

DISCOVERY BAY CITY OWNERS' COMMITTEE

Minutes of meeting No. 1/1995-96 held

on 17th July 1995 at 7:30p.m.

Present :

Mr. Henry Fattydad (HF)	- Chairman, and Chairman PVOC
Mr. Richard Gibson (RG)	- Chairman, BVOC
Mr. Kwong Kwok Yau (KKY)	- Chairman, GVOC
Mr. Joseph Yeung (JY)	- Vice-Chairman, PKVOC
Ms. Maisie Lam (ML)	- Chairman, PnVOC
Mr. James Wong (JW)	- Chairman, MVOC
Mr. Jimmy Yeung (JY)	- Chairman, DB Plaza VOC
Ms. Shveta Trivedi (ST)	- Chair-person, HVOC
Mr. Danny Yeung (DY)	- Chairman, HgVOC
Mr. Jeremy Marriott (JCHM)	- Director, HKR
Mr. Clarence Leung (WHL)	- Asst. General Manager, HKR
Mr. Andrew Kwong (AK)	- Executive Director, DBTPL
Mr. Andrew Kemp (AJHK)	- Operations Manager, DBRC
Mr. Kenneth Chan (CY)	- Operations Manager, DBSML. (Secretary for meeting)

WHL opened the meeting and introduced new members. He proceeded to the business of the meeting by inviting nominations for Chairman.

1. ELECTION OF CHAIRMAN

Mr. James Wong nominated Mr Henry Fattydad who was seconded by Ms Maisie Lam. No further nominations were made. Mr Fattydad signified his willingness to serve as chairman and was elected unanimously. Mr. Fattydad thanked everyone for electing him and contributing their time to COC. He also thanked HKR and the staff of City Management for their support.

2. MINUTES OF PREVIOUS MEETING

WHL requested that the number of representatives from Peng Chau on the Port Liaison Committee should be amended from 3 to 4 in para 3.3.

Subject to this amendment, the minutes of Meeting No. 3/1994-95 were approved.

3. MATTERS ARISING

3.1 No Smoking Area in Piers : RG observed that signs requesting no smoking had not been put up. This would be followed up.

3.2 Chinese Translation: HF proposed to have an interpreter in attendance to allow members to express their views in Chinese if they preferred. The motion was supported unanimously and CM agreed to provide an interpreter.

JW also asked if CM would consider publishing meeting minutes in English and Chinese. WHL replied that CM did not have adequate staff resources at present but would consider this further.

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#### 4. ENVIRONMENTAL

4.1. Proposed connections to Government potable water supply and sewage treatment plant at Siu Ho Wan: Referring to his letter distributed with the meeting agenda and to the model presentation in HKR Projects Department prior to the meeting, JCHM reiterated that HKR's detailed plans for additional development in the Yi Pak area and a tunnel link to the North Lantau road system are still being processed by Government. The road link provides the opportunity for DB to connect up with the Government water and sewage treatment plants at Siu Ho Wan.

In principle, Water Supplies Department (WSD) has no objections to supplying potable water for DB and HKR was prepared to bear the capital cost of the connection as part of the Yi Pak development infrastructure, and to pay for any modification of the potable water distribution system outside housing units that may be required by WSD.

So far as residents were concerned, their existing water meters would probably be replaced by WSD meters and, based on current average consumption, 90% of housing units would pay lower metered charges than at present. WSD's metered charges, based on a free initial allowance and 3 tiers, are higher than CM's once consumption exceeds 74 cubic m. over a 4 month period. DB consumers would also have to comply with the Waterworks Ordinance and Regulations. Once Government water is made available, DB rate payers would lose their current 15% reduction in rates.

Residents would continue to pay through management fees for unfiltered water for flushing and common areas as well as the maintenance of the distribution systems. However, if a WSD potable supply were provided, CM's water treatment plant would no longer be needed and could be closed at a considerable saving in recurrent costs.

Although theoretically the DB reservoir, with the addition of flood pumping and saltwater flushing, could supply an expanded population of 25,000, it was unlikely that CM could in the long run supply potable water cheaper than Government, given the economies of scale.

JW asked what would be the future use of the reservoir. JCHM replied that it would provide water for flushing and irrigation and cleaning in common areas. It would also provide water for irrigating the golf course, for which the Golf Club would continue to pay.

WHL also advised that WSD's charging system was designed to discourage high consumption. However, units with large gardens could possibly be supplied with unfiltered water from the DB reservoir.

ML raised the question as to how the quality of water would be affected. JW remarked that some temporary discolouration would still be experienced when residents start moving into new phases. JCHM replied that discolouration was inevitable if internal pipe work was in poor condition, even if the water was perfectly clear, as it is now, when leaving the treatment plant.



