



20. With a view to further enhancing the driving safety in our car park Basement 1, the direction of vehicles has been re-designed and changed since the beginning of December 2003. Also, additional road humps, mirrors and traffic signs have been installed at various places in our estate (including interchange points at the car park main entrance and inside the car park, the zebra-cross for pedestrians between the superstore and clubhouse, etc.) to enhance the road safety.



21. With the object of increasing the usage of the indoor sport centre in our club house on Saturdays, since February 2005, those residents who wish to play basketball on Saturday must make an advance booking before 10:30 p.m. on the day before (i.e. Fridays). If no such booking is made, residents may simply "walk-in" on Saturdays and make an immediate appointment for playing badmintons or table-tennis. In this regard, we are pleased to report that since the introduction of this new booking policy, the usage of the indoor sport centre on Saturdays has been substantially increased.

22. In order to enhance home safety, we have invited Town Gas to perform extensive routine checks on the safety of the household gas equipments in our estate. The checks were done on 9th and 10th August 2005.

23. 49 Anti-mosquito lights/devices were installed at many different places within our estate in order to reduce the nuisance caused by mosquito in spring and summer seasons.

24. After our sending a number of invitation letters, 4 companies (namely Hutchison Global Communications, PCCW, SuperSun and I-Cable Communications) are now providing internet/telecommunication/paid-TV services in our estate. In other words, residents can enjoy greater flexibility in choosing these services.

### (III) Enhancement of Security Measures

1. **Car Park** — Due to an incident of car theft took place on 31st March 2004, with a view to increasing the security level of the car park, the following measures have been put into operation shortly thereafter:-

- The Automatic Carpark Entry/Exit System will be inactivated and one side of metal gate at carpark main exit will be kept closed from 11:00p.m. to 6:00 a.m. everyday. During the said period of time, all drivers are required to do registration before leaving the estate.
- The frequency of patrol in the car park has been increased.



2. **Residential** — As you might be aware, unfortunately, another incident of burglary occurred in our estate on 14th February 2005. After thorough discussion with the Management Office in our meetings on 11th March and 29th April 2005, it was decided that the following security enhancement measures would be implemented:-



- The password-access function at the entrances at B1 (Carpark Level) has been disabled since 19th February 2005 to prevent non-residents from entering into the residential blocks.
- Two additional security guards have been employed to increase the frequency of patrol. We have also asked the Management Office to place two security guards at the entrance near Tower 1 and CRC Superstore respectively.
- The identification checks by the security guards at two main entrances (i.e. adjacent to Towers 1 and 8 respectively) as well as the entrance from CRC Superstore have been strengthened and tightened.
- All residents are now strictly required to use their resident's cards for entry into the estate.

In this regard, we fully understand that some of the above security enhancement measures might cause inconvenience to the residents. However, we do sincerely hope that all residents can appreciate that your valuable lives and properties can be better protected through implementation of these measures. Therefore, we take this opportunity to respectfully seek for all residents' full cooperation with the staffs of the Management Office.



### (IV) Transportation

1. Since our establishment in September 2003, we have repeatedly and strongly requested the Transport Department to set up a line of Premium Green Mini-Buses ("the GMB") directly connecting our estate to the centre of Tsuen Wan (i.e. at Lik Sang Plaza). During the process of the application, we have issued a number of letters to the Transport Department, attended various meetings with the responsible officers of the Transport Department on December 5, 2003, December 20, 2003, January 13, 2004, August 11, 2004, January 26, 2005 and attended numerous telephone conversations with them.

We are very pleased to report that after the lengthy process of our application, the Transport Department has recently indicated that setting up of the GMB is feasible but it is still subject to the approval/consent by Tsuen Wan and Tuen Man District Councils. If the necessary approval/consent can be obtained, full particulars of the GMB will be published in the Government Gazette for inviting interested operators to submit tenders. If everything goes smoothly, it is expected that the GMB will come into operation in early 2006.

In this respect, we must also mention that one of the main conditions for the GMB is that our estate is required to give a monthly subsidy of HK\$55,000.00 to the mini-bus operator for the initial 12 months. Therefore, we shall certainly put this issue into the agenda of the meeting of the Owners to be held in September of 2005 for all residents' careful consideration and voting. We reassure that only if a resolution in favour of subsidizing the GMB is passed by the majority of the owners present at the Owners' Meeting, the Property Manager will proceed to enter into a contract with the mini-bus operator and pay the above monthly subsidies to it.

