



寶翠園
THE BELCHER'S

The Management Office of The Belcher's
Management Office, Tower 1, Podium,
The Belcher's, 89 Pok Fu Lam Road, Hong Kong.
Tel: (852) 2542 7238 Fax: (852) 2542 7188

Our Ref : BEL/MO/2020/09/086N

Date : 25 September 2020

To : All Owners/Residents of The Belcher's
From : The Management Office of The Belcher's

Voting Results of 2020 AGM - The Belcher's

Please be informed that Annual General Meeting of The Belcher's was held on 18 September 2020. The voting results of agenda items 2-8 and 11-12 are highlighted as below for your reference:

Agenda 2.	To resolve that the Owners' Committee of The Belcher's will prioritize to use "Smart Tender" for the repair work with budget over \$500,000 for purely residential works:	
Voting Result	"Disagree"	52,335 undivided shares, 53.2% of the total valid voting shares ("Abstain" voting is not counted)

Agenda 3.	To resolve the application for "Smart Tender" –Building Rehabilitation Facilitating Services with HK\$80,000 as expense including the fee of appointing independent professional arranged by Urban Renewal Authority under the "Smart Tender" for The Belcher's;	
Voting Result	"Disagree"	53,361 undivided shares, 54% of the total valid voting shares ("Abstain" voting is not counted)

Agenda 4.	To resolve the application for "Smart Tender" –Building Rehabilitation Facilitating Services with HK\$80,000 as expense including the fee of appointing independent professional arranged by Urban Renewal Authority under the "Smart Tender" for The Belcher's;	
Agenda 5.	To resolve The Urban Renewal Authority as an agent representing The Belcher's to appoint the following person or company provide related service: i) e-tendering platform from specific service provider to engage the tender process with Qualified Persons/ Registered Inspectors (or consultancy company provide related service) and Registered Contractors ii) tender opening process and related support procedures under i)above by independent professional or professional accountant;	
Voting Result	Advice from legal retainer commented that voting is not necessary. Since the agenda 3-5 is a collective item for the application of "Smart Tender", if any one of them is disagreed, no voting should be made on the other agenda items.	





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Agenda 6.	To resolve revoking the resolution in 2017-2018 Annual General Meeting regarding the three major works on Renovation for each Towers' Lobbies including lobbies' floor, customer service counters and lobbies' false ceiling with the amount of HK\$7,800,000;	
Voting Result	"Agree"	53,361 undivided shares, 54% of the total valid voting shares ("Abstain" voting is not counted)

Agenda 7.	To resolve revoking the resolution in 2017-2018 Annual General Meeting for the three major works on Renovation for The Belcher's Club with the amount of HK\$5,280,000;	
Voting Result	"Agree"	78,763 undivided shares, 79.63% of the total valid voting shares ("Abstain" voting is not counted)

Agenda 8.	To resolve revoking the resolution in 2017-2018 Annual General Meeting for the three major works on Inspection Report on Residential portion of The Belcher's with the amount of HK\$500,000;	
Voting Result	"Agree"	81,434 undivided shares, 82.63% of the total valid voting shares ("Abstain" voting is not counted)

Agenda 11.	To resolve to conduct the Year 2020 external window cleaning work by gondola with estimated cost of HK\$2,500,000;	
Voting Result	"Yes"	96,168 undivided shares, 97.77% of the total valid voting shares ("Abstain" voting is not counted)

Agenda 12.	To resolve that the DMC Manager and their employees, members of Owners' Committee and Sub-committee members must follow the "Code of Conduct" issued by ICAC	
Voting Result	"Agree"	150,683 undivided shares, 100% of the total valid voting shares

Should you have any queries, please feel free to contact our staff at 2542 7238.

JL/bc

This notice will be removed on 2 October 2020





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檔案編號: BEL/MO/2020/09/086N

日期: 2020 年 9 月 25 日

致: 寶翠園各業主/住戶

由: 寶翠園管理處

2020 年寶翠園業主周年大會投票結果

茲通知各業主/住戶，2020 年寶翠園業主周年大會已於 2019 年 9 月 18 日召開，有關議程 2 至 8 及議程 11 至 12 的投票結果如下：

議程 2.	議決及通過純住宅部份任何維修工程金額達 HK\$50 萬元以上業主委員會優先使用「招標妥」：	
投票結果	“不同意”	52,335 份不可分割業權份數，佔有效業權份數的 53.2% (棄權票不計算在內)

議程 3.	議決及通過以港幣 80,000 參加市區重建局之「招標妥」樓宇修復促進服務及其應支付費用包括透過市區重建局安排聘請之指定公司為寶翠園於「招標妥」樓宇修復促進服務內的獨立專業人士：	
投票結果	“不同意”	53,361 份不可分割業權份數，佔有效業權份數的 54%(棄權票不計算在內)

議程 4.	議決及通過寶翠園業委會作為申請人及授權最少兩名業主委員會委員或信德物業管理有限公司代表寶翠園與獨立專業人士及市區重建局簽署相關文件：	
議程 5.	議決及通過市區重建局以代理人身份代表寶翠園安排聘請以下人士或公司提供相關服務： i) 由指定服務提供者提供電子招標平台服務以進行招標認可人士/註冊檢驗人士(或能提供相關服務的顧問公司)及合資格註冊承建商的招標程序； ii) 由獨立專業人士或專業會計師監察上述 i) 的開標過程及協助處理開標之有關程序	
投票結果	根據大會律師意見，以上議程未有進行投票，由於議程 3 至議程 5 為捆綁式議程，目的為申請市建局「招標妥」，如其中一項議程未獲通過，其餘議程不用投票。	

議程 6.	議決及通過撤銷 2017-2018 年度業主大會通過的三大工程之一，即撤銷進行各座住宅大堂地台、服務櫃台及天花翻新工程六座共 HK\$780 萬元：	
投票結果	“同意”	80,805 份不可分割業權份數，佔有效業權份數的 81.67%(棄權票不計算在內)





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議程 7.	議決及通過撤銷 2017-2018 年度業主大會通過的三大工程之一，即撤銷進行寶翠園會所翻新工程共 HK\$528 萬元：	
投票結果	“同意”	78,763 份不可分割業權份數，佔有效業權份數的 79.63%(棄權票不計算在內)

議程 8.	議決及通過撤銷 2017-2018 年度業主大會通過的三大工程之一，即撤銷住宅部份進行勘察報告共 HK\$50 萬元：	
投票結果	“同意”	81,434 份不可分割業權份數，佔有效業權份數的 82.63%(棄權票不計算在內)

議程 11.	議決及通過是否進行 2020 年度吊船清潔外窗工程(預算費用約 250 萬元)：	
投票結果	“是”	96,168 份不可分割業權份數，佔有效業權份數的 97.77%(棄權票不計算在內)

議程 12.	議決及通過屋苑經理人及其僱員、業主委員會委員及其轄下工作小組組員在履行職務時，必須遵守由廉政公署發出的《紀律守則》以廉潔、誠實和公平的原則執行大廈管理工作	
投票結果	“同意”	150,683 份不可分割業權份數，佔有效業權份數的 100%

如對上述事宜有任何查詢，請致電 2542 7238 與本處職員聯絡。

JL/bc

此通告將於 2020 年 10 月 8 日除下

