

8.	議決業主委員會是否將天霸物業管理公司之還價方案於《業主周年大會》內向業主推介 (晚上 8 時 19 分)	
8.1	<p>「仲量聯行」退出該議程之討論，並於第 8.1 項議程完結及「天霸」離開後重新加入了會議。</p> <p>「天霸」提出最佳和最終改善方案，期望調低如下費用後不需提高收費：</p> <ol style="list-style-type: none"> <li>1. 從 2022 年 1 月起經理人酬金 (MR) 率為 8%；</li> <li>2. 從 2022 年 1 月取消會計與行政 (A&amp;A) 費用，並於 5 年內 (2027 年內) 進行審查；</li> <li>3. 每年向特別基金注資 150 萬港幣；</li> <li>4. 如累計盈餘足夠情況下，未來 2 年 (2022 年 1 月-2023 年 12 月) 不增加管理費；及</li> <li>5. 如獲得大部份業主委員會會員議決要求，業主委員會將被賦予權力對駐苑職員 Ronny 李先生及其在深灣 9 號之運作團隊上至 Wesley 劉先生及其團隊按獨立個案方式進行人事變更處理。</li> </ol>	記錄

8.	To resolve if Owners' Committee would recommend the counteroffer of Teamer Property Management Company at the Annual General Meeting (AGM). (8:19 PM)	
8.1	<p>JLLMS had withdrawn from the discussion of this agenda. They rejoined the meeting after Teamer left at the end of part 8.1.</p> <p>Teamer presented their 'best and final offer of improvements'; and expect not raising after lowering fees as below:</p> <ol style="list-style-type: none"> <li>1. Manager's Remuneration (MR) rate at 8% w.e.f January 2022;</li> <li>2. Accounting &amp; Administration (A&amp;A) fee abolished w.e.f January 2022 and review in 5 years (within year 2027);</li> <li>3. HK\$1.5 million injected into Special Funds annually;</li> <li>4. No management fee increase for the next 2 years (January 2022-December 2023) subject to sufficient accumulative surplus; and</li> <li>5. Management staffing changes, from Mr. Ronny Lee and team operating at Marinella and up to Mr. Wesley Lau and team, will be granted on a case-by-case basis if the majority of OC resolved to request it.</li> </ol>	Noted
8.2	After tonight's negotiation recap by Mr. Vincent Yeung and further OC internal	Noted