



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

瑜翠園業主立案法團第十屆管理委員會 召開瑜翠園特別業主大會通告

致：瑜翠園各業主

茲遵照建築物管理條例 (香港法例第 344 章)，瑜翠園業主立案法團謹定於下列日期、時間及地點召開特別業主大會：

日期： 2023 年 2 月 4 日(星期六)

時間： 晚上 8 時 30 分

地點： 瑜翠園會所

會議議程：

- 1 住戶發言時間(20 分鐘)
- 2 議決聘用屋苑清潔服務合約(2 年)承辦商
- 3 議決聘用屋苑保安服務合約(2 年)承辦商
- 4 議決有關「EV 屋苑充電易資助計劃」相關事宜如下：
 - 4.1 議決通過業主立案法團與政府簽訂進一步資助協議
 - 4.2 議決通過授權管理委員會兩位委員簽署進一步資助協議
 - 4.3 議決通過聘用電動車充電基礎設施安裝承建商

敬請各業主踴躍參加，出席支持是次會議！

為使特別業主大會能按時通過各事項，會議過程將嚴守會議議程進行。

屆時各出席業主請帶同身份證明文件或公司授權書及蓋章出席，或以授權書委派代表出席為荷。

- 根據建築物管理條例，出席是次會議之業主人數不少於 10%之整個地段及發展項目之業主人數方為有效。
- 所有授權書正本必須於大會前 48 小時交回服務處，即在 2023 年 2 月 2 日晚上 8 時 30 分前。副本恕不接受
- 如住戶並非單位業主，敬請將本議程轉交單位業主。
- 如因懸掛八號或以上風球，或黑色暴雨警告訊號而未能如期召開週年業主大會，大會將順延一星期舉行，而所交回的授權書之有效期亦將延長一星期。
- 敬請各業主提早 30 分鐘進入會場，以便辦妥登記手續。

瑜翠園業主立案法團
第十屆管理委員會主席 鄔國良 啟

瑜翠園業主立案法團
第十屆管理委員會秘書 林美卿 啟

2022 年 1 月 20 日



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The 10th Management Committee of the Incorporated Owners of Peridot Court
Notice of Extraordinary General Meeting of Owners

Dear all owners,

Pursuant to the Building Management Ordinance (CAP. 344), notice is hereby given that the Extraordinary General Meeting of Owners of the 10th Management Committee of The Incorporated Owners of Peridot Court will be held as follows:-

Date : February 4, 2023 (Saturday)

Time : 8:30pm

Venue : Clubhouse of Peridot Court

Agenda

- 1 Residents opinions (20 minutes)
- 2 To resolve the appointment of contractor for the Cleaning Services Contract (2 years)
- 3 To resolve the appointment of contractor for the Security Services Contract (2 years)
- 4 To resolve related of the EV-charging at Home Subsidy Scheme as follows:
 - 4.1 To resolve the I/O to sign the further subsidy agreement
 - 4.2 To resolve to authorise two members of the Committee to sign the further subsidy agreement
 - 4.3 To resolve the appointment of contractor for Installation of Electric Vehicle Charging-enabling Infrastructure

Please support and participate the meeting!

In order to ensure resolutions can be made smoothly, the progress of the meeting shall follow the agenda strictly. Please be reminded that all attending owners and someone are appointed by the proxy to attend the meeting should bring the I.D. card or authorization document from the corporate and also bring along with the company chop.

- Pursuant to the Building Management Ordinance, the quorum of the meeting should not be less than 10% of the total number of the owners.
- All proxies in original copy shall be lodged to the Management Services Office 48 hours before the meeting; i.e., on or before 8:30pm on February 2, 2023. Duplicate will not be accepted.
- If the resident is not the registered owners, you are kindly requested to pass this Agenda to the Owner of the premises.
- The meeting will be adjourned to a week and the validity of the proxy form collected will also be extended for a week if typhoon signal no. 8 or above, or black rainstorm warning is hoisted during the proposed time of Annual General Meeting.
- Please arrive at the meeting venue 30 minutes earlier for registration.

