



愉景灣
Discovery Bay

OWNERS/RESIDENTS PRIVATE MEETING - 27 JUNE 1983

業主/住戶座談會 - 一九八三年六月廿七日

Hong Kong Resort Representatives:

香港興業公司代表:

Chairman: Major-General W T Macfarlane CB	- Operations Director
主席: 麥法倫將軍	執行總監
Mr Colin Walker-Robson	- Financial Controller
羅高齡先生	財務總監
Mr K S Wong	- General Manager, DB
王港生先生	總經理
Ms Pauline Sutherland	- Secretary
辛德蘭小姐	秘書

General Macfarlane will speak on the following items:-

議程

1. Ferry Operations
渡輪服務
2. Internal Transport
區內巴士服務
3. Establishment of the Committees to be formed under the Deed of Mutual Covenant (DMC)
業主委員會之設立(按大廈公契所訂)
4. Other matters of current concern including:-
其他事項:
 - a) Privacy
私家環境
 - b) Rates
差餉
 - c) Information on future development
愉景灣未來發展之概況

To be followed by a question and discussion period.

解答問題及討論

5. Closing remarks by the Chairman
主席致閉會詞

27 June 1983

BM/rm



Hong Kong Resort Company Limited

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Discovery Bay

To: All Owners/Residents, Discovery Bay

OWNERS/RESIDENTS PRIVATE MEETING - 27 JUNE 1983

1. As announced in our Circular dated 20 June 1983, the above captioned meeting was held on 27 June 1983. Approximately 120 people attended. A copy of the agenda is attached.
2. The meeting was addressed by the Chairman who spoke for Management on the agenda subjects as listed. This was followed by a question and answer session with comments and suggestions from owners/residents.
3. To summarize: Management explained and outlined Company policies and views on the subjects listed as follows:-
 - a) Ferry Operations
 - i) The recently increased use of HYF hovercraft is a planned move which has Government approval and is designed to ensure that the growing demand can be matched by the necessary resources including; experienced crews, vessels, equipments, shipyards, typhoon shelters and adequate pier facilities. The alternative of a wholly owned and operated ferry service by the Company on a single route would prove considerably more expensive in the long term and would face an unresolved problem of obtaining adequate pier facilities (particularly for larger vessels) in Central, Hong Kong.
 - ii) Nevertheless the Company intends to increase its current fleet (two additional DB vessels are nearing completion and due for delivery in the coming weeks).
 - iii) The Company plans to operate a Club-boat service. This service will allow trials to be conducted of a reservation or booking system, and also a small-boat chartering system. In addition a daily cargo or large-package carrying service between Discovery Bay and Central will begin operations as soon as the small launch concerned has passed its sea-trials. A trial will also be conducted to test the feasibility of operating a direct daily service to Kowloon side and return using the Discovery Bay launches.
 - iv) The present level of a 100% subsidy for Residents' Club Card holders for a monthly book of 50 tickets at HK\$5.00 each, will continue for the time being until the most economic fare structure can be established and the ferry service becomes self-supporting. An additional book of 12 tickets per month will also be on sale to Residents' Club Card holders at HK\$10.00 each ticket.

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- v) The ordinary passenger fares will be increased from the 16th July 1983 to HK\$12.00 Monday to Friday inclusive and HK\$15.00 on Saturdays, Sundays and Public Holidays.
- b) Internal Transport
- i) The dollar-a-ride fare system will be continued. Abuse is currently low, but it is hoped to improve driver surveillance with the gradual introduction of front-door entry buses in future. There will be no change in the level of subsidy at this stage.
- ii) Studies have been made of a dial-a-ride service for particular areas. On present occupation figures the cost of providing a dependable and reliable service would appear to be prohibitive. The Company will, however, allow separately financed systems to operate and assist in their establishment and operation if groups of residents make specific proposals.
- iii) A scheme to allow residents to own or rent small electric golf carts is under active consideration and delivery of a small number of modified carts is awaited. Details of the purchase, registration and licensing of such vehicles, and conditions for their garaging and use on the road, will be announced before the scheme is introduced.
- c) Committees to be Formed under the Deed of Mutual Covenant (DMC)
- i) There is a legal requirement under the DMC for Management to form Village Owners and City Committees, to be organised and run in accordance with procedures and rules as approved by the Registrar General. City Management are now establishing the formal process for forming the three Village Committees with a view to holding elections for officers and members in late August for Parkridge and Beach Village and early September for Headland Village. City Management will notify details to all owners/residents shortly.
- ii) It is hoped that members of existing Groups/Committees which have not been formally recognised by Management as falling within the terms of the DMC will be able to play a part in the overall committee structure.
- d) Privacy
- i) Contingency plans have been made to control access to various parts of the City and Villages if necessary. However, since any restriction will inevitably interfere with the freedom of residents and their personal guests or visitors we prefer to monitor the situation for the time being, and seek to ensure that visitors in general do not cause a nuisance or infringe the Village and City Rules, and that the total number using any one facility (such as the beach) is tolerable and reasonable.



