



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

沙田小瀝源愉翠苑愉庭閣地下 G/F., Block K, Yu Ting House, Yu Chui Court, Shatin, N.T.

電話Tel: 2278 0226 圖文傳真Fax: 2278 0231 電郵: yuchuicourt@yahoo.com.hk

本函檔號: YCC/OC/L/230220-1

致: 愉翠苑各業戶

2023 年愉翠苑採購管理服務合約問卷調查

本苑與「康業服務有限公司」(「康業」)簽訂的管理服務合約將於 2023 年 6 月 30 日屆滿。本會已於 2022 年 12 月 19 日召開業主委員會會議商討管理服務合約事宜進行商議, 委員們對「續聘「康業」」或「重新招標」方案亦持有不同意見, 及後本會已於 2023 年 2 月 11 日與「康業」總部代表商討合約收費及檢視屋苑管理服務表現, 並成功爭取「康業」將新一期合約收費下調, 由每年增加 4.5%至 5.5%調減至每年增加 2.8%。

為充足掌握業戶對本苑管理服務合約的意見, 本會特此進行問卷調查(附件 1), 並將會按照業戶問卷調查結果及《建築物管理條例》要求跟進相關事宜。有關「康業」的新一期管理服務合約的收費建議, 詳情如下:

	2023 年 7 月 1 日 至 2024 年 6 月 30 日 (第 1 年)	2024 年 7 月 1 日 至 2025 年 6 月 30 日 (第 2 年)	2025 年 7 月 1 日 至 2026 年 6 月 30 日 (第 3 年)
每戶每月經理人酬金	\$9.53	\$9.80	\$10.07
每戶每月總部行政開支	\$9.53	\$9.80	\$10.07
每戶每月總計	\$19.06	\$19.60	\$20.14
每月合約總計	\$79,594.56	\$81,849.60	\$84,104.64
#約佔每月管理費百分比 (#由 2023 年 4 月 1 日起每月 管理費為:\$3,400,896.00)	2.34%	2.41%	2.47%
每年合約總計	\$955,134.72	\$982,195.20	\$1,009,255.68
3 年合約總計	\$2,946,585.60		



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為讓各業戶更了解屋苑財政預算，以考慮有關愉翠苑採購管理服務合約安排，現隨函附上 2023/24 年度住宅公用管理開支預算表(附件 2)予各業戶參閱。

請各業戶在 2023 年 3 月 6 日(星期一)下午 5 時前填妥問卷(第 3 頁)；及將問卷投入設於各座地下大堂或服務處的問卷收集箱內。本會將會根據交回問卷的大多數業戶的意見作出考慮，和依據《建築物管理條例》跟進相關事宜。

如有任何查詢，請於辦公時間內致電 2278 0099 與客戶服務處職員聯絡。



愉翠苑
第十屆業主委員會



謝銳釗 主席

二零二三年二月二十日

附件(1) 問卷調查

附件(2) 2023/24 年度住宅公用管理開支預算表



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附件(1) - 2023 年屋苑採購管理服務合約問卷調查

於 2023 年 6 月 30 日愉翠苑管理服務合約屆滿後，

本人贊成

- 繼續聘請「康業服務有限公司」管理愉翠苑
- 重新招標，吸收其他管理服務承辦商的服務建議供屋苑業主和業主委員會作比較和參考，以重新選擇物業管理公司管理愉翠苑

歡迎各業主提出意見(如適用)：

業主簽署：_____

業主姓名：_____

地址：愉閣(座)樓室

日期：_____



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附件(2) - 2023/24 年度住宅公用管理開支預算表

