

愉翠苑第十一屆業主委員會
第八次會議議程

日期：二零二六年五月十八日(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 2026-2027 年度屋苑保險服務合約事宜
- (四) 商討及議決 2025-2026 財政年度屋苑核數師委任事宜
- (五) 商討及議決屋苑清潔合約履行法定最低工資合約條款事宜
- (六) 商討及議決 2026-2028 年度舊衣回收服務回贈合約事宜
- (七) 商討及議決 2026-2028 年度滅蟲服務合約事宜
- (八) 商討及議決屋苑固定電力定期測試(五年檢)工程合約事宜
- (九) 商討及議決愉民閣 L 座更換 1 號咸水泵連相關配件
- (十) 商討屋苑管理服務合約事宜
- (十一) 商討屋苑第一期(A至C座)、第三期(J至L座)及第四期(M至S座)升降機保養服務合約事宜
- (十二) 商討 2026 年業主大會事宜
- (十三) 商討及議決 2026 年業主大會電子選票及點票服務承辦商事宜
- (十四) 確認愉能閣 M 座緊急更換屋苑總咸水入水喉及配件工程
- (十五) 確認愉賢閣 N 座緊急更換 1 至 4 樓食水上水喉及配件工程
- (十六) 確認愉民閣 L 座緊急更換 1 至 3 樓消防上水喉及配件工程

- (十七) 確認愉能閣 M 座緊急更換 1 至 4 樓食水上水喉及配件工程
- (十八) 確認愉勤閣 S 座緊急維修 6 室主人房外牆工程
- (十九) 確認就違規佔用公用走廊個案委聘屋苑法律顧問向相關業主採取法律行動
- (二十) 確認採用補充勞工優化計劃
- (二十一) 確認 2026 年 1 月至 4 月外聘保安事宜
- (二十二) 商討業戶意見反映事宜
- (二十三) 各工作小組匯報
- (二十四) 管理公司工作報告
- (二十五) 其他事項
- (二十六) 下次會議日期

愉翠苑
第十一屆業主委員會



謝銳釗 主席

二零二六年五月十一日

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 Eighth Meeting

Date: 18 May 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 2026-2027 insurance service contract of the Estate
4. To discuss and resolve the appointment of an auditor for the estate for the financial year of 2025-2026
5. To discuss and resolve the fulfillment of contract terms of Statutory Minimum Wage rate for the cleaning service contract of the Estate
6. To discuss and resolve the 2026-2028 rebate contract of the collection of used clothes for the Estate
7. To discuss and resolve the 2026-2028 pest control service contract for the Estate
8. To discuss and resolve the contract of Periodic Inspection, Testing and Certification (WR2) of Fixed Electrical Installation (once every five years) in the Estate
9. To discuss and resolve the replacement of flush water pump no. 1 at Block L
10. To discuss the arrangement of management service contract of the Estate
11. To discuss the phase 1(Block A to C), phase 3 (Block J to L) and phase 4 (Block M to S) lift maintenance service contracts for the Estate
12. To discuss the arrangement of Owners' Meeting for 2026
13. To discuss and resolve the appointment of contractor for the electronic ballot printing and counting services for the Owners' Meeting 2026
14. To confirm the emergency replacement works of flush water main pipe & fittings at Block M
15. To confirm the emergency replacement works of 1/F - 4/F fresh water up-feed pipe & fittings on podium, Block N
16. To confirm the emergency replacement works of fresh water up-feed pipe & fittings on 1/F - 3/F, Block L

17. To confirm the emergency replacement works of 1/F - 4/F fresh water up-feed pipe & fittings on podium, Block M
18. To confirm the emergency repair work for the external wall located in the master bedroom, Flat 6, Block S
19. To confirm the appointment of annual retainer to take court action against the obstruction at common corridor by related individual owner of unit
20. To confirm the adoption of Enhanced Supplementary Labour Scheme
21. To confirm the outsourcing security guard services from January to April 2026
22. To discuss the residents' opinions on management service issues
23. Report of the working groups of Owners' Committee
24. Customer Service Office's work report
25. Any other business
26. 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.