



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: yuchucourt@yahoo.com.hk

本函檔號: YCC/OC/L/230308-1

致: 愉翠苑各業戶

有關愉翠苑採購清潔服務合約安排事宜

查本苑清潔服務合約將於 2023 年 4 月 30 日屆滿，現任清潔服務承辦商「淶境清潔服務有限公司」(下稱「淶境」)於 2022 年 11 月初來信提出屋苑清潔服務續約收費建議，新合約期為 24 個月，每月服務費由現時港幣\$435,000.00 增加至港幣\$469,800.00(加幅為 8%)。就有關新合約安排，本會已積極與「淶境」商討延約及續約方案，惟「淶境」於商討過程中出爾反爾，多次修改續約建議，最新建議的服務費加幅(13.25%)亦較最初建議(8%)為高，並推翻延長合約安排，有關商討過程簡述如下：

日期	延長合約安排	新合約建議 每月服務費加幅
2022 年 12 月中旬	<u>口頭確認</u> 以現行合約金額及條款 延長合約兩個月至 2023 年 6 月 30 日	8%加幅 (信件確認)
2023 年 2 月初至 中旬	<u>電郵確認</u> 以現行合約金額及條款 延長合約兩個月至 2023 年 6 月 30 日	7%加幅 (電郵確認)
2023 年 2 月下旬	➢ 「淶境」修訂新合約續約收費建議，並以信件確認 ➢ 新合約期以 2023 年 5 月 1 日起計 24 個月，信件中 <u>沒有提及延長合約安排</u>	約 19.5%加幅 (「淶境」於會面表示按現時市場人工調整估計)
		13.25%加幅 (信件確認)

由於「淶境」於短期內就新合約續約建議作出多次調整，本會已即時指示服務處向屋苑顧問律師徵詢法律意見。律師表示，由於合約價加幅較高，本苑可能可以透過招標揀選較具價格競爭力的清潔服務承辦商，故建議不應再與「淶境」商討續約安排，並應盡快就合約進行招標。

本會原訂於 2023 年 4 月初舉行業主大會，議決第 1、3 及 4 期升降機保養、屋苑管理服務及清潔服務合約，但因「淶境」就續約建議突然變故，完全打亂是次業主大會的安排，並因處理合約事宜導致業主大會延期舉行。本會現積極探討『續聘「淶境」』或「重新招標」方案，並特此進行問卷調查，以充份掌握業戶對上述方案的意向，並按大多數業戶意向作出跟進。



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: yuchucourt@yahoo.com.hk

因應『續聘「滌境」』或「重新招標」方案，有關合約安排大致如下：

方案 1：繼續聘請「滌境清潔服務有限公司」作為本苑清潔服務承辦商

- 接受「滌境」的新合約每月服務費由港幣\$435,000.00 增加至約港幣\$492,637.50(加幅調整為 13.25%或約港幣\$57,637.50)，毋須招標
- 業委會先行與「滌境」商議延長屋苑清潔服務合約事宜(包括延約期 2023 年 5 月 1 日至 2023 年 6 月 30 日內的每月服務費)，及於業主委員會議決與「滌境」簽訂為期 2 個月的合約，並按照《建築物管理條例》，稍後於業主大會投票議決續聘「滌境」(合約期為 24 個月，由 2023 年 7 月 1 日至 2025 年 6 月 30 日)

方案 2：重新招標，以重新選擇本苑清潔服務承辦商

- 本苑清潔服務合約將於 2023 年 4 月 30 日屆滿，惟因重新招標工作需時，相信業主大會未能趕及現有合約屆滿前舉行；為免屋苑清潔服務出現「真空期」，故需就新合約進行過渡安排，即同時安排 2 個月臨時(2023 年 5 月 1 日至 6 月 30 日)及 24 個月(2023 年 7 月 1 日至 2025 年 6 月 30 日)正式合約招標
- 業委會先行於業主委員會議決及通過為期 2 個月的臨時清潔服務合約承辦商，並按照《建築物管理條例》，稍後於業主大會(預計於 2023 年 5 月底至 6 月舉行)投票議決為期 24 個月的清潔服務合約承辦商

備註：為盡快於業主大會議決及通過新合約，本會已要求服務處先行就新合約(包括 2 個月臨時合約及 24 個月合約)進行招標，作方案 2 跟進之用(如方案 2 為大多數業戶之選項)。

請各業戶在 2023 年 3 月 22 日(星期三)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

二零二三年三月八日

附件：問卷調查



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

附件 - 2023 年屋苑採購清潔服務合約問卷調查

於 2023 年 4 月 30 日愉翠苑清潔服務合約屆滿後，

本人贊成

- 方案 1：繼續聘請「滌境清潔服務有限公司」作為本苑清潔服務承辦商(2 個月延長合約及 24 個月合約)，新合約每月服務費加幅為 13.25%)，毋須招標
- 方案 2：重新招標 (2 個月臨時合約及 24 個月正式合約)，以重新選擇本苑清潔服務承辦商

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：_____



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

Our Ref. : YCC/OC/L/230308-1

Date: 8 March 2023

To: All residents of Yu Chui Court

Re: The Arrangement for the Procurement of Cleaning Service Contract of Yu Chui Court

The cleaning service contract of Yu Chui Court will be expired on 30 April 2023. The current cleaning service contractor "Luk King Cleaning Service Limited" (Luk King) submitted the renewal fee proposal by mail in early November 2022. The new contract period is 24 months and the monthly cleaning service fee will be increased from HK\$435,000.00 to HK\$469,800.00 (i.e. an increase of 8%).

