



瑜翠園業主立案法團

The Incorporated Owners of Peridot Court

香港新界屯門瑜翠街九號瑜翠園住客會所高層
Upper G/F, The Club House, Peridot Court, 9, Yu Chui Street, Tuen Mun, N.T., Hong Kong.
Tel. 2458 7256 Fax: 2458 8687

第十屆管理委員會第七次會議議程

日期：2023年7月22日(星期六) 時間：晚上9時

地點：住客會所(多用途室)

會議議程

1. 通過是次會議議程
2. 住戶發言時間(約15分鐘)
3. 通過會議紀錄
 - 3.1 2022年度瑜翠園周年業主大會會議紀錄
 - 3.2 2023年2月4日特別業主大會會議紀錄
 - 3.3 第十屆管理委員會第六次會議紀錄
4. 保安工作報告
5. 跟進上次會議事項
6. 議決/追認事項
 - 6.1a 2023年度屋苑滅蟲合約(追認項目)
 - 6.1b 2023年度後備發電機保養合約(追認項目)
 - 6.1c 2023至2024年度屋苑外牆防水維修合約(追認項目)
 - 6.1d 2023至2025年度園藝保養服務合約(追認項目)
 - 6.1e 2023至2025年度園藝樹木修剪服務合約(追認項目)
 - 6.1f 2023至2024年度泳池保養及救生員合約(追認項目)
 - 6.1g 2023至2024年度消防系統及裝置提供緊急維修服務年檢保養合約(追認項目)
 - 6.1h 2023年度升降機保養服務合約續期(追認項目)
 - 6.1i 更換第3座1號消防泵馬達啤咿工程(追認項目)
 - 6.1j 更換低壓掣房空氣斷路器(ACB)及模式斷路器(MCCB)工程(追認項目)
 - 6.1k 更換泳池燈變壓器及線槽工程(追認項目)
 - 6.1l 維修及改善消防系統及設備工程(追認項目)
 - 6.1m 更換控制室數碼錄影機工程(追認項目)
 - 6.1n 更換泳池池面損壞地台磚工程(追認項目)
 - 6.1o 更換健身室器材(追認項目)
 - 6.1p 維修第8座8樓■單位客房窗台外牆瓦片防水工程(追認項目)
 - 6.1q 維修第6座5樓■單位客廳窗台外牆瓦片防水工程(追認項目)
 - 6.1r 維修第8座14樓■單位主人房上窗台外牆瓦片防水工程(追認項目)
 - 6.1s 更換第3座6樓■單位及第4座5樓■單位廚房工作間公眾污水喉工程(追認項目)
 - 6.1t 更換第5座地下泵房內污水渠工程(追認項目)
 - 6.1u 更換服務處電腦(追認項目)
 - 6.1v 更換服務處雪櫃(追認項目)
 - 6.1w 安裝高度限制警報器工程(追認項目)
 - 6.2 2023至2024年度清洗大廈水缸服務合約
 - 6.3 更換第3座1號消防泵馬達工程
 - 6.4 維修近第3座行人天橋底瓦片工程
 - 6.5 維修第7座10樓■單位主人房上窗台外牆瓦片防水工程
 - 6.6 維修第7座4樓■單位客廳窗台外牆防水工程
 - 6.7 維修第8座6樓■單位主人房及客房上窗台外牆瓦片防水工程



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- 6.8 更換第 5 座 9 樓 ■ 單位工作間公眾污水渠工程
- 6.9 更換第 5 座地下 1 號廁水泵工程
- 7. 討論事項
 - 7.1 跟進 EV 充電易資助計劃工作進度
 - 7.2 2023 年度業主周年大會安排
- 8. 報告事項
 - 8.1 財務報告
 - 8.2 法團戶口報告
 - 8.3 管理委員會報告
 - 8.4 服務處報告屋苑管理事項及客戶意見
- 9. 其他事項
- 10. 下次開會日期

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第十屆管理委員會主席 鄺國良 啟

2023 年 7 月 14 日

備註：1. 管委會會議議程以中文版本為準。

2. 會議過程將進行錄音，方便未克出席的業戶日後查閱。

會議議程製備：服務處姜才韻



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The Agenda of 7th Meeting of the 10th Management Committee