e) Rates

- i) The Rating and Valuation Department will probably begin to notify residents of the interim valuation made for each unit in the Autumn. Management have previously in 1979 unsuccessfully petitioned the Governor to secure a reduction in the percentage rate levied on the grounds that the majority of these services normally provided elsewhere in Hong Kong at Government expense had to be provided and paid for by the owners and the residents of Discovery Bay.
- ii) At present Management have commissioned consultants to advise and negotiate as necessary with the Rating and Valuation Department on similar grounds to secure a low rateable valuation. Residents are invited to consult Management on receipt of an interim valuation with a view to receiving advice on the formulation of any appeal which might be contemplated.

f) Future Works

- i) Preliminary contracts for the construction of the access road for Phase II have been let and work has already started. Phase II building construction in Area 6C will then go-ahead as planned.
- ii) The expansion of the Commercial Centre to incorporate a small Exhibition Centre, a Grill Room (extending the culinary range of the Windsurfer) and a Chinese restaurant on the first floor are in hand.
- iii) The implementation of various beach and other recreational facilities, the repair of construction defects, and the completion of landscaping projects in the Phase I area are in hand.

4. In the subsequent question and discussion period a number of questions were asked and statements made, including the following:-

a) Golf Club

- i) It was confirmed that residents who were not members of the Golf Club would be allowed to play on the course on Mondays to Fridays inclusive (excluding public holidays) at the discretion of the Golf Club Manager and on payment of the appropriate green fee.

b) Ferry Operations

Considerable dissatisfaction with the capacity and frequency of the new HYF service at morning peak hours was expressed by many residents. Management agreed there had been difficulties, particularly on Monday mornings, which HYF were being instructed to put right. An additional boat was required to meet the known demand in the early morning peak hours. (HYF have since confirmed that they will employ three large capacity hovercraft between 07.50 am to 08.25 am on weekdays.) The need for an additional back-up boat on Monday mornings would be monitored.



- ii) The Agreement with HYF recognises that an increased capacity service would be needed to meet the growing demand. A fleet mix of large (and therefore slower and cheaper) conventional ferries coupled with a more frequent or larger capacity hovercraft would be introduced.
 - iii) More stringent control over the sale of ordinary fare tickets was needed to allow the 10 minute priority entry system for residents to operate satisfactorily particularly at Discovery Bay pier; preferably to avoid queue swapping.
 - iv) It was explained that HYF had agreed to waive their normal "NO DOGS" ruling for hoverferries. After the meeting HYF management confirmed that they retain the right to exclude dogs if the coxswain considered this necessary on grounds of safety, or the ferry was too full, or passengers objected. In any event dog owners should apply to Discovery Bay Transportation Services Ltd for a letter of authorisation 24 hours in advance of the required sailing. Dogs would have to be properly muzzled at all times.
 - v) The carriage of large suitcases or personal baggage would similarly be subject to the overall safety requirements for the vessel as determined by the responsible coxswain. Normally the crews would try to help passengers overcome this problem, but if in doubt it would help if residents approached Discovery Bay Transportation Services Ltd in time for adequate warning or alternative arrangements to be made. The introduction of the Club-boat service including the large-package/cargo carrying service, could provide a suitable alternative.
 - vi) It was requested that residents be allowed to carry forward any unused monthly tickets to subsequent months. The Company regretted that this concession could not be granted. The monthly book of tickets, was introduced as a replacement for the monthly season ticket in terms of cost and period of validity and tickets were only valid for the month of issue.
 - vii) It was suggested that tickets should be billed through the Residents' Club account. The Company had considered this method but did not wish to operate this form of payment until Discovery Bay Transportation Services Ltd is able to bear the additional financing cost.
 - viii) A question about the large number of door bolts needed to secure the Discovery Bay launch hatches was to be examined from an emergency exit point of view.
- c) Typhoon Precautions
- i) The contract for the large windows installed in Discovery Bay housing units specifies that the pressure on the outside of the windows exceeds that on the inside by 80 lbs/sq ft. It is, of course, impossible to forecast the force of a future typhoon or its effects on any structure and all reasonable precautions should be taken as advised in the recent City Management circular.



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ii) In this connection protection of glass against flying debris can only be obtained by erecting shutters.

5. After thanking all those who attended the Chairman closed the meeting.

7 July 1983

Hong Kong Resort Company Limited

