



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

第十一屆管理委員會第十一次會議議程

日期：2025年11月20日(星期四) 時間：晚上8時30分
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. 通過第十一屆管理委員會第十次會議紀錄
4. 保安工作報告
5. 跟進上次會議事項
6. 申報利益
7. 議決/追認事項
 - 7.1a 維修第1座10樓■單位客房上窗台瓦片工程及費用由備用基金支付(追認項目)
 - 7.1b 更換車場CP2-近103號車位污水喉工程及費用由備用基金支付(追認項目)
 - 7.1c 更換第2座2號消防泵工程及費用由備用基金支付(追認項目)
 - 7.1d 更換控制室閉路電視網路交換器工程及費用由備用基金支付(追認項目)
 - 7.1e 更換第7座發電機起動索制工程及費用由備用基金支付(追認項目)
 - 7.1f 更換第7座天台1號加壓泵避震喉工程及費用由備用基金支付(追認項目)
 - 7.1g 更換近第6座總污水房抽水泵球墨鑄鐵喉工程及費用由備用基金支付(追認項目)
 - 7.1h 更換近後閘外圍金屬圍欄工程及費用會向隔離屋苑(The Drake)索償。(追認項目)
 - 7.1i 2025-2026年度屋苑保險合約(追認項目)
 - 7.1j 2025-2027年度公共天線、弱電及車場系統保養合約(追認項目)
 - 7.2 2026年度發電機每月測試及保養服務合約
 - 7.3 屋苑閉路電視記錄保存期限
 - 7.4 建築物管理條例(第344章)修訂下，授權管理公司可進行採購的任何投標書評核、商議或其他與採購相關工作
 - 7.5 使用法團戶口支付廚餘機開支
8. 討論事項
 - 8.1 泳池開放節數及時間
 - 8.2 樓層走廊雜物、地毯及鞋隻
 - 8.3 保安當值時間表
 - 8.4 車閘系統
 - 8.5 月租停車位費用
 - 8.6 2026年財政預算案
 - 8.7 會議流會程序
9. 報告事項
 - 9.1 財務報告
 - 9.2 法團戶口報告
 - 9.3 管理委員會報告
 - 9.4 服務處報告屋苑管理事項及客戶意見
10. 其他事項
11. 下次開會日期

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第十一屆管理委員會主席 鄔國良 啟

2025年11月13日

瑜翠園業主立案法團

第十一屆管理委員會秘書 簡德忠 啟

2025年11月13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，方便未能出席的業戶日後查閱。



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The Agenda of 11th Meeting of the 11th Management Committee

Date : 20 November 2025 (Thursday) Time : 8:30 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 the 10th Meeting of the 11th Management Committee
4. Security report
5. Follow up of last meeting
6. Declaration of interests
7. Topics for Resolution/Ratification
 - 7.1a Repair for the external wall at the guest bedroom window sill of Unit ■, 10/F, Block 1 and use the sinking fund to settle the fee. (For Ratification).
 - 7.1b Replacement of the sewage pipe near Car Park CP2 Parking Space No.103 and use the sinking fund to settle the fee. (For Ratification).
 - 7.1c Replacement of Fire Pump No. 2 in Block 2 and use the sinking fund to settle the fee. (For Ratification).
 - 7.1d Replacement of the network switch for the CCTV system in the Control Room and use the sinking fund to settle the fee. (For Ratification).
 - 7.1e Replacement of the generator starting control system in Block 7 and use the sinking fund to settle the fee. (For Ratification)
 - 7.1f Replacement of the vibration isolator for Pressure Pump No. 1 on the rooftop of Block 7 and use the sinking fund to settle the fee. (For Ratification)
 - 7.1g Replacement of Ductile Iron Pipe for the Sewage Pump Near Block 6 and use the sinking fund to settle the fee. (For Ratification)
 - 7.1h Replacement of Metal Fence at the Rear Gate Perimeter and will be claimed from the neighboring estate(The Drake). (For Ratification)
 - 7.1i Year 2025-2026 Insurance Contract.(For Ratification)
 - 7.1j Year 2025-2027 Public Antenna, Low Voltage, and Parking System Maintenance Contract. (For Ratification)
 - 7.2 Year 2026 Generator Monthly Testing and Maintenance Service Contract
 - 7.3 Retention Period for CCTV Records.
 - 7.4 Under the BMO(Amendment)(Cap. 344), the Management Company is authorized to conduct any tender analysis, discussion, and other procurement-related work
 - 7.5 Payment for the Food Waste Recycling Machine using the Incorporated Owners' Bank account.
8. Topics for discussion
 - 8.1 Swimming Pool Sessions and Opening Hours
 - 8.2 Clutter, carpets and shoes in Floor Corridors
 - 8.3 Security Duty Schedule
 - 8.4 Parking Barrier System
 - 8.5 The Fee for the monthly parking space
 - 8.6 Budget for Year 2026
 - 8.7 Procedure for Adjournment of a Meeting
9. Matters to be reported
 - 9.1 Financial update
 - 9.2 I.O. Bank Account
 - 9.3 Management Committee report
 - 9.4 Management Services Office to report estate issues and resident opinions
10. Any Other Business
11. Next Meeting Date

SIGNED

Wu Kwok Leung

Chairman of the 11th Management Committee

13 November 2025

SIGNED

Kan Tak Chung

Secretary of the 11th Management Committee

13 November 2025

Remarks: 1. For the Management Committee meeting agenda, the Chinese version shall prevail.
2. The meeting proceedings will be recorded to facilitate review by owners who are unable to attend.