



愉翠苑業主委員會
The Owners' Committee of Yu Chui Court
電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

致：愉翠苑各業戶

愉翠苑業主大會通告

現根據愉翠苑大廈公契第八部分「業主會議」規定，召開業主大會。
詳情如下：

日期： 2024 年 4 月 6 日(星期六)

時間： 晚上 7 時 30 分 (晚上 7 時開始登記)

地點： 新界沙田銀城街 35 號圓洲角社區會堂

議程：

1. 議決及通過於 2024 年 7 月 1 日至 2027 年 9 月 30 日續聘「富士達(香港)有限公司」為愉翠苑 F 至 H 座電梯保養服務承辦商
(詳見附件一)
2. 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜
(詳見附件二)
3. 愉翠苑第十屆業主委員會工作報告
4. 愉翠苑第十一屆業主委員會候選人自我介紹
5. 選舉愉翠苑第十一屆業主委員會委員
6. 選舉愉翠苑第十一屆業主委員會主席
7. 選舉愉翠苑第十一屆業主委員會秘書
8. 候任主席致辭
9. 議決及通過授權業委會兩名委員作為申請人代表及按樓宇公契條款聘任的經理人(康業服務有限公司)同時作為申請人代表，負責簽署申請表及處理一切與「水安全計劃資助計劃」有關之事宜

敬希各業主踴躍出席，並積極參與商討表決事項，若業主無暇出席，請簽署附列之「就業主會議委任代表的文書」委派代表出席。敬希垂注，多謝合作！

愉翠苑
第十屆業主委員會



主席 謝銳釗

2024 年 3 月 22 日



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- 註：
1. 各業主或授權代表出席大會時，必須攜帶身份證，以便核對身份。
 2. 若 貴單位已補地價，由租客使用，請立即將此業主大會通告轉交業主收，多謝合作。
 3. 「就業主會議委任代表的文書」必須於召開大會之 24 小時前送交本苑各座地下大堂或服務處的收集箱方為有效。
 4. 根據《愉翠苑大廈公契》，業主大會的法定人數須為不少於全部業主的 10% 的人數，敬請踴躍參與。
 5. 若 貴單位有業主或承按人改動，煩請在是次業主大會舉行前 48 小時以書面通知本苑辦事處(電話：2278 0099)，一切資料將保密處理。
 6. 若當日懸掛八號或以上颱風訊號、黑色暴雨警告或極端天氣情況，大會將會延期舉行及另行通知。

就業主會議委任代表的文書

愉翠苑業主會議

本人／我們_____ (業主姓名)，
為愉翠苑愉_____閣(____座)_____樓_____室/商場/所有
車位/政府設施 的業主，現委任_____ (代
表 姓 名) * [如 他 未 能 出 席 ， 則 委 任
_____ (替代代表姓名)] 為本人/我們
的代表，出席於 2024 年 4 月 6 日舉行的愉翠苑業主會議* [及任何延會]
並代表本人/我們投票。

2024 年 月 日

業主簽署

*刪去不適用者。

本文書為《建築物管理條例》所規定的指定格式 (附表 1A 表格 1)，業主
以本文書委任代表時，不得擅自更改內容。

收集個人資料目的說明

收集資料的目的

1. 本文書供你／你們用以委任代表，出席本苑於 2024 年 4 月 6 日(星期六)舉行的業主會議及任何延會(如適用)。代表你／你們出席會議的人士會組成會議的法定人數，並代表你／你們投票。
2. 業主委員會主席或會跟進你／你們所提供的個人資料，並會在有需要時與你／你們聯絡，以查證你／你們所作出的委任是否有效。

取得委任代表的同意

3. 你／你們在本文書提供有關委任代表的個人資料前，應取得他／她的同意，並向他／她提供本說明文件，解釋收集其個人資料的目的和用途。

資料轉交的對象

4. 你／你們在本文書提供的個人資料，業主委員會主席可能會為上文第 2 段所述的目的而向本苑其他業主及/或其他有關人士和團體披露。

查閱個人資料

5. 根據《個人資料(私隱)條例》(第 486 章)第 18 條、第 22 條及附表 1 第 6 原則的規定，你／你們有權查閱和改正個人資料。你／你們查閱資料的權利，包括索取你／你們在本文書所提供的個人資料的副本。

查詢

6. 如對本文書所收集的個人資料有任何查詢，包括要求查閱和改正資料，可與業主委員會主席聯絡(電話：2278 0226)。

附註事項：

1. 受委任的代表必須年滿十八歲。
2. 由業主簽署之委任代表的文書必須於 2024 年 4 月 5 日（星期五）下午 7 時 30 分前，交回愉翠苑客戶服務處或投入於各座大堂的「委任代表的文書收集箱」內。
3. 委任代表的文書內全部項目包括業主姓名、地址及日期等，必須填妥及由業主簽署，否則無效。凡以公司名義(法人團體)持有單位，不論自行或委託代表出席業主大會，業主必須交回此委任代表的文書，否則不可以出席業主大會。
4. 本委任代表的文書與大會議程同日派發，如同一單位交回兩份或以上的委任代表的文書，大會將參考《建築物管理條例》決定有關文書的有效性。
5. 大會可委託客戶服務處代向委任人查證委任代表的文書內容，並保留對偽造文書者作出法律追究的權利。
6. 業主必須填寫被委任人的姓名在委任欄內，否則此委任代表的文書將會作廢。
7. 若業主當日親自出席大會，此委任代表的文書便立即無效。
8. 參考《建築物管理條例》，大會只能接納指定格式之委任代表的文書，其他形式之表格、影印本、傳真本一概不接受。
9. 若遺失委任代表的文書，業主可親身往客戶服務處補領。
10. 所有收集的個人資料只會用作業主大會用途，並會根據《個人資料(私隱)條例》處理。
11. 大會將公佈交回委任代表的文書單位。

