

豪景花園管理有限公司

T.L. 60 MANAGEMENT LIMITED

新界青山公路 100 號青龍頭豪景花園商場 1 樓 22 號舖 (牌照號碼: C-642565)
Shop 22, 1/F, Commercial Complex, Hong Kong Garden, No.100 Castle Peak Road, Tsing Lung Tau, N.T.
Tel : 2491 7234 Fax : 2496 1998

檔案編號: HKG/2026/N/0938

致 豪景花園各業戶:

業主茶敘活動 (2026 年 8 月份)

歡迎親身 或 透過 Zoom 軟件
出席: **Zoom ID: 656 803 8664 >>**
(Zoom 於座談會 5 分鐘前開放)
(進入時需要提供業主資料以核實身份)



日期: 2026 年 8 月 22 日
時間: 下午三時正
地點: 遊樂會多用途室
查詢: 2491-7234

屋苑運作 公開透明 業戶交流 和諧團結

- ★ 屋苑運作介紹、業主 / 法團管理委員會 / 管理公司的關係
- ★ 簡介屋苑財務資料及報告各座大廈現時財政狀況
- ★ 圍標新聞: 香港電台: 1) 競委會稱香港長期存有系統性圍標集團
獨立媒體: 2) 【宏福苑五級火】宏業否認圍標-指利潤「壓縮到近乎零」
- ★ 物管新聞: 政府: 1) 數字辦與物監局聯合舉辦物業管理應用「智方便」個人碼講座
PMSA: 2) 警惕冒充物業管理業監局的虛假 WhatsApp 訊息
- ★ 如何防範: 圍標 / 貪污 / 虧空公款 / 業主大會被不當操控
- ★ 路政署簽署青龍大橋設計及建造顧問合約: 影響豪景花園的跟進工作
- ★ 2024 年 6 月 29 日特別業主大會後續工作進度報告
 - 1) 市建局 - 「優化升降機資助計劃」工作進度報告(第 1-6 及 26 座)
報告已完工及啟用的升降機情況, 餘下更換升降機工程時間表(第 1-6 及 26 座)
 - 2) 環保署 - 「EV 屋苑充電易資助計劃」進度報告(A、B、C、D 停車場)
報告: 顧問公司招標、參與車位集資費用、預計舉行業主大會時間表
- ★ 業主動議集資更換升降機的工作進展(第 22、26 座)
- ★ 無障礙通道: 1) 報告第 12、19-21 座籌備無障礙通道顧問公司工作進度
2) 其他按座別業主問卷回覆情況
3) 個別業主向平等機會委員會求助的跟進工作(第 17 座)
- ★ 民航署: 跟進飛機航道噪音; 環保署: 私人屋苑智能廚餘回收桶試驗計劃進度
- ★ 升降機保養; 商場側私人土地申請: 規劃處最新進度(申請編號: A/TWW/129)
- ★ 業主自由溝通、交流意見環節; 法團/管理公司解答業主問題環節



為促進屋苑運作透明度及業戶間的溝通交流, 於 2024 年 3 月開始, 每月舉行一場例行業主茶敘活動, 茶敘活動承諾預留最少 1.5 小時讓業戶們自由溝通、交流及問答, 客戶服務部代表將會出席, 敬請踴躍參與。

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To: All Residents of Hong Kong Garden

Owners' Tea Gathering (Aug 2026)

Owners and residents are welcome to attend either in person or via Zoom. **Zoom ID: 656 803 8664 >>**
(The Zoom meeting room will open 5 minutes prior to the commencement of the gathering.)
(Participants are required to provide their owner information for identity verification upon joining.)



Date: 22 August 2026
Time: 3:00 p.m.
Venue: Multi-purpose Room,
Recreation Club
Enquiries: 2491-7234
Please note: The language used during
the meeting discussions will be Chinese
(Cantonese).

OPEN MANAGEMENT • TRANSPARENCY • COMMUNITY ENGAGEMENT • HARMONIOUS LIVING

- ★ Introduction to Estate Operations and the Relationship among Owners, the Management Committee of the Incorporated Owners, and the Management Company
- ★ Overview of Estate Financial Information and Report on the Current Financial Position of Individual Residential Blocks.
- ★ Bid-rigging News
 - 1) Competition Commission: Hong Kong has long been affected by systematic bid-rigging syndicates.
 - 2) inmediahk.net: "[Wang Fuk Court Fire] Wang Yip Denies Bid-rigging, Claims Profits Have Been Compressed to Near Zero."
- ★ Property Management News
 - 1) Government Digital Policy Office and PMSA Joint Seminar on the Application of "iAM Smart" Personal QR Codes in Property Management.
 - 2) PMSA Warning Against Fraudulent WhatsApp Messages Impersonating the Property Management Services Authority
- ★ How to Prevent: Tender-rigging / Corruption / Misappropriation of Funds / Improper Manipulation of Owners' Meetings.
- ★ Consultancy Agreement for the Design and Construction of Tsing Lung Bridge Signed by the Highways Department: Follow-up Matters Affecting Hong Kong Garden.
- ★ Progress Report on Follow-up Actions Arising from the Extraordinary General Meeting Held on 29 June 2024.
 - 1) Urban Renewal Authority - Lift Modernization Subsidy Scheme Progress Report Blocks 1-6 and 26 Report on Completed and Commissioned Lifts and the Timetable for the Remaining Lift Replacement Works (Blocks 1-6 and 26).
 - 2) Environmental Protection Department - EV-charging at Home Subsidy Scheme Progress Report (Car Parks A, B, C and D) : Report on Consultant Tendering, Cost Contribution by Participating Parking Spaces and the Proposed Timetable for Owners' Meetings.
- ★ Progress of Owners' Proposal to Raise Funds for Lift Replacement Works (Blocks 22 and 26).
- ★ Barrier-free Access:
 - 1) Progress Report on Consultant Services for Barrier-free Access Facilities in Blocks 12 and 19-21.
 - 2) Status of Owners' Questionnaire Responses by Block
 - 3) Follow-up Actions Relating to Assistance Sought from the Equal Opportunities Commission by an Individual Owner (Block 17).
- ★ Civil Aviation Department: Follow-up on Aircraft Flight-path Noise
Environmental Protection Department: Progress of the Smart Food Waste Recycling Bin Pilot Scheme for Private Housing Estates.
- ★ Lift Maintenance; Private Land Application Adjacent to the Commercial Complex: Latest Progress Update from the Planning Department (Application No.: A/TWW/129).
- ★ Open Forum for Owners to Communicate and Exchange Views; Question-and-Answer Session with Representatives of the Incorporated Owners and the Management Company.

To enhance management transparency and resident communication, a regular Owners' Tea Gathering has been held monthly since March 2024. At least 1.5 hours will be reserved for open discussion and Q&A. We warmly welcome your participation.

Note: This document has been translated using Microsoft Copilot software. If there is any inconsistency or ambiguity between the Chinese and English versions, the Chinese version shall prevail.

