



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二次會議議程

日期：2026年5月30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2026年度瑜翠園業主周年大會會議紀錄
4. 通過第十二屆管理委員會第一次會議紀錄
5. 保安工作報告
6. 跟進上次會議事項
7. 申報利益
8. 議決/追認事項
 - 8.1a 2026至2027年度泳池保養及救生員合約(追認項目)
 - 8.1b 更換入口車輛系統遠距離讀咭器工程(追認項目)
 - 8.1c 更換第2座地下大門對講機主底板工程及費用由備用基金支付(追認項目)
 - 8.1d 更換第3座保安室洗手間坐廁尾喉工程及費用由備用基金支付(追認項目)
 - 8.1e 更換第7座天台2號加壓泵止回閥工程及費用由備用基金支付(追認項目)
 - 8.1f 維修第8座3樓■單位廁所外牆污水喉工程及費用由備用基金支付(追認項目)
 - 8.1g 更換第7座閉路電視網路交換器工程(追認項目)
 - 8.1h 設置「愛.鞋子」舊鞋回收箱(追認項目)
 - 8.1i 管委會會議流會程序(追認項目)
 - 8.2 業主立案法團戶口授權簽發支票安排
 - 8.3 維修第2座2樓■單位客房上窗台外牆瓦片防水工程及費用由備用基金支付
 - 8.4 維修第3座1樓■單位主人房窗台外牆瓦片工程及費用由備用基金支付
 - 8.5 更換第4座地下泵房1號沖廁水水泵工程及費用由備用基金支付
 - 8.6 更換到期滅火筒工程及費用由備用基金支付
 - 8.7 2026年度消防系統及裝置年檢保養
 - 8.8 修剪屋苑樹木工程
9. 討論事項
 - 9.1 The Drake 倒塌樹木導致屋苑設施受損之跟進事宜
 - 9.2 跟進向政府爭取於後閘往青山公路加建無障礙通道之可行性事宜
 - 9.3 跟進住戶單位傳出異味至走廊事宜
 - 9.4 消防系統檢查由每年一次增加至每半年一次的可行性
 - 9.5 更換第6及第7座CP2大堂LED天花燈
10. 報告事項
 - 10.1 財務報告
 - 10.2 法團戶口報告
 - 10.3 管理委員會報告
 - 10.4 服務處報告屋苑管理事項及客戶意見
11. 其他事項
12. 下次開會日期

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第十二屆管理委員會主席 鄺國良 啟

2026年5月22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5月22日



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Tel. 2458 7256 Fax: 2458 8687

The Agenda of 2nd Meeting of the 12th Management Committee

Date : 30 May 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 2026 Annual General Meeting of Owners
4. To pass the Minutes of the 1st Meeting of the 12th Management Committee
5. Security report
6. Follow up of last meeting
7. Declaration of interests
8. Topics for Resolution/Ratification
 - 8.1a 2026–2027 Swimming Pool Maintenance and Lifeguard Service Contract. (For Ratification)
 - 8.1b Replacement of Long-Range Vehicle Access Card Reader at Entrance. (For Ratification)
 - 8.1c Replacement of Main Intercom Control Board at G/F Entrance of Block 2 and use the sinking fund to settle the fee. (For Ratification)
 - 8.1d Replacement of Toilet Drainage Pipe at Security Room, Block 3 and use the sinking fund to settle the fee. (For Ratification)
 - 8.1e Replacement of Check Valve of Booster Pump No. 2 at Rooftop of Block 7 and use the sinking fund to settle the fee. (For Ratification)
 - 8.1f Repair Works of Toilet drainage Pipe Outside of Flat ■, 3/F, Block 8 and use the sinking fund to settle the fee. (For Ratification)
 - 8.1g Replacement of the network switch for the CCTV system at Block 7. (For Ratification)
 - 8.1h Installation of “Love • Shoes” Recycling Bin. (For Ratification).
 - 8.1i Procedure for Adjournment of Management Committee Meetings. (For Ratification)
 - 8.2 Arrangement for Authorized Cheque Issuance for Owners’ Corporation Bank Account.
 - 8.3 Repair Works of External Wall Tiles Outside Bedroom Window of Flat ■, 2/F, Block 2 and use the sinking fund to settle the fee.
 - 8.4 Repair Works of External Wall Tiles Outside Master Bedroom Window of Flat ■, 1/F, Block 3 and use the sinking fund to settle the fee.
 - 8.5 Replacement of Flushing Water Pump No. 1 at Pump Room, G/F, Block 4 and use the sinking fund to settle the fee.
 - 8.6 Replacement of Expired Fire Extinguishers and use the sinking fund to settle the fee.
 - 8.7 2026 Annual Inspection and Maintenance for Fire Service Systems and Installations.
 - 8.8 Tree Pruning Works for the Estate.
9. Topics for discussion
 - 9.1 Follow-up on Damage to Estate Facilities Caused by Fallen Tree at The Drake.
 - 9.2 Follow-up on Feasibility of Requesting Government to Construct Barrier-Free Access Connecting Rear Gate to Castle Peak Road.
 - 9.3 Follow-up on Odour Nuisance Emitted from Unit Affecting Common Corridor.
 - 9.4 Feasibility of Increasing Fire Services System Installations Inspection from Once Per Year to Once Every Six Months.
 - 9.5 Replacement of LED Ceiling Lights at CP2 Lobbies of Blocks 6 and 7.
10. Matters to be reported
 - 10.1 Financial update
 - 10.2 I.O. Bank Account
 - 10.3 Management Committee report
 - 10.4 Management Services Office to report estate issues and resident opinions
11. Any Other Business
12. Next Meeting Date

SIGNED

Wu Kwok Leung

Chairman of the 12th Management Committee

22 May 2026

SIGNED

Lai Kin Keung

Secretary of the 12th Management Committee

22 May 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.