會議安排及委任代表程序須知

1. 會議由愉翠苑業主委員會按《愉翠苑大廈公契》召開，由業主委員會主席擔任大會主席及主持會議，解釋及宣佈會議程序及安排、維持會議秩序、按投票結果作出議決、審核及決定是否接納委任代表的文書，及如有需要酌情押後或終止會議。
2. 法定人數：
為使大會有足夠法定人數，請各位業主盡量撥冗出席。根據法例規定，此次大會法定出席人數(包括親身或委任代表出席)不少於總業主人數百份之十。
3. 除非是委任代表，出席業主大會之「業主」，必須是已在土地註冊處登記之註冊業主。
4. 請留意因場地坐位有限及預計業主大會將進行多個小時，請盡量勿攜同小孩出席。
5. 如有異議，大會主席保留最終解釋決定權。

愉翠苑業主大會場地路線圖



議程 1 - 議決及通過於 2024 年 7 月 1 日至 2027 年 9 月 30 日續聘「富士達（香港）有限公司」為愉翠苑 F 至 H 座電梯保養服務承辦商

1. 引言

屋苑現時與「富士達（香港）有限公司」所簽訂的升降機保養服務合約將於 2024 年 6 月 30 日屆滿。

2. 續約安排

2.1 「富士達」向服務處呈交續約建議，建議續約三十九個月

2.2 現時每月合約價為 HK\$ 54,000，包括 F 至 H 座 3 座共 6 部升降機全保保養費

2.3 經「業主委員會」多次與「富士達」代表面晤及磋商，合約收費建議如下：

	合約費調整(%)	每月保養費(HK\$)
第一至第三個月 (1.7.2024 至 30.9.2024)	0%	54,000
第四至第三十九個月 (1.10.2024 至 30.9.2027)	+11.5%	60,210
額外免費提供：		
1. “准用證”之申請費用全免 (總共節省: HK\$ 960 x 6 部升降機 x 3 年 = HK\$ 17,280.00)		
2. 升降機每年兩次之特別檢查費用不另收費 (總共節省: HK\$ 15,960 x 6 部升降機 x 3 年 = HK\$ 287,280.00)		
3. 升降機每年四次之質量檢查費用不另收費 (總共節省: HK\$ 5,320 x 6 部升降機 x 3 年 = HK\$ 95,760.00)		
4. 免費提供 48 個擦手掣 (總共節省: HK\$ 1,700 x 48 個 = HK\$ 81,600.00)		

議程 1 - 議決及通過於 2024 年 7 月 1 日至 2027 年 9 月 30 日續聘「富士達（香港）有限公司」為愉翠苑 F 至 H 座電梯保養服務承辦商

3. 總結

- 3.1 升降機服務對居民的日常生活異常重要，其安全性及穩定性實不容忽視
- 3.2 原廠保養商於零件供應及對升降機操作的認知上，實是其他承辦商難於取代
- 3.3 由於總合約費用超過 HK\$200,000，參考「建築物管理條例」採購要求，將於 2024 年 4 月 6 日舉行的愉翠苑業主大會上進行表決是否同意與「富士達」續約

4. 備註

- 4.1 其他各座(A 至 C 座、J 至 L 座及 M 至 S 座) 升降機保養服務合約(合約期 1.7.2023 至 30.6.2026)尚未到期續約

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜

1. 引言

屋苑外牆及地底水管和閘掣已鋪設/裝設超過 20 年，它們的使用年限已將屆滿，維修保養愈趨困難，所需費用也日漸高昂。隨著水管及閘掣老化，亦導致喉管爆裂和滲漏的機會增加，不僅對住戶造成不便，亦浪費珍貴的食水。客戶服務處早前曾研究安排承辦商於外牆檢查喉管，但檢查費用不菲，成效亦未必顯著。

此外，屋苑食水泵及加壓泵已使用了超過 20 年，由於水泵零件(例如:泵身、摩打、控制系統及供電系統)逐漸老化，大部份曾作維修/更換零件。水泵老化問題不單增加了維修支出，亦會導致水泵耗電量增加，增加了電費支出。

現時屋苑採取「見爛補爛」方式更換故障/損壞零件以延續水泵/水管運作，長遠而言會增加故障機會，導致增加停水事故頻次(如:緊急性爆喉停水嚴重影響對住戶的供水服務)及停水時間。基於以上理由，故建議屋苑申請「水安全計劃資助計劃」，以資助本苑聘請合資格人士為本苑供水系統作評估並採取相應維修措施，以便長遠解決老化水管、閘掣及水泵帶來問題、減輕屋苑財政壓力、減少對居民日常生活的影響及減少保險索償個案。由於有關申請須於業主大會議決及獲得過半數業主通過，故需於業主大會表決是否申請有關計劃。