SIGNED

Wu Kwok Leung

Chairman of the 10th Management Committee

January 20, 2023

SIGNED

Lam Mei Hing

Secretary of the 10th Management Committee

Remarks: The Chinese version prevails.

議程 2 - 清潔服務合約招標細節和分析

Agenda No.2 - Explanation of the tender details for the cleaning contract

2023至2025年度清潔服務合約投標分析 (日、夜班) 每天員工人數 : 8

Analysis of Cleaning Services Tender 2023-2025 (day and night shift) Number of Cleaning Staff Per Day : 8

現時屋苑清潔服務合約將於2023年5月31日屆滿，故已於較早前於報章刊登廣告作公開招標，並收到5間承辦商回標。有關回標價錢分析如下：-

The existing contract will expire by May 31, 2023, we have conducted an open tender for contract renewal and the tender advertisement was posted in newspaper. Total 5 returned tenders were received and the price analysis is listed as below:-

方案一：員工薪金須包括有薪休息日及有薪用膳時間，每日服務人數為8人

	利興環境服務有限公司	凱聯環保服務有限公司	保潔清潔服務有限公司	百佳清潔服務有限公司	增力服務有限公司
每月服務費 Monthly Service Fee	\$149,000.00	\$162,150.00	\$150,000.00	\$209,500.00	\$210,000.00
全期合約費用 (24個月)	\$3,576,000.00	\$3,891,600.00	\$3,600,000.00	\$5,028,000.00	\$5,040,000.00
與現時合約費比較 Compare with current contract (\$3,361,533.60 - 24個月)	↑ \$214,466.40 ↑ 6.38%	↑ \$530,066.40 ↑ 15.77%	↑ \$238,466.40 ↑ 7.09%	↑ \$1,666,466.40 ↑ 49.57%	↑ \$1,678,466.40 ↑ 49.93%
與最低標比較 Compare with lowest bid		↑ \$315,600.00 ↑ 8.83%	↑ \$24,000.00 ↑ 0.67%	↑ \$1,452,000.00 ↑ 40.60%	↑ \$1,464,000.00 ↑ 40.94%
佔屋苑每月估計支出比例 每月屋苑估計支出：\$1,196,195.00 Percentage to monthly expenditure Monthly expenditure: \$1,196,195.00	12.46%	13.56%	12.54%	17.51%	17.56%
		較最低標 多佔 1.10% 1.10% more than lowest bid	較最低標 多佔 0.08% 0.08% more than lowest bid	較最低標 多佔 5.06% 5.06% more than lowest bid	較最低標 多佔 5.10% 5.10% more than lowest bid
較現時合約比較增加管理費支出	↑ 1.49%	↑ 3.69%	↑ 1.66%	↑ 11.61%	↑ 11.69%

方案二：(現有方案) 員工薪金須包括有薪用膳時間，每日服務人數為8人

	利興環境服務有限公司	凱聯環保服務有限公司	保潔清潔服務有限公司	百佳清潔服務有限公司	增力服務有限公司
每月服務費 Monthly Service Fee	\$149,000.00	\$149,800.00	\$150,000.00	\$209,500.00	\$199,500.00
全期合約費用 (24個月) Total Contract Fee (24 months)	\$3,576,000.00	\$3,595,200.00	\$3,600,000.00	\$5,028,000.00	\$4,788,000.00
與現時合約費比較 Compare with current contract (\$3,361,533.60 - 24個月)	↑ \$214,466.40 ↑ 6.38%	↑ \$233,666.40 ↑ 6.95%	↑ \$238,466.40 ↑ 7.09%	↑ \$1,666,466.40 ↑ 49.57%	↑ \$1,426,466.40 ↑ 42.43%
與最低標比較 Compare with lowest bid		↑ \$19,200.00 ↑ 0.54%	↑ \$24,000.00 ↑ 0.67%	↑ \$1,452,000.00 ↑ 40.60%	↑ \$1,212,000.00 ↑ 33.89%
佔屋苑每月估計支出比例 每月屋苑估計支出：\$1,196,195.00 Percentage to monthly expenditure Monthly expenditure: \$1,196,195.00	12.46%	12.52%	12.54%	17.51%	16.68%
		較最低標 多佔 0.07% 0.07% more than lowest bid	較最低標 多佔 0.08% 0.08% more than lowest bid	較最低標 多佔 5.06% 5.06% more than lowest bid	較最低標 多佔 4.22% 4.22% more than lowest bid
較現時合約比較增加管理費支出	↑ 1.49%	↑ 1.63%	↑ 1.66%	↑ 11.61%	↑ 9.94%