2. To express our strong objection to the proposed reorganization plan for Citibus Route 962, we:- (i) issued a letter of objection to the Transport Department on 27th October 2003; and (ii) attended 2 meetings with the officers of the Transport Department and District Council Member Ms. Li Kwai Fong on 5th and 20th December 2003 respectively. As a result, the Citibus finally agreed to suspend the reorganization plan as per our request.





## (V) External Environment

1. After various protesting activities by the residents living along Castle Peak Road (Siu Lam and Tai Lam Portions), including a slow-driving parade to the government head office on 26th May 2004 [in which we and a number of our residents participated], the arrangement for transportation of heavy construction materials/components at nights (from Perowne Camp, via the portion of Castle Peak Road in front of our estate, to the construction site at Deep Bay) has been completely abandoned by the government since February of 2005. In other words, our residents will no longer be disturbed by the noise created by those huge lorries carrying heavy materials.



2. Unfortunately, we were given to understand that a petrol station (with spaces for huge trucks) will be built adjacent to our estate (i.e. approximately 100 meters outside the tennis courts). In this regard, we are of the opinion that the existence of such petrol station will certainly attract inflow of many private vehicles and large trucks through Kwun Tsing Road and/or So Kwun Wat Road 24 hours a day. This will undoubtedly cause loud and intolerable noise, thereby destroying the silent environment of our estate and interfering with the sleeping of our residents at night. Further, the unpleasant smell from the petrol station might also be hazardous to our residents' health.

As such, we have sent numerous letters to the authorities concerned, the Legislative Council members (New Territories-West District) and the District Council members to express our strong objection to the proposed construction of the petrol station.

However, despite our repeated objections, the Town Planning Board issued a letter dated 5th May 2005 to us stating that they would still allow the building of such petrol station.

We are greatly disappointed by the decision of the government and would continue to liaise with the Legislative Council members and the District Council members for opposing the building of such petrol station by organizing an activity for gathering signatures of our residents to express our strong objections.

Further in May 2005, we have organized a protest activity asking our residents to sign on our designated forms for expressing their objections to the proposed construction of the petrol station. Within a week's time, 1466 residents have indicated their objections by signing on our forms at counter of each tower.

We have collected all signatures of our residents and written further to all relevant governmental authorities, Legislative Council Members and Tuen Mun District Council.

After hearing our voices of objection, on 15th July 2005, Tuen Mun District Council passed a resolution urging the government not to allow the construction of the petrol station. However, such resolution has no binding effect on the government. Therefore, we believe that the 2nd Owners' Committee would have to continue to follow up this matter closely.

3. Upon our requests, the Kowloon Bus (1933) Limited has recently replaced the old bus stop cover (located outside our estate) with a new and larger one. After replacement, our residents can now have a more comfortable environment when waiting buses.



4. As a matter of statistics, during these 2 years, we have issued 112 letters in total to different government departments (e.g. Chief Executive Office, Transport Department, Town Planning Board, Planning Department, Food and Environment Hygiene Department, Hong Kong Police Force and Agriculture, Fisheries and Conservation Department), Legislative Council members, District Council members, Office of Ombudsman, public transportation companies, public utilities companies and our property developer, etc. to reflect our views so as to better protect or enhance the interests of our residents.

## (VI) Participation in Competition and Election of Best Management Staff

1. The Management Office and we have jointly participated in the Quality Building Management Competition in Tuen Mun District 2004-2005 organized by the Working Committee of Quality Building Management Competition under Commerce, Industry and Housing Committee of Tuen Mun District Council. We are pleased to report that our estate has been awarded "Quality Building Management Award" among 16 estates under the group of private residential building built after 1 October 1980.



2. With a view to encouraging the management staff to increase the quality of their services and to giving appreciation for their past outstanding performance, an Election on Aegean Coast Staff with Service Excellence 2004 has been held and was completed on 10 January 2005. 5 Management staff, namely Jay Ma, Nick Fuk, Li Kin Ming, Chun Yun Lin and Cheung Wing Kin have been elected.

Finally, I would like to express my gratitude to my fellow committee members for their guidance and advice, to all the staff of the Management Office for their dedication and hard work, and to the residents for their participation and cooperation.

I sincerely hope that Aegean Coast was, and would continue to be, your dream place to live in.

Yours sincerely,

Chan Kam Man, Lawrence  
Chairman of Owners' Committee of Aegean Coast