水務署「水安全計劃資助計劃」於 2020 年 7 月開始接受申請，以資助樓宇方式協助業主及物業管理人實施建築物水安全計劃，協助合資格的大廈加強內部供水系統的管理及維修，進一步提升樓宇的食水安全，計劃申請以先到先得的形式運作。

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜

2. 資助涵蓋的範圍及資助金額

有關計劃將資助以下項目：

2.1 制定建築物水安全計劃，包括聘請合資格人士為樓宇內部供水系統進行水安全風險評估，資助上限為每幢樓宇 10,000 元；

2.2 在為樓宇實施建築物水安全計劃的首兩輪期間，按照計劃要求的內部供水系統定期保養（包括清理貯水箱），以及聘請合資格人士進行特定檢查，首輪（首兩年）的資助上限為每幢樓宇 32,500 元，而次輪（其後兩年）的資助上限為每幢樓宇 10,000 元；及

2.3 在為樓宇實施建築物水安全計劃的首兩輪期間，按照計劃的要求聘請獨立人士進行審核計劃的實施，以及檢視計劃，首輪（首兩年）的資助上限為每幢樓宇 5,000 元，而次輪（其後兩年）的資助上限為每幢樓宇 2,500 元。

2.4 若上述第(2.1)段所提及的水安全風險評估建議樓宇進行維修工程及/或水質測試以控制水安全風險，水務署會安排專業顧問審核所建議的維修工程及/或水質測試的範疇，並進行獨立估價，以發放額外的資助進行有關維修工程及/或水質測試，上限為每幢樓宇 250,000 元。

2.5 上述提及建議的維修工程必須符合法例要求，而有關資助亦涵蓋工程的顧問服務費用。另申請人進行有關維修工程時，應避免收取雙重資助。如申請人就同一維修工程項目已收取其他計劃的資助或津貼，例如：「樓宇更新大行動 2.0」、「公用地方維修資助」等，水務署不會在本計劃中再就該項工程發放資助。

愉翠苑業主委員會
2024 年 4 月 6 日業主大會參考資料

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜




資助上限每幢樓宇共 **310,000 元**

資助項目	制定及維修階段	實施及審核階段			
		第一年	第二年	第三年	第四年
制定建築物水安全計劃，包括聘請合資格人士為樓宇進行評估	資助上限 10,000 元				
進行供水系統維修工程及/或水質測試(如有)	資助上限 250,000 元				
按計劃進行定期保養及檢查(包括清洗貯水箱)		資助上限 32,500 元		資助上限 10,000 元	
審核建築物水安全計劃的實施			資助上限 5,000 元		資助上限 2,500 元

愉翠苑業主委員會
2024 年 4 月 6 日業主大會參考資料

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜

3. 參加資格

參加本計劃的樓宇必須符合下列資格：

私人住用或綜合用途（商住兩用）樓宇；及樓宇內所有住用單位的平均每年應課差餉租值不超過下表所列的上限：

地區	所有住用單位平均每年應課差餉租值上限
市區 (包括沙田、葵青及荃灣區)	\$187,000
新界區 (不包括沙田、葵青及荃灣區)	\$143,000

4. 申請方法

4.1 申請人須為樓宇的業主立案法團、業主委員會或公務員建屋合作社。

4.2 申請會以每幢樓宇為單位，申請人可選擇就同一屋苑內多於一幢樓宇遞交聯合申請。

4.3 必須於未聘用合資格人士制定建築物水安全計劃前提交申請

4.4 如樓宇已成立業主委員會（「業委會」），須由業委會作為申請人向本署作出申請。申請人須遞交以下文件：

4.4.1 填妥及已簽署的申請表；及

4.4.2 業主大會通過以下事項的會議通知及會議紀錄影印本：

(a) 申請參加「水安全計劃資助計劃」；及

(b) 授權業委會兩名委員作為申請人代表，負責簽署申請表及處理一切與「水安全計劃資助計劃」有關之事宜（若樓宇已按《建築物管理條例》（第 344 章）及樓宇公契條款聘任經理人，則經理人亦須與授權的業委會委員共同作為申請人代表）；及

