



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

Our Ref.: BEL/MO/2019/01/085N
Date: 22 January 2019

To : All Owners of The Belcher's
From : The Management Office of The Belcher's

Re: Revision of Management Fee

Further to our notices dated 13 December 2018 and 7 January 2019 regarding to the Annual Management Budget in Year 2019 respectively, the Management fee would be revised from \$2.2 per sq.ft. to \$2.4 per sq.ft., that is from \$15.06 per share to \$16.41 per share (the increment are \$169 - \$365 per month for Typical unit and \$682 per month for The Empire Above) **w.e.f. 1 March 2019.**

The Belcher's was built over 18 years, the management fee have to be revised in Year 2019 to cope with the following financial pressure:

1. The Management Fee have not been adjusted since Oct 2013
2. The Hong Kong Electric Company Limited increase 6.8% of average net electricity tariff in Year 2019.
3. The statutory minimum wages will increase 8.7%, which is from \$34.5 to \$37.5 w.e.f. 1 May 2019 (The cumulative change as 25% since 2013).
4. The repair and maintenance cost has been increased persistently such as the following 3 items:
 - The Security Service expenditure (The cumulative change as 40% since 2013).
 - The Cleaning Service expenditure (The cumulative change as 29% since 2013).
 - The Lift expenditure (The cumulative change as 36% since 2013).

Therefore, the Management fee is revised to 9% from 1 March 2019.

Enclosed is the comparison table of current and revised management fee for your reference.

Should you have any further queries, please feel free to contact the Management Office on 2542-7238.

Note : If you selected AUTOPAY to settle the management fees, you may contact your banker to increase the debit ceiling to confirm with the management fee adjustment (if necessary).

RL/sl

This notice will be removed on 21 February 2019





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檔案編號: BEL/MO/2019/01/085N
日期: 2019年1月22日

致 : 寶翠園各業主
由 : 寶翠園管理處

有關：調整管理費

承本處 2018 年 12 月 13 日及 2019 年 1 月 7 日有關 2019 年度管理費預算之通告，管理費將於 2019 年 3 月 1 日起由每呎 \$2.2 調升至 \$2.4，即每一業權份數由 15.06 調整至 16.41(分層單位每月加幅 \$169-365 及君臨天廈為每月 \$682)。

我們重申屋苑落成至今已 18 年，惟於制定 2019 年預算時，因以下各項因素引致財務出現壓力：

1. 管理費自 2013 年 10 月起未有調整
2. 港燈於 2019 年起調升淨電價值 6.8%
3. 法定最低工資將於 2019 年 5 月 1 日起調升 8.7%，由 \$34.5 調至 \$37.5(自 2013 年累積增 25%)
4. 日常維修及保養合約費用持續調升，請參考以下其中三項：

保安服務費用(自 2013 年累積增約 40%)

清潔服務費用(自 2013 年累積增約 29%)

升降機費用(自 2013 年累積增約 36%)

