was not condemning anyone but just wanted to make these kinds of procedures more transparent, and implement a declaration of interest, as well as having the COC decide on these issues, not the sub-committees.</p>	
3.2.7	<p>She then responded to the point FC made about the donation to the Rehab Bus program, saying that the point was irrelevant due to the fact it happened long time ago and unlike the current case, which the tenderer promised and confirmed that they would donate the money. She stated that the process should be for the COC to approve funding for any activities of the Environmental Protection Group or other working groups, and certainly not from contractors as part of tender negotiations. She asked FC whom he had spoken to at the ICAC. FC asked if it mattered.</p>	
3.2.8	<p>SM stated that the COC should have a declaration of interest document, and that the Rehab Bus Group should sign it as well. CB agreed and said that the COC should encourage everybody to sign it.</p>	
3.2.9	<p>FC said that AY had double standards.</p>	
3.2.10	<p>SM told AY that if she had an issue relating to a COC matter such as</p>	

	<p>this, she should bring it to the COC meeting and unless AY has a personal issue, it should not be through email.</p> <p>3.2.11 ES raised concerns that all the COC members were there as volunteers and thought that involving the ICAC would scare off any other volunteers. Matter like this should be reported to the Chairperson. ES also confirmed he had been called in by the ICAC several times because of this kind exactly what FC came across</p> <p>3.2.12 SM brought the discussion back to his previous point that this issue was a COC matter and not to be sent in an email that anyone could read.</p> <p>3.2.13 AY questioned why the Rehab Bus Group would have to declare potential conflicts of interest on donations, as they were an independent group not under the COC at that time. SM said that the COC has committed cash to the project now.</p> <p>3.2.14 FC interjected again claiming that AY had double standards.</p> <p>3.2.15 AY informed the COC that FC had actually written and spoken to a woman called Ms. Carina Wong, and not a man, as FC had previously stated. SM asked for the name of the ICAC contact, if it were relevant. FC said he couldn't remember who he talked to and thought it was a man he called him.</p> <p><b>3.3 Progress of the Relocation of the DB01R Bus Stop at Tung Chung</b></p> <p>3.3.1 TC stated that up until the point of this meeting, he had still not received a formal reply from the Transport Department (TD) regarding Mr. Peter Crush's proposal of relocating the DB01R bus stop to near the Lantau Taxi stand outside Tung Chung MTRC station. While TD had rejected to relocate the bus stop to this location, it had hinted its agreement to provide a pick-up and drop-off stop at this location. The assistant of LegCo Member Mr. Ben Chan had kindly called TD official to check on the latest progress. The TD official said that they were still working on some technical issues, such as trimming of the planters at the said location. The official further confirmed that TD was not considering any other proposed location.</p> <p>3.3.2 With the permission of SM, FC tabled an open letter written by Mr. Peter Crush, Mrs. Maggie Chan, Mr. Victor Riley, and himself in response to a District Councillor newsletter to residents regarding the DB01R bus stop relocation.</p> <p>3.3.3 FC summarised the main points of the letter: it was most incorrect for AY to say that HKR's plan was rejected by TD because the plan was drawn up by Mr. Peter Crush; it was incorrect for AY to claim that having a pick-up and drop-off point near the MTR station was her counter-proposal, as her proposal at the COC meeting in February was only to have a drop-off point at the bus stop outside Fu Tung Plaza which was quickly rejected by COC; it was most misleading for AY to completely brush aside the immense efforts put in by Mr. Peter Crush and claimed that the accepted arrangements were her</p>	
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	<p>counter-proposal; and it was most disrespectful for AY to ride on the efforts made by Mr. Peter Crush and other residents. FC wanted to know where the pick-up and drop-off point proposed in AY's counter-proposal was and when she had first made her counter-proposal.</p> <p>3.3.4 AY responded that she came to join the COC meeting in the capacity of the Chairman of Beach Village. If there were any issues relating to the District Councillor, she would think the District Councillor would reply in due course. AY further stated that at some points in the last COC meeting, she did suggest a pick-up and drop-off point near the MTR but that the COC had rejected her suggestion.</p> <p>3.3.5 TC felt most strongly that the COC should condemn AY for her shameless and false claim relating to the bus stop relocation matter. She attempted to steal the credit for the efforts of Mr. Peter Crush. As the bus operator, TC had to set the record straight. He reiterated FC's point that the location of the additional bus stop was not proposed by HKR. Also, he could not understand why AY could state in her letter to residents dated 12<sup>th</sup> June that TD had approved her counter proposal while he, being the bus operator, had still not received any approval from TD to date.</p> <p>3.3.6 TC said Members would recall that at the COC meeting in February, AY pushed hard her "Plan B" of adding a drop-off point at the bus stop outside Fu Tung Plaza. From the perspective of a bus operator, TC found Plan B most stupid and impractical for two reasons: the bus stop was already too busy due to the large number of E-route buses and more importantly, the plan failed to address the problem for passengers returning to DB.</p> <p>3.3.7 JM asked whether it was the role of COC to criticize the District Councillor or for building a forum to attack individuals, especially when no proposal had been approved.</p> <p>3.3.8 Some Members applauded JM's remarks and KR confirmed how displeased he was with the antagonising between COC Members. He thought that many people including Amy, Peter Crush and Francis had done a lot of work into obtaining a drop off point near the MTR, but did not want to argue about whom the credit should go to and that it was time to move on with the agenda.</p>	
4	<p><b>CM Report</b></p> <p><b>4.1 Upcoming Tenders</b></p> <p>4.1.1 WSY gave an update that the term contract for 'Concrete repairs and associated works' tender was being analyzed. He then reported on 5 upcoming tenders in the next three months; the 'Replacement of defective water leakage device', 'Replacement of water pumps', 'Extension of 6 HD CCTV cameras along Discovery Bay Road', 'Purchase of Food Waste Decomposing Machine', and the "Replacement of Landscape Department Loading Truck'.</p> <p><b>4.2 COC Papers Endorsed</b></p>	19:38