4.4.3 社團註冊證明書影印本。

愉翠苑業主委員會
2024 年 4 月 6 日業主大會參考資料

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜

5. 資助項目例子

資助項目

- ✓ 制定建築物水安全計劃
- ✓ 供水系統維修工程

更換成可上鎖的
緊合複式水缸蓋

更換已損壞的水泵
和增壓泵、加裝沙
隔

更換食水貯水缸
浮體或配件

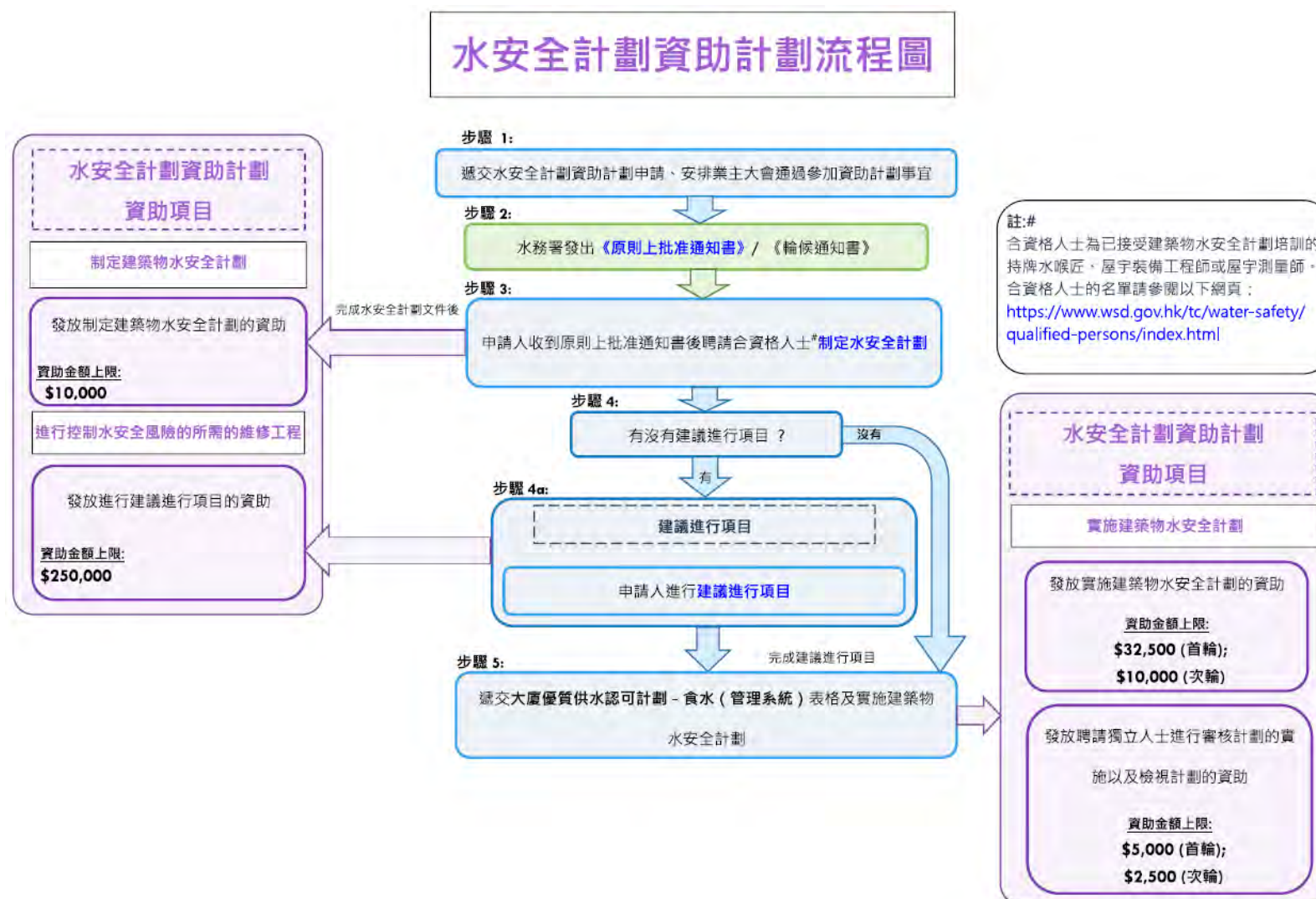
更換公用部份損壞
水掣和供水系統裝
置等

- ✓ 定期保養及檢查(包括清洗貯水箱)
- ✓ 審核計劃的實施

愉翠苑業主委員會
2024 年 4 月 6 日業主大會參考資料

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜

6. 水安全計劃資助計劃流程圖



愉翠苑業主委員會
2024 年 4 月 6 日業主大會參考資料

議程 2 - 議決及通過申請參加「水安全計劃資助計劃」及其相關事宜

7. 申請進度

水務署接受申請人可先遞交申請表再後補業主大會會議通知及紀錄。按業委會於 2024 年 1 月 22 日第十屆第 8 次會議商討，業委會委員同意先行遞交申請表予水務署審核本苑各幢樓宇參加資格

8. 有用資訊連結

- 水安全計劃資助計劃網頁：

<https://www.wsd.gov.hk/tc/water-safety/wspss/index.html>





愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

Date: 22 March 2024

To: All Owners of Yu Chui Court

Notice of Owners' Meeting of Yu Chui Court

According to the Section VIII of the Deed of Mutual Covenant (DMC) of Yu Chui Court, an Owners' Meeting will be held to discuss and resolve the agenda items as follows:

Date : 6 April 2024 (Saturday)

Time : 7:30pm

(Registration will be commenced at 7:00 pm)

Venue : Yuen Chau Kok Community Hall, No.35 Ngan Shing Street, Sha Tin, NT

Agenda :

