



碧濤花園第一期業主立案法團
The Incorporated Owners of Pictorial Garden Phase 1

新界沙田安景街19-21號
19-21 On King Street, Shatin, NT, Hong Kong

E-mail: info@pg-i.hk

碧濤花園第一期
第十一屆管理委員會選舉 暨 第十屆管理委員會第二次業主周年大會
業主周年大會通知

致：碧濤花園第一期各業主

現根據《建築物管理條例》第344章規定，發出有關業主周年大會通知，詳情如下：

日期：2024年3月2日（星期六）

時間：下午3時正

地點：本苑下層停車場康樂室

會議議程如下：

- (1) 主席報告及本苑財務報告
- (2) 省覽2021年及2022年核數報告
- (3) 議決委聘核數師審核2023年屋苑賬目
- (4) 通過業主立案法團第十一屆管理委員會委員人數
- (5) 選出業主立案法團第十一屆管理委員會委員
- (6) 選出第十一屆管理委員會主席、副主席、秘書及司庫各壹名
- (7) 主席宣佈上屆委員退職，新一屆委員就職進行餘下議程
- (8) 議決通過聘請日夜更保安承辦商
- (9) 議決選擇日夜更保安承辦商(如議決(8)獲得通過)
- (10) 議決本苑(下稱「申請人」)申請環境保護署「EV屋苑充電易資助計劃」(下稱「資助計劃」)第一部份及第二部份所需之決議，相關決議如下：

第一部份

- a) 決議申請人就「EV屋苑充電易資助計劃」(下稱「資助計劃」)提出申請；
- b) 決議授權(i)申請人的管理委員會兩位委員(申請須知段落4.1(a)所描述的申請人適用)或(ii)兩位業主(申請須知段落4.1(C)所描述的申請人適用)，代表申請人簽署資助計劃申請表以及其他與申請參加資助計劃相關的文件。

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；
- b) 決議授權(i)申請人的管理委員會兩位委員(申請須知段落4.1(a)所描述的申請人適用)或(ii)兩位業主(申請須知段落4.1(C)所描述的申請人適用)，代表申請人簽署初步資助協議；



碧濤花園第一期業主立案法團
The Incorporated Owners of Pictorial Garden Phase 1

新界沙田安景街 19-21 號
19-21 On King Street, Shatin, NT, Hong Kong

E-mail: info@pg-i.hk

- c) (申請須知段落 4.1(C)所描述的申請人適用) 決議授權最少兩位有關樓宇業主開設專用的銀行帳戶，以作收取資助計劃的資助款項、支付獲申請人聘請的工程顧問和承建商的合約費用、支付獲得環境保護署批准、與安裝工程相關的支出，以及代表申請人收取政府就資助計劃而發放的資助款項。

碧濤花園第一期業主立案法團
第十屆管理委員會

曾敏儀



主席 曾敏儀

2024 年 2 月 14 日

- 註：1. 根據《建築物管理條例(第 344 章)》規定，會議的法定人數須達全體業主人數 10%。法團誠意邀請各業主準時出席是次大會。
2. 如業主未能親自出席投票，可用隨附的委任代表的文書(即授權書)，委任代表出席投票。委任代表的文書是按照《建築物管理條例(第 344 章)》規定的格式製備的。經業主簽妥的委任代表的文書，必須在會議舉行的時間至少 48 小時前(即 2024 年 2 月 29 日下午 3 時正前)投入碧濤花園第一期管理處收集箱內。
3. 出席的業主及其委任代表，請帶備身份證明文件到達會場進行登記手續。
4. 業主可透過本苑網址：<http://www.pg-i.hk> 查閱各議程參考資料。



碧濤花園第一期業主立案法團
The Incorporated Owners of Pictorial Garden Phase 1

新界沙田安景街 19-21 號
19-21 On King Street, Shatin, NT, Hong Kong

E-mail: info@pg-i.hk

Pictorial Garden Phase I
Election of the 11th Management Committee and 2nd Annual General Meeting of
the 10th Management Committee

Notice of Annual General Meeting

To: All Owners of Pictorial Garden Phase I

Notice is hereby given that pursuant to the Building Management Ordinance (Cap.344) the Annual General Meeting will be held with details as follows:

Date : 2nd March 2024 (Saturday)

Time : 3:00 p.m.

