

愉翠苑第十一屆業主委員會
第四次會議議程

日期：二零二五年三月二十四日(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 2024-2025 財政年度屋苑核數師委任事宜
- (四) 商討及議決屋苑清潔服務合約履行法定最低工資合約條款事宜
- (五) 商討及議決屋苑清潔服務合約延長合約期至 2025 年 8 月 31 日事宜
- (六) 商討及議決 2025-2027 年度屋苑消防系統保養服務合約事宜
- (七) 商討及議決 2025-2028 年度屋苑自動垃圾收集系統合約事宜
- (八) 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
- (九) 商討 2025-2026 年度屋苑保險服務合約招標安排事宜
- (十) 商討 2025 年 9 月 1 日至 2027 年 8 月 31 日屋苑清潔服務合約招標安排事宜
- (十一) 商討 2025 年業主大會事宜
- (十二) 商討 2025/2026 年度財政預算案
- (十三) 確認愉居閣 J 座緊急更換 8 室 22 至 24 樓外牆食水供水喉工程事宜
- (十四) 確認愉居閣 J 座緊急更換 26 至 36 樓分層供水閘掣、更換天台食水缸出水總閘掣及檢查和清洗天台食水缸出水炮筒

- (十五) 確認 2024 年 12 至 2025 年 2 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

二零二五年三月十七日

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 Fourth Meeting

Date: 24 March 2025 (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 appointment of an auditor for the estate for the financial year of 2024-2025
4. To discuss and resolve the fulfillment of contract terms of Statutory Minimum Wage rate for the cleaning service contract of the Estate
5. To discuss and resolve the extension of the contract period for the cleaning service contract of the Estate to 31 August 2025
6. To discuss and resolve the 2025-2027 maintenance contract of fire service installation of the Estate
7. To discuss and resolve the 2025-2028 maintenance contract of automated refuse collection system of the Estate
8. To discuss and resolve the appointment of Qualified Person to conduct water safety risk assessment on the internal plumbing system of buildings
9. To discuss the tender arrangement for the 2025-2026 insurance service contract of the Estate
10. To discuss the tender arrangement for the cleaning service contract of the Estate from 1 September 2025 to 31 August 2027
11. To discuss the arrangement of the Owners' Meeting 2025
12. To discuss the management budget for 2025/2026
13. To confirm the emergency replacement works for fresh water supply pipe located at the external wall of unit 8, 22/F to 24/F, Yu Kui House (Block J)
14. To confirm the emergency replacement works for the gate valves which are served the zones from 26/F to 36/F, the main gate valve of fresh water tank at R/F and inspection/cleaning with puddle flange of fresh water tank at R/F, Yu Kui House (Block J)

15. To confirm the outsourcing security guard services from December 2024 to February 2025
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.