



The Integrated Working Report of the 5th Owners' Committee of Aegean Coast



At the outset, I, on behalf of all the Owners' Committee members, thank you for your support at the Owners' Meeting in September 2011. We are pleased to be elected as the committee members of the 5th Owners' Committee to work for the owners and residents. During the 2 years term of the 5th Owners' Committee, with the cooperation and support of the Management Office, we have completed numerous works, including the improvement of the facilities of our estate, saving energy and electrical expenses as well as the provision of additional benefits to the residents. Further, we have constantly reflected our views to the relevant governmental authorities for enhancement of our surrounding environments and public transportation. We set out below a summary of our major works done for your information:

I. Monitoring of the Financial Affairs of Property

1. At our request, our estate Manager, Kai Shing Management Services Limited, agreed continuously to rebate 20% of their remuneration for the years of 2012 and 2013 and deposit the rebate into the Equipment Fund of our estate. As a result of the rebate, it is anticipated that the total amount of the Equipment Fund of our estate will be increased by an additional sum of HK\$1,054,000.00. Kai Shing has also subsidized a sum of HK\$100,000 for our estate's purchase of certain energy saving products.
2. We have carefully reviewed the monthly financial statements of the estate in each and every of our 11 meetings. Further, we have reviewed and approved 2 annual budgets prepared by the Management Office for the years 2012 and 2013 to ensure the healthy condition of the financial position of the estate's account.
3. As a result of the implementation of a series of energy-saving and costs-minimizing measures by the Management Office (the particulars of which are set out below), up to 30th June 2013, an accumulated profit of our estate (including both residential development and carpark) in the sum of HK\$21,184,145.24 was recorded.
4. We are pleased to announce that as at 30th June 2013, the total amount of accumulated profit, Sinking Fund and Equipment Fund of our estate reaches HK\$33,444,629.02.
5. After a comprehensive and detailed review of the financial position of the estate's account, upon our recommendation, a quarter of the management fees for both residential units and car parking spaces for January 2012 were waived respectively. As a result of the waiver, each residential unit owner could save from HK\$232 to HK\$386 and each car parking space owner could save \$70.

II. Energy Saving and Environmental Protection Measures

1. The works for improvement of electricity efficiency which have been subsidized by the Electrical & Mechanical Services Department and the Environment Conservation Fund (Buildings Energy Efficiency Funding Schemes Energy Efficiency Projects) have been completed. The works includes:- (1) the application of solar control windows film in lobbies of Tower 2 to Tower 8 and the glass canopies of Clubhouse lobby; (2) re-installation of the energy saving electrical apparatus at the podium and residential towers etc; and (3) the installation of 28 sets of energy savers for lighting systems at each tower.

The total sum of subsidies to be received for the above three items is estimated to be HK\$500,000.

2. To reduce the volume of solid waste of our estate, and to promote concept of treasuring the food, we have supported the Management Office to apply to the Environmental and Conservation Fund for subsidizing a 2-year Food Waste Recycle Program. We have applied for a funding of HK\$1,170,000 to cover the operating expense of the program. Under this plan, we will hire a food waste composer with 100kg capacity which can process the food waste of up to 130 families on a daily basis. The Management Office will provide a designated food waste collection box to the participants. Our residents just need to handover the box loaded with domestic food waste to our staff. The food waste will then be transported to the composer for decomposition. Every 100kg food waste will be converted into 15kg to 20kg pre-mature fertilizer. The organic fertilizer will then be used in our garden and given to residents who rent our plant nursery farms. Such program can form a healthy and self-sufficient cycle in the food chain.



3. Two plastic cover films have been put on the surface of the indoor swimming pool during closed hours in order to maintain the water temperature and eliminate the heat loss, thus electricity consumption will further be reduced.

4. Hydrocarbon refrigerant has been used to replace the existing refrigerant for the 2 air-chillers in Clubhouse and 15 split-type air-conditioners for Tower 1 to Tower 8. It is predicted that 15% of electricity could be saved with the new refrigerant. With the application of such refrigerant, the environment would also be protected by avoiding the greenhouse effect and damage to the Ozone layer.