4.2.1 CYY then gave an update of the three COC papers being endorsed. The first paper was the 'Renewal of Security Service Contract 2014 with ISS Adams Securforce Limited', which was issued on May 19<sup>th</sup> 2014 and received no objection from COC members. The second paper was the 'Provision of Causal Labour to Landscape Department', which was issued on June 17<sup>th</sup> 2014, the paper had received one comment and the issue was clarified, there were no objections from COC Members. The Third paper was the 'Tender for Insurance 2014-2015' issued June 18<sup>th</sup>. The third paper had 4 responses, 2 Members support, one Member expressed no objection, and one Member raised queries that were then resolved. All three COC papers' source of funding was the City and respective Villages.

4.2.2 CYY then gave a security update. He briefed the COC on the crime prevention evening seminar being held in August by the Police and Security Liaison Group for residents, as well as the Crime Prevention Notice given to residents of low-rise buildings and houses.

4.2.3 He outlined the crime prevention operations, commenting on, special checking of vacant houses by the security team, the re-deployment of the anti-burglary team, one free additional uniformed guard provided by ISS Adams, and the joint operation with the Police for the checking of renovation units. CYY also introduced the new 'Ad-hoc coastline patrol by an anti-burglary team' in the evenings.

4.2.4 CYY then gave an update to the Headland Case, a chain burglary of two houses in June and July. He stated that although the image quality of the CCTV was poor, the Taskforce and Police had been able to identify three suspects. CYY also used the comparison of the old CCTV and new HD CCTV on screen to show how much clearer the new cameras were, and therefore show why he urged COC members to consider installing new HD CCTV cameras.

4.2.5 The next item CYY addressed was the replacement of the VOC letterboxes at the Pier. He showed pictures of the existing stainless steel letterboxes and the new acrylic letterboxes.

4.2.6 CB asked if the replacement of the letterboxes was necessary as he thought nobody uses them. CYY responded that they did sometimes receive letters. SM queried as to whether or not there could be only one letterbox. CB agreed and asked for there to be one letterbox for all of City Management. CYY said that he would reconsider, given their points.

### **4.3 Community Events**

4.3.1 CYY reminded Members of the 2014 Christmas party being held on December 19<sup>th</sup>, at the Auberge Hotel from 19:30-23:00.

4.3.2 CYY then gave a financial overview of the Dragon Boat Races, showing that the city fund was \$184,000, and the IDC funding was \$20,000. He showed how sponsorship from local organizations exceeded the expected \$60,000 and reached \$124,000 through activities on the beach (barbeque) but the entry fees of the teams dropped from the expected \$300,000 to \$240,000. He showed how

the final expense was \$550,000, \$3,000 less than the budgeted \$553,000, leaving a surplus.

4.3.3 CYY gave a short review of the Halloween decoration plans, showing the budget to be \$20,000 (IDC funding to be confirmed), and how with this budget would target the main road bus stop for decorations, and try and involve the community to set up decorations as well.

4.3.4 CYY gave a short list of Love.Together @ DB events, including the NAAC – Wetland visit on May 30<sup>th</sup>, the OIWA – Eco-Tour to Tai O on June 14<sup>th</sup>, and the NAAC – ‘Volunteer Programme: An extra-ordinary Dating’ on June 19<sup>th</sup>. He reminded COC Members of the upcoming Love.Together @ DB event, ‘DB visit for Hong Kong Society for the Protection of Children’ on June 27<sup>th</sup>, 12:00-17:00 in Sam Pak Wan. Other upcoming Love.Together @ DB events he mentioned included the ‘Eco Tour’ in Peng Chau on August 23<sup>rd</sup> at 13:00-20:00, the ‘Flea Market’ on July 27<sup>th</sup> at DB Plaza at 12:00-17:00, and the ‘Beach Rugby’ event on September 20<sup>th</sup> in Tai Pak Beach from 9:00-17:00.

#### **4.4 Cost Comparison of Contracts Awarded/Renewed**

4.4.1 As per AY’s request, CYY included the cost comparisons of the contracts. AY opened by complaining that she had not received the data about the contracts until the day before the COC meeting and therefore did not have enough time to properly analyze the figures and that there were apparent typo mistakes in the data.

4.4.2 SM asked why AY was reviewing the contracts and what the purpose of the discussion was. AY explained that she wanted to look at the overall trend of the figures to see if there were any reasons for the increase of certain costs. She pointed out that over 7 years there were very significant increases in cost exceeding 7% annualized.

