



豪景花園業主立案法團
The Incorporated Owners of Hongkong Garden
Tel : (852) 2491 7234 Fax : (852) 2491 6592
Email : info.hkgarden@yahoo.com Web Site : www.hkgarden.hk



***住戶請將此議程轉交物業註冊業主**

豪景花園特別業主大會 2024 會議通知

茲通知全體業主，豪景花園業主立案法團第10屆管理委員會將於下列時間、地點召開上述會議，並議決下列事項：

日期：2024年6月29日（星期六）

時間：下午3時（下午2時開始登記入場）

地點：商場2樓大八方中國料理

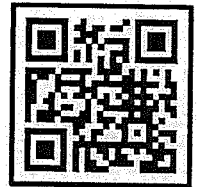
*註：因場地限制，只供已完成登記及領取投票表格之業主進場

大會議程

1. 宣布會議開始；
2. 簡介特別業主大會之法定人數及會議流程；
3. 講解及報告「EV屋苑充電易資助計劃」事宜；
 - 3.1 講解「EV屋苑充電易資助計劃」及報告回標情況；
 - 3.2 公布A至D車場車位業主對「EV屋苑充電易資助計劃」顧問回標意向；
 - 3.3 現場業主分享/交流意見。
4. 議決有關「EV屋苑充電易資助計劃」
 - 議決(1) 通過是否接納「EV屋苑充電易資助計劃」回標只有一家顧問服務承辦商回標的報價；
 - 議決(2) 揀選「EV屋苑充電易資助計劃」顧問服務承辦商；
 - 議決(3) 按環保署申請須知（附錄一）第二部份(a):決議申請人會與政府簽訂申請須知段落10.2所述的初步資助協議；
 - 議決(4) 按環保署申請須知（附錄一）第二部份(b):決議授權(i)申請人的管理委員會兩位委員，代表申請人簽署初步資助協議。
5. 追認有關「優化升降機資助計劃」：
 - 議決(5):「根據市建局於2024年4月30日的信件，市建局對於陳俊華律師事務所於2024年2月19日發出的法律意見書所提出追認優化升降機工程合約不需進行公開招標，以及追加原有承辦商的工程合約及條款的補救方法沒有任何異議。有見及此，就「2019年12月14日豪景花園周年業主大會議程6. 議決(2) 通過第7至14座、16至28座進行優化升降機安全項目」通過的決議，現追認以下先前通過議程：
 1. 議程6. 議決(2) f項「已獲兩家原廠保養承辦商承諾將造價鎖定在2019年3月29日前的報價」，更改為「由於是次優化升降機工程將以原有兩間升降機保養承辦商（星瑪電梯(香港)有限公司及電梯工程有限公司）進行，故因應《建築物管理條例》第20A(2A)條的規定，是次優化升降機工程將不須以招標形式進行，可以直接選用原有兩間升降機保養承辦商」；



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2. 是次優化升降機工程將接納由原有兩間升降機保養承辦商（星瑪電梯(香港)有限公司及電梯工程有限公司）的工程合約及條件，相關工程合約及條款將以附件形式列出。」。
6. 市區重建局代表及市區重建局委托的顧問講解「優化升降機資助計劃」事宜：
- 6.1 市區重建局代表及市區重建局委托的顧問講解「優化升降機資助計劃」及報告回標情況；
- 6.2 公布第1至6及26座業主對每部升降機的優化/更換意向的問卷調查結果；
- 6.3 現場業主分享/交流意見。
7. 議決有關第1至6及26座優化/更換升降機各相關項目：
- 議決(6) 是否接納市區重建局「優化升降機資助計劃」招標程序當中，優化及更換升降機工程的回標結果；
- 議決(7) 揀選升降機工程方案「優化/更換/反對進行升降機工程」；
- 議決(8.1) 優化升降機工程方案：揀選註冊升降機承辦商(進行工程/保養服務)；
- 議決(8.2) 優化升降機工程方案：揀選優化方案的選擇項目；
- 議決(8.3) 優化升降機工程方案：揀選工程完成後的例行保養服務；
- 議決(9.1) 更換升降機工程方案：揀選註冊升降機承辦商；
- 議決(9.2) 更換升降機工程方案：揀選註冊升降機承辦商進行工程/保養服務；
- 議決(9.3) 更換升降機工程方案：揀選更換升降機工程的可選項目；
- 議決(9.4) 更換升降機工程方案：揀選工程完成後的例行保養服務；
- 議決(10) 揀選進行升降機工程前及期間的升降機保養服務；
- 議決(11) 議決優化/更換升降機工程業主集資分期的期數。

