

The Integrated Working Report of the 6th Owners' Committee of Aegean Coast



Dear Owners / Residents,

Firstly, I, on behalf of all Owners' Committee members, thank you for your support at the Owners' Meeting in September 2013. We are pleased to be elected as the committee members of the 6th Owners' Committee to work for the owners and residents. In the past two years, we faced many challenges. Externally, the Government has hunted the lands to build residential properties in Tuen Mun East including the grassland in front of Aegean Coast. Internally, the management expense has been increasing due to inflation and the revision of statutory minimum wages.



Nevertheless, 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. 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 2014 and 2015 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\$1,171,590.
2. After comparing with other residential carparks, we adjusted the hourly parking charge from HK\$10 to HK\$13 in order to increase the estate income. The policy of wavier given to first 30 minutes parking remained unchanged.

(II) Energy Saving and Environmental Protection Measures

1. 420 nos. of 28W T5 florescent tubes in the rooftop and the rear staircases of all towers have been replaced with 18W LED tubes with sensor function. If no one presences in the staircases, the tubes will automatically enter its dimmer mode with only 2W electrical consumption. If someone enters the area, the microwave sensor will light up the relevant tubes to full light mode. We estimated that the replacement saved up 80% electricity consumption per annually which is equivalent to 90,000 units of electricity.



2. A power optimizer has been installed to the water pump system of the indoor swimming pool. The optimizer managed to enhance the conduction of electrons so as to lessen the energy lost caused by unnecessary electrons collision. After detail testing, the average power of the pump system per hour decreased from 29.69kW to 25.38kW after installing the power optimizer. It saved up 14.5% electricity per annually consumption which is equivalent to 35,000 units of electricity.



3. The original lightings at the false ceiling of each tower consisted of 98 nos. of 28W T5 florescent tubes. They have been replaced by 42 sets of 25W LED strips. The change lowered the electricity consumption by 61.73% and it contributed 16,500 unit of electricity saving per annually.



4. A portable air conditioner has been installed inside the multi-function room of clubhouse. It enables the flexibility of adjusting the room temperature without affecting the total output of the chiller in clubhouse.



5. As a result of the above and other energy saving measures implemented in earlier years, when comparing the figures for 2008 and 2014, there have been significant decreases in electricity consumption as below:-

Location of Area	Electricity unit consumption in 2008	Electricity unit consumption in 2014	Saved (%)
Car Park	788,541	556,128	29.5
Residential Towers	1,829,594	1,488,218	18.7
Clubhouse	2,031,986	1,919,891	5.5
Total electricity consumption unit saved 14.7%			

Assuming that the electricity unit rate is \$1.05, the total electricity expenses have been reduced by HK\$720,178 approximately from the whole year of 2014, when comparing with the same period of 2008.



6. With the support of all residents as well as the promotion by the Management Office, a total of 161,496kg re-usable wastes including paper, metal, plastics and clothes were collected and recycled from September 2013 to June 2015.



7. We successfully obtained the Environment and Conservation Fund (ECF) to subsidize our Food Waste Recycle Program. We selected the contractors providing food waste decomposer from the contractor list recommended by Environmental Protection Department. After consulting the ECF Secretariat, we could select the decomposer from seven qualified tenders and implement the recycle program.



8. We co-organized with the Greeners Action which is subsidized by ECF to run the food waste recycle program. Greeners Action will provide 30 nos. of mobile farm to encourage our residents to collect and transform food waste into organic fertilizers. The fertilizers could be used in the farm for planting. We have already setup the farm outside the tennis court and the green area nearby.



(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 totally four times of tea gatherings were held as follows:



1st Tea Gathering

January 10, 2014 (Friday) at night

2nd Tea Gathering

August 16, 2014 (Saturday) in the afternoon

3rd Tea Gathering

January 23, 2015 (Friday) at night

4th Tea Gathering

July 4, 2015 (Saturday) in the 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. We regularly update the information including audited financial reports, activities information, agendas and minutes of meetings in the Owners' Committee website. Further, we recently simplified and united the domain name of the website and webmail to www.aegeancoast.net and oc@aegeancoast.net respectively.
3. In order to minimize the management fees subsidized to clubhouse expense, we proposed to adjust some clubhouse facilities fees. We proposed a proper fee level and conducted a survey to gather your opinion on this matter. We then make decision in accordance with the majority of residents' will.



(IV) Improvement of Facilities and Services

1. Two extra ramps providing easier access to the needy have been added at the loading/unloading spaces of estate road in front of the towers.
2. The rectangular safety mats in the children playground area near Tower 8 have been replaced by seamless safety mat in order to enhance the overall quality and safety.
3. The wall corners beside the oblique ways at the carpark have been wiped by protective plastic edges to lower the level of damage to the vehicle if there is an accident.
4. We have installed some aluminium barriers at the border of the Pet Garden to minimize the odour affecting the nearby pedestrian.
5. Two treadmills have been used for 12 years and required large-scale repair or replacement. After reconsideration, we have purchased two new treadmills to replace them.



6. Around 11 nos. of air-conditioning systems in the tower lobbies have been used for over ten years and some of them will soon require replacement. We have designed a comprehensive tender in order to accelerate the work progress. If one of the air-conditioner is out of order within a year, we could refer to this tender and ask the contractor to replace it immediately. Therefore, the period of the replacement work could be shortened.