

MINUTES OF THE 2ND MEETING OF DISCOVERY BAY CITY OWNERS COMMITTEE  
HELD AT THE RESIDENTS CLUB ON 28TH MAY 1984, AT 7.30 P.M.

Present: Mr. Iain Clark - Chairman.  
Chairman, Beach Village Owners Committee  
Mr. Barry Choi - Chairman, Headland Village Owners Committee  
Mr. Bernard Ma - Chairman, Parkridge Village Owners Committee  
Gen. W.T. Macfarlane - HKR Corporate Services Director  
Mr. James Poon - Manager, D.B.S.M.L.  
Mrs. Wendy MacCallum - Principal, D.B. International School  
Mr. Kenneth Fong - Manager, D.B. Residents Club  
Miss C.F. Yuen - Community Relations Officer  
Mrs. B. Gulwell - Secretary for the Meeting

The Chairman, Mr. Clark, opened the meeting. Mr. Bernard Ma, the new Chairman of Parkridge Village Owners Committee, and Mr. Kenneth Fong, the new Manager of the Residents Club, were introduced and welcomed.

1. Review of Previous Meeting Minutes

1.1. Security: Mr. Poon advised that the current security contract expires early June\* and tenders have been invited from six different companies. It is understood that the H.K. Police will move into Discovery Bay Police Station with a strength of 15 policemen giving 24-hour coverage. It is considered, therefore, that the number of security guards can be reduced by about one-third. The security guards will be deployed as a mobile force; they will be equipped with walkie-talkie radio receivers and could be available on the spot within minutes of any call for assistance. Mr. Poon also advised that security costs in the commercial area are paid for by D.B. Commercial Services Ltd. and in Area 10B by Hong Kong Resort Co. Ltd. and not by residents from their Management fees.

(\*the date has been checked and should read early July.)

1.2. Residents Club Debentures: Members were advised in the Club newsletter of 26th February how to obtain their debentures.

1.3. Drain Covers: The majority of open drains have had covers fitted. Mr. Poon promised to check those reported not done and to fit temporary covers immediately where necessary.

1.4. Rates: Contact is being maintained with the Rating and Valuation Office. All data submitted by HKR to Government has been checked by them and substantiated and it is understood from officials' verbal statements that a reduction in rateable values to take account of the HKR subsidies in respect of management fees and concessionary ferry fares has been agreed in principle. General Macfarlane undertook to make enquiries about the extent of present owners' liability for back-payments for the full two years allowed by law if they had purchased their property within that period.

2. Ferry Operation

2.1. Mr. Ma reminded the management that he had written a letter about the use of the double-decker ferry on Sundays and the very low fare charged. In his opinion, this will encourage undesirable elements into Discovery Bay and downgrade the environment.

Gen. Macfarlane advised Mr. Ma that his reply was in the post. Whilst the management appreciated the points made in Mr. Ma's letter, other factors to be considered were:

- HKR needed to increase revenue to offset the considerable subsidy necessary to support normal operational costs. Until development and population build-up is large enough to cover operational costs, HKR must encourage revenue from outside sources by providing some public recreation facilities. Any extra costs for staff, cleaning

etc., involved in these commercial operations are billed to the activity concerned, not to the residents. However, HKR are mindful of the need to retain the good will and well-being of the residents and are monitoring the commercial operations closely.

- HYF hopes, by making the fare cheap enough for this much slower boat, to reduce the pressure on the hover ferries during the summer.
- Although the cheaper fare is criticised by some, in the past complaints have been received from second-home owners that they are penalised by having to pay \$12 each way to visit their D.B. homes on Sundays, and other residents have complained of the high cost incurred when their guests and relatives visit them on Sundays. The cheaper service provides an alternative.

It was suggested by the Owners Committee that the company consider charging more for the double-decker ferry and sell return tickets only, to encourage people to return on that boat and not add to the peak-time congestion on the hover ferries. Mr. Poon undertook to discuss these suggestions with senior management and the ferry operators and to let Owners Committee know the outcome.

- 2.2. To alleviate the traffic congestion problem at weekends, Mr. Poon advised that extra weekend sailings will be announced and in addition back-up boats will be standing by at peak times on Saturday and Sunday. HKR ferry staff will be posted at both piers to monitor passenger build-up and call on back-up services, with the aim to reduce passenger waiting time to less than half an hour.

- 2.3. With regard to the non-appearance of the large Sealink ferry on some weekdays, Mr. Poon advised that HYF will run two small hover-ferries when the Sealink boats are not available.