Venue : Recreation room on lower car park

The agenda of the meeting is as follows:

- 1. Report of Chairlady and Estate Financial Report**
- 2. Perusal of Audit Report 2021 & 2022**
- 3. To Resolve the Appointment of Auditor for Year 2023**
- 4. To Resolve on the Number of the 11th Management Committee Members**
- 5. To Resolve on the Appointment of the 11th Management Committee Members**
- 6. To Resolve on the Appointment of a Chairman, Vice-chairman, Secretary and Treasurer of the 11th Management Committee**
- 7. Retirement of Former Members of MC to be announced by Chairlady. New Members of MC to Hold the remaining agenda.**
- 8. To Resolve to hire day and night security guard contractor**
- 9. If agenda 8 is passed , to Resolve day and night security guard contractor**
- 10. To resolve the Pictorial Garden Phase I (below-mentioned as the applicant) to apply for the resolutions required of the Part 1 & Part 2 of EV-charging at Home Subsidy Scheme (below-mentioned as (EHSS) of Environmental Protection Department (EPD) , the relevant resolutions are as follows:**

Part 1

- a) To resolve that the applicant shall make an application for the EHSS;**
- b) To resolve to authorize 2 persons, who shall be (i) members of the management committee of the applicant (for applicant as described in paragraph 4.1(a) of the Application Notes) or (ii) owners of the building(s), (for an applicant as described in paragraph 4.1(c) of the Application Notes), to sign the Application Form for the EHSS and other documents related to the application for and on behalf of the applicant.**



碧濤花園第一期業主立案法團
The Incorporated Owners of Pictorial Garden Phase I

新界沙田安景街 19-21 號
19-21 On King Street, Shatin, NT, Hong Kong

E-mail: info@pg-i.hk

Part 2

- a) To resolve that the applicant shall enter into the initial subsidy agreement referred to in paragraph 10.2 of the Application Notes with the Government;
- b) To resolve to authorize 2 persons, who shall be (i) members of the management committee of the applicant (for applicant as described in paragraph 4.1(a) of the Application Notes) or (ii) owners of the building(s), (for an applicant as described in paragraph 4.1(c) of the Application Notes) to sign the said initial subsidy agreement for and on behalf of the applicant;
- c) (for an applicant as described in paragraph 4.1(c) of the Application Notes) to resolve to authorize at least 2 owners of the building(s) concerned to open a dedicated bank account for receiving subsidy from the Government under the EHSS and for payments to the consultant and contractor engaged by the applicant and payments of other relevant expenditures approved by the EPD for the installation works of the EVCEI, and to collect for and on behalf of the applicant the subsidy released by the Government under the EHSS.

**The 10th Management Committee of The
Incorporated Owners of Pictorial Garden Phase I**



Chairlady Tsang Man Yee
14th February, 2024

- 1. According to "The Building Management Ordinance (Cap.344)", the quorum for the meeting shall be 10% of the total number of owners. All owners are cordially invited to attend the meeting on time.
- 2. If the owner(s) are unable to attend the meeting in person, a proxy may be appointed by the attached proxy form to attend and vote. The instrument appointing a proxy shall be in the statutory form set out in the Building Management Ordinance. Completed instrument of proxy must be lodged with the collection box in Management Office of Pictorial Garden Phase I at least 48 hours before the time for the holding of the meeting (before 3:00p.m. on 29th February 2024.)
- 3. The owner(s) and proxy holder should bring along his/her personal identification documents for registration at the meeting.
- 4. Owner(s) can refer the detailed information of agenda via Estate website: <http://www.pg-i.hk>