

寶翠快訊

The Belcher's Flash

就業戶對屋苑保安服務過渡性合約的關注，今期「寶翠快訊」披露事件進程，讓業戶了解最新情況。

In view of the occupants' concern over the provisional contract of security service for the estate, The Belcher's Flash reveals the occurrence throughout the process to provide occupants with the latest update.

保安服務合約之過渡性安排

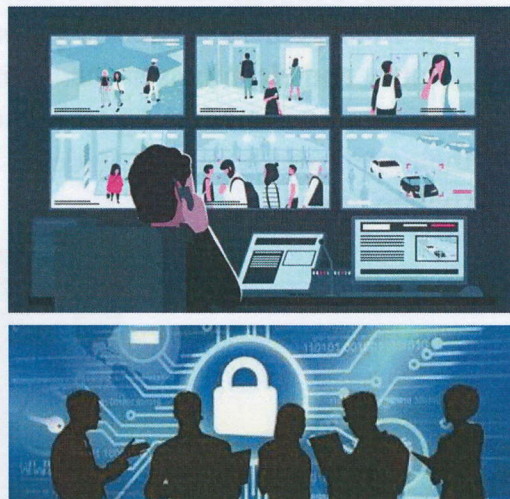
寶翠園的保安服務合約於2019年10月31日屆滿，管理處已在較早前就新合約(為期1年，由2019年11月1日至2020年10月31日)進行公開招標工作，並得到第九屆業委會一同參與招標工作，包括準備招標文件、標書提問及接見承辦商等程序，期間4間投標商於標書提問時均同意業委會在標書以外提出的5項關鍵績效指標。在第九屆業委會第二次會議上，業委會投票議決將合約判授給滙卓保安服務有限公司(「滙卓」)。

然而，在準備交接會議中，因個別業委會委員在5項關鍵績效指標以外再提出其他要求，以致中標承辦商「滙卓」在考慮7天後表示因無法滿足業委會之要求而拒絕簽署合約。為使屋苑的保安服務得以維持，管理處遂即時作出過渡性的安排，邀請其餘3間投標商提供短期合約，期間雖被拒絕及開出天價，但最終亦在管理公司管理層的協調下，與現有保安服務承辦商**世紀服務有限公司**臨時簽訂5個月的過渡性合約至2020年3月31日，以爭取足夠時間為重新招標作好準備。

鑑於早前在招標處理及未來服務安排上出現種種謠言，為釋除業戶疑慮，管理處已於2019年10月30日舉行了簡介會向業戶交代當中細節。

Provisional Arrangement of Security Service Contract

For the contract of Security Service at The Belcher's that expired on 31 Oct 2019, the Management Office had been preparing for the 1-year new contract effective from 1 Nov 2019 to 31 Oct 2020. During the preparation, members of the 9th Owners' Committee worked with us in the tendering exercise including tender document drafting, tender queries and tender interview. In the tender queries process, 4 tenderers accepted the 5 key performance indicators (KPIs) raised by the Owners' Committee (OC) out of the tender documents.



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Provisional Arrangement of Security Service Contract (Cont'd)

In the 2nd meeting of the 9th Owners' Committee, it was resolved to award the contract to Distinction Security Services Ltd (DSS).

However, some OC Members made requests other than the 5 KPIs during the handover meeting, resulting that DSS replied to withdraw from the contract 7 days after consideration due to failure to meet the OC Members' requirements. The Management Office therefore took an immediate action to enable the continuity of the mentioned security service at the estate by inviting the other 3 tenderers to provide short-term contract. Despite several rejections and offer with extremely high price, the Management of the Management Company finally bargained a provisional renewal contract in a 5-month term with **Certis Centurion Facility Company Limited** which lasts until 31 Mar 2020 to enable sufficient time for the preparation of re-tendering.

To allay rumors about the tender handling and the future service arrangement, the Management Office hosted a briefing session on 30 Oct 2019 to inform residents about the details.

寶翠園業主周年大會

管理處正準備新的保安及清潔服務合約之招標工作，並將於來年第一季舉行的寶翠園業主周年大會提供標書分析及建議，讓全體業主投選心儀之服務承辦商，敬請留意相關通告並預留時間出席。

Annual General Meeting of The Belcher's

The Management Office is preparing for the tendering exercise of the new contracts of security and cleaning service. Tender analysis and recommendations will be presented in the Annual General Meeting to be held in the first quarter of 2020 for all owners to vote for their preferred service providers. Please pay attention to the relevant notice and reserve your time to attend.

