



愉翠苑業主委員會
The Owners' Committee of Yu Chui Court

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通告

本函檔號：YCC/OC/N/23/003

致：愉翠苑各業戶

有關網上誤傳更換愉翠苑管理公司事宜

本會近日接獲業戶反映，指本會於未有諮詢全體業戶的意見下，決定於2023年7月1日正式終止與「康業」簽訂之管理服務合約。本會特此澄清，此事並非屬實。

查本屋苑管理服務合約事宜，本會於2022年9月收到「康業服務有限公司」（「康業」）提供的新合約收費建議（新合約期為2023年7月1日至2026年6月30日），並於2022年12月19日召開業主委員會會議進行商討。於會議上有部分委員表示以往有業戶反映，指本苑由落成至今均為直接聘用「康業」作為管理公司，故建議將屋苑管理服務合約進行重新招標，以祈提供更多選項予業戶考慮。因過往問卷調查的目的為諮詢及參考業戶對續聘「康業」的意願，故若考慮「重新招標」則毋須再進行問卷調查，業戶可直接於業主大會選擇續聘「康業」或聘請其他管理公司。同時會上另有委員亦建議按照過往做法，先進行問卷調查，再按照業戶意願於業主大會議決是否續聘「康業」。綜合上述意見，本會於會上議決先與「康業」總部代表商討合約收費及檢視屋苑管理服務表現，再進行相關跟進工作。

本會知悉業戶對屋苑管理服務合約的關注，並尊重各位業戶的意見，惟「更換管理公司」的說法實為誤傳。本會定必充分考慮本苑全體業戶利益，繼續跟進有關事宜，並會持續聆聽業戶意見，及適時提供相關資訊予業戶。

愉翠苑
第十屆業主委員會



謝銳釗 主席

二零二三年二月九日



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

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Notice

File No : YCC/OC/N/23/003

Date: 9 February 2023

To: All residents of Yu Chui Court

Re: Internet rumour regarding the Change of Management Service Company of Yu Chui Court

The Owners' Committee (OC) has recently learnt a rumour about the termination of management service contract with "Hong Yip" on 1st July 2023 decided by the OC and without the consultation with residents. **We hereby clarify that the said issue is inconsistent with the fact.**

We received a renewal proposal of management service agreement (i.e. for the contract period from 1st July 2023 to 30th June 2026) from "Hong Yip Service Co. Ltd." (Hong Yip) in September 2022, and which was discussed in the OC meeting on 19 December 2022. During the meeting, some of the OC members reflected that some residents had requested the re-tender of management service contract of the estate, as "Hong Yip" had been appointed to be the management service agent since completion of the estate, and more options could be provided by the re-tender. Since the questionnaire survey was served as a reference to the residents' views on re-appointment of "Hong Yip", the survey was found insignificant when residents could vote for their options on the management service in the upcoming general meeting. Meanwhile, other OC members suggested to follow with the previous practice (i.e. questionnaire survey) for better understanding the residents' views and resolving the appointment of "Hong Yip" grounded on residents' views in the general meeting. **Considering the above opinions, we decided to discuss with the representatives of Hong Yip about the proposal as well as the management service performance at first and take further action afterwards.**

We understand and respect the residents' concern and opinions in this issue. However, the message regarding the change of management service company is a purely rumour. The interests of all residents are definitely and fully taken in our consideration. **We would strive to listen to the residents' opinions as well as duly provide relevant information to all residents.**

The Tenth Owners' Committee
of Yu Chui Court



Chairperson – Mr. Y.C. Tse