4.4.3 SM asked if this procedure was to do with the Financial Sub-Committee. AY responded that the Finance sub-committee only looked at budgeted figures and returned tenders but that she wanted to look at City Management’s tender presentations in more detail, as the presentations are presented too quickly, and members don’t have time to keep track overall trends. She clarified that she wanted to work with CM to study contracts of previous years to reach a conclusion on overall increases.

4.4.4 FKW agreed that AY had good intentions in comparing costs from previous years, but he stated that in the past individual tender exercises, City Management performed the tender analysis and has drawn Members’ attention to the rationale behind any significant cost increases in tender agreements. He also commented on the introduction and the raise of minimum wages affecting the cost of tender agreements. In conclusion to these points, he voiced his concern that AY’s comparison of older tender documents was not necessary as the comparison required City Management a lot of manpower.

4.4.5 AY reiterated that the purpose of her proposed procedure was to study the overall trend, and she did not want to see more personal attacks in the COC meetings.



	<p>4.4.6 CB stated that every COC Member should be able to request such information and be given it.</p> <p>4.4.7 CYY stated that as the COC secretary, he was happy to provide any information asked for, but to create an analysis was beyond his role as secretary. AY stated that she was willing to help and was not wasting resources, she said that if there was any need for assistance, she would be happy to provide it, reiterating that she just wanted to see the overall trends.</p> <p>4.4.8 CYY repeated his point that he would provide the information but not create the overall trend. AY said that she would do it.</p> <p>4.4.9 SM then raised two issues, the first being about the CCTV. He stated that new CCTV was being installed in Midvale Village but questioned whether it was the right kind of CCTV. He asked CYY if the Police could review the cameras.</p> <p>4.4.10 CYY responded that he had asked the police to review the proposal for some of the Village's installations, and the police had said that the cameras were the correct type, and were in support of the camera placement.</p> <p>4.4.11 SM then asked for an update after the meeting, on the current sports pitch account, to which CYY agreed.</p>	
5	<p><b>Items for Discussion</b></p> <p><b>5.1 Proposed Guideline of Circulation Practice of COC Minutes, Tenders and Other Documents to VOC Members.</b></p> <p>5.1.1 CYY commented that this was in response to BH's request, and that COC Paper 446/14, was issued on April 30<sup>th</sup>.</p> <p>5.1.2 AY referred to the Sub-DMC of Neo-Horizon, on page 26, clause 11, which stated the purpose of the VOC meeting was to give direction and advice to the Chairman or Vice-Chairman on any issue that would come before the COC. SM asked if the clause was the same for all sub-dmcs. AY confirmed it was the same or similar for all and in accordance with the law. She raised concerns that if so much information were kept confidential, they wouldn't be able to obtain advice from their Village Committees. She said that they should be accountable to their Village Committees as well as the COC. She found that COC Paper 446/16 prohibited the VOCs from doing their job.</p> <p>5.1.3 Clause 12 of the same sub-dmc states that an official shall hold office until (f) fails to observe and perform the provisions of the principal deed and this (sub-dmc) deed and that we cannot adopt something that is against the law, the principal deed and the sub-deed as well.</p> <p>5.1.4 SM stated that he could not find this clause (11) in the Midvale Sub-DMC. AY said that she would check this point. She again said that the financial issues should be disclosed, and asked for there to be more transparency in these issues. She concluded that she was</p>	20:42

against COC Paper 446/16 as it was against the statutory requirements. AY also reminded members that schedule 7 of the BMO was part of the DMC which required that financial information should be provided upon request. She added that the trend is for more transparency, accountability and corporate governance and asked why we were trying to go backwards by keeping information confidential which should not be confidential

5.1.5 SM confirmed that this was purely a discussion and not an issue to vote on. SM then asked for anyone else's comments on the paper. And asked how they were to move forward. AY asked if something were against the law, could they vote on it. SM repeated his point that they were not going to vote on this paper.

5.1.6 FKW responded on the provisions in the sub-dmc of Neo Horizon and confirmed that one of purposes of a VOC meeting was to give direction and advice to the Chairman but it did not imply that the Chairman must obtain the advice of the VOC before the COC meeting and hence not vice-versa. He stated that the Chairman is elected by the Village Owners and is accountable to all owners of the village and can make his own judgment when he represents the village at the COC

5.1.7 AY reminded City Management of the court case CM vs Hannon in which the Judge said that the Chairman should have consulted the VOC, She said that this was contrary to what FKW had said. She questioned how FKW, after hearing this, still thought the Chairman should not consult the VOC. She raised the point that now there are Village Chairmen on the COC, and did not think the Village Chairmen could make an informed decision without access to the information and the advice of the VOC.

5.1.8 FKW stated that he could recall the court case, and remembered that it was about the validity of the owners meeting, and recalled that to his recollection the judgment said that such consultation was not a legal requirement but a sensible procedure.

5.1.9 SM said that during previous occasions, if he had queries on what could be released about a tender he would ask other City Management members what he could do.

5.1.10 AY suggested using the principles of the Privacy Office, blacking out sensitive information, and still consulting the VOC on major issues relating to finance. She stated that apart from the individual salaries of City Management she did not see any issues of confidentiality. She furthered this point by saying even the ledger should be made available to the VOC given that any owner can request for it under schedule 7 of the BMO. It was illogical in her view.