(After note: The Sealink ferry was withdrawn from service temporarily on the orders of the Marine Department following a complaint made by a resident concerning the safety aspects of the disembarkation gangway at Blake Pier. Modifications have now been made and the Sealink is back in service.)

### 3. Residents Club

- 3.1. Residents have expressed concern at the use of the Club by outside parties. They feel that preferential use of facilities and service is being given to outsiders. A strong suspicion has arisen that booking rules are not being adhered to for outsiders.

Mr. Fong said that the Club Management's policy is to give priority consideration to members. Outside parties are largely confined to weekday visits and bring in needed revenue at times when the Club is very much under-utilised and members are least likely to be inconvenienced. No priority court booking is allowed and a careful check will be made to ensure that the rules are not being circumvented.

- 3.2. Mr. Fong advised that the management is about to invite selected Club members to form an Advisory Committee, on which he hoped the Chairmen of the Village Owners Committees would serve. It was agreed that both owners and tenants should be considered for membership of this Advisory Committee, especially members who make frequent use of the Club and its facilities. Mr. Fong hoped that the Committee would be formed by mid-June.

### 4. Nuisance Caused by Dogs

- 4.1. The dog population and resultant nuisance is growing. City Management and security staff have been challenged by transgressing dog-owners on their right to enforce observance of the rules. It was agreed that Mr. Poon will consult N.T.S.D. on dog registration procedures

and ascertain any disciplinary measures and/or penalties that can be legally imposed. A notice reiterating the rules concerning dogs will be signed jointly by the Owners Committee Chairman and City Management and sent to all residents. Any future letters of complaint and warning to dog-owners will also be jointly signed.

5. School

- 5.1. Mr. Clark said residents are concerned about the growth of the school for Phase 2, the existence of waiting lists and issue of debentures. He said the Committee would be interested to see the Lease Conditions regarding the school. Gen. Macfarlane replied that there is nothing whatsoever in the lease conditions which refers to the Discovery Bay School and although a school site is shown on the Master Plan the provision of a school is not a specific condition of the lease. The school has been constructed and is operated at the discretion of the developer and is included on the Master Plan on that basis.
- 5.2. Mrs. MacCallum advised that there is a waiting list for the kindergarten for the next 3 years. In September this year, the staff room will be converted to a classroom and in 1985 and 1986 rooms have to be found for Primary 5 and 6 classes. As to the numbers in class, the kindergarten now has 20, 22 in September; others 25, these limits being set mainly because of language difficulties. It is hoped to accommodate all children in the present classes and the waiting list will only be for future 3-year olds.
- 5.3. Six options are presently being considered for Phase 2 expansion. Construction will have to commence in July this year if the extra classrooms needed are to be ready next year. The Owners Committee hoped that the extension would go ahead but expressed some concern regarding the hours of construction and probable noise disturbance to nearby residents if work is carried on into late evening and weekends.
- 5.4. Regarding debentures, Mrs. MacCallum said these would be payable by new entrants into the kindergarten and primary school, whether they were already on the waiting list or not. Although the school is forbidden to advertise the cost of debentures, she assured the Committee that they were very reasonable compared with other International schools. Mrs. MacCallum also stressed that the money raised from debentures would be spent on operational cost, not on the capital requirement for building, which HKR would finance. At present, the school is running at a loss, being subsidised by HKR. The school must be made operationally self-sufficient and a fee increase is also envisaged, subject to Education Dept. approval.
- 5.5. Mrs. MacCallum confirmed that a P.T.A. had been formed and parents were informed of the school's difficulties and proposed solutions. It was agreed that the Owners Committees would receive copies of P.T.A. meeting minutes to keep them informed of school affairs.

6. Medical Centre

7. Internal Transport

Gen. Macfarlane informed the Committee that these services, as well as others mentioned previously, rely on continuous subsidies from HKR and the management's purpose in bringing them to the notice of the Owners Committee at this meeting is to request that members consider the problem of making these operations self-supporting. At the forthcoming budget meeting, owners will have an opportunity to study the relevant facts and figures of the various services and will be invited to consider which they feel should be given priority and what changes need to be made in order to achieve the aim of an overall balance.

8. Any Other Business

- 8.1. Mr. Choi said he considered the location of the archery ground to

be dangerous to the public and asked if it could be moved. It was suggested that as barbecue pits are being located on the hotel site, the archery could perhaps be re-located somewhere around that area.

- 8.2. It was agreed that the date of the next meeting would be 3rd September 1984, at the Residents Club, at 7.30 p.m.

There being no further business, the Chairman closed the meeting at 9.50 p.m.

A handwritten signature in cursive script, appearing to read "Kevin D.", written in dark ink.

Chairman