Diversion of DB and Peng Chau sewage to Siu Ho Wan is in accordance with Government's Outlying Islands Sewage Master Plan. Once again, HKR would bear the capital cost of the connection. DB domestic premises would be subject to Government sewage charges (currently \$1.20 per cubic metre of potable water consumed, less the initial free allowance). The main trunk sewer carrying sewage from Peng Chau as well as from DB and the main pumping stations would be taken over by Government but residents would continue to pay through management fees for the maintenance of the branch sewers and minor pumping stations. The submarine outfall and disinfection plant would no longer be necessary.

If the proposal to divert DB sewage to Siu Ho Wan is dropped, it is very likely a secondary treatment plant will have to be built in DB in order to comply with Government water quality standards. The capital costs of the plant will have to be shared by HKR and individual owners and the recurrent costs, which would be high, would have to be met out of management fees.

In JCHM's view the advantages of a Government sewage connection were clear-cut and Government's sewage charges would be less of a burden than the cost of maintaining a secondary treatment plant in DB. In addition water quality in the DB area would improve if all sewage discharges were removed.

JW asked as to the time scale for the change. JCHM indicated that 3 years was a realistic time frame but that a decision in principle was needed now so that modifications could be made at HKR's cost to the Government water and sewage treatment plants already under construction to allow for the DB connection.

Members felt that DB's potable water supply would be guaranteed if it is connected up to the Government source. HF said that the committee should give an indication to HKR as to whether, in principle, it supported the water and sewage connections to Siu Ho Wan. The motion was put to a vote and all members agreed unanimously. HF asked HKR to keep the Committee regularly updated on the progress of its negotiations with WSD.

4.2. Update by Sub-Committee on Port Matters - HF reported that the first Liaison Committee on Port Matters meeting was held on 13 June. Government officials could not confirm the commencement date or details of the construction work as the Chinese Government had not given consent to the project. Despite the committee having been informed by Marine and Civil Engineering Department officials that it was unlikely that the breakwater would be built, a letter from Lands Department was later received stating that this was not the case. The Sub-Committee's dissatisfaction on this confusion was voiced. With the assistance of District Board member Mr. Ip Cho Yin, Perry Siu and HF went to meet Mr Chen Zuor, a member of the Sino-British Joint Liaison Group on 29 June to express our views.

WHL also said that the Sub-Committee had expressed their objections to diverting our ferry route if the breakwater were to go ahead.

ML enquired when there would be another Liaison Committee meeting. WHL replied that this would probably be when construction work started.

4.3. Barrier to protect beach from floating rubbish: RG said that most rubbish on the beach came in on the tide and asked whether CM would consider a floating boom to protect the beach from floating rubbish. The Committee considered this would not be appropriate as the cost for regular cleaning and maintenance of the boom would be higher than employing cleaners to clean the beach. However, JW suggested that CM should contact our District Board member to see if the Marine Department can provide a cleaning vessel for DB.

## 5. CITY MANAGEMENT

5.1 Update on Phase VIII and Phase IV: WHL advised that all units in Phase VIII (La Costa) were sold and would be handed over around October. About 15 of the Phase IV low-rise units at the far end of Caperidge Drive were sold and some are already occupied. The units around the marina are scheduled to be completed by November 1995.

5.2 Community Events: CYU reported that the Tai Chi classes organised by RSD 3 days a week were very popular. RSD had agreed to provide a second class starting from September.

Planning is in hand for the Multi-Cultural Festival. Chairpersons were invited to give suggestions for the program and to help in seeking outside sponsorship.

5.3 Proposed Improvement Works : WHL advised that the Government had agreed to fund a new pavilion at the look-out point and a shelter near the Kai To Pier within this financial year.

HKR would construct a basketball court beside the astroturf playing field between the schools. Work is expected to start in 2 months time.

The pagoda near the play area on the beach would also be rebuilt with benches. ST enquired if the path beyond the play area leading to the steps up to Seabee Lane could be widened.

5.4 Bicycle Parking on Beach Promenade: RG advised that, if there were no alternative to the bicycle racks at the end of the beach promenade, bicycles should not be allowed to remain there for long. CM will ensure that abandoned bicycles are removed from the racks and will request people to leave bicycles there for not more than 24 hours.

## 6. SCHOOLS

6.1. Wei Lun Primary School: The summer holidays were from 13 July to 31 August. The new term will start on 1 September with 8 classes ranging from Primary 1 to Primary 5.

