



愉翠苑業主委員會
The Owners' Committee of Yu Chui Court
電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

致：愉翠苑各業主

愉翠苑業主大會通告

現根據愉翠苑大廈公契第八部分「業主會議」規定，召開業主大會。
詳情如下：

日期： 2026 年 7 月 18 日(星期六)

時間： 晚上 7 時正 (晚上 6 時 30 分開始登記)

地點： 新界沙田銀城街 35 號圓洲角社區會堂

議程：

1. 議決及通過於 2026 年 8 月 1 日至 2029 年 7 月 31 日續聘「康業服務有限公司」為愉翠苑之管理服務公司，並授權愉翠苑業主委員會/業主立案法團(如已成立)之代表簽署管理合約(詳見附件一)
2. 議決及通過於 2026 年 10 月 1 日至 2029 年 9 月 30 日續聘「奧的斯電梯(香港)有限公司」為愉翠苑 M、N、O、P、Q、R 及 S 座升降機保養服務承辦商(詳見附件二)
3. 議決及通過於 2026 年 10 月 1 日至 2029 年 9 月 30 日續聘「日立電梯工程(香港)有限公司」為愉翠苑 A、B 及 C 座升降機保養服務承辦商(詳見附件三)
4. 議決及通過於 2026 年 10 月 1 日至 2029 年 9 月 30 日續聘「通力電梯(香港)有限公司」為愉翠苑 J、K 及 L 座升降機保養服務承辦商(詳見附件四)
5. 議決及通過豁免「康業服務有限公司」參與同系/同集團附屬公司有機會參與三類大額採購的採購活動限制(詳見附件五)
6. 愉翠苑第十一屆業主委員會工作報告
7. 愉翠苑第十二屆業主委員會候選人自我介紹
8. 選舉愉翠苑第十二屆業主委員會委員
9. 選舉愉翠苑第十二屆業主委員會主席
10. 選舉愉翠苑第十二屆業主委員會秘書
11. 候任主席致辭

敬希各業主踴躍出席，並積極參與商討表決事項，若業主無暇出席，請簽署附列之「就業主會議委任代表的文書」委派代表出席/「就業主會議授權自然人通知」授權自然人出席。敬希垂注，多謝合作！

愉翠苑
第十一屆業主委員會



主席 謝銳

2026 年 7 月 3 日

備註：

1. 各業主或受委任的代表或獲授權人出席大會時，必須攜帶身份證，以便核對身份。
2. 若 貴單位已完成補地價，並由租客使用，敬請立即將此業主大會通告轉交予業主，多謝合作。
3. 「就業主會議委任代表的文書」必須於召開業主大會之 24 小時前送交至本苑各座地下大堂或客戶服務處的收集箱方為有效。
4. 「就業主會議授權自然人通知」必須於召開業主大會之 48 小時前送交至本苑各座地下大堂或客戶服務處的收集箱方為有效。

授權通知只適用於法人團體業主(如：公司、社團等)

5. 法人團體業主(如：公司、社團等)須注意事項：

法人團體業主可藉發出授權通知，授權 1 名自然人，代表其出席業主大會。而該自然人在會議上的投票，會被視為該法人團體業主在會議上親自投票。

6. 根據《愉翠苑大廈公契》，業主大會的法定出席人數必須不少於總業主人數的 10%，敬請踴躍參與。
7. 若 貴單位有業主或承按人改動，煩請在是次業主大會舉行前 48 小時以書面通知本苑客戶服務處(電話：2278 0099)，一切資料將保密處理。
8. 若當日懸掛八號或以上颱風訊號、黑色暴雨警告或極端天氣情況，業主大會將會延期舉行並另行通知。



愉翠苑業主委員會

The Owners' Committee of Yu Chui Court

電話 Tel : 2278 0226 圖文傳真 Fax : 2278 0231

Date: 3 July 2026

To: All Owners of Yu Chui Court

Notice of Owners' Meeting of Yu Chui Court

According to the Section VIII of the Deed of Mutual Covenant (DMC) of Yu Chui Court, an Owners' Meeting will be held to discuss and resolve the agenda items as follows:

Date : 18 July 2026 (Saturday)

