



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/2021/11/100N

Date : 17 November 2021

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

Re: The Belcher's Annual Management Budget – 2022

Please be informed that by studying the financial status of the building management account, the Management Office had drafted the annual management budget for 2022 which was reviewed in the 10th Owners' Committee Meeting held on 30 September 2021.

On the other hand, the management fee level of other properties in the vicinity with management standard similar to The Belcher's are detailed as follow:

Name of Estate	Location	Age of Estate	Total No. of unit	Management fee (per sq.ft)
The Merton	Kennedy Town	16 years	1182	≈ \$3.04
Residence Bel-air	Cyberport	13 – 17 years	2828	≈ \$3.9

In view of the building's age for over 21 years with ever-increasing expenses on repair and maintenance, it deems necessary to increase the monthly management fee by 7%, i.e. from \$144 to \$309 for each stratified unit and \$578 per month for The Empire Above, (The management fee would be revised to \$2.56/ sq.ft) **starting from 1 January 2022** so as to relieve the burden on the building management and account. Enclosed please find the current and proposed management fee as well as draft budget for your reference.

In the meantime, the Management Office will work closely with the Owners' Committee and implement cost effective measures to maintain the building management account in a healthy condition. We appreciate owners' valuable comment addressed to the Management Office or sent via info@belchermo.com.hk within 14 days from the date of the notice.

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

TC/ET/ch





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檔案編號: BEL/MO/2021/11/100N

日期: 2021年11月17日

致 : 寶翠園各業戶
由 : 寶翠園管理處

有關寶翠園 2022 年度管理預算案

本處謹此通知各單位業戶，經管理處檢討屋苑之財政狀況後，所草擬的 2022 年預算已於 2021 年 9 月 30 日業主委員會會議上檢視。

與此同時本處得悉現時區內部份管理質素相近屋苑管理費詳情如下：

屋苑名稱	地點	樓齡	伙數	管理費 (以每呎計)
泓都	堅尼地城	16 年	1182	≈ \$3.04
貝沙灣	數碼港	13 - 17 年	2828	≈ \$3.9

隨本苑樓齡已達 21 年、預見維修開支日漸增加下，確實有需要增加管理費，以減輕屋苑財政負擔，故 2022 年度之管理費建議由 2022 年 1 月 1 日起調升 7%，即分層單位每月加幅由 \$144 - \$309 及君臨天廈為每月 \$578。隨通告附上現時及建議調整管理費明細表及預算草案以供參考。

管理處將繼續採取各項節約措施，並將與業主委員會研究各可行方案，以維持屋苑整體的財務狀況達至健康水平。

如各業戶對上述方案有任何意見，請於此通告發出日計十四天內電郵至 info@belchermo.com.hk 或交予管理處。

如業戶有任何垂詢，請致電 2542-7238 與管理處職員聯絡。

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Tower 座	Floor 樓層	Unit 單位	Current 現時管理費(\$)	Revised 調整後(\$)	Variance 差額(\$)			
1	11-30	A,D	2,741	2,933	192			
		B,C	2,363	2,528	165			
		E,H	4,349	4,653	304			
		F,G	3,776	4,040	264			
	31-60	A,D	2,741	2,933	192			
		B,C	2,363	2,528	165			
		E,H	4,416	4,725	309			
		F,G	3,840	4,109	269			
	61	A,D	2,741	2,933	192			
		B,C	2,363	2,528	165			
		F,G	8,256	8,834	578			
	2	11-62	A,D	2,051	2,195	144		
B,C								
E			2,298	2,459	161			
F								
G						2,921	3,125	204
H								
3	11-58	A,G	2,298	2,459	161			
		B,C,H	2,051	2,195	144			
		D						
		E	2,921	3,125	204			
		F						
	59	A	2,298	2,459	161			
		B,C	2,051	2,195	144			
		D						
		E	2,921	3,125	204			
		F						
		G	4,349	4,653	304			

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5	11-30	A,D,E	3,398	3,636	238
		B,F	3,365	3,601	236
		C	3,217	3,442	225
		G	3,316	3,548	232
		H	3,332	3,565	233
	31-63	A,D,E,H	3,398	3,636	238
		B,F,G	3,365	3,601	236
		C	3,217	3,442	225
	6	11-63	A	2,790	2,985
B,C			2,363	2,528	165
D			2,790	2,985	195
11-30		E	3,726	3,987	261
		F	3,807	4,073	266
		G	3,365	3,601	236
		H	3,430	3,670	240
31-63		E	3,790	4,055	265
		F	3,856	4,126	270
		G	3,430	3,670	240
		H	3,478	3,721	243
8		11-59	A	2,790	2,985
	B,C		2,347	2,511	164
	D		2,577	2,757	180
	F,G		3,922	4,197	275
	11-30	E,H	3,478	3,721	243
	31-59	E,H	3,528	3,775	247

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Shun Tak Property Management Limited
Income and Expenditure Statement - Residential
2022 Annual Operating Budget (After DCA Sharing)
(HKD)

DRAFT

	Notes	Res	Club	DCA (84.34%)	2022 Budget Total
Income					
Air-condition charges & management fee		83,257,644	-	-	83,257,644
Additional A/C charges		-	-	-	-
Carpark Income (loading bay)		-	-	-	-
Interest income		156,000	-	-	156,000
Licence income		1,641,600	-	-	1,641,600
Promotion fee		-	-	-	-
Sundries income		48,000	-	566,765	614,765
Club House income		-	9,786,000	-	9,786,000
Share of DCA income		566,765	-	(566,765)	-
Total Income		85,670,009	9,786,000		95,456,009
Expenditure					
Management staff expenses		11,677,200	4,702,800	4,394,114	20,774,114
Utilities		5,314,000	2,268,600	1,423,997	9,006,597
Security charges		9,351,600	-	5,190,199	14,541,799
Cleaning		11,860,000	2,997,600	1,753,429	16,611,029
Building facilities		432,720	16,800	20,242	469,762
Festival decoration & ext light		70,000	170,000	-	240,000
Promotion & event expenses		-	-	-	-
Landscaping expenses		1,175,200	-	497,815	1,673,015
Repair & maintenance		12,529,846	1,089,624	2,215,807	15,835,277
Insurance		1,504,280	-	30,970	1,535,250
Management office expenses		444,000	326,707	484,112	1,254,819
Legal & professional		150,000	900	50,604	201,504
Interest & finance charges		30,000	96,000	10,289	136,289
Sundries		71,000	24,400	11,808	107,208
Club House expenses		-	6,478,557	-	6,478,557
Property Tax		197,040	-	-	197,040
Share of DCA expenses		16,083,385	-	(16,083,385)	0
Total expenses Before MR		70,890,271	18,171,988	0	89,062,259
5% Manager's Remuneration		3,544,514	908,599	-	4,453,113
Supervision & Administrative fee		708,456	-	-	708,456
Total expenses After MR		75,143,241	19,080,587	0	94,223,828
Surplus for the year		10,526,768	(9,294,587)	0	1,232,181
Savings to Building Fund					
Building fund		1,200,000	-	-	1,200,000
Total building fund		1,200,000	-	-	1,200,000
Surplus / (Deficit) for the period		9,326,768	(9,294,587)	0	32,181