1. To resolve the re-appointment of "FUJITEC (HK) CO. LTD." to be the lift maintenance service contractor for Blocks F – H in Yu Chui Court for the period from 1 July 2024 to 30 September 2027 (see Attachment 1 for details)
2. To resolve the application for participation in the "Water Safety Plan Subsidy Scheme" and all matters relating to caption scheme (see Attachment 2 for details)
3. Report on the work of the 10th Owners' Committee of Yu Chui Court
4. Self-introduction of candidates for the 11th Owners' Committee of Yu Chui Court
5. Election of members of the 11th Owners' Committee of Yu Chui Court
6. Election of Chairperson of the 11th Owners' Committee of Yu Chui Court
7. Election of Secretary of the 11th Owners' Committee of Yu Chui Court
8. Speech by the Newly Appointed Chairperson
9. To resolve the authorization of two members of the Owners' Committee of Yu Chui Court to be the representatives of the applicant and the Manager (Hong Yip Service Co. Ltd.) appointed in accordance with the terms of the Deed of Mutual Covenant as the representative of the applicant for signing the application form and handling with all matters relating to the "Water Safety Plan Subsidy Scheme"

All owners of the estate are cordially invited to attend and participate in the discussion and resolution for mentioned agenda items. If the owner(s) is/are unable to attend, please appoint a proxy on his/her/their behalf to attend the meeting by completing the attached Instrument of Proxy. Thank you for your attention and cooperation.

The Tenth Owners' Committee
of Yu Chui Court



Chairperson – Mr. Y.C. Tse



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

Remarks:

1. All owners / authorized representatives by proxy must carry their identification cards to attend the Owners' Meeting for clarification of identities.
2. If the premium of unit has been made and rented by tenant, would tenant please forward these documents to flat owner(s) immediately. Thank you for your cooperation.
3. The instrument of proxy for Owners' Meeting must be delivered to the collection box in the ground lobby of each block or Customer Service Office at Yu Chui Court 24 hours before the time for holding the Owners' Meeting.
4. According to the DMC of Yu Chui Court, the quorum of the meeting shall be not less than 10% of the total no. of owners.
5. If there is any change in the owner(s) or mortgagee(s) of your unit, please notify our Customer Service Office at 2278 0099. All information will be kept confidential.
6. The Owners' Meeting will be postponed if typhoon signal no. 8 or above / black rainstorm warning / extreme weather conditions is hoisted on the day of Meeting. Owners will be informed of the re-arranged meeting schedule in due course.

Instrument of Proxy For Owners' Meeting

Owners' Meeting of Yu Chui Court

I/We, _____ (name(s) of owner(s)), being
the owner(s) of Flat _____, _____ /F, Yu _____ House (Block _____) of Yu
Chui Court/Commercial Complex/Carpark/Government Accommodation,
hereby appoint _____ (name of proxy) * [or
failing him _____ (name of alternative
proxy)], as my / our proxy to attend and vote on my/our behalf at the Owners'
Meeting of Yu Chui Court, to be held on the 6th day of April 2024* [and at any
adjournment thereof].

Dated this _____ day of _____ 2024.

(Signature of owner(s))

*Delete where inapplicable

The format as shown in this instrument is statutory one which is set out in the Building Management Ordinance (Form 1 in Schedule 1A). No Alternation of the format is permitted.

Statement of Purposes in respect of Collection of Personal Data

Purpose of Collection

1. This instrument is to be used by you to appoint a proxy to attend the owners' meeting of Yu Chui Court held on 6 April 2024 (Sat). Your proxy will form the quorum and vote on your behalf at the meeting.
2. The Chairperson of Owners' Committee may follow up on the personal data you provided in this instrument and, if necessary, will contact you for the purpose of verifying the validity of the appointment of your proxy.

Consent of your Proxy

3. You should obtain the consent of your proxy in using his/her personal data provided in this instrument, and provide your proxy with this statement, informing him/her of the purpose for collecting his/her personal data.

Classes of Transferees

4. The Chairperson of Owners' Committee may disclose the personal data you provided in this instrument to other owners of this building, and/or other relevant persons and bodies for the purposes mentioned in paragraph 2 above.

Access to Personal Data

5. You have the rights of access and correction to the personal data as provided for in sections 18 and 22 and Principle 6 Schedule 1 to the Personal Data (Privacy) Ordinance, Cap. 486. Your right of access includes the right to obtain a copy of your personal data provided in this instrument.

Enquiries

6. Enquiries concerning the personal data collection by means of this instrument, including requests for access to and correction of data, should be directed to the Chairperson of Owners' Committee on 2278 0226.

Additional Notes: :

1. Authorized representative/s must be at least 18 years old
2. The instrument of Proxy for Owners' Meeting signed by the owner/s must be delivered to the collection box in the ground lobby of each block or Customer Service Office at Yu Chui Court before 7:30pm on 5 April 2024 (Friday)
3. All information (i.e. owner/s name, address & date) in the instrument of proxy shall be completed and signed by the owner/s. Otherwise it will be invalid. For the unit held under the name of company (i.e. corporate body), it must appoint a proxy by completing the Proxy Form, under the seal or chop of that corporate body, with the authorized signature. The said proxy form must be delivered as per request, otherwise the authorized representative will not be able to attend the Owners' Meeting.
4. The proxy form is distributed with the agenda of the Owners' Meeting on the same day. If the unit submitted two or more proxy forms, those will be referred to the "Building Management Ordinance" to determine the validity.
5. Customer Service Office is entrusted to verify the content of instrument of proxy with an appointed proxy, and reserves the right to take legal action against those who did forgery.
6. The owner must fill in the full name of proxy in the instrument of proxy. Otherwise, the instrument of proxy will be invalid.
7. If the owner/s attends the Owners' Meeting in person on the day of caption meeting, the instrument of proxy will be immediately invalid.
8. With reference to the "Building Management Ordinance", the Owners' Meeting can only accept the specified format for instrument of proxy as per attached. Other forms, photocopies and faxes are not accepted.
9. If the instrument of proxy is lost, owner/s can contact with Customer Service Office to have a replacement in person.
10. All personal data collected will only be used for the Owners' Meeting and handled in accordance with the "Personal Data (Privacy) Ordinance".
11. The unit submitted instrument of proxy will be showed in the Owners' Meeting.