議程 3 - 保安服務合約招標細節和分析

Agenda No.2 - Explanation of the tender details for the Security Services Contract

2023至2025年度保安服務合約投標分析

Analysis of Security Services Tender 2023-2025

現時屋苑清潔服務合約將於2023年3月31日屆滿，故已較早前於報章刊登廣告作公開招標，並收到3間承辦商回標。有關回標價錢分析如下：-

The existing contract will expire by March 31, 2023, we have conducted an open tender for contract renewal and the tender advertisement was posted in newspaper. Total 3 returned tenders were received and the price analysis is listed as below:-

方案一：現行方案，資深主管一職為兩更制，每日服務人數為17人

Option 1: Existing option, Security In-charge are experienced staff on 2 shifts, with total manpower of 17 people per day

	信和護衛有限公司# Sino Security Services Ltd.	依時保安管理有限公司 Easy Security Management Limited	環球項目管理(香港)有限公司 Global Event Management (HK) Limited
每月服務費 Monthly Service Fee	\$476,297.50	\$478,329.85	\$514,100.00
全期合約費用 (24個月) Total Contract Fee (24 months)	\$11,431,140.00	\$11,479,916.40	\$12,338,400.00
與現時合約費比較 Compare with current contract (\$9,030,480.00 - 24個月)	↑ \$2,400,660.00 ↑ 26.58%	↑ \$2,449,436.40 ↑ 27.12%	↑ \$3,307,920.00 ↑ 36.63%
與最低標比較 Compare with lowest bid		↑ \$48,776.40 ↑ 0.43%	↑ \$907,260.00 ↑ 7.94%
佔屋苑每月估計支出比例 每月屋苑估計支出：\$1,196,195 Percentage to monthly expenditure Monthly expenditure: \$1,196,195	39.82%	39.99%	42.98%
較現時合約比較增加管理費支出	↑ 16.72%	↑ 17.06%	↑ 23.04%

方案二：資深主管一職為三更制，每日服務人數為18人

Option 2: The position of experienced Security IC changes to 3 shifts, with total manpower of 18 people per day

	信和護衛有限公司# Sino Security Services Ltd.	依時保安管理有限公司 Easy Security Management Limited	環球項目管理(香港)有限公司 Global Event Management (HK) Limited
每月服務費 Monthly Service Fee	\$508,387.50	\$480,522.85	未有提供標價
全期合約費用 (24個月) Total Contract Fee (24 months)	\$12,201,300.00	\$11,532,548.40	
與現時合約費比較 Compare with current contract (\$9,030,480.00 - 24個月)	↑ \$3,170,820.00 ↑ 35.11%	↑ \$2,502,068.40 ↑ 27.71%	
與最低標比較 Compare with lowest bid	↑ \$668,751.60 ↑ 5.80%		
佔屋苑每月估計支出比例 每月屋苑估計支出：\$1,196,195 Percentage to monthly expenditure Monthly expenditure: \$1,196,195	42.50%	40.17%	
較現時合約比較增加管理費支出	↑ 22.09%	↑ 17.43%	