



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三次會議議程

日期：2026年9月18日(星期五)

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. 通過第十二屆管理委員會第二次會議紀錄
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 更換第2座大堂分體冷氣機工程及費用由備用基金支付(追認項目)
 - 7.1b 更換第3座大堂分體冷氣機工程及費用由備用基金支付(追認項目)
 - 7.1c 2026-2027年度法律顧問服務合約(追認項目)
 - 7.1d 2026-2027年度屋苑保險(追認項目)
 - 7.2 前閘保安員於2026年8月25日處理車輛出入事件處理方法
 - 7.3 維修第7座5樓■單位客廳下窗台外牆瓦片及防漏工程及費用由備用基金支付
 - 7.4 維修第6座9樓■單位客廳外牆瓦片工程
 - 7.5 維修第6座7樓■單位主人房窗台外牆瓦片及防漏工程
 - 7.6 維修第2座2樓■單位主人房及客房窗台外牆瓦片及防漏工程及費用由備用基金支付
 - 7.7 更換第8座6樓■單位主人房廁所外牆污水喉工程及費用由備用基金支付
 - 7.8 2027-2028年度維修外牆瓦片防水工程年約
 - 7.9 車場CP1近47號車位更換污水喉工程及費用由備用基金支付
 - 7.10 維修會所高層正門三角窗窗邊混凝土工程
 - 7.11 2024年颱風韋帕保險賠償事宜
8. 討論事項
 - 8.1 2027-2029年度保安服務合約招標安排
 - 8.2 2027-2029年度清潔服務合約招標安排
 - 8.3 於梯間放置垃圾桶事宜
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9月10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。

黎建強

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9月10日



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The Agenda of 3rd Meeting of the 12th Management Committee

Date : 18 September 2026 (Friday)
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 2nd Meeting of the 12th Management Committee
4. Security report
5. Follow up of last meeting
6. Declaration of interests
7. Topics for Resolution/Ratification
 - 7.1a Replacement of Split-Type Air-Conditioning Unit at Block 2 Lobby and use the sinking fund to settle the cost. (For Ratification)
 - 7.1b Replacement of Split-Type Air-Conditioning Unit at Block 3 Lobby and use the sinking fund to settle the cost. (For Ratification)
 - 7.1c 2026–2027 Legal Retainer Services Contract (For Ratification)
 - 7.1d 2026–2027 Estate Insurance (For Ratification)
 - 7.2 Handling of the Vehicle Entry and Exit Incident by the Front Gate Security Guard on 25 August 2026
 - 7.3 Repair and Waterproofing Works for the External Wall Tiles at the Window Sill Outside the Living Room of Flat ■, 5/F, Block 7 and use the sinking fund to settle the cost.
 - 7.4 Repair Works for the External Wall Tiles Outside the Living Room of Flat ■, 9/F, Block 6
 - 7.5 Repair and Waterproofing Works for the External Wall Tiles at the Window Sill Outside the Master Bedroom of Flat ■, 7/F, Block 6
 - 7.6 Repair and Waterproofing Works for the External Wall Tiles at the Window Sills Outside the Master Bedroom and Guest Room of Flat ■, 2/F, Block 2 and use the sinking fund to settle the cost.
 - 7.7 Replacement of the External Drainage Pipe Outside the Master Bathroom of Flat ■, 6/F, Block 8 and use the sinking fund to settle the cost.
 - 7.8 2027–2028 Term Contract for External Wall Tile Waterproofing Works
 - 7.9 Replacement of Drainage Pipe at Car Park CP1 near Parking Space No. 47 and use the sinking fund to settle the cost.
 - 7.10 Repair Works for the Concrete around the Triangular Window at the High-Level Main Entrance of the Clubhouse
 - 7.11 Insurance Compensation in Relation to Typhoon Wipha in 2024
8. Topics for discussion
 - 8.1 2027–2029 Security Services Contract Tendering Arrangements
 - 8.2 2027–2029 Cleaning Services Contract Tendering Arrangements
 - 8.3 Placement of Rubbish Bins in Staircases
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 12th Management Committee

10 September 2026

SIGNED

Lai Kin Keung

Secretary of the 12th Management Committee

10 September 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.