Notes on Meeting Arrangements and Proxy Appointment Procedures

1. The Owners' Meeting is convened by the Owners' Committee of Yu Chui Court in accordance with the Deed of Mutual Covenant of Yu Chui Court. The Chairperson of Owners' Committee of Yu Chui Court will be as the chairperson of caption meeting and preside over the meeting, explain & announce the meeting procedures & arrangement, maintain the order of caption meeting, make resolution based on the voting results, review & decide whether to accept the instrument of proxy, and if necessary, adjourn or terminate the meeting as appropriate.
2. Quorum:
In order to ensure the Owners' Meeting has a sufficient quorum to be commenced, all owners are cordially requested to attend. According to the legal requirement, the quorum of Owners' Meeting (including attendance in person or by proxy)) should not be less than 10% of total number of owners.
3. Unless a proxy is appointed, the owner/s attending the Owners' Meeting must be a registered owner registered with the Land Registry.
4. Due to the limited seating capacity and the Owners' Meeting is expected to last for several hours, please do not bring children to attend.
5. In case of any objection, the Chairperson of the Owners' Meeting reserves the right to make the final interpretation.

Route Map for the Location of Owerens' Meeting of Yu Chui Court



Attachment 1

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 6 April 2024

Agenda 1 – To resolve the re-appointment of “FUJITEC (HK) CO. LTD.” to be the lift maintenance service contractor for Blocks F – H in Yu Chui Court for the period from 1 July 2024 to 30 September 2027

1. Introduction

The current lift maintenance service contract of Yu Chui Court with “FUJITEC (HK) CO. LTD.” (Fujitec) will be expired on 30 June 2024.

2. Renewal Arrangement

- 2.1 Fujitec submitted a renewal proposal to the Customer Service Office and proposed to renew the contract for 39 months
- 2.2 The current monthly service fee is HK\$54,000 including maintenance service for a total of 6 lifts in Blocks F to H
- 2.3 After a meeting and several negotiations with the representatives of Fujitec by the Owners' Committee, the proposed renewal fees are adjusted as follows:

	Service Fee Adjustment (%)	Monthly Service Fee (HK\$)
From 1st to 3rd month (1.7.2024 to 30.9.2024)	0%	54,000
From 4th to 39th month (1.10.2024 to 30.9.2027)	+11.5%	60,210
Free value-added service: 1. Waive the use permit(s) charge (Total Save: HK\$ 960 x 6 lifts x 3 years = HK\$ 17,280.00) 2. Waive the Brake System Overhaul Charge (Total Save: HK\$ 15,960 x 6 lifts x 3 years = HK\$ 287,280.00) 3. Waive the Quality Checking Charge (Total Save: HK\$ 5,320 x 6 lifts x 3 years = HK\$ 95,760.00) 4. Free of Charge to support 48 pcs of lift button (Total Save: HK\$ 1,700 x 48 pcs = HK\$ 81,600.00)		

The Owners' Committee of Yu Chui Court **Attachment 1**
The Supplementary Information for Owners' Meeting on 6 April 2024

Agenda 1 – To resolve the re-appointment of “FUJITEC (HK) CO. LTD.” to be the lift maintenance service contractor for Blocks F – H in Yu Chui Court for the period from 1 July 2024 to 30 September 2027

3. Conclusion

- 3.1 Lift service is crucial to the daily life of residents, and its safety and stability cannot be ignored.
- 3.2 It is difficult for other contractors to replace the original maintenance service contractor in terms of parts supply and knowledge of lift operation.
- 3.3 Since the total contract fee exceeds HK\$200,000, with reference to the procurement requirements of the Building Management Ordinance, the decision for the re-appointment of Fuji is required to be resolved in the Owners' Meeting of Yu Chui Court on 6 April 2024.

4. Remarks

- 4.1 The lift maintenance service contracts for other blocks (Blocks A to C, J to L and M to S) (contract period 1.7.2023 to 30.6.2026) are not yet due for renewal.

Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme

1. Introduction

The fresh water pipes and gate valves on the external walls and in the underground of the estate have been laid/installed for more than 20 years and are approaching the end of their serviceable life, making them increasingly difficult and costly to maintain. The ageing of water pipes and gate valves also increases the chances of pipe bursts and leakage, which not only causes inconvenience to the residents but also wastes precious water. The Customer Service Office has explored the possibility of arranging contractors to inspect the pipes on the external walls, but the inspection costs are high and the results may not be obvious.