5.1.11 SM proposed discussing this same issue on a case-by-case basis in future, rather than making a decision at this point. FKW agreed with SM's proposal but thought that the ledger and tender descriptions were being confused since the ledger recorded the actual expenditure while the tender sum was the price under consideration. SM confirmed his previous point that they would carry on discussing these issues on a case-by-case basis.

## **5.2 Resolution for Proposed Installation of Drinking Fountains**

- 5.2.1 WSY referred to COC Paper T1006/14, outlining the 6 companies that were short-listed for the taking on the installation of drinking fountains at the DB North Sports Pitch and on the roadside of Discovery Bay Road, near No.15 Seahorse Lane. He showed that the lowest priced company was Yu Hsin Construction Company, at a total of \$96,300, 9% cheaper than Well Engineering Company and 35% cheaper than Lee Fung Engineering Company.
- 5.2.2 SM asked from which budget this project would draw its finance. WSY replied that the project's expenses would be payable by the Reserve Fund. SM asked for clarification that this would include the installation cost and maintenance cost. WSY clarified that this was the case.
- 5.2.3 CB asked if the water would be chilled, and if so, if it were necessary to have chilled water. WSY agreed that the water would not have to be chilled. BH asked if City Management could make sure the fountains were regularly cleaned. CM confirmed that they would be regularly cleaned.
- 5.2.4 SM inquired as to where the cost of the water would come from. WSY responded that the water would be metered. SM stated that on behalf of CM, WSY offered the Proposal and ES seconded this.
- 5.2.5 The vote was taken by a show of hands:  
In favour: FC, MC, BH, ICK, AY, CB, PT, LS, JL, ES and 2 representatives of CM and 2 representatives of HKR  
Against : Nil  
Abstain : JM, SM
- 5.2.6 SM asked when the installation was due to complete. WSY replied that the project would be completed within 3 months.

## **5.3 Proposed Digitalization of Satellite Master Antenna Television (SMATV) Signals**

- 5.3.1 WSY made his presentation using a PowerPoint Presentation and COC Paper 454/14. He gave a review of why they were proposing digitalization of SMATV signals and how to proceed with the digitalization. He first made the point that DB's current television signals are in analogue format and not digital. He stated that some of the SMATV signals have already been switched to digital format hence the loss of some channels in DB.
- 5.3.2 WSY also stated that the Hong Kong government had announced that two new service providers, Fantastic TV and HK Television Entertainment would soon provide, free-to-air local television programs.
- 5.3.3 WSY stated that DB currently has 24 SMATV signals as well as local channels and that to allow for receiving the new service provider's programs; there would have to be some kind of compression on DB's current signals. He used a PowerPoint presentation to show different options of how to proceed in this matter. He explained that Level 1

would incur no extra cost at that moment and would provide 24 SMATV signals, but would result in digitalizing and compressing signals later on or reducing the number of SMATV channels to give ways for the programs from the new service providers. This option would also result in a relatively poor quality of TV reception.

5.3.4 WSY explained that Level 2 incurred has an estimated cost of \$48,000 and would require DB to digitalize one broadcasting frequency; this would allow DB to resume receiving SMATV signals of channels that had already been digitalized. He did state that there would be no improvements to the quality of non-digitalized TV reception using this method and frequency for receiving the programs from the new service providers would still insufficient.

5.3.5 Level 3's cost was estimated at \$96,000 and would require the digitalization of two broadcasting frequencies, resulting in the reception of the programs from the new service providers plus the digitalized channels as mentioned in Level 2. This level would not improve the quality of non-digitalized TV reception either.

5.3.6 Level 4's cost was estimated at \$768,000 and would result in digitalizing 16 broadcasting frequencies resulting in 73 SMATV signals being received subject to OFTA's approval. This option would maximize the reception of SMATV signals through the existing satellite discs, have broadcasting frequencies reserved for new local TV broadcasters and improve the quality of TV reception.

5.3.7 SM asked FKW why DB had this digital system and why it was not tendered out. FKW responded that the reception of buildings in DB was very poor and therefore in the 90s Fortress (changed name to Rediffusion later) approached City Management to install a new system for DB as a whole to improve the quality of reception. FKW stated that system had grown since then.

5.3.8 BH asked for more information on the digitalization, as the whole process was confusing.

5.3.9 SM asked if they chose level 4, would they own anything. WSY responded that the money would be spent on the provision of new decoder and the compactor.

5.3.10 SM asked why Rediffusion Television was not paying this fee. WSY explained that City would own the equipment. SM inquired as to whether City would own the cabling. WSY stated that City would own the asset.

5.3.11 SM addressed the COC and reiterated that they had a choice of these four options and would need to vote on one. CB stated that he did not understand any of the options and would therefore opt for the cheapest option.

5.3.12 AY questioned how many people would benefit from spending \$700,000. SM also asked if certain broadcasters went digital, would it free up space to receive other channels.

5.3.13 WSY responded that local broadcasters are already broadcasting in

both digital and analogue format. He reiterated that they would need to reserve space for the two new broadcasters.