5. Porcelain-Energy Instantaneous Water heater (8,500W) and water pre-heater (4,000W) have been installed in the showers of Clubhouse to replace the existing water heaters (18,000W). It is estimated that 30.6% of electricity consumption could be saved.

6. Spotlights (250W) for the Aegean Coast Logo at the main estate entrance near Tower 1 and the induction lamps (100W) at the main estate entrance near Tower 8 have been replaced with 18W and 40W LED lightings respectively. In addition, three induction lamps (40W) at the main entrance/exit of vehicles have been replaced with 20W LED lightings. Those 200W spotlights at Pet Garden have also been replaced with 100W induction lamps. All of the above works would further reduce our electricity consumption.

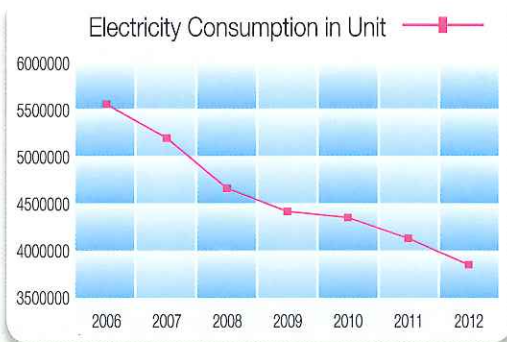
7. 20W halogen lamps at the ceilings of all Tower lobbies and the Clubhouse have been replaced with 6W or 9W LED lightings. Further, those 50 halogen lamps inside the lifts have also been replaced with LED reflected lights. This would also reduce the temperature inside the lifts.

8. 90 pieces of 70W lamp in the lamppost of Podium and the Rome Circus have been replaced by 13W LEDs. As a result, 80% of the electricity can be saved.

9. As a result of the above and other energy saving measures implemented in earlier years, when comparing the figures for 2006 and 2012, there have been significant decreases in electricity consumption as below:-

Location of Area	Electricity unit consumption in 2006	Electricity unit consumption in 2012	Saved (%)
Car park	1,223,145	459,408	62.4
Residential Towers	2,128,817	1,556,040	26.9
Clubhouse	2,191,333	1,833,327	16.3
Total electricity consumption unit saved 30.6%			

Total electricity expenses have been reduced by HK\$1,694,520 approximately from the whole year of 2012, when comparing with the same period of 2006.



We have closely monitored the electricity consumption of our estate since our establishment in 2003. Up to June 2013, we are pleased to inform you that an accumulated 7,389,154 units of electricity consumption are saved. Assuming the electricity expense is HK\$1 per unit, we have saved more than HK\$7,300,000 since 2006.

Year	Electricity Consumption	Electricity Consumption vs 2006 In Unit	Electricity Consumption vs 2006 In %
2006	5,543,295	—	—
2007	5,193,711	349,584	6.3%
2008	4,650,121	893,714	16.1%
2009	4,408,663	1,134,632	20.5%
2010	4,344,369	1,198,926	21.7%
2011	4,119,271	1,424,024	25.7%
2012	3,848,775	1,694,520	30.6%
2013 (Jan – Jun)	1,805,413	693,754 (Compared with 2006 Jan-Jun)	27.8%

Total Accumulated electricity consumption unit saved 7,389,154 units

10. According to CLP Power's company-specific measuring Green House Gas emission, an accumulated 4,000 tonnes of carbon dioxide emission are reduced as a result of electricity saving measures over these years.
11. With the support of all residents as well as the promotion by the Management Office, a total of 85,488kg re-usable wastes including paper, metal, plastics, clothes, CDs and toner cartridges were collected and recycled during 2012.
12. Porous pipes for irrigation have been installed in the flower beds along the road from Tower 1 to Tennis Court. Irrigation is now done by infiltrating water into the soil to ensure that water is distributed evenly, as well as reducing the water consumption. In view of the satisfactory result, we have installed the same system at other three locations, including the flower beds adjacent to the boundary wall along So Kwun Wat Road, around the barbecue area and the rear door of Clubhouse.
13. Hydroelectric environmental showers and water efficient showerheads have been installed in showers of changing rooms. It is estimated that 33% water could be saved. Signages were also posted up to raise the residents' awareness of water saving.
14. The Management Office periodically co-organized with the Environmental Protection Department and charity group to hold different kind of recycle activities, such as furniture, toys, books, red pockets, computers and electronic products. The collected items are then sent to charity group and distributed to the needy.



