

MINUTES OF THE 1ST MEETING OF THE CITY OWNERS COMMITTEE

Date : 27 February 1984
Time : 7.30 pm
Place : Discovery Bay Residents Club
Present : Mr Barry Choi
 : Mr Iain Clark
 : Miss Lily Yau
 : Mrs Barbara Gulwell
 : Mrs Wendy MacCallum
 : Mr Jimmy Poon
 : Mr Clarence Leung
 : General W T Macfarlane
 : Miss C F Yuen
Apologies : Mr Victor Cha

A. Formation of the City Owners' Committee

1. Mr J Poon of City Management chaired the meeting prior to the election of a Committee Chairperson.
2. Mr Poon gave a brief outline of the composition and role of the Committee. The Committee then proceeded to elect a Chairman.

B. Election of a Chairman

1. Mr Iain Clark was proposed, seconded and unanimously elected as Chairman by a show of hands. He then assumed the chairmanship of the Committee for the remainder of the meeting, and proceeded to deal with the remaining items on the agenda.

C. Emergency Services, Discovery Bay (Fire, Police and Ambulance)

1. This subject had been raised by several residents with members of the Village Owners Committees.
2. General Macfarlane explained the procedures for the call-out of emergency services and stressed that we were advised to follow the same procedures on Discovery Bay as elsewhere in Hong Kong; that is to dial '999' in case of emergency. A proposal that it would be quicker to make a direct call to the Discovery Bay Fire/Ambulance Station had been discussed with Government officials and was rejected. It had been explained that the '999' caller is connected to a central point for control and decision making which is an essential part of the Government's emergency procedures which had been proved in practice, and was operationally quicker and more efficient in general.
3. General Macfarlane would write direct to a resident who had raised a specific complaint (copy to Mr Iain Clark) about the call-out of the Discovery Bay Ambulance and explain the outcome of his recent discussions with the Government authorities concerned.

4. In order to remind residents to dial '999' in case of emergency, notices had been put up on City Management notice boards and reminders will be printed in future Newsletters from time to time. In addition City Management would highlight the use of '999' for emergencies in their telephone directories and would also try to accelerate the issue of '999' stickers for telephones which had been promised by the Government.

D. Rates for Domestic Housing

1. General Macfarlane explained that it was Government policy to introduce rates to New Territories, including Discovery Bay, HKR has discussed this subject repeatedly with concerned departments with a view to gaining partial exemption of rates or the provision of these services normally provided elsewhere in the New Territories by Government. HKR had argued that the payment of rates as well as management fees to cover the cost of public services was unfair and oppressive.
2. General Macfarlane would circulate a resume of the action taken by HKR to resolve this matter, over the past four to five years, to each Village Owners Committee Chairperson for consideration and further action at their discretion. A circular letter to all owners/occupiers would also be sent out after the meeting.
3. There will be a meeting with Rating and Valuation Department in March, and the General will check whether retrospective rate demands have to be paid in a lump sum.
4. Meanwhile residents should complete the Rating and Valuation questionnaire now being circulated and return them to the Department as requested.

E. Water Supply

1. City Management has set up 7 water testing points in the Lowrise and Highrise areas. Daily testing is conducted, by our own laboratory and samples are also sent to the Government's Water Works Laboratory for more extensive testing on a quarterly basis.
2. The findings of all samples so far tested were satisfactory. The treated water was perfectly drinkable notwithstanding that some discoloration and particles had appeared in the water from time to time.
3. Discoloration and particles in the water are primarily associated with the new reservoir and supply system, coupled with a relatively low consumption rate of water. Recent problems of this nature have been investigated and a "flushing" sequence has been introduced.
4. The next issue of the Discovery Bay Newsletter will give further details on the Discovery Bay water supply system. Readers would be re-assured that the treated water is regularly tested and cleared for drinking purposes.

5. It was pointed out that in Hong Kong it was considered normal practice for drinking water to be boiled for 10 minutes and this was usually recommended.

F. Security Service

1. The Village Owners' Committee members were concerned about the expiry of the existing contract with Securall in the near future and the operational cost of the existing service.
2. It was noted that the very small number and infrequent visits of RHKP meant that we depended on security guards to compensate for the lack of an operational RHK force in Discovery Bay. Thus, an anticipated increase in the police force should result in a reduction of security guards. In this connection a temporary reporting office for the RHK Police will be established in the Police Station (temporarily used as the City Management Office) in March. At present the RHKP detachments use the top floor of the Police Station for their overnight accommodation.
3. At present the estimated minimum number of security guards required for the Phase I development is 15 per day. The Golf Club employ their own guard force.
4. Changes in force requirements and any renewal or extension of contractual arrangements are under careful study with a view to keeping costs to a minimum consistent with maintaining satisfactory levels of security.
5. In reply to criticism of the behaviours of security personnel accommodated in a highrise unit, CM advised that personnel would be moving out at the end of February.

G. Sale of Ferry Tickets

1. The change of location for selling tickets was to avoid unpleasant incidents which had occurred at the Club during the sale of ferry tickets each month.
2. It was proposed that to save queuing time a system for pre-ordering tickets by mail be introduced. Tickets would be picked up in person from the Ticket Office. CM will refer this suggestion to Transportation for consideration and, if possible, early implementation.

H. Distribution of Residents' Club Debentures

1. It was explained that owners who wished to have possession of their Club debentures certificate should write to HKR Sales Department. Certificates would then be sent to the registered owner by registered post, and thereafter the owner would assume responsibility for its safe-keeping.
2. It appeared that many owners had enquired about this matter and it was suggested that the subject should be mentioned in the Club's Newsletter.

I. Veterinary Services and Transportation of Pets

1. In response to the request of many residents, CM has invited veterinary surgeons to set up a clinic in Discovery Bay. A veterinary surgeon will visit the proposed setting at the City Management Office on 1st of March and then will attend the clinic once every two weeks. Another veterinary surgeon has declined to make use of this facility.

2. Transportation for pets has gained HYF agreement but a note from Discovery Bay is needed before boarding the ferry and dogs must be muzzled and held on a leash. Notes are available from AMS, Information Centre, City Management Office and HKR Office. However, the coxswain in charge of a vessel remains responsible for making the final decision in each case.

J. School Maintenance

1. School requested City Management to provide maintenance service free of normal labour cost.
2. It was considered that emergency services could be provided subject to the School paying for the cost of all materials used and for any abnormal labour costs incurred.
3. It was suggested that the details of daily maintenance work and project work should be carefully examined and costed before a decision could be reached on any future commitment.

K. Coverage of Open Drains for Safety of Children

1. It was confirmed that the School would be responsible for the clearance of the drains and all improvement works within the School area.
2. City Management has identified several potentially dangerous open drains in various locations and would be undertaking the improvement works necessary as soon as possible.

L. Obstructions in Common Area

1. City Management requested the help of Village Owners Committees to warn residents about obstructing the common areas by leaving or storing personal belongings in, for example, passengeways. As it is a breach of the Fire Prevention Regulations the Fire Station have warned that they would take action against any persons found responsible for creating an obstruction.
2. It was pointed out that some HKR vehicles were frequently parked on pavements or across the entrance of buildings and thereby caused an obstruction to pedestrians who had to step into the roadway to get past. City Management undertook to notify the users.

M. Date of Next Meeting

28 May 1984



2 March 1984

BM/rm