5.3.14 SM asked if this information would suggest opting for level 4. WSY stated that if they wanted receiving more SMATV signals they should opt for level 4 but if they only wanted to have space for the two new service providers, then they should opt for level 3. KR asked what the difference was in the number of channels between level 3 and 4. WSY explained that level 3 would offer between 24 and 26 SMATV signals and level 4 would offer 73 SMATV signals. Quality of signal receiving would also be improved.

5.3.15 KR stated that he did not enjoy NowTV and that he didn't watch a lot of TV anyway. He then asked whether WSY knew what SMATV channels they would receive. SM explained that everyone would get a chance to select which SMATV channels they wanted to receive. WSY explained that after every two years, they would send out a questionnaire to residents asking which SMATV channels they would prefer.

5.3.16 JM commented that the current 24 SMATV channels they receive are rubbish and did not wish to spend such a large amount of the City Fund on more SMATV. She also raised the point that many people view programs on their computer rather than on the TV. WSY referred to the last questionnaire exercise that resulted in 20% of residents choosing SMATV programs. CB commented that anyone would accept something that is free, even if they planned not to use it.

5.3.17 SM asked for a show of hands to vote on the different levels.  
The results were as follows:

Level 1 – CB, JM, AY, BH.

Level 2 – Nil.

Level 3 – JL, LS, KR, ICK, MC, FC.

Level 4 – Nil.

Level 3 won the vote.

#### **5.4 Tender for the Engagement of a Consultant to Study the Road System as per the Recommendation of Finance Sub-Committee Report NO.3 (Para 5)**

5.4.1 As requested by MC, FKW explained that during the Finance Sub-Committee on June 9<sup>th</sup>, a member expressed his dissatisfaction with the road usage fee being credited to the Road Fund for the maintenance of City Roads, as all vehicles use village roads, the member suggested that maintenance of all roads should be under the Road Fund. City Management was concerned with the fairness of this decision, as this would require villages to maintain their own village roads and the roads of other Villages.

5.4.2 The Sub-Committee agreed unanimously to engage a consultant to carry out a more comprehensive survey to the road system of DB in terms of its current and future usage and recommended a maintenance plan.

- 5.4.3 CB asked if there had not been a consultancy study a few years before. FKW agreed that there had been a previous study but said that they needed a new study for the entire road system. CB questioned again whether the study was necessary, as the previous study had shown that the entire road base would have to be rebuilt. FKW commented that the surface of Discovery Valley Road was in fact in good condition but reiterated his point that the new study would not only be for the two roads resurfaced but for the entire road system.
- 5.4.4 SM asked if the study was only for the road surface or for under the road as well. FKW responded that the Finance Sub-Committee wanted a consultant to survey not only the city roads but the village roads as well.
- 5.4.5 CB again raised concerns over studying a road that had already been surveyed, and also did not think all the village roads should be surveyed as some were in perfectly good condition already.
- 5.4.6 FKW made the point that they had already, in the current budget year, decided to engage a consultant to carry out a study of the potable and drainage system of the city area and believed that the two issues overlapped. He stated that City Management wanted to propose to prepare a tender with two options, the first being to follow the recommendation of the Finance Sub-Committee to study the whole road system, and the second option being a study into the potable and drainage system of the city area. FKW recommended preparing both options and comparing the price afterward.
- 5.4.7 JM shared that she thought that the individual villages should be responsible for their own roads and agreed with CB's point that surveying roads that were in good condition would be a waste of money. She also said that she thought the condition of the main road was bad, she suggested that the works department look into these repairs. She also asked if villages that had no roads would still have to pay for the survey. SM replied that those issues would be sorted out before the tender.
- 5.4.8 AY stated that this discussion was about expanding the responsibility of maintenance by the Road Fund. She recalled when the licensing fee of the golf cart and vehicle owners caused a petition made against the raise. AY expressed her concern about upsetting many people due to the amount of money that would have to be raised for the survey to be carried out.
- 5.4.9 CB asked for the last consultancy papers to be circulated to the COC Members before they decided on the matter. FC asked if it was the exact same survey. FKW referred to his earlier point that the new survey would study the surface as well as the facility underneath the road.
- 5.4.10 CB asked if he was mistaken in thinking that there was drainage and water pipe consultancy study a few years previously as well. SM asked if anyone else had a comment on the issue. CB again asked for all the previous studies to be circulated to Members before making a decision. SM sought the consent of MC to defer this resolution to

