



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

檔案編號： BEL/MO/2019/04/046N

日期： 2019年4月12日

致： 寶翠園各業主

寶翠園特別業主特別大會會議摘要

有關2019年4月9日之特別業主大會，現摘要以下各項，供各業主參閱：

根據律師意見，按大廈公契條文管理公司並不受相關議決約束，故本公司可參考有關議決再決定有關合適跟進方案。

事項	摘要
議程 1	議決推翻有關「更換平台各座大堂戶外天花工程及地面工程」（“上述更換工程”）的議決；
投票結果 業權份數(%)	上述動議已獲通過 贊成： 76,913 (79.3%) 反對： 20,074 (20.7%)
跟進情況	不適用

議程 2	議決信德物業管理有限公司及業委會不可與涉及任何一方簽約進行上述更換工程（包括但不限於已入標書的任何一間承建商），直至信德物業管理有限公司及業委會向業主清楚交代及釐清上述更換工程的細節包括但不限於工程範圍、地點、用料、施工方法、施工所需時間以及如何計算工程費用等細節以及取得獨立專業評估釐清上述更換工程的範圍及細節；
投票結果 業權份數(%)	上述動議已獲通過 贊成： 77,325 (81.66%) 反對： 17,371(18.34%)
跟進情況	為更清晰了解上述假天花現時狀況，本處已安排獨立專業人士作實地視察及評估，相關工作現時仍在進行中。當完成有關報告，本處將儘快公布。 由於“上述更換工程”是經登報進行公開招標，任何承辦商均可入標，基於本處再對有關中標承辦商的背景資料作重新檢視，再加上其後收到要求召開業主特別大會的業主訴求，因此本處尚未簽署全面更換平台各座大堂戶外天花工程之合約。





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議程 3	議決信德物業管理有限公司及業委會必須於 14 天內安排委託專業工程公司立刻修補損毀的戶外天花部份；
投票結果 業權份數(%)	上述動議已獲通過 贊成： 89,642 (95.59%) 反對： 4,140(4.41%)
跟進情況	本處已就局部修補損壞之假天花事宜邀請承辦商報價，並會儘快安排修補。

議程 4	議決信德物業管理有限公司及業委會必須於 14 天內安排委託獨立專業工程顧問為上述更換工程作出評估及撰寫報告，在收取報告後，信德物業管理有限公司及業委會必須張貼此報告在各座大堂給業主參考；
投票結果 業權份數(%)	上述動議已獲通過 贊成： 76,581 (82.53%) 反對： 16,206(17.47%)
跟進情況	為更清晰了解上述假天花現時狀況，本處已安排獨立專業人士作實地視察及評估，相關工作現時仍在進行中。當完成有關報告，本處將儘快公布。

議程 5	議決暫緩增加 9%管理費，直至信德物業管理有限公司及業委會向業主清楚交代增加管理費的原因、數據及理據；
投票結果 業權份數(%)	上述動議已獲通過 贊成： 74,476 (91.84%) 反對： 6,618(8.16%)
跟進情況	繼本處早前之特別業主大會參考資訊所述，住宅單位之管理費於 2013 年 10 月起未有調整，法定最低工資自 2013 年累積增加 25%，以及各種基本支出增幅，住宅單位之管理費已完成按法定程序進行，於本年 3 月 1 日起上調 9%，以應付日益嚴重之財務壓力。為業主日後長遠整體利益，本處將會繼續維持最近調整之管理費水平，以避免大廈日常營運賬戶出現赤字。

以上只為會議議決摘要，一切內容以會議記錄為準。如有任何查詢，請致電 2542 7238 與管理處職員聯絡。



信德物業管理有限公司



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Our Ref : BEL/MO/2019/04/046N
Date : 12 April 2019

To : All Owners of The Belcher's

Brief Summary for Extra-ordinary General Meeting (EGM) of The Belcher's

A brief summary for the captioned meeting on 9 April 2019 is as follows for your information:

According to legal opinion, the relevant resolutions are not binding on us as Management Company. We can make reference to these resolutions and decide the appropriate follow up action.

Issue	Brief note
Agenda item 1	To resolve overturning the resolution on "Replacement of Outdoor False Ceiling and Flooring of the Podium" ("the replacement works");
Voting result Undivided Shares (%)	This motion was passed Agreed: 76,913 (79.3%) Disagreed : 20,074(20.7%)
Follow up	Not applicable

Agenda item 2	To resolve that Shun Tak Property Management Limited and the Owners' Committee should not contract with any party for the replacement works (including, but not limited to, any contractor to which a tender has been entered) until Shun Tak Property Management Limited and the Owners' Committee have clearly explained to the owners details of the replacement works, including but not limited to, the scope, location, materials, details of the construction method, the time required for the replacement works and how to calculate the cost of the replacement works, as well as to engage independent professional assessment to clarify and define the scope and details of the replacement works;
Voting result Undivided Shares(%)	This motion was passed Agreed: 77,325 (81.66%) Disagreed: 17,371(18.34%)
Follow up	To have more accurate understanding on the ceiling condition, we have arranged an Authorized Person to conduct on-site survey to inspect the current condition and make assessment. It is still in progress at present. We would announce once the report is completed. Any contractors could consider returning tender as open tender exercise with advertisement in press was conducted for "the replacement works". In view of our repeated review of the contractor's background and subsequently the owners' petitions for EGM, we have not signed any contract with the relevant contractor for the total replacement of the outdoor false ceiling.





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Agenda item 3	To resolve that Shun Tak Property Management Limited and the Owners' Committee should arrange engaging a professional engineering company to patch the damaged outdoor ceiling immediately within 14 days;
Voting result Undivided Shares(%)	This motion was passed Agreed: 89,642 (95.59%) Disagreed : 4,140(4.41%)
Follow up	We have invited quotations for the patch repair of the damaged ceiling and would arrange as soon as possible.

Agenda item 4	To resolve that Shun Tak Property Management Limited and the Owners' Committee should arrange for an independent professional engineering consultant to make an assessment and prepare a report for the replacement works within 14 days. After receiving the report, Shun Tak Property Management Limited and the Owners' Committee must post such report to inform the owners in each lobby;
Voting result Undivided Shares (%)	This motion was passed Agreed: 76,581 (82.53%) Disagreed : 16,206(17.47%)
Follow up	To have more accurate understanding on the ceiling condition, we have arranged an Authorized Person to conduct on-site survey to inspect the current condition and make assessment. It is still in progress at present. We would announce once the report is completed.

Agenda item 5	To resolve suspending the management fees increment of 9% until Shun Tak Property Management Limited and the Owners' Committee have a clear account to the owners of the reasons, data and justifications for such increment of management fees;
Voting result Undivided Shares (%)	This motion was passed Agreed: 74,476 (91.84%) Disagreed : 6,618(8.16%)
Follow up	As mentioned in our EGM information sheet, the last management fee increment was in Oct 2013 . Cumulative increment in statutory minimum wages is 25% since 2013. The expenses of other basic services were rising. The residential management fee has been increased by 9% with effect from 1 March 2019 after fully fulfilling statutory procedure due to mounting financial pressure. For the sake of overall owners' interest, the recent management fee increment would be retained to avoid from financial deficit in daily operation fund.

The above information is an extract of the EGM. The details should be subject to the final meeting minutes. For any query, please contact our management staff at 2542 7238.

Shun Tak Property Management Limited

