

愉翠苑第十一屆業主委員會

第三次會議議程

日期：二零二四年十二月十六日(星期一)

時間：晚上八時正

地點：愉翠苑客戶服務處會議室(服務設施大樓地下)

會議議程：

- (一) 通過上次會議記錄
- (二) 上次會議跟進事項
- (三) 商討及議決全苑高壓清通污水渠工程
- (四) 商討及議決 2024-2026 年水泵系統保養服務合約事宜
- (五) 商討及議決 2024-2026 年後備發電機保養服務合約事宜
- (六) 商討及議決屋苑 2024-2025 年度外牆維修工程定期合約事宜
- (七) 商討及議決屋苑更換遊樂場設施事宜
- (八) 商討及議決愉歡閣 A 座及愉民閣 L 座更換全條消防街龍頭落水喉管工程
- (九) 商討及議決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
- (十) 商討 2025 年業主大會事宜
- (十一) 商討 2025 年 7 月 1 日至 2027 年 6 月 30 日屋苑清潔服務合約安排事宜
- (十二) 確認消防年檢缺點執修工程事宜
- (十三) 確認愉滿閣 C 座緊急更換地下泵房缸頂至一樓平台外牆食水供水喉工程事宜
- (十四) 確認愉賢閣 N 座緊急更換咸水泵房減壓掣及閘掣工程事宜
- (十五) 確認 2024 年 9 至 11 月外聘保安事宜
- (十六) 商討業戶意見反映事宜
- (十七) 各工作小組匯報
- (十八) 管理公司工作報告

(十九) 其他事項

(二十) 下次會議日期

愉翠苑
第十一屆業主委員會



謝銳釗 主席

二零二四年十二月九日

附註：歡迎業戶列席會議，愉翠苑客戶服務處屆時會登記列席業戶姓名及單位並確認業戶身份，並請業戶遵守「愉翠苑業主委員會會議守則」。

The Eleventh Owners' Committee of Yu Chui Court

Notice of The Third Meeting

Date: 16 December 2024 (Monday)

Time: 8:00 pm

Venue: Conference Room of Yu Chui Court Customer Service Office (G/F, Ancillary Facilities Block)

Agenda of the Meeting:

1. To confirm the minutes of the last meeting
2. To follow up concerned matters of the last meeting
3. To discuss and resolve the high-pressure cleaning work for sewage pipes of the Estate
4. To discuss and resolve the 2024-2026 pump maintenance contract of the Estate
5. To discuss and resolve the 2024-2026 genset maintenance contract of the Estate
6. To discuss and resolve the term contract for the external wall maintenance works of the estate for 2024-2025
7. To discuss and resolve the replacement works for playground facilities
8. To discuss and resolve the replacement works for overall fire service pipe located at the external wall at Yu Fun House (Block A) and Yu Man House (Block L)
9. To discuss and resolve the appointment of qualified person for the formulation of Water Safety Plan for Buildings including water safety risk assessment on the internal plumbing system of the Estate
10. To discuss the arrangement of the Owners' Meeting 2025
11. To discuss the arrangement of cleaning service contract of the Estate for the period of 1 July 2025 to 30 June 2027
12. To confirm the defect rectification works after annual inspection of fire service system
13. To confirm the emergency replacement works for fresh water upfeed pipe located at the external wall (from plant room to podium) of Yu Moon House (Block C)
14. To confirm the emergency replacement works for the pressure reducing valve and gate valve of flush water supply system in pump room in Yu Yin House (Block N)

15. To confirm the outsourcing security guard services from September to November 2024
16. To discuss the residents' opinions on management service issues
17. Report of the working groups of Owners' Committee
18. Customer Service Office's work report
19. Any other business
20. Date of next meeting

The Eleventh Owners' Committee
of Yu Chui Court



Chairperson – Mr. Y.C. Tse

Remarks: Residents are cordially invited to attend the meeting. The Customer Service Office will enroll attendees' names and addresses during the meeting. Attendees shall comply with the Meeting Rules of Yu Chui Court Owners' Committee.