	<p>next COC meeting as MC was the proposer. MC agreed.</p> <p>5.4.11 SM suggested that WSY and he talked and arranged something before the next COC meeting. WSY agreed with this and agreed to circulate the previous survey reports to COC members.</p>	
<b>6</b>	<p><b>COC Sub-Committees' Reports</b></p> <p><b>6.1 Finance Sub-Committee</b></p> <p>6.1.1 MC gave a report from the Finance Sub-Committee's meeting on June 9<sup>th</sup> 2014. She gave an update on the insurance tender. City Management received a summary of tender returns from the broker, AON, on June 4<sup>th</sup>. 4 underwriters submitted quotes for Property All Risk and 2 insurers provided fee proposals for all policies. A competitive premium rate of around a 20% decrease was offered. AON would put forward their recommendation by mid-June.</p> <p>6.1.2 She then gave an update of the Building Management System Tender, City Management had issued Honeywell a Letter of Intent on June 5<sup>th</sup> to commence a system upgrade on June 16<sup>th</sup> 2014, and complete the upgrade within 2 years. For any undecided villages, City Management would invite Honeywell/Ove Arup to attend VOC meetings to explain the scope of the work. One member asked Honeywell to attend a VOC meeting in April but until this point the meeting was yet to be arranged, he asked City Management to speed up the arrangement.</p> <p>6.1.3 MC then reported on an 'Out-Charge' to HKR due to the Undertaking: A member had expressed that after the handover of Central Park to HKR as a public recreational facility, two years ago, the management and maintenance was deteriorating.</p> <p>6.1.4 MC then spoke about 'Village and City Road Maintenance': ( In which it has already been addressed on the above item No. 5.4 )</p> <p>6.1.5 MC then spoke about the Rehab Bus: Upon the request of members, City Management circulated the account and usage of the Rehab Bus (Annex II) before the meeting.</p> <p>6.1.6 Members commented that the financial position and the usage were quite alarming, and questioned its sustainability. A Member added that the situation would become more critical when a taxi was allowed to enter into DB. The Rehab Society should be urged to improve the current financial situation, failing which, the Sub-Committee may not agree to support the Rehab Bus in the next year.</p> <p>6.1.7 A member stated that the provision of the Rehab Bus was a matter of social responsibility that should not be evaluated solely on its monetary value. However, another member, while agreeing to the absolute need to subsidize services to the underprivileged sector of the community, worried that the subsidy from the City Fund was helping people who had not been means-tested. This may mean that some of the users may be very affluent and our contribution to the community may be misplaced.</p>	21:30

6.1.8 City Management was also asked to find out the actual number of different users of the Rehab Bus so that the average amount of subsidy per user could be worked out. Such figures would give better insight into the financial viability of the Rehab Bus.

6.1.9 Another member thought that the transparency of the Rehab Bus account should be increased and requested to be provided audited accounts for 2012/13 and 2013/14.

## **6.2 Environmental Protection Sub-Committee**

6.2.1 FC gave an update from the two previous Environmental Protection Sub-Committee meetings held on April 23<sup>rd</sup> and June 12<sup>th</sup> 2014. He informed members that the idea of energy saving in air-conditioning using the 'Coolnomox' system was brought to the attention of the EPSC by Mr. Kevin Moore, a Discovery Bay resident, from the Agile8 Consulting group. FC explained that the system could save as much as 30% on AC energy costs, and that using the system would only make economic sense for use in larger units. FC stated that any interested VOCs could contact Mr. Steve Kwok of City Management to arrange a presentation on the system.

6.2.2 FC reported that many EPSC members were concerned about the slow progress being made in the citywide adoption of energy saving LED lights.

6.2.3 FC told COC Members of the site inspection into the conditions of the recycling bins. The findings showed that many of the bins had seriously deteriorated. City Management planed to tally the number of bins in need of replacement and will carry out a bulk purchase for the whole of DB.

6.2.4 FC advised VOCs to coordinate with their management staff to reflect their opinion on the types and designs of such bins in their respective villages and whether changing the types of bins would be necessary in the replacement programme.

6.2.5 FC was pleased that Discovery Bay Commercial agreed to post the filter replacement records on the drinking fountain in the Piazza, he also mentioned that they had confirmed that the fountain was cleaned daily.

6.2.6 FC commented on cleaner fuel being used for the ferries, marine diesel oil that has 90% less sulphur than the previously used fuel. FC also brought attention to the fact that some members are still concerned about the level of air pollution due to ferry exhaust, and stated that the EPSC would continue to search for a viable monitoring solution.

6.2.7 FC spoke of the concerns about sand flies on the beach and Piazza areas and informed the COC that the EPSC had already brought the issue to the attention of the respective authorities.

6.2.8 FC remarked on the unhygienic conditions of the Piazza toilets during the Easter Weekend. He informed the COC that the EPSC had also brought these concerns to the respective authorities and that



suggestions of portable toilets had been made.

6.2.9 FC informed the COC that the EPSC and City Management are working together to organize a Recycling Day to be held on January 18<sup>th</sup>, 2015.

6.2.10 FC said that the EPSC had been lobbying City Management and HKR to provide a city farm for residents whose own village does not have a community farm.

6.2.11 FC told of how the EPSC is recommending all VOCs to consider forming their own EPSCs to deal with the specific environmental issues posed to each Village.

6.2.12 FC then posed some questions to the COC:

Would City Management or HKR consider some means to limit or ban heavy pollution vehicles from entering DB?

Can HKR representatives briefly explain the City Community Farm Scheme?

Is there a general intention for City Management and other Parties (HKR, Club, School, and Hotel) to gradually move towards the use of LED lighting?

6.2.13 CKC mentioned that City Management was the right party to control all the incoming vehicles in DB under the Principal Deed of Mutual Covenant and believed it was a desire state for City Management and the whole community.

6.2.14 CKC recalled that for the pollution sensor suggested by BH in previous email introduced by government department, City Management would find relevant information for this device to see whether it was feasible to install to better improve the air quality in DB, regardless the cost. CKC further affirmed his positive view on LED lights adopting in business units putting LED into operation.

