

To: All Owners of Peridot Court,

Supplementary Document of Annual General Meeting of Owners on December 6, 2024

Agenda item 8a: To resolve the renovation of the remaining 15 lift carriages AND
Agenda item 8b: To resolve the appointment of contractor for renovation of
the remaining 15 lift carriages.

Background:

1. The management services office issued a notice to all residents regarding the refurbishment of lift cars on July 6, 2024. Since there are a total of 16 lifts in our property, the refurbishment was first focused on lift car No.1 of Block 7, which would serve as a sample for the subsequent tendering process for the refurbishment of the remaining 15 lift cars. A related tea gathering was held on July 12, 2024 to collect residents' opinions on the design and materials for the refurbishment of the aforementioned lift car. During that period, design drawings, samples of the materials selected and a ceiling model were also displayed in the multi-purpose room of the Clubhouse for residents' reference. (The relevant notice is attached for your information)
2. The renovation of lift car No.1 of Block 7 was completed on October 9, 2024. During the period of October 14 to 18, residents were invited to visit and view the condition of the refurbished lift car in scheduled time slots to provide their opinions or feedback.
3. According to the maintenance contract, the contractor, Chevalier (HK) Limited, will conduct a full load safety test for all lifts in our property between April and June 2025. As such, the management services office has planned to complete the renovation of the remaining 15 lift cars by June, 2025 to align with the upcoming full load safety test, thereby saving the additional costs associated with the safety test which need to be carried out after renovating the 15 lift cars (approximately HKD\$390,000). To expedite the process, the management services office has already completed the tendering for the renovation of the 15 lift cars.

Result of Tender Opening:

1. The management services office have received valid returned tender documents from 4 contractors and the data analysis is as follows:

Name of Contractor	Tsang Lik Co. Ltd.	Chin Kwan Engineering Ltd.	Sitami Film Decoration Eng. Co. Ltd.	Chevalier (HK) Ltd.
Items				
The tender price for the renovation of the 15 lift cars.	\$998,250	\$1,261,500	\$1,429,500	\$3,520,000
The total accumulated Sinking Fund for Block 1 to 8. (up to 31/10/2024)	\$5,573,294			
Remaining balance of the Sinking Fund after paying the price.	\$4,575,044	\$4,311,794	\$4,143,794	\$2,053,294

2. Voting on agenda items 8a and 8b will take place at the Annual General Meeting of Owners on December 6, 2024 at 8:30pm. Therefore, all owners are encouraged to attend the meeting and participate in the voting.