6.2. DBIS: The new term would start on 1 September.

#### 7. SATELLITE TV

RG advised that Rediffusion had still not responded to our request for further information on what other channels could be received with the existing equipment or how much it would cost if extra equipment were needed. However, he had written requesting the ANBC channel to replace the Australian Gold Network channel and is awaiting a reply.

CM had written to RSS stating that the detailed interconnection arrangements are not just a matter between RSS and Wharf Cable. Unless the terms and conditions of interconnection are acceptable to us, representations will be made to the Telecommunications Authority.

The Committee agreed that we should clarify the interconnection issue before granting Cable TV access to DB.

#### 8. DISCOVERY BAY RESIDENTS CLUB

AJHK reported the following:

The Club's new restaurants are now accepting credit cards (Visa & Mastercard) from June 1995 and are attracting more business. The surrounds of the free-form swimming pool have been resurfaced and are now much safer and smoother. A new swimming sub-committee has been formed. The fitness centre has been enlarged with more equipment. Closure of the video and laser renting service has provided more space for stock in the Pro-Shop. The Coffee shop now serves cappuccino coffee from 9 a.m.

ML enquired if the Club would consider running Mandarin classes. AJHK agreed to consider this.

#### 9. TRANSPORTATION

##### 9.1. Internal Transport

9.1.1. New buses and proposed rearrangement of peak hour bus schedules : WHL distributed proposals for rearranging peak hour bus schedules. Due to the present situation in Central harbor, ferries are often taking longer to complete the journey and buses sometimes have to depart from DB Plaza before the ferry arrives in order to bring passengers down in time to catch the outgoing ferry. During peak hours it is proposed to combine 10 routes into 4 main circular routes (namely Routes 2 and 3; Routes 4, 4A, 4B and 4C; Routes 7 and 7B; Routes 7A and 8) with buses departing from Plaza every 5 minutes. Under the new arrangements, it was hoped that no one should have to wait more than 5 minutes for a bus.

Members were invited to give comments within two weeks. In response to ST's concern about Routes 1, 5 and 6 being left unchanged, although they were not in her view satisfactory, WHL



promised to consider rearranging these routes as well.

WHL also reported that the 2 new 97-capacity Mercedes buses will arrive at the end of July and mid August respectively.

#### 9.2. Ferry Service

9.2.1. Ferry fare increase As the single fare increase was less than the 50-trip increase, RG felt that DB residents are subsidising non-residents. JCHM said that a \$4 increase in the single trip fare over 2 years would be too high, particularly as the single fare had stood at \$20 for the preceding 6 years. It is hoped that more passengers will buy single trip tickets, thus boosting overall revenue. RG did not think this would happen.

9.2.2. Berthing difficulties at Mui Wo: AK advised that DBTPL would continue to press Transport Department for safer berthing facilities. A meeting at Islands District Office with Government Departments will be held on 25 July to discuss the issue further.

9.2.3. School children's behavior on board : A meeting had been held with West Island School PTA. It was agreed that they will be notified of all incidents involving their students. It would help if passengers on board could be witnesses. AK also pointed out that the bad behaviour did not just involve West Island school students.

9.2.4. New boats: AK reported that DB2 has arrived and will be in operation from 24 July. A launching party is planned on 21 July.

As regards confining eating and drinking to the upper deck, DY suggested that this should be included in the safety videos now being prepared.

9.2.5. Pier 3 on new Central reclamation: JCHM advised that the company is still negotiating with the Government regarding air-conditioning and other improvements. The pier is scheduled to be ready in mid 1997 but it could be ready for use by the end of 1996. However, DBTPL would not agree to move until the pier is in a fit state, with a walkway to the Hang Seng Bank and a proper transport interchange.

#### 10. ANY OTHER BUSINESS

10.1. Letter box in pier: In reply to a suggestion from ML to put up a letter box outside Central Pier, WHL replied that this would not be feasible as it is a public area.

10.2. Accounts of HKR subsidiary companies: JW asked if the accounts could be made available. JCHM said that this issue had come up in past years and accounts had previously been provided.

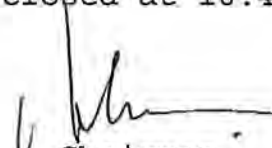
However, these had been misinterpreted and HKR had come under unjustifiable criticism. There was no obligation to provide the accounts of private companies. However, there must and would be full disclosure of the City and Village Accounts.

11. DATE OF NEXT MEETING

HF proposed that since the Committee is scheduled to meet 4 times per year, meetings should be held in October 1995, January 1996 and April 1996.

The next meeting will be held on Monday, 9th October 1995, at 7.30 p.m., at the Residents Club.

There being no other business the meeting closed at 10.45 p.m.



Chairman