



14. Starting from March 2006, Pok Oi Hospital had sent its Chinese Medicine Mobile Clinic to our estate every Tuesday night to provide medical services to the residents. However, because of the resources re-allocation of the related institution, this service had been suspended in August 2006.

15. The construction work of the ramp entrance and exit near Tower 8 main entrance/exit has been opened for use by the disabled persons or other residents in need since December 2006. An electrical lock has been subsequently added in May 2007 so as to allow sufficient time for the residents to move in and out of our estate conveniently.



16. Anti-slippery process has been made in the inclined area of the outdoor swimming pool at the end of April 2007.

17. Since the light intensity in a few places of the reading room was not sufficient, at the suggestion of some residents, additional lighting devices have been added there in November 2006.



18. With a view to providing emergency communications for use by the residents in the event of accidents, 6 fixed telephone lines have been mounted in different places of the car park basement levels 1 and 2 in May 2007.



19. Removable handrails have been installed at the open areas near Towers 7 and 8 so as to assist the residents for moving in and out in the windy or typhoon seasons.

20. We have applied to the Tuen Mun District Council for funding so as to organize different activities for our residents. Subsidies have been granted in respect of the following activities:

Activities	Date	Sponsoring Organization	Amount of Subsidies
Aegean Coast Tennis Tournament 2006	June 2006	Tuen Mun District Council	HK\$3,915.00
Aegean Coast Badminton Tournament 2007	July 2007	Tuen Mun District Council	HK\$4,360.00

21. In addition, we obtained a funding of HK\$1,724.00 from Sir David Trench Fund for Recreation for our purchase of 20 badminton rackets and 8 badminton nets, which have now been available for use by the residents free of charge.



### III. Environmental Protection and Energy Saving Measures

1. With a view to acquiring more environmental protection knowledge in respect of the property management work, the Manager of the Management Office (Mary Ng), the Supervisor of the Clubhouse (Eric Yeung) and the Chairman of the Owners' Committee (Lawrence Chan) have participated in the "Environmental Protection Ambassador Scheme for Property Management 2006/2007 Training Program" organized by the Environmental Protection Department. Through their attendances at a series of training programs including seminars, sharing sessions and site visits, they gained valuable information, knowledge and experience about reduction of domestic waste, source separation of domestic waste and energy saving building, etc..



2. At our request, Kai Shing Management Services Limited fully sponsored us for replacing 700 pieces of old T8 fluorescent tubes in the staircase areas of the residential blocks with more energy-efficient T5 fluorescent tubes. These T5 fluorescent tubes have much longer service life and can save about 60% to 80% of lighting energy. The replacement work was completed in June 2007. It is expected that our estate can save about HK\$120,000.00 in the electricity expenses every year.







3. Moreover, at our suggestion, the Management Office will replace 1,291 pieces of old T8 fluorescent tubes in the car park with new T5 fluorescent tubes in September/October 2007. We estimate that another sum of approximately HK\$400,000.00 electricity expenses will be saved annually.
4. Besides, we have arranged the contractor to replace T8 fluorescent tubes inside 522 "EXIT" signs of our estate with LED lamps. The advantages of LED lamps include their long service life and low power consumption. The work of replacement has been completed in August 2007. It is our estimation that we can save about HK\$123,000.00 every year in the electricity expenses.
5. A solar-energy water heater has been installed in the clubhouse since January 2007 for provision of hot water for two showers in the male washroom. It is expected that this heater can further reduce the annual electricity expenses by another HK\$15,700.00.
6. Light-Intensity detectors have been set up for automatically controlling the on and off of all outdoor lighting facilities. This will certainly bring about more efficient and effective use of the outdoor lighting facilities and further reduction of electricity consumption.
7. In the past, the clubhouse lobby and the multi-function room shared the same set of air-conditioning system. Therefore, no matter whether the multi-function room is occupied or vacant, cold air would be supplied to there. As such, a significant portion of electricity for that air-conditioning system had been wasted. In view of this problem, a wind-gate has been installed in the system so as to control the appropriate volumes of cold air to be distributed to the lobby and the multi-function room respectively.
8. The Management Office has participated in the Source Separation of Domestic Waste Program launched by the Environmental Protection Department. Several waste separation facilities have been installed in different areas of our estate for collection of different recyclable domestic waste.
9. More importantly, for the purpose of facilitating the residents to separate domestic waste at source, the Management Office has, in collaboration with the Environmental Protection Department and Fire Services Department, specifically worked out the design of a domestic waste separation rubbish bin suitable to be placed on each building floor of our estate. After that, we have successfully applied for funding support from the Environment and Conservation Fund to construct and set up one waste separation rubbish bin on each building floor. The funding will cover 50% of the total actual expenditure spent by us. We expect that the installation of waste separation rubbish bins will be completed by the end of October 2007.
10. The Management Office has made arrangements with charitable organizations for the latter's regular collection of used clothing at our estate.



## IV. Enhancement of Security Measures

### Residential

1. With a view to enhancing the security of our estate and encouraging the residents to use their smartcards to enter into our estate, the switches installed inside the security counters for opening the two main entrances (near Towers 1 and 8 respectively) have been de-activated with effect from mid-April 2006. At present, all the residents will be required to use their smartcards or input the access code for entering into our estate. We are most pleased to see that most of the residents welcome and fully comply with this new security measure.
2. In addition, in order to prevent any improper or unauthorized use of the residents' smartcards and to match with the above security arrangement, a comprehensive program for electronic renewal of all the residents' smartcards has been launched since September 2006. All the smartcards have to be brought back to the Management Office for verification and renewal. Those smartcards without passing through the process of renewal before the expiry dates will automatically cease to function.