8. 會議結束

*註：不在議程範圍內的事項將不作討論

敬希各業主踴躍出席，共同參與屋苑管理事務。如有查詢，請於辦公時間致電2491 7234與客戶服務部職員聯絡。



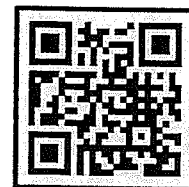
豪景花園業主立案法團
第10屆管理委員會
主席 曾兆華

2024年6月14日

附件：委任代表的文書



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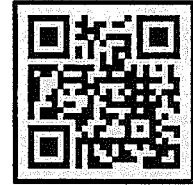


備註事項：

1. 如因天文台發出 8 號或以上颱風訊號/極端天氣情況/黑色暴雨警告訊號等不可預料原因而引致場地關閉，會議將會取消。
2. 會議將會於達至法定人數（法定人數為親自或授權代表出席而合共有最少 10% 之總業主人數）後宣布開始，倘若出席人數至 **2024 年 6 月 29 日下午 4 時** 仍未達至法定人數要求，會議將會流會。
3. 文件中的中文版本與英文版本若有任何分歧，概以中文版本為準。
4. 業主及獲授權代表須帶同身分證明文件，以供核實身分。
5. 業主、獲授權代表身份及委任代表的文書：
業主及獲授權代表須帶同身份證明文件以供核實身份。根據建築物管理條例（Cap. 344）規定，會議的合法人數為全體業主人數的 10%，如授權他人出席或註冊業主為法人團體（以公司名義持有），必須於會議舉行的時間至少 48 小時前，**2024 年 6 月 27 日下午 3 時或之前**，填妥附件一：指定格式的「委任代表的文書」（即授權書），並交回業主立案法團辦事處或投入貴座業主立案法團信箱內，其他格式的「委任代表的文書」（即授權書）恕不接納。業主立案法團辦事處於收到「委任代表的文書」（即授權書）後，會向授權單位業主發出「認收委任代表文書的收據」，如已遞交「委任代表的文書」（即授權書），而仍未收到「認收委任代表文書的收據」，請於 **2024 年 6 月 29 日下午 3 時或之前** 致電 2491-7234 管理處查詢。



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***Tenant please forward this document to flat owner**

Date: 14th June, 2024

To: All Owners of the HongKong Garden

Extra-Ordinary General Meeting 2024 – Meeting Notice

The 10th Management Committee of The Incorporated Owners of Hongkong Garden hereby convenes an Extra-Ordinary General Meeting and resolves the following items:

Date: 29th June 2024 (Saturday)

Time: 3:00 p.m. (Registration will start at 2:00p.m.)

Venue: TAI PAK FONG Chinese Cuisine, 2/F, Commercial Complex

**Due to venue restrictions, only registered owner(s) with ballot form issued is/are allowed to enter.*

Agenda

- 1 Announcement of commencing the meeting;
- 2 Briefing for quorum of the Extra-Ordinary General Meeting;
- 3 Explain and report on the “EV-charging at Home Subsidy Scheme”:
 - 3.1 Explain the details of “EV-charging at Home Subsidy Scheme” and report result of the bid quotations of the public tender.
 - 3.2 Report the voting intentions of A to D parking lot owners for the “EV-charging at Home Subsidy Scheme” on the tender results from consultant.
 - 3.3 Discussion session.
- 4 Resolutions related to the “EV-charging at Home Subsidy Scheme”:
 - Resolution 1** Agree the result of a sole quotation of consultancy service contractor for the “EV-charging at Home Subsidy Scheme”;
 - Resolution 2** Selection of the consulting service contractor for the “EV-charging at Home Subsidy Scheme”;
 - Resolution 3** According to the Environmental Protection Department application notes (Appendix 1) Part 2(a): To resolve that the applicant shall enter into the initial subsidy agreement referred to paragraph 10.2 of the Application Notes with the Government;
 - Resolution 4** According to the EPD application notes (Appendix 1) Part 2(b): To resolve to authorize 2 persons, who shall be (i) members of the management committee of the applicant, to sign the said initial subsidy agreement for and on behalf of the applicant.
- 5 Re-ratify resolutions of “Lift Modernization Subsidy Scheme”
 - Resolution 5** According to the letter dated 30th April 2024, the Urban Renewal Authority (URA) has no objection to the legal opinion issued by C.Y. Chan & Co. Solicitors on 19th February 2024, which states that public tendering is not required and the additional remedies and terms of the original contractor(s) can be selected. In view of this: Regarding ‘Agenda 6.(2) of the Annual General Meeting dated 14th December 2019: To adopt the “Lift Modernization Subsidy Scheme” for Block 7 to 14 and 16 to 28.’, the below agenda is hereby re-ratified.