因此，2019 年 3 月 1 日起上調管理費 9%

隨函附上現時及更新管理費比對表予以參考。

如業戶有任何垂詢，請致電 2542-7238 與管理處職員聯絡。

注意：若閣下以自動轉賬方式繳付管理費，需自行向所屬銀行提高過數上限以符合管理費調整後款項(如適用)。

RL/sl

此通告將於 2019 年 2 月 21 日除下

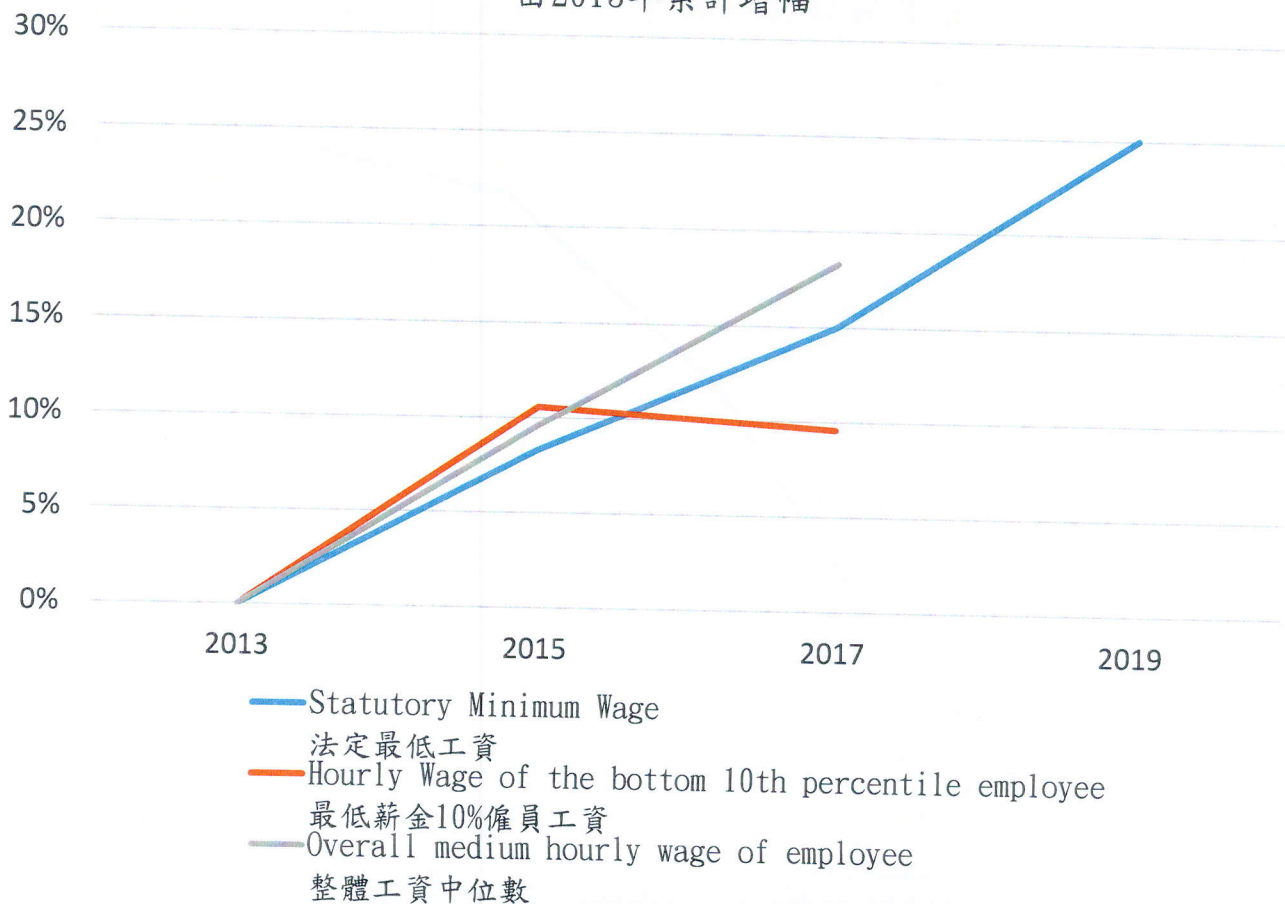


Statutory Minimum Wage

法定最低工資

Implementation 實施日期	2013	2015	2017	2019
Statutory Minimum Wage (hourly) 法定最低工資(時薪)	\$30	\$32.5	\$34.5	\$37.5
Increment (%) 增幅(%)	0%	8.3%	6.2%	8.7%
Cumulative change (%) 累計增幅(%)	0%	8.3%	15%	25%
Hourly Wage of the bottom 10% employee (hourly) 最低薪金 10%僱員工資(時薪)	\$33	\$36.5	\$40	--
Increment (%) 增幅(%)	0%	10.6%	9.6%	--
Cumulative change (%) 累計增幅(%)	0%	10.6%	21.2%	--
Overall medium hourly wage of employee 整體工資中位數	\$57.5	\$62.9	\$68	--
Increment (%) 增幅(%)	0%	9.6%	8.1%	--
Cumulative change (%) 累計增幅(%)	0%	9.6%	18.3%	--

Cumulative change since 2013
由2013年累計增幅



The repair and maintenance cost

日常維修及保養合約費用

	2013	2014	2015	2016	2017	2018
Security (000) 保安(000)	7,260	7,630	9,090	9,970	10,140	10,170
Increment (%) 增幅(%)	--	5%	19%	10%	2%	0.3%
Cumulative change (%) 累計增幅(%)	--	5%	25%	37%	40%	40%
Cleaning (000) 清潔(000)	10,680	11,260	13,210	13,640	13,720	13,740
Increment (%) 增幅(%)	--	5%	17%	3%	0.6%	0.1%
Cumulative change (%) 累計增幅(%)	--	5%	24%	28%	28%	29%
Lift (000) 升降機(000)	4,860	4,880	5,270	5,940	6,160	6,620
Increment (%) 增幅(%)	--	0.4%	8%	13%	4%	7%
Cumulative change (%) 累計增幅(%)	--	0.4%	8%	22%	27%	36%

The repair and maintenance cost cumulative change
日常維修及保養合約費用累計增幅

