



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

檔案編號: BEL/MO/2021/11/156N

日期: 2021年12月1日

致 : 寶翠園各業戶
由 : 寶翠園管理處

有關：調整管理費

承本處 2021 年 11 月 17 日有關 2022 年度管理費預算之通告，管理費將於 2022 年 1 月 1 日起由每平方呎\$2.39 調升至每平方呎\$2.56，(分層單位每月加幅\$144 至 309 及「君臨天廈」(特色單位) 每月\$578)。

隨本苑樓齡已達 21 年，惟於制定 2022 年預算時，因以下各項因素引致財務出現壓力：

1. 管理費自 2019 年 3 月起未有調整
2. “港燈”於 2022 年起調升電費 7%
3. 日常維修及保養合約費用持續調升，請參考以下其中幾項：
 - i. 保安服務費用(自 2019 年累積增約 37%)
 - ii. 清潔服務費用(自 2019 年累積增約 13%)
 - iii. 園藝服務費用(自 2019 年累積增約 33%)
 - iv. 外牆維修費用(自 2019 年累積增約 56%)

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)。

IC/ET/ch






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Our Ref.: BEL/MO/2021/11/156N

Date : 1 December 2021

To : Owners / Occupants, The Belcher's
From : The Management Office of The Belcher's

Re: Revision of Management Fee

Further to the notice dated 17 November 2021 regarding to the Annual Management Budget in Year 2022, the Management fee would be revised from **\$2.39 per sq.ft.** to **\$2.56 per sq.ft.**, (the increment are \$144 - \$309 per month for Typical unit and \$578 per month for "The Empire Above"(Distinctive Unit)) **w.e.f. 1st January 2022.**

In view of The Belcher's was built over 21 years, the management fee have to be revised in Year 2022 in order to cope with the following financial pressure:

1. The Management Fee have not been adjusted since Mar 2019
2. "The Hong Kong Electric Company Limited" increase 7% of net tariff in Year 2022
3. The building management expenses have been increased persistently up-to-day for the following major items:
 - i. The Security Service expenditure (The cumulative change as 37% since 2019).
 - ii. The Cleaning Service expenditure (The cumulative change as 13% since 2019).
 - iii. The Landscaping Service expenditure (The cumulative change as 33% since 2019).
 - iv. The External wall repair work expenditure (The cumulative change as 56% since 2019)

Enclosed herewith the 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).

TC/ET/ch





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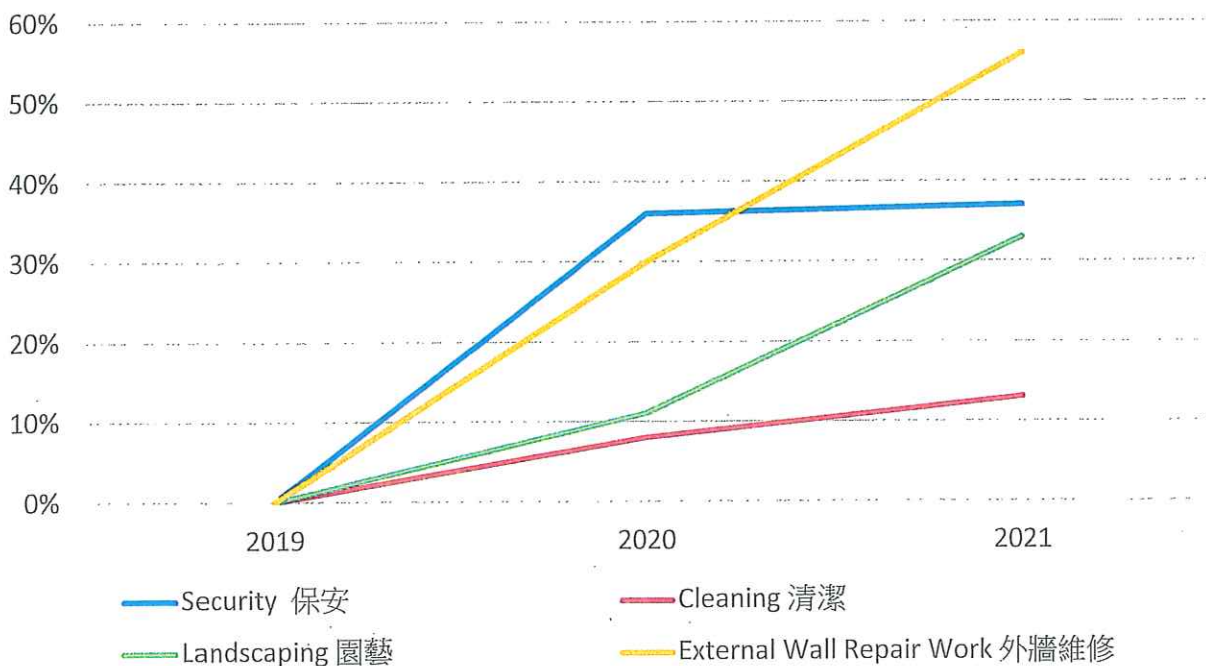
The cost for repair and maintenance /service contract

日常維修及保養合約費用

	2019	2020	2021
Security Charges (000)	10,983	14,953	15,085
保安 (000)			
Increment (%)	-	36%	1%
增幅			
Cumulative change (%)	-	36%	37%
累計增幅			
Cleaning (000)	14,510	15,722	16,455
清潔 (000)			
Increment (%)	-	8%	5%
增幅			
Cumulative change (%)	-	8%	13%
累計增幅			
Landscape (000)	1,166	1,298	1,553
園藝 (000)			
Increment (%)	-	11%	20%
增幅			
Cumulative change (%)	-	11%	33%
累計增幅			
External Wall Repair Work (000)	1,483	1,923	2,309
外牆維修(000)			
Increment (%)	-	30%	20%
增幅			
Cumulative change (%)	-	30%	56%
累計增幅			

The repair and maintenance /Service Contract Cost
(cumulative changes)

日常維修及保養合約(累計增幅)



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

	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)	-
Total expenses Before MR	70,890,271	18,171,988	-	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	-	94,223,828
Surplus for the year	10,526,768	(9,294,587)	-	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)	-	32,181