	Budgeted Expenses (\$/Flat/Month)	Budgeted Expenses (\$/Month)	Budgeted Expenses (\$/Year)
	預算每戶每月平均開支	預算每月平均開支	預算年度開支
1. Staff Cost 員工薪酬	307.19	1,282,825.44	15,393,905.28
2. Cleansing 潔淨費	99.54	415,679.04	4,988,148.48
3. Maintenance & Repairs (including Provision for Redecoration) 保養及修葺(包括屋宇粉飾備用金)	205.40	857,750.4	10,293,004.8
4. Electricity 電費	111.93	467,419.68	5,609,036.16
5. Water 水費	0.13	542.88	6,514.56
6. Audit Fee 核數費	0.20	835.2	10,022.4
7. Insurance 保險費	12.73	53,160.48	637,925.76
8. Stores, Stationery & Staff Uniform 物料、文具及職員制服費	1.93	8,059.68	96,716.16
9. Share of Estate Common Expenses 屋苑公用開支	89.73	374,712.48	4,496,549.76
10. Miscellaneous 雜項費	4.26	17,789.76	213,477.12
11. HQ Staff/Administration Cost 總部行政開支	9.53	39,797.28	477,567.36
12. Manager's Remuneration 經理人酬金	9.53	39,797.28	477,567.36
13. Less : Projected bank interest earned 減 : 預計利息收入	(20.09)	(83,895.84)	(1,006,750.08)
Sub-total (小計)	832.01	3,474,473.76	41,693,685.12
14. Surplus to Accumulated Fund/(Deficit to be topped up from Accumulated Fund) 撥入累積基金的盈餘或由累積基金支付的虧蝕	(17.01)	(71,033.76)	(852,405.12)
Total (總計)	815.00	3,403,440.00	40,841,280.00

Budgeted **Average** Management Fees (per flat) per month

預算每戶每月平均管理費 815.00



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Our Ref. : YCC/OC/L/230220-1

Date: 20 February 2023

To: All residents of Yu Chui Court

Re: Questionnaire Survey 2023 for Procurement of Yu Chui Court Management Service Contract

The management service contract of Yu Chui Court with “Hong Yip Service Co. Ltd” (Hong Yip) will be expired on 30 June 2023. The aforesaid issue was discussed by Owners' Committee (OC) in the meeting held on 19 December 2022. During the meeting, members of OC had different points of view for the renewal contract with Hong Yip and re-tender of management service contract. Considering the above opinions, the OC further held a meeting with the representative of Hong Yip to discuss the renewal proposal and review the management service performance on 11 February 2023. The OC then successfully requested Hong Yip to reduce annual increases of the contract fee from 4.5%-5.5% to 2.8% per year.

In order to fully understand the residents' views about the management service contract arrangement, the OC hereby conducts a questionnaire survey (Attachment 1), and will take follow-up action in accordance with the result of survey and the requirements of the “Building Management Ordinance”. The details of the renewal proposal of Hong Yip are as follows:

	1 July 2023 to 30 June 2024 (1 st Year)	1 July 2024 to 30 June 2025 (2 nd Year)	1 July 2025 to 30 June 2026 (3 rd Year)
Manager's Remuneration per unit per month	\$9.53	\$9.80	\$10.07
HQ Staff/Administration Cost per unit per month	\$9.53	\$9.80	\$10.07
Monthly total cost per unit	\$19.06	\$19.60	\$20.14
Monthly total cost per contract	\$79,594.56	\$81,849.60	\$84,104.64
Proportion of monthly total cost to monthly management fee (Monthly management fee as of 1 April 2023: \$3,400,896.00)	2.34%	2.41%	2.47%
Total contract fee per year	\$955,134.72	\$982,195.20	\$1,009,255.68
Total contract fee for 3 years	\$2,946,585.60		



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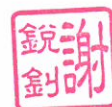
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For your consideration on the contract arrangement, the Management Budget for Residential Common Expenses 2023/24 (Attachment 2) is attached for reference.

You are cordially invited to **complete the attached questionnaire (page 3) and put it into the collection box located in ground lobby of each block / Customer Service Office before 5:00pm on 6 March 2023 (Monday). The OC will consider the majority of residents' views and follow up the concerned matter in accordance with the "Building Management Ordinance"**

Should you have any enquiries, please contact the Customer Service Office at 2278 0099 during office hours.

The Tenth Owners' Committee
of Yu Chui Court



Chairperson – Mr. Y.C. Tse

Attachment (1) - Questionnaire

Attachment (2) - Management Budget for Residential Common Expenses 2023/24



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Attachment 1 - Questionnaire Survey 2023 for Procurement of Yu Chui Court Management Service Contract

After the expiration of Yu Chui Court management service contract on 30 June 2023,

I agree

- to re-appoint "Hong Yip Service Co. Ltd." to be the management service agent of Yu Chui Court

- to re-tender the management service contract, and study the proposals from other management service agents for appointment of management service agent of Yu Chui Court

Please feel free to give your opinions (if applicable) :

Owner's Signature : _____

Owner Name : _____

Address : Flat _____, _____ /F, Yu _____ House (Block _____)

Date : _____



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Attachment 2 - Management Budget for Residential Common Expenses 2023/24

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