豪景花園業主立案法團

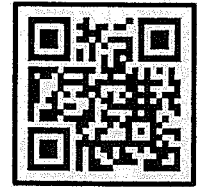
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- 1 According to Agenda 6. Resolution (2) (f) : “The two original maintenance contractors have promised to lock up the construction quotation issued on/before 29th March 2019” will be amended to: “Due to the lift modernization project will be carried out by two original contractors Sigma Elevator (HK) Ltd. and Elevator Parts Engineering Company Limited, Therefore, in accordance with the provisions of Section 20A (2A) of Cap.344 Building Management Ordinance, this project does not require public tendering, and the above original contractors can be directly selected.”
- 2 Agree to accept terms and conditions of the service contract from two original lift maintenance contractors: Sigma Elevator (HK) Ltd. and Elevator Parts Engineering Company Limited in this modernization project. The relevant contracts will be listed in attachment.
- 6 Representatives & consultants from the Urban Renewal Authority (URA) in explaining "Lift Modernization Subsidy Scheme".
 - 6.1 Representatives & consultants from the URA in explaining the details of "Lift Modernization Subsidy Scheme" and report the bid quotations of the public tender;
 - 6.2 Announce the intentions of the owners of Block 1 to 6 and 26 for choosing a modernization /replacement plan for each lift;
 - 6.3 Discussion session.
- 7 Resolutions related to the “Lift Modernization Subsidy Scheme”:
 - Resolution 6** Agree the tender process and quotations of the "Lift Modernization Subsidy Scheme" by URA;
 - Resolution 7** Selection of lift modernization option: Modernization/Replacement/Opposition;
 - Resolution 8.1** For modernization plan: Selection of registered contractors for construction and maintenance service;
 - Resolution 8.2** For modernization plan: Selection within options offered;
 - Resolution 8.3** For modernization plan: Selection of the routine maintenance service after completion of the project;
 - Resolution 9.1** For replacement plan: Selection of registered contractors;
 - Resolution 9.2** For replacement plan: Selection of registered contractors for construction and maintenance service;
 - Resolution 9.3** For replacement plan: Selection within options offered;
 - Resolution 9.4** For replacement plan: Selection of the routine maintenance service after completion of the project;
 - Resolution 10** Selection of the maintenance service for pre-construction and within the constructing period;
 - Resolution 11** Selection of the number of installments of owner raise fund for the project.
- 8 End of the Meeting.

**Matter(s) other than aforesaid agenda will not be entertained in this meeting.*



豪景花園業主立案法團

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All owners of Hongkong Garden are cordially invited to attend the meeting and participate in the estate management affairs. For enquiries, please feel free to contact the Customer Services Department at 2491-7234 within office hours.

Regards

For and on Behalf of

The Incorporated Owners of Hongkong Garden



TSANG Sui Wah

Chairman of the 10th Management Committee

Remarks:













1. Inclement weather condition, such as typhoon signal 8 or above being hoisted, extreme weather, black rainstorm warning or other unpredictable reasons will lead to the closing of the venue, and the captioned meeting will be cancelled accordingly.
2. The meeting will commence when a quorum required is present (10% of the total number of the Owners, either personally or by proxy, in the Lot and the development shall be a quorum). If a quorum is not present at **4:00p.m. on 29th June, 2024**, the meeting will be dissolved accordingly.
3. If the English and Chinese version differs, the Chinese version shall prevail.
4. Owners and Proxies should bring along their identity documents for verification.
5. Owners and proxies should bring along their identity documents for verification. Pursuant to the Building Management Ordinance (Chapter 344), the quorum of the meeting shall be 10% of owners. If any owner would like to authorize another person to attend the meeting or if it is a limited corporation. Such instrument of proxy (proxy form) should be submitted not less than 48 hours before the commencement of the meeting (i.e. at or before **3:00p.m. on 27th June, 2024**) to the office of The Incorporated Owners of Hongkong Garden. Owners may also drop the same into the suggestion box at the lobby. Upon receipt of the instrument of proxy, acknowledgement receipt would be issued by the office of The Incorporated Owners of Hongkong Garden. Should those owners who do not receive acknowledgement receipt after submission of the instrument of proxy, please contact the Customer Services Department **by 3:00p.m. on 29th June, 2024**.