Date : 22 July 2023 (Saturday) Time : 9:00 pm

Venue : Clubhouse (Multi-function Room)

Agenda

1. To pass the Agenda of this meeting
2. Time for residents to raise opinions (about 15 Minutes)
3. To pass the Minutes of:-
 - 3.1 Annual General Meeting for Yr. 2022
 - 3.2 Extraordinary General Meeting of Owners on February 4, 2023
 - 3.3 the 6th Meeting of the 10th Management Committee
4. Security report
5. Follow up of last meeting
6. Topics for Resolution/Ratification
 - 6.1a Pest control services contract for Yr. 2023 (For Ratification)
 - 6.1b Emergency generator maintenance contract for Yr. 2023 (For Ratification)
 - 6.1c Contract of the external wall waterproofing repair work for Yr. 2023 to 2024 (For Ratification)
 - 6.1d Landscape maintenance services contract for Yr. 2023 to 2025 (For Ratification)
 - 6.1e Tree pruning services contract for Yr. 2023 to 2025 (For Ratification)
 - 6.1f Swimming pool maintenance and lifeguard services contract for Yr. 2023 to 2024 (For Ratification)
 - 6.1g Contract of annual inspection and emergency repair services of fire service systems and installations for Yr. 2023 to 2024 (For Ratification)
 - 6.1h Extension of lift maintenance services contract (For Ratification)
 - 6.1i Replacement work of the bearing of No. 1 fire service water pump of Block 3 (For Ratification)
 - 6.1j Replacement work of air circuit breakers (ACB) and molded-case circuit breakers (MCCB) at low-voltage switch rooms (For Ratification)
 - 6.1k Replacement work of the transformer and trunking of swimming pool lighting (For Ratification)
 - 6.1l Repair and improvement work of the fire service system and equipment (For Ratification)
 - 6.1m Replacement work of digital video recorder at control room (For Ratification)
 - 6.1n Replacement work of pool side floor tiles at the swimming pool (For Ratification)
 - 6.1o Replacement of equipment of the fitness room (For Ratification)
 - 6.1p Repair work of external wall at guest room Unit ■, Floor 8, Block 8 (For Ratification)
 - 6.1q Repair work of external wall at living room windowsill of Unit ■ on the Floor 5 of Block 6 (For Ratification)
 - 6.1r Repair work of external wall at master room upper windowsill of Unit ■ on the Floor 14 of Block 8 (For Ratification)



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- 6.1s Replacement work of public sewage pipes outside the kitchen of Unit ■ on the Floor 6 of Block 3 and Unit ■ on the Floor 5 of Block 4 (For Ratification)
- 6.1t Replacement of drainage pipe at sewage pumping room of Block 5 (For Ratification)
- 6.1u Replacement of computer of management office (For Ratification)
- 6.1v Replacement of refrigerator of management office (For Ratification)
- 6.1w Installation work of height limit alarm system (For Ratification)
- 6.2 Contract of water tank cleaning for Yr. 2023 to 2024
- 6.3 Replacement work of the motor of No. 1 fire pump of Block 3
- 6.4 Repair works of tile at the footbridge near Block 3
- 6.5 Repair work of external wall at master room upper windowsill of Unit ■ on the Floor 10 of Block 7
- 6.6 Repair work of external wall at living room windowsill of Unit ■ on the Floor 4 of Block 7
- 6.7 Repair work of external wall at living room windowsill of Unit ■ on the Floor 6 of Block 8
- 6.8 Replacement work of public drainage pipe of Unit ■ on the Floor 9 of Block 5
- 6.9 Replacement work of flush water pump No. 1 of Block 5
- 7. Topics for discussion
 - 7.1 Following up the progress of EV charging subsidy scheme
 - 7.2 The arrangement of the Annual General Meeting for Yr. 2023
- 8. Matters to be reported
 - 8.1 Financial update
 - 8.2 I.O. Bank Account
 - 8.3 Management Committee report
 - 8.4 Management Services Office to report estate issues and resident opinions
- 9. Any Other Business
- 10. Next Meeting Date

SIGNED
Wu Kwok Leung
Chairman of the 10th Management Committee
14 July 2023

Remarks: 1. The Chinese version prevails.
2. The meeting will be recorded on audio format for residents' future reference.
Preparation of Agenda: C W Keung the Management Services Office