Time : 7:00 PM
(Registration will be commenced at 6:30 PM)

Venue : Yuen Chau Kok Community Hall, 35 Ngan Shing Street, Sha Tin, New Territories

Agenda :

1. To resolve the re-appointment of "HONG YIP SERVICE CO. LTD." to be the management service agent of Yu Chui Court for the period from 1 August 2026 to 31 July 2029, and authorize the representative of Yu Chui Court Owners' Committee/Owners' Corporation (if established) to sign the management service contract (see Attachment 1 for details)
2. To resolve the re-appointment of "OTIS ELEVATOR COMPANY (H.K.) LIMITED" to be the lift maintenance service contractor for Blocks M, N, O, P, Q, R & S in Yu Chui Court for the period from 1 October 2026 to 30 September 2029 (see Attachment 2 for details)
3. To resolve the re-appointment of "HITACHI ELEVATOR ENGINEERING COMPANY (HONG KONG) LIMITED" to be the lift maintenance service contractor for Blocks A, B & C in Yu Chui Court for the period from 1 October 2026 to 30 September 2029 (see Attachment 3 for details)
4. To resolve the re-appointment of "KONE ELEVATOR (HK) LIMITED" to be the lift maintenance service contractor for Blocks J, K & L in Yu Chui Court for the period from 1 October 2026 to 30 September 2029 (see Attachment 4 for details)
5. To resolve the exemption of "HONG YIP SERVICE CO. LTD." from restrictions on participating in procurement activities for the Three High-value Procurement Categories in which affiliates and subsidiaries within the same group may participate (see Attachment 5 for details)
6. Report on the work of the 11th Owners' Committee of Yu Chui Court
7. Self-introduction of candidates for the 12th Owners' Committee of Yu Chui Court
8. Election of members of the 12th Owners' Committee of Yu Chui Court
9. Election of Chairperson of the 12th Owners' Committee of Yu Chui Court
10. Election of Secretary of the 12th Owners' Committee of Yu Chui Court
11. Speech by the Newly Appointed Chairperson

All owners of the estate are cordially invited to attend and participate in the discussion and resolution for mentioned agenda items. If the owner(s) is/are unable to attend, please appoint a proxy / authorize a natural person on his/her/their behalf to attend the meeting by completing the attached Instrument of Proxy/Authorization Notice. Thank you for your attention and cooperation.

The Eleventh Owners'
Committee of Yu Chui Court



Chairperson – Mr. Y.C. Tse

Remarks:

1. All owners, appointed proxy and authorized natural person attending the Owners' Meeting must bring their identity cards for verification purposes.
2. If the land premium for your unit has been paid, and the unit is currently occupied by a tenant, please forward this notice to the flat owner(s) immediately. Thank you for your cooperation.
3. The instrument of proxy for the Owners' Meeting must be submitted to the collection box in the ground-floor lobby of each block, or the Customer Service Office at Yu Chui Court, no less than 24 hours before the scheduled meeting time in order to be considered valid.
4. The authorization notice of natural person(s) for the Owners' Meeting must be submitted to the collection box located in the ground-floor lobby of each block, or to the Customer Service Office at Yu Chui Court, no less than 48 hours before the scheduled meeting time in order to be considered valid.

The authorization notice applies only to corporate flat owners (such as a company or a society, etc.).

5. Important Notes for Corporate Flat Owners (such as a company or a society, etc.):

Corporate flat owners may, by way of an authorization notice, authorize a natural person to attend the Owners' Meeting on their behalf, and to vote for them personally, such that corporate flat owners will be regarded as having voted in person.

6. According to the DMC of Yu Chui Court, the quorum for the meeting shall be no less than 10% of the total number of owners. Your attendance is sincerely encouraged.
7. If there is any change to the owner(s) or mortgagee(s) of your flat, please notify our Customer Service Office (Tel:2278 0099) in writing at least 48 hours before the scheduled meeting time. All information will be kept strictly confidential.
8. In the event that Typhoon Signal No. 8 or above, Black Rainstorm Warning, or extreme weather condition is in effect on the day of the meeting, the Owners' Meeting will be postponed. Owners will be informed of the rescheduled meeting details in due course.