



# 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

## 第十二屆管理委員會第一次會議議程

日期：2026年3月7日(星期六) 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十一次會議紀錄
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 更換車場入口車輛讀咭器工程及費用由備用基金支付(追認項目)
  - 7.1b 更換第6座及第7座住戶警報系統電子板工程及費用由備用基金支付(追認項目)
  - 7.1c 更換泳池泵房污物泵工程及費用由備用基金支付(追認項目)
  - 7.1d 更換第1座及第2座天台食水泵加壓缸工程及費用由備用基金支付(追認項目)
  - 7.1e 更換公眾閉路電視攝像機工程及費用由備用基金支付(追認項目)
  - 7.1f 採購年花(追認項目)
  - 7.2 公眾位置高壓通污水渠及清理污水井工程
  - 7.3 更換第3座2樓單位工作間公眾污水渠工程及費用由備用基金支付
  - 7.4 更換第5座、第7座及第8座天台食水加壓缸工程及費用由備用基金支付
  - 7.5 更換泳池4號沙缸六位掣及膠掣工程及費用由備用基金支付
  - 7.6 維修後閘保安員更亭混凝土結構飾件工程
  - 7.7 更換第2座至第5座住戶警報系統電子板工程及費用由備用基金支付
  - 7.8 屋苑閉路電視記錄保存期限
  - 7.9 加裝拼多多自提櫃
  - 7.10 2026年度泳池救生員服務及保養合約及開放時間安排事宜
8. 討論事項
  - 8.1 2026年財政預算案
  - 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 管委會會議流會程序
  - 8.7 男士桑拿房維修工程
  - 8.8 跟進向政府爭取於後閘往青山公路加建斜道或興建升降機之可行性
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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第十二屆管理委員會主席 鄔國良 啟

2026年2月28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。

瑜翠園業主立案法團

第十二屆管理委員會秘書 黎建強 啟

2026年2月28日



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Tel. 2458 7256 Fax: 2458 8687

## The Agenda of 1<sup>st</sup> Meeting of the 12<sup>th</sup> Management Committee

Date : 7 March 2026 (Saturday) 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 11th 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 Replacement of Vehicle Card Reader at Entrance and use the sinking fund to settle the fee (For Ratification)
  - 7.1b Replacement of Resident Panic Alarm System Control Boards for Block 6 and 7 and use the sinking fund to settle the fee (For Ratification)
  - 7.1c Replacement of Sewage Pump at Swimming Pool Pump Room and use the sinking fund to settle the fee (For Ratification)
  - 7.1d Replacement of Fresh Water Pump Pressure Tanks at the Roof of Block 1 and 2 and use the sinking fund to settle the fee (For Ratification)
  - 7.1e Replacement of Public CCTV Cameras and use the sinking fund to settle the fee (For Ratification)
  - 7.1f Purchase of Lunar New Year Flowers (For Ratification)
  - 7.2 High pressure sewer and sewage well cleaning works in public areas
  - 7.3 Replacement of Public Drainage Water Pipe at utility room of Flat ■, 2/F, Block 3 and use the sinking fund to settle the fee
  - 7.4 Replacement of Fresh Water Pressure Tanks at the Roof of Block 5, 7 and 8 and use the sinking fund to settle the fee
  - 7.5 Replacement of 6-way Valve and Plastic Valve of No. 4 Sand Filter at Swimming Pool and use the sinking fund to settle the fee
  - 7.6 Repair Works of Concrete Structural Finishes of Rear Gate Security Guard Booth
  - 7.7 Replacement of Resident Panic Alarm System Control Boards for Block 2 to Block 5 and use the sinking fund to settle the fee
  - 7.8 Retention Period for CCTV Records
  - 7.9 Installation of Pinduoduo Smart Locker
  - 7.10 2026 Swimming Pool Lifeguard and Maintenance Contract and and Opening Hours Arrangement
8. Topics for discussion
  - 8.1 Budget for Year 2026
  - 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 Procedure for Adjournment of the Management Committee Meeting
  - 8.7 Repair Works for Men's Sauna Room
  - 8.8 Follow-up on Seeking Government Support for the Feasibility of Constructing a Ramp or Installing a Lift at the Rear Gate Leading to Castle Peak Road
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 12<sup>th</sup> Management Committee

28 February 2026

SIGNED

Lai Kin Keung

Secretary of the 12<sup>th</sup> Management Committee

28 February 2026

- 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.