Regarding the new contract arrangement, the Owners' Committee (OC) has actively discussed the contract extension and renewal arrangement with "Luk King". However, "Luk King" has been backtracking on the renewal proposal of cleaning service contract during the discussion process. The latest proposed service fee increase (i.e. 13.25%) is higher than that in the initial proposal (i.e. 8%). And the contract extension arrangement has also overturned by "Luk King". The discussion process is summarized as follows:

Date	Contract Extension Arrangement	Renewal Proposal for Suggested Monthly Service Fee Increase
Mid Dec 2022	Verbal confirmation to extend the contract period for two months (expiry on June 30, 2023). The terms and conditions (including monthly service fee) will be remaining unchanged	8% Increase (Letter confirmation)
Early Feb to Mid Feb 2023	Email confirmation to the contract extension arrangement proposed in Mid-Dec 2022	7% Increase (Email confirmation)
Late Feb 2023	<ul style="list-style-type: none">➤ "Luk King" revised the contract renewal fee proposal by letter confirmation➤ The new contract period is 24 months and will start from 1 May 2023.➤ The contract extension arrangement was not mentioned in the letter	~19.5% Increase (During the meeting, "Luk King" expressed that the adjustment of monthly service fee was according to the current labour market 13.25% Increase (Letter confirmation)



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

Since “Luk King” has made several adjustments to renewal proposal in a short period of time, the OC has immediately instructed the Customer Service Office (CSO) to seek legal advice from the estate legal retainer. The legal retainer said that due to the substantial increment of proposed renewal service fee, it is possible to select more price-competitive cleaning service contractor through tendering. Therefore, it is suggested that OC should not continue to discuss the renewal arrangement with “Luk King” and should arrange tendering for the cleaning service contract.

The OC had planned to hold an Owners' Meeting in early April 2023 to resolve the appointment of contractors for the contracts of Phase I, III & IV lift maintenance, estate management service and cleaning service. However, due to the sudden change of “Luk King” renewal proposal, OC has to re-arrange the cleaning contract renewal/re-tendering and it results in postponement and disruption of the Owners' Meeting.

The OC is now actively studying the options of “Re-appointment of “Luk King” and “Re-tender of Cleaning Service Contract”. Therefore, the OC hereby conducts a questionnaire survey to fully understand the residents' views about the options and will take follow-up action in accordance with the result of survey.

Regarding the options of “Re-appointment of “Luk King” and “Re-tender of Cleaning Service Contract”, the arrangement is summarized as follows:

Option 1: Re-appointment of “Luk King Cleaning Service Limited” to be the Cleaning Service Contractor of Yu Chui Court

- “Luk King” latest renewal offer will be accepted. The monthly service fee will be increased from HK\$435,000.00 to around HK\$492,637.50 (i.e. increase of 13.25% or around HK\$57,637.50) and no tendering is required.
- The OC will firstly negotiate with “Luk King” about the extension of current cleaning service contract (including the monthly service fee for the period from 1 May 2023 to 30 June 2023), and have a resolution on the 2-month cleaning service contract with “Luk King” in OC meeting. Afterwards, in accordance with the “Building Management Ordinance”, re-appointment of “Luk King” as the cleaning service contractor of Yu Chui Court for the contract period of 1 July 2023 to 30 June 2025 (i.e. 24 months) will be resolved by the owners' votes in the upcoming Owners' Meeting.



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

Option 2: "Re-tender of Cleaning Service Contract" for Appointment of Cleaning Service Contractor of Yu Chui Court

- Since it takes the time to conduct re-tendering for the contract, it is believed that the Owners' Meeting will not be held before the expiration of the existing contract (i.e. 30 April 2023). In order to avoid suspension of the cleaning service in the estate, it is necessary to make transitional arrangement for the new contract. Thus, re-tendering for 2-month temporary contract (i.e. 1 May 2023 to 30 June 2023) and 24-month formal contract (i.e. 1 July 2023 to 30 June 2025) should be arranged in the same time.
- The Owners' Committee will firstly have a resolution for appointment of contractor for 2-month temporary cleaning service contract. Afterwards, in accordance with the "Building Management Ordinance", appointment of cleaning service contractor of Yu Chui Court for the contract period of 1 July 2023 to 30 June 2025 (i.e. 24 months) will be resolved by the owners' votes in the upcoming Owners' Meeting.

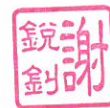
Remarks: In order to accelerate the arrangement of resolution on the new cleaning service contract in Owners' Meeting, the OC has requested CSO to conduct tendering for the new contract (including 2-month temporary contract and 24-month formal contract) for the follow up of "Option 2" (if "Option 2" is selected by most of the residents)

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 22 March 2023 (Wednesday). 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

Encl:
(1) Questionnaire



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

Attachment- Questionnaire Survey 2023 for the Procurement of Cleaning Service Contract of Yu Chui Court

After the expiration of Yu Chui Court Cleaning Service Contract on 30 April 2023,

I agree

- Option 1 : to re-appoint “Luk King Cleaning Service Limited” to be the cleaning service contractor (including 2-month extension of contract and 24-month formal contract) with an increase of 13.25% in the monthly service fee of new contract and without re-tendering
- Option 2 : to re-tender the cleaning service contract (including 2-month temporary contract and 24-month formal contract) for the appointment of cleaning service contractor of Yu Chui Court

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

Owner's Signature : _____

Owner Name : _____

Address : _____

Date : _____