

**愉翠苑第十一屆業主委員會**  
**第七次會議議程**

日期：二零二六年二月二日(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) 商討及議決四期公園修樹服務事宜
- (四) 商討及議決全苑高壓清通污水渠工程
- (五) 商討及議決購買屋苑保險前安排聘請測量師為全屋苑大廈及設施進行估值服務
- (六) 商討及議決愉滿閣(C座)及愉民閣(L座)天台發電機組冷卻水箱更換盤管工程
- (七) 商討及議決取消強積金對沖安排對屋苑財務的影響及安排
- (八) 商討屋苑管理服務合約事宜
- (九) 商討 2026 年業主大會事宜
- (十) 商討 2026/2027 年度財政預算案
- (十一) 確認 2025-2026 年供住宅及公地用黑色垃圾膠袋服務合約事宜
- (十二) 確認愉庭閣(K座)緊急更換 18 至 21 樓食水上水喉及配件工程
- (十三) 確認愉民閣(L座)更換 2 號升降機地下門檻連地砵路軌及裙板工程
- (十四) 確認愉滿閣(C座)緊急更換 21 至 23 樓食水上水喉及配件工程
- (十五) 確認 2025 年 10 月至 2026 年 1 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



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謝銳釗 主席

二零二六年一月二十六日

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 Seventh Meeting**

Date: 2 February 2026 (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 tree pruning service of Phase 4 Park
4. To discuss and resolve the high-pressure cleaning work for sewage pipes of the Estate
5. To discuss and resolve the arrangement of engaging a qualified building surveyor to conduct a comprehensive valuation of all buildings and facilities within the Estate before the procurement of estate insurance
6. To discuss and resolve the replacement of cooling tanks & parts for emergency generators at roof, Block C & Block L
7. To discuss and resolve the impacts and arrangements regarding the abolition of MPF offsetting arrangement on the Estate's finance
8. To discuss the arrangement of management service contract of the estate
9. To discuss the arrangement of Owners' Meeting for 2026
10. To discuss the management budget for 2026/2027
11. To confirm the supply contract of black plastic garbage bags (residential & common area use) for 2025-2026
12. To confirm the emergency replacement works of fresh water up-feed pipe & fittings on 18/F - 21/F, Block K
13. To confirm the replacement of Lift no. 2 landing door sill with supporting channel and apron at ground floor, Block L
14. To confirm the emergency replacement works of fresh water up-feed pipe & fittings on 21/F - 23/F, Block C
15. To confirm the outsourcing security guard services from October 2025 to January 2026

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



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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.**