6.2.15 TC thanked FC for his second question about the City Farm. He understood that family farming had become more and more popular in Hong Kong as a whole and in DB in particular due to the great success of the family farm initiatives in a few villages. In response to EPSC's request, HKR had identified a site within Central Park which could be converted into a City Farm where small plots of land would be allocated to DB families for farming on a rotation basis. TC hoped to announce the details for allocation shortly.

6.2.16 Turning to the third question, TC said that LED lightings were installed on a section of the main road near Peninsula as trial some time ago. However, some residents complained that the colour of the lighting was too white and insisted on its removal.

6.2.17 ES suggested banning the use of gasoline golf carts in DB to reduce pollution. He suggested using solar powered golf carts, referencing Hong Kong Airport which used the same kind of golf cart.

6.2.18 FC commented that ES had a good point but raised concerns over who would pay for the construction of the infrastructure needed for charging points used by electric golf carts. KR answered that it should be the golf cart owners. FC argued that they should not have to pay if they don't already have electric golf carts, and couldn't be forced to buy an electric golf cart.

6.2.19 BH commented that when people reapply for a cart, if there were no other options, they would have to take an electric cart. BH also agreed that the proposal was very good and agreed that action needed to be taken in this matter.

6.2.20 FC also commented that in a previous COC meeting, City Management had committed to only purchase electric vehicles in the future. ES responded that this point only applied to electric cars, and that he thought before that time the golf carts should be changed to electric. He also emphasized the improvements in electric golf carts over the last 30 years and urged FC to bring in an electric golf cart representative.

6.2.21 AY raised concerns over building the infrastructure and queried whether they would be allowed to sell electricity. She did confirm her full support for changing to electric golf carts due to the fact that golf carts caused the majority of the air pollution in DB.

6.2.22 FKW raised concerns over how popular this decision would be among residents due to past attempts. He explained that AY's concern could be overcome by introducing higher charge for parking spaces which provided charging facility.

6.2.23 FC stated that he had interviewed a user of an electric golf cart with solar panels. He claimed that it would take 20 years of usage before financially breaking even. He also stated that the production of solar panels also created a lot of pollution.

6.2.24 BH commented that this discussion should not be based solely on money but that it was about the environment. She referenced a Swiss plane that is powered completely by solar panels. She also urged HKR to be at the forefront of these new energy methods, suggesting also, that it would help in sales of their properties. She made one last point that the price of adopting these new energy methods would drop as the sales rose. ES agreed with BH in that this would be a good advertisement for HKR.

### **6.3 Sports and Leisure Sub-Committee**

6.3.1 SM stated that there had been no meetings for the Sports and Leisure Sub-Committee and that they were waiting for the next major update on the Discovery College project.

6.3.2 ES asked SM to inform him of any discussions and developments made with Discovery College. SM responded that there had been no conversation between himself, HKR and Discovery College. He stated that he would start to discuss these points in the next meeting and welcomed ES to join the meeting.

#### **6.4 Security Liaison Group**

6.4.1 FC gave a PowerPoint presentation on the Security Liaison Group's events. He showed that on April 12<sup>th</sup>, a football match was held between the Lantau Police Team and City Management in which City Management lost 3-7 to the Lantau Police team.

6.4.2 FC also announced another football tournament to be held in the DB North Sports Pitch on July 26<sup>th</sup>, which will include the Lantau Police, the Firemen, City Management, and the Security Company. He then reported on the Home Security Seminar held on April 24<sup>th</sup>, organized in conjunction with the Lantau Police, focusing on the recent crime cases/trends, crime prevention, and Police operations in DB.

6.4.3 FC reported finally on the Home Safety and Crime Prevention Road Show on April 26<sup>th</sup>, he reported that this event was very successful. FC then showed the crime rate figures from March-May, and pointed out that there had been no burglaries in those months. He commended the hard work of the Police in the prevention of burglary. He also reported that Police had come to DB and carried out speed checks.

#### **6.5 Rehab Bus Working Group**

6.5.1 CB stated that he wanted DB to be a great example of helping handicapped people, which is what the Rehab Bus is for. He stated that there are between 15 and 20 customers using the bus currently, one of which is a paraplegic student that uses the bus to get to school, which costs his parents \$500 per day.

6.5.2 CB did state that there was not enough demand to cover the cost of the bus without having extra funds from the subsidy. He raised the issue of donations becoming scarcer for various reasons. CB referenced Park Island's transport company that has two cars reserved for people who have mobility issues.

6.5.3 CB commented on his conversation with a hotel manager, in which the manager stated that he would be happy to advertise the bus on his website, and used the bus. He urged the other members to use the bus more frequently and recommend it to others. He stressed the transparency of the Rehab Bus Group and the good intentions of the group. He also thanked the COC for their support during the year.

6.5.4 AY commented that she did not think there was enough advertising for the Rehab Bus, and that she thought the hotel advertising was a good idea. CYY reminded CB that there would have to be another Rehab Bus report in the next COC meeting for the endorsement from the COC of the second 6 months' service on the promotional activities of the bus.

6.5.5 ES referred to two meetings he had had with the Senior Citizen's Working Group in which the group had said the Rehab Bus was too expensive.