Encl.: Instrument of proxy

豪景花園 市區重建局-優化升降機資助計劃

2024 特別業主大會資料

以下為市區重建局-「優化升降機資助計劃」的基本資料及報價，如需要進一步詳細資料，請參閱各座大堂「特別業主大會資訊區」




<p>1) 市建局-優化升降機資助計劃 - 官網</p> 	<p>2) 市建局-優化升降機資助計劃- (長者自住業主適用) 第二輪升降機資助長者自住業主須知</p> 	<p>3) 豪景花園 - 自 2018 年升降機事件 及 2019 年申請「優化升降機資助計劃」 至今的時序表</p> 	<p>4) 2019 年 6 月 17 日 豪景花園特別業主大會 通過籌備升降機安全事宜(需由業主集資)</p> 
<p>5) 2019 年 12 月 14 日 豪景花園周年業主大會 (通過第 7 至 14、16 至 28 座進行優化升降機安全項目)</p> 	<p>6) 2023 年 12 月 16 日 業主周年大會 通過第 1 至 6 座(1 至 12 號升降機)及 26 座(1 號升降機)繼續參與市建局「優化升降機資助計劃」的工作。(跟從 2019 年 6 月 17 日特別業主大會 議程 3 的議決)</p> 	<p>7) N2024-0543 2024 特別業主大會文件- 優化升降機資助計劃跟進事宜</p> 	<p>豪景花園業主立案法團網站</p> 
<p>8) 市建局-優化升降機資助計劃 工程費用估算</p> 	<p>9) 市建局-優化升降機資助計劃 URA-N2081 Hong Kong Garden D8- 標書評估報告 (A+B)</p> 	<p>10) 市建局-優化升降機資助計劃 URA-N2081 Hong Kong Garden Tender Assessment Appendix Order (A+B) - 附件及附錄</p> 	<p>11) 市建局-優化升降機資助計劃 URA-N2081 Hong Kong Garden - Cost breakdown- 優化及更換報價</p> 



豪景花園 環境保護署-EV 屋苑充電易資助計劃

2024 特別業主大會資料

以下為環境保護署-「EV 屋苑充電易資助計劃」的基本資料及報價，如需要進一步詳細資料，請參閱各座大堂「特別業主大會資訊區」

N2024 -0411 「EV 屋苑充電易資助計劃」：顧問服務 合約回標資料 及工作時間表		N2024-0213 豪景花園 A, B, C, D 停車場 - 自 2020 年跟進 EV 屋苑充電易資助計劃 時序表		N2024-0542 2024 特別業主大會文件- EV 屋苑充電易資助計劃事宜		豪景花園業主立案法團網站	
環保署：EV 屋苑充電易資助計劃-網站		顧問服務-投標商(01)域合 回標-投標書資料		顧問服務-投標商(01)域合 現場視察相片記錄		顧問服務-投標商(01)域合 公司資料&工程記錄	



**豪景花園業主立案法團特別業主大會
委任代表的文書**

本人 / 我們 _____ (業主姓名)，為豪景花園第 _____ 座 _____ 樓 _____ 室的
業主，現委任 _____ (代表姓名)*【如他未能出席，則委任 _____ (替代代表姓
名)】為本人 / 我們的代表，出席於 2024 年 6 月 29 日舉行的豪景花園業主立案法團特別業主大會*【及任何延會】並代表
本人 / 我們投票。

業主簽署：_____

2024 年 _____ 月 _____ 日

*請刪去不適用者

1. 此授權書乃指定格式，不得擅自更改內容，否則即視為無效。
2. 若業主為註冊公司，亦必須填寫此授權書及蓋上公司印章。
3. 授權書必須於 2024 年 6 月 27 日下午 3 時或以前送達業主立案法團辦事處，或投入貴座業主立案法團信箱內。
4. 法團秘書會發出「認收委任代表文書的收據」予各授權單位業主的信箱，如已遞交授權書而未收到「認收委任代表文書的收據」的業主，請於 2024 年 6 月 29 日下午 3 時前致電 2491-7234 客戶服務部。