3. Digital video recording systems have been installed for the security cameras at the main entrances of our estate. The quality of the digital video recording (comparable to DVD quality) is much better than that of the existing video tape recording.
4. In these two years, 14 additional security cameras have been installed at:
  - (1) the front and back entrances from the car park basement level 1 to the residential blocks;
  - (2) the Podium Garden facing to the shopping arcade, so that all the entrants' images will be recorded in our security system.

### **Carpark**

5. Three additional security cameras and a digital video recording system have been installed at the vehicle entrance and exit of our estate. With the assistance of these new equipments, most, if not all, drivers' faces (at different angles) can be captured by the security cameras and recorded in the digital format. In such way, the security level of the car park will be substantially increased.



## **V. Transportation**

In order to improve the transportation of our estate (Castle Peak Road from Siu Lam to Sam Shing Estate as a whole), we have attended several meetings of a residents' concern group. Many suggestions (e.g. improvements on services of Minibus No. 141, KMB Bus Route Nos. 252B, 61M and 52X and KCRC Bus Route No. K53 and possible extension of KCRC Bus Route No. K58 and Airport Bus Route No. A33 to our estate) have been discussed and made to the authorities concerned. We have learnt from the District Councilors that KMB Bus Route No. 52X would be extended to Olympus Station, Tai Kok Tsui in the near future.



## **VI. External Environment**

1. As most of the residents can recall, since August 2004, we have repeatedly reflected the residents' strong opposition to the establishment of a petrol station next to our estate to various governmental departments concerned. Until now, we have already issued more than 60 letters of objection to the Chief Executive, all Legislative Councilors of New Territories West Region, all District Councilors of Tuen Mun District, the Town Planning Board, the Office of Ombudsman, Home Affairs Bureau, Tuen Mun District Office, Tuen Mun & Yuen Long District Planning Office and Tuen Mun District Lands Office.

Besides, in July 2005, we have successfully procured passing of a unanimous resolution for opposing the establishment of the petrol station by the Environment, Hygiene and District Development Committee of Tuen Mun District Council.

In addition, we have lodged a complaint with the Legislative Council Secretariat Complaints Division and attended a meeting with a legislative councilor to express our objection to the establishment of the petrol station on 20th June 2007.

However, despite our objection, on 13th April 2007, the Town Planning Board blatantly approved Sinopec (Hong Kong) Limited's application for building and setting-up of the petrol station.

Accordingly, many residents and we had no choice but to join the Slow-Moving Vehicle Parade on 22nd July 2007 (Sunday) so as to voice our strong opposition to the government.

2. We have sent a letter dated 18th November 2005 to Traffic and Transport Committee of Tuen Mun District Council complaining that:
  - (1) due to insufficient warning signs to the drivers, it would be difficult and dangerous for the residents to walk across the Castle Peak Road from our estate (outside Tower 8) to the Gold Coast Shopping Mall;
  - (2) the problem is further exaggerated by the fact that many drivers park their large travel buses outside the exit of Gold Coast Shopping Mall during the holidays and this would block the view of the pedestrians when crossing the road.







At our request, in order to ensure the safety of the residents' walking across the Castle Peak Road from our estate (outside Tower 8) to the Gold Coast Shopping Mall and vice versa, the Transport Department has designated 50 meters on the Castle Peak Road outside the Gold Coast Shopping Mall (to Tuen Mun direction) as double-yellow-line area since August 2006. After the implementation of such measure, no more large travel buses are parked outside the exit of Gold Coast Shopping Mall and the residents can now have a better view of traffic condition when crossing the road.

3. Due to an accident that a car crashed into the pavement outside Tower 8 on 11th February 2007, we have become more concerned about the safety of the pedestrians frequently using that portion of road and pavement. As such, we have written to the Transport Department and Highway Department urging them to implement the following safety measures:

- (a) Stronger and firmer barrier must be installed at the side of the pavement;
- (b) Speed limit for the vehicles must be reduced from 70km/h to 50km/h;
- (c) Fixed speed-detecting cameras should be installed along the Castle Peak Road (From Sam Shing Estate to Siu Lam) to tackle the serious problem of speeding;
- (d) "SLOW" sign must be erected at the side of the road before the juncture;
- (e) "SLOW" sign must be printed on the road before the juncture; and
- (f) Yellow rubber bands for reducing the speed of vehicles must be laid down on the road before the juncture.



We have recently received positive responses from them indicating that they agreed to most of our suggestions and would carry out the necessary works in the near future.

4. Upon receiving several comments from the residents, we have written to the Highways Department complaining that the road surface near the bus stop outside our estate (to Kowloon direction) was rough and uneven. During the rainy days, passing vehicles would splash the clothing of the residents. Having heard our complaint, in or about November 2006, the Highways Department re-paved the portion of the road in question.
5. As a matter of statistics, during these 2 years, we have issued 137 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, Agriculture, Fisheries and Conservation Department, Tuen Mun District Office and Tuen Mun Lands Office, Legislative Council members, District Council members, Office of Ombudsman and our property developer, etc.) to reflect our views so as to better protect or enhance the interests of our residents

## VII. Participation in Competition and Election of Best Management Staff

As in the past years, 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 2006 has been organized and was completed on September 2006. 5 Management staff, namely Ms. Sandy Fok, Ms. Angela Chun, Mr. Leung Yuk Fuk, Ms. Chow Man Yee and Mr. Cheng Cheung 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