III. Strengthening the Communications between Residents and Owners, Committee



1. In order to enhance the communication with residents, the Owners' Committee will arrange tea gatherings twice a year. The four tea gatherings were held as follows:

1 st Tea Gathering	February 24, 2012	(Friday)	Night
2 nd Tea Gathering	August 4, 2012	(Saturday)	Afternoon
3 rd Tea Gathering	March 1, 2013	(Friday)	Night
4 th Tea Gathering	July 6, 2013	(Saturday)	Afternoon

During the above tea gatherings, we have had direct, casual and pleasant communications with many residents and obtained a lot of valuable suggestions and opinions for improvements of our living environment.

2. To further enhance the communications between the residents and owners' committee, a website of Owners' Committee has been set up. A lot of information including audited financial reports, activities information, agendas and minutes of meetings would be posted and updated regularly. Further, nearly 700 email addresses of our residents have been received by us for our establishment of a webmail network. Through that network, we could actively update our residents and enhance our communications in future.



IV. Improvement of Facilities and Services

1. After our reviewing of and amendments to the rules of internal decoration, noisy decoration work is now prohibited on whole Saturday. In other words, decoration works could only be carried out from 9am to 6pm during weekdays, no decoration works creating noise is allowed on Saturdays from 9:00am to 1:00pm. No decoration works is allowed after 1:00pm on Saturdays, whole day on Sundays and Public Holidays.
2. In accordance with the resolution on the 5th Owners' Meeting, the two sports facilities have been added in the children playground besides Clubhouse. Our elderly people are then encouraged to do healthy exercises.
3. The satellite TV channels have been increased from 8 to 10. Two extra satellite channels, Wu Nan TV and ToonMax Media, have been added into our channel list.
4. For the convenience of our car owners, portable vacuum cleaner is now available for use.
5. We have thoroughly reviewed the number and locations of road humps inside our estate. A road hump on the driveway from Podium to car park basement 1 has been replaced and relocated in order to remind drivers to slow down at such location. On the other hand, the angle of two road humps at the roundabout outside shopping arcade and at the gateway of the 2nd estate road guard booth have also been adjusted to streamline the movement of vehicles.
6. To raise the consciousness against contraflow, wide-angle mirrors, signs of "No Entry", "Exit Direction" and the floor direction arrow have been added at car park basement 2. In order to further enhance the sense of correct driving, a notice has also been issued to all drivers and posters have been posted up at car park basement 1 and 2.
7. Zebra crossing has been added near Tower 1 for better safety of pedestrians on the road.
8. To enhance the safety of our residents, handrail has been installed beside the staircase at the estate main entrance/exit near Tower 1.
9. Examination of the fixed electrical installation for every 5-year and the routine inspection by China Light and Power (CLP) on their electrical part were carried out concurrently in November 2011, in order to minimize the inconvenience caused to our residents, as well as save the administrative charges imposed by the CLP for the inspection. After the detailed check, replacement work was also carried out in winter 2012.
10. As a rebate provided by our lift contractor, renovation of 17 pairs of lift inner doors and 11 pairs of outer doors by the application of 3M Di-Noc films, replacement of 10 new pairs of lift outer doors at G/F and the installation of Plasmacluster Ion Generating Systems inside all 26 lifts in our estate were all completed in February 2012.
11. A seminar of "Love Your Pet" was held with the cooperation of "The Team of Dog Lovers" to show the essentials of dog keeping. Many dog owners welcomed the seminar and joined the same.
12. To enhance the hygiene of podium, the Management Office has carried out two additional deep cleaning on the normal routes of dog-walking everyday at around 6 a.m. and 3 p.m. separately.
13. The cleaning contractor "Tsang Lik" provided free-of-charge polishing service to the marble floor of all lifts