Besides, the fresh water pumps and booster pumps have been in use for more than 20 years, and most of the pump parts (e.g. pump body, motors, control system and power supply system) have been repaired/replaced due to their gradual deterioration. The ageing problem of the pumps not only increases the maintenance cost, but also leads to an increase in power consumption, which in turn increases the electricity expenses.

Currently, the estate adopts the "fix it when it breaks" approach to replace defective/damaged parts to continue the operation of pumps/pipes, which in the long run will increase the chance of failure, resulting in an increase in the frequency of water interruption incidents (e.g., emergency bursting of pipes seriously affecting water supply to residents) and the duration of interruption of water supply. In view of the above, it is proposed that the estate should apply for the "Water Safety Scheme Subsidy Scheme" (WSPSS) to subsidize the estate to engage qualified person (QP) to assess the water plumbing system of the estate and take corresponding maintenance measures, so as to solve the problems brought about by the aged water pipes, gate valves and pumps in the long run, to alleviate the financial pressure on the estate, to minimize the impact on the daily life of the residents, and to reduce the number of insurance claims. Since the resolution of the above application has to be passed by a majority of votes of the owners in the Owners' Meeting, it is necessary to vote on whether to apply for the said scheme at the Owners' Meeting.

The Water Supplies Department (WSD) has launched the Water Safety Plan Subsidy Scheme and started accepting application from July 2020. The scheme aims to encourage property owners and management agents to implement the Water Safety Plan for Buildings (WSPB) at their premises, to assist the eligible buildings to strengthen the management and maintenance of their internal plumbing systems, in order to further safeguard drinking water safety in buildings. The WSPSS is operated on a first-come-first-served basis.

Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme

2. Scope Covered by the Subsidy Scheme and Subsidy Amount

WSPSS will subsidise the following items:

2.1 formulation of WSPB including water safety risk assessment on the internal plumbing system of building by qualified person (QP) subject to a cap of \$10,000 per building;

2.2 during the first and second cycles of the implementation of WSPB, regular maintenance (including cleansing of the water tanks) for the internal plumbing system and specific checkings by QP as required in WSPB, subject to a cap of \$32,500 and \$10,000 per building for the first (first 2 years) and second (the following 2 years) cycles respectively; and

2.3 audits of the implementation of the WSPB and reviews of WSPB as required in WSPB during the first and second cycles of implementation, if independent party is engaged for the tasks, subject to a cap of \$5,000 and \$2,500 per building for the first (first 2 years) and second (the following 2 years) cycles respectively.

2.4 If rectification works and/or water quality tests are recommended in the water safety risk assessment mentioned in paragraph (2.1) above for controlling the water safety risks, WSD will arrange a consultant to assess the scope of the recommended rectification works and/or water quality tests and conduct an independent cost estimation for deciding the amount of any additional subsidy for carrying out the rectification works and/or water quality tests. The additional subsidy will be subject to a cap of \$250,000 per building.

2.5 The recommended rectification works mentioned above, must comply with the relevant legislations. The subsidy will cover the relevant consultancy fee. The applicant should avoid receipt of double benefit for carrying out rectification works. If subsidies have already been granted to the Applicant on the same rectification works from other schemes, for example, "Operation Building Bright 2.0", "Common Area Repair Works Subsidy", etc., subsidy for the same works will not be granted under WSPSS.

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 6 April 2024

Attachment 2

Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme



The subsidy ceiling is \$310,000 per building



Subsidy	Formulation & Maintenance	Implementation & Assessment			
		1 st Year	2 nd Year	3 rd Year	4 th Year
Formulation of WSPB including water safety risk assessment by qualified person	Ceiling \$10,000				
If rectification works and/or water quality tests are recommended		Ceiling \$250,000			
Regular maintenance and checkings (including cleansing of the water tanks)		Ceiling \$32,500		Ceiling \$10,000	
Audits of the implementation of the WSPB			Ceiling \$5,000		Ceiling \$2,500

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 6 April 2024

Attachment 2

Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme

3. Eligibility Criteria

Building participating in WSPSS must meet the following criteria:

It should be private residential or composite (commercial and residential) building; and the average annual rateable value of all the domestic units in the building should not exceed the ceiling as given in the table below:

District	Average annual rateable value ceiling of all the domestic units
Urban areas (including Sha Tin, Kwai Tsing, and Tsuen Wan districts)	\$187,000
The New Territories (excluding Sha Tin, Kwai Tsing and Tsuen Wan districts)	\$143,000

4. Application Method

4.1 Applicant must be owners' corporation, owners' committee (OC) or Civil Servants' Co-operative Building Society of the building.

4.2 Application for WSPSS is on a per building basis. Applicant may choose to submit joint application for more than one building of the same housing estate.

4.3 Application must be submitted before QP is engaged to formulate a WSPB.

4.4 If an OC has been formed, the OC shall be the Applicant to make application to WSD. The Applicant must submit the following documents:

4.4.1 A duly completed and signed Application Form; and

4.4.2 Copies of the meeting notices and minutes of the owners' meeting passing the following resolutions :

(a) To apply for WSPSS; and

(b) To authorise two members of the Owners' Committee as the Applicant's Representative responsible for signing the Application Form and handling all other matters related to WSPSS (If the Manager has been appointed in accordance with the Building Management Ordinance (Cap. 344) and the DMC, the Manager are required to join the representatives of the Owners' Committee as co-representatives); and

4.4.2 A copy of the Certificate of Registration of the Society.

The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 6 April 2024

Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme

5. Examples of subsidised rectification works



Subsidised Works



Formulation of WSPB



Rectification Works of Plumbing System



Replace the water tank cover with a suitable close fittings lockable double sealed cover



Replace the damaged water pumps & Y-Strainer



Replace the floats/parts in the water storage tanks



Replace the damaged gate valve in common water pipes and plumbing installation etc.



