愉翠苑第十二屆業主委員會

第二次會議議程

日　期：二零二六年十一月二日(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)　商討就水務署經常暫停咸水供應向申訴專員公署投訴跟進事宜

(四)　商討及議決 2026-2027 年度屋苑滅蚊機保養服務合約事宜

(五)　商討及議決 2026-2029 年度屋苑網頁服務合約事宜

(六)　商討及議決愉滿閣 C 座 1 室 16 至 17 樓客廁外牆維修工程

(七)　商討及議決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

(八)　商討及議決就違規安裝冷氣機個案委聘屋苑法律顧問向相關業主採取法律行動

(九)　商討及議決愉揚閣 G 座 4 室 4 樓近大堂外牆維修工程

(十)　商討及議決愉能閣 M 座天台食水缸內波曲更換維修工程

(十一)　確認 2026-2028 年度屋苑滅蟲服務合約事宜

(十二)　確認屋苑固定電力定期測試（五年檢）工程合約事宜

(十三)　確認消防年檢缺點執修工程事宜

(十四)　確認愉勤閣 S 座 1 樓至天台 5 室主人房外牆緊急維修工程

(十五)　確認愉廉閣 Q 座 20 樓 2 室浴室外牆緊急維修工程

(十六)　確認愉政閣 R 座 1 樓至天台 6 室主人房外牆緊急維修工程

(十七)　確認愉揚閣 G 座 32 樓 6 室主人房及客房外牆緊急維修工程

(十八)　確認愉能閣 M 座 1 樓至天台 6 室廚房外牆緊急維修工程

(十九)　確認 2026 年 8 月至 10 月外聘保安事宜

(二十)　商討業戶意見反映事宜

(二十一) 各工作小組匯報

(二十二) 管理公司工作報告

(二十三) 其他事項

(二十四) 下次會議日期

愉翠苑
第十二屆業主委員會

THE OWNERS' COMMITTEE OF YU CHUI COURT
愉翠苑業主委員會

謝銳釗

謝銳釗　主席

二零二六年十月二十六日

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」。

Date of Issue: 26 October 2026

The Twelfth Owners' Committee of Yu Chui Court

Notice of The Second Meeting

Date: 2 November 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 the follow-up actions regarding a complaint to the Office of the Ombudsman about the Water Supplies Department's frequent suspension of flush water supply
4. To discuss and resolve the 2026-2027 maintenance contract of outdoor anti-mosquito devices of the Estate
5. To discuss and resolve 2026-2029 website services contract for the Estate
6. To discuss and resolve the repair work for the external wall located in the guest bathroom of Flat 1, 16-17/F, Block C
7. To discuss and resolve the appointment of annual retainer to take court action against the obstruction at common corridor by related individual owner of unit
8. To discuss and resolve the appointment of annual retainer to take court action against the unauthorized installation of air conditioner in bathroom by related individual owner of unit
9. To discuss and resolve the repair work for the external wall located in the lobby near Flat 4, 4/F, Block G
10. To discuss and resolve the replacement of flanged float valve in the TRF potable water tank in Block M
11. To confirm the pest control service contract for the Estate for 2026-2028
12. To confirm the contract of Periodic Inspection, Testing and Certification (WR2) of Fixed Electrical Installation (once every five years) for the Estate
13. To confirm the defect rectification works after annual inspection of fire service system
14. To confirm the emergency repair work for the external wall located in the master bedroom of Flat 5, 1/F to roof floor, Block S

15. To confirm the emergency repair work for the external wall located in the bathroom of Flat 2, 20/F, Block Q
16. To confirm the emergency repair work for the external wall located in the master bedroom of Flat 6, 1/F to roof floor, Block R
17. To confirm the emergency repair work for the external wall located in master bedroom & guest bedroom of Flat 6, 32/F, Block G
18. To confirm the emergency repair work for the external wall located in kitchen of Flat 6, 1/F to roof floor, Block M
19. To confirm the outsourcing security guard services from Aug to Oct 2026
20. To discuss the residents' opinions on management service issues
21. Report of the working groups of Owners' Committee
22. Customer Service Office's work report
23. Any other business
24. Date of next meeting

The Twelfth Owners' Committee
of Yu Chui Court

THE OWNERS' COMMITTEE OF YU CHUI COURT
愉翠苑業主委員會

謝銳釗

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.