The Incorporated Owners of Hongkong Garden
Extra-Ordinary General Meeting
Instrument of Proxy for Meetings of Corporation

Date : _____, 2024

I / We, _____ (name(s) of owner(s), being the owner(s) of Flat _____,
Floor _____, Block _____, Hongkong Garden, hereby appoint _____ (Name of Proxy) *[or failing him
_____ (name of alternative proxy)], as my / our proxy to attend and vote on my / our behalf at the
Extra-Ordinary General Meeting of the Incorporated Owners of Hongkong Garden held on 29 June, 2024 *(and at any adjournment
thereof).

Owner's Signature : _____

*Please delete if appropriate

1. This instrument of proxy for meeting of corporation is standard format, any amendment will render this proxy invalid.
2. If Owner is a corporate body, this instrument of proxy must be filled in including company chop.
3. Instrument of proxy must be sent to the Incorporated Owners of Hongkong Garden Office, or drop into the Incorporated Owners' letter box at the lobby on or before 3:00 p.m. on 27 June, 2024.
4. The Acknowledgement Receipt of the Instrument of Proxy will be placed into the mail box of owner who give authorization. If you do not receive the Acknowledgement Receipt, please contact the Incorporated Owners of Hongkong Garden Office at 2491-7234 (Telephone number and answer by The Management Office) on or before 3:00 p.m. on 29 June, 2024.

收集個人資料目的說明

收集資料的目的

1. 本文書供你 / 你們用以委任代表，出席於 **2024年6月29日** 舉行的豪景花園業主立案法團 (法團)特別業主大會及任何延會 (如適用)。代表你 / 你們出席會議的人仕會組成會議的法定人數，並代表你 / 你們投票。
2. 業主立案法團管理委員會 (管委會) 主席及 / 或秘書或會跟進你 / 你們所提供的個人資料，並會在有需要時與你 / 你們聯絡，以查證你 / 你們所作出的委任是否有效。

取得委任代表的同意

3. 你 / 你們在本文書提供有關委任代表的個人資料前，應取得他 / 她的同意，並向他 / 她提供本說明文件，解釋收集其個人資料的目的和用途。

資料轉交的對象

4. 你 / 你們在本文書提供的個人資料，法團和其管委會可能會為上文第 2 段所述的目的而向豪景花園其他業主及 / 或其他有關人仕和團體披露。

查閱個人資料

5. 根據《個人資料 (私隱) 條例》(第 486 章) 第 18 條、第 22 條及附表 1 第 6 原則的規定，你 / 你們有權查閱和改正個人資料。你 / 你們查閱資料的權利，包括索取你 / 你們在本文書所提供的個人資料的副本。

查詢

6. 如對本文書所收集的個人資料有任何查詢，包括要求查閱和改正資料，可與管委會秘書處聯絡 (電話：2491 7234 由管理處協助接聽)。

Statement of Purposes in respect of Collection of Personal Data

Purpose of Collection

1. This instrument is to be used by you to appoint a proxy to attend the owners' meeting of this building held on **29 June, 2024** (and any adjournment thereof). Your proxy will form the quorum and vote on your behalf at the meeting.
2. The convener of the meeting may follow up on the personal data you provided in this instrument and, if necessary, will contact you for the purpose of verifying the validity of the appointment of your proxy.

Consent of your Proxy

3. You should obtain the consent of your proxy in using his/her personal data provided in this instrument, and provide your proxy with this statement, informing him/her of the purpose for collecting his/her personal data.

Classes of Transferees

4. The convener of the meeting and/or the new OC and its MC may disclose the personal data you provided in this instrument to other owners of this building, and/or other relevant persons and bodies for the purposes mentioned in paragraph 2 above.

Access to Personal Data

5. You have the rights of access and correction to the personal data as provided for in sections 18 and 22 and Principle 6 of Schedule 1 to the Personal Data (Privacy) Ordinance, Cap. 486. Your right of access includes the right to obtain a copy of your personal data provided in this instrument.

Enquiries

6. Enquiries concerning the personal data collected by means of this instrument, including requests for access to and correction of data, should be directed to the convener of the meeting (Telephone number and answer by The Management Office: 2491 7234).