6.5.6 FKW stated that the Rehab Bus Working Group advised the

management account would be prepared instead of the audit account which FSC had requested for. FKW restated from the Memorandum of the Understanding (MOU) signed between COC and the Hong Kong Society of Rehabilitation (HKSR), an audit account was required.

6.5.7 CB retorted that the Management Accounts were very simple and that he did not want to have separate audits that would take more money away from the Rehab Bus project. He stated that the Rehab Bus service is run by the HKSR, a charity formed in 1959. CB stated that he thought the charity could be trusted with the project's money, and because of this point he asked the COC to waive the requirement for an audit of the Rehab Bus Account.

6.5.8 FC stated his support for the Rehab Bus project but explained that the issue was not about trust; he clarified that any projects involving money should be studied and analyzed, if only to help save money for the project.

6.5.9 CB invited FC to the next Rehab Bus meeting, and explained that at the end of the year they would collect all the management accounts together and have the Hong Kong Society for Rehabilitation to certify them. He stressed that he would rather prefer this plan than a full audit for the purpose of saving money.

6.5.10 TC stressed that the spirit of contract should be observed strictly. Given that an audited account was specified in the MOU, HKSR should comply with the requirement. Also, he did not think the COC had the power to waive the requirement in such a manner.

6.5.11 AY stated that she would have an independent auditor charge \$1 for the nominal audit fee. CB welcomed AY's assistance to the audit of the account.

## **6.6 Senior Citizen's Working Group**

6.6.1 ES gave a report of two meetings of the Senior Citizen's Working Group that he described as very successful. ES told COC Members that Hong Kong Resources had sent two expert specialists to give talks to the elderly about health

6.6.2 He explained that there would be about one meeting per month in the future. He expressed hope that the Village Chairmen would help advertise the group, he stressed the importance of the information being taught and discussed and outlined the various health issues being discussed.

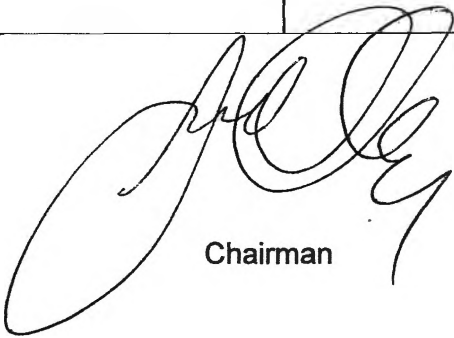
6.6.3 ES also explained plans to have a senior citizen discount for attendees. He stated that DB has roughly 500 senior citizens, and he would like to see around half of them attend the meeting, while currently there are roughly 60 members.

6.6.4 AY asked ES about their previous plans to join their two working groups together in a meeting. ES agreed and clarified he did want this meeting to take place, and assured AY that Wilson would call CB

	<p>about it.</p> <p><i>(ES was excused after the discussion.)</i></p>	
7	<p><b>Any Other Business</b></p> <p><b>7.1 Maintenance of Central Park</b></p> <p>7.1.1 ICK asked if he could raise a point about Central Park. ICK explained that since the opening of the DB North Plaza, Central Park has been frequented by more outsiders. He stated that since the handover of the maintenance responsibility to HKR, the maintenance standard has deteriorated.</p> <p>7.1.2 ICK complained about the bad lighting, stating that 9 of the lights were not working, raising concerns about security in the area. He also stated that the pavement was untidy. His VOC has asked City Management to reflect their concerns to HKR, but he did not see any responses so far. He asked HKR to send a staff to attend their VOC meeting to discuss these issues.</p> <p>7.1.3 TC stated that he would pass ICK's concerns to his colleagues to follow up. However, HKR would not send staff to attend VOC meetings. In response to ICK's query, TC explained that it was the responsibility of City Management to serve residents and to pass their concerns to HKR. He added that the public recreational facilities are open to all people in Hong Kong and not only DB residents.</p> <p>7.1.4 ICK clarified that he had no issues with the general public's use of the park, and was only questioning the quality of management by HKR. ICK requested HKR to attend the meeting again and TC declined. ICK criticized TC for being arrogant and CB echoed ICK's criticism.</p> <p><b>7.2 No Alcoholic Drinks at the COC Meetings</b></p> <p>7.2.1 BH recalled joining the COC for the first time as an observer, and her surprise at the fact that alcohol was consumed during meetings. She stressed the scale of the content of the meetings, and voiced her concerns that people needed to be clear and sober minded due to their responsibility to the owners. BH asked for Members to join her motion.</p> <p>7.2.2 SM reminded her that there was no motion to pass at this time, and that this was just a discussion. FC stated his full agreement with BH's point, and asked to have Members commit to not drinking during the day of a COC meeting as well.</p> <p>7.2.3 KR argued that this idea was micromanagement. BH expressed that she did not want the Members to be policed as she regarded them all sensible intelligent people, but did ask for no alcohol to be consumed during meetings.</p> <p>7.2.4 JM and AY showed their support by raising their hands. BH furthered her point that the COC should reflect more of their business nature in regard to not drinking during meetings.</p>	22:29

	7.2.5 AY asked if it was a motion. SM reiterated that this was not a motion, but an agreement.	
8	<b>Date of Next Meeting</b> The date of next meeting was scheduled on 24 <sup>th</sup> September 2014 (Wednesday).	

The meeting was adjourned at 22:38



Chairman