**Routine Maintenance & Checking
(including cleansing of the water tanks)**

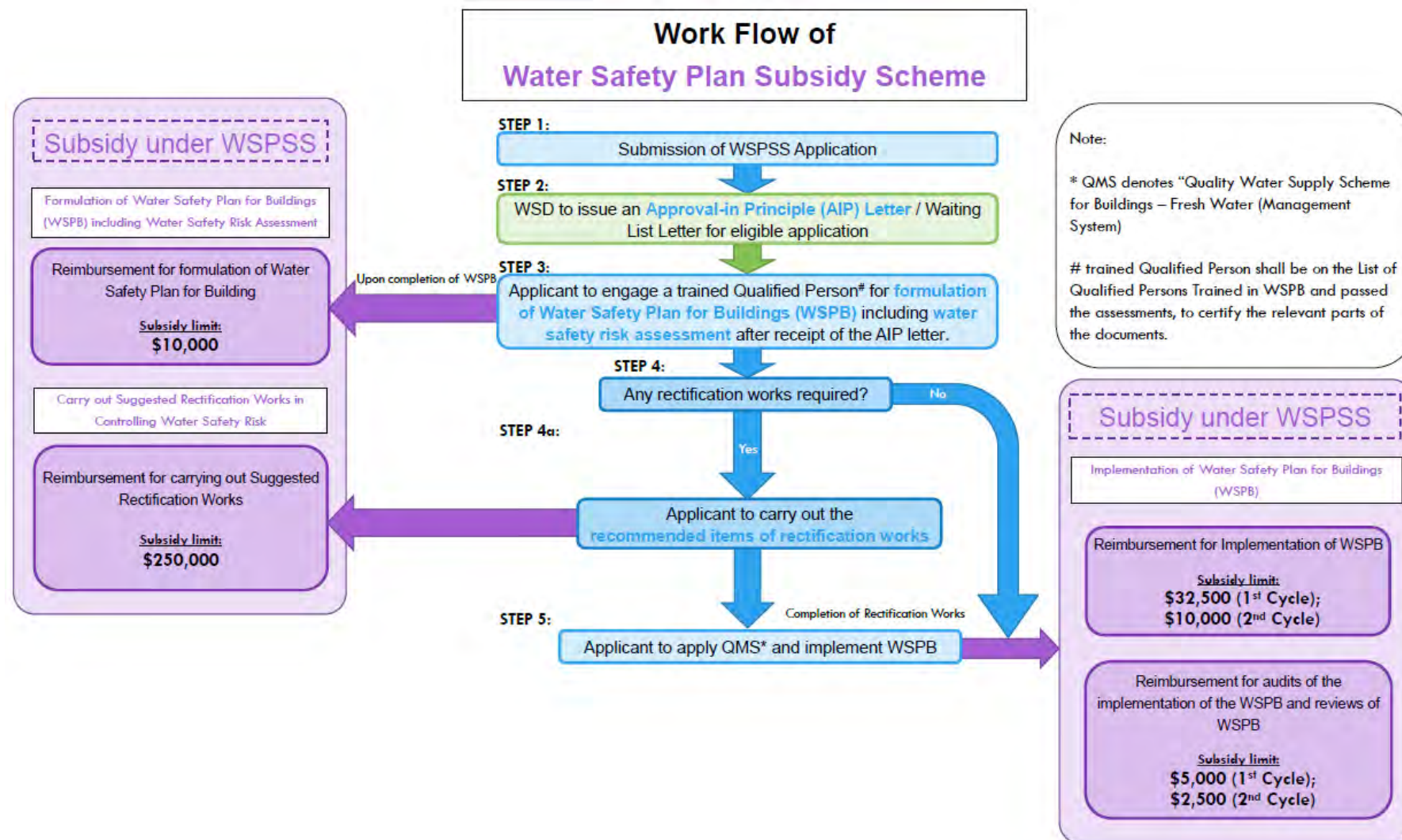


Audits of the implementation of the WSPB



Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme

6. Work Flow of Water Safety Plan Subsidy Scheme



The Owners' Committee of Yu Chui Court
The Supplementary Information for Owners' Meeting on 6 April 2024

Attachment 2

Agenda 2 – To resolve the application for participation in the “Water Safety Plan Subsidy Scheme” and all matters relating to caption scheme

7. Application Progress

The WSD accepts that applicants may submit the application form first and then supplement the notice and minutes of the Owners' Meeting. As discussed at the 8th meeting of the 10th of the OC on 22 January 2024, members of the OC agreed to submit the application forms to the WSD for assessing the eligibility of the buildings in the estate.

8. Useful Links

- Website of Water Safety Plan Subsidy Scheme:

<https://www.wsd.gov.hk/tc/water-safety/wspss/index.html>

