



寶翠園  
THE BELCHER'S

The Management Office of The Belcher's

Shun Tak Property Management Limited

2023 Annual Financial Report Budget Residential Clubhouse + DCA Sharing  
(HKD) Tel: (852) 2542 7238 Fax: (852) 2542 7188

	Notes	2023 Budget Total	2022 Forecast Total	2023 Budget Variance with 2022 Forecast	
<b>Income 收入</b>					
Management Service & Air-conditioning Fee 管理服務及冷氣費		89,089,188	83,257,644	7.0%	5,831,544
Interest income 利息收入		825,000	284,029	190.5%	540,971
Licence income 契約金		1,436,400	1,280,294	12.2%	156,106
Sundries income 其他收入		64,800	1,023,203	-93.7%	(958,403)
Club House income 會所收入		10,585,500	6,183,704	71.2%	4,401,796
<b>Total Income 總收入</b>		<b>102,000,888</b>	<b>92,028,874</b>	<b>10.8%</b>	<b>9,972,014</b>
<b>Expenditure 支出</b>					
Management staff expenses 管理處員工支出		23,282,173	17,570,245	Note 1 -32.5%	5,711,928
Utilities 公用事務		9,120,689	8,698,729	4.9%	421,960
Security charges 保安費用		14,860,926	14,142,801	Note 2 -5.1%	718,125
Cleaning 清潔		14,660,885	17,155,378	Note 3 -14.5%	(2,494,493)
Building facilities 大廈設備		545,928	501,741	8.8%	44,187
Festival decoration & ext light 節日裝飾		150,000	145,463	3.1%	4,537
Landscaping expenses 園藝		1,460,143	1,450,001	0.7%	10,142
Repair & maintenance 維修及保養		17,459,537	14,570,017	Note 4 19.8%	2,889,520
Insurance 保險		2,726,069	2,627,758	3.7%	98,311
Management office expenses 管理處費用		1,442,167	987,846	46.0%	454,321
Legal & professional 法律及專業費用		161,761	240,235	-32.7%	(78,474)
Interest & finance charges 銀行費用		126,289	112,474	12.3%	13,815
Sundries 其他雜項		195,076	179,808	8.5%	15,268
Club House expenses 會所支出		7,422,243	4,401,666	Note 5 68.6%	3,020,577
Property Tax 物業稅		172,368	178,284	-3.3%	(5,916)
<b>Total expenses Before MR 經理人酬金前總支出</b>		<b>93,786,253</b>	<b>82,962,446</b>	<b>13.0%</b>	<b>10,823,807</b>
5% Manager's Remuneration 經理人酬金		4,689,313	4,148,122	13.0%	541,191
Supervision & Administrative fee 總公司支援服務		708,456	708,456	0.0%	0
<b>Total expenses After MR 經理人酬金後總支出</b>		<b>99,184,021</b>	<b>87,819,024</b>	<b>12.9%</b>	<b>11,364,997</b>
<b>Surplus for the year 本年盈餘</b>		<b>2,816,867</b>	<b>4,209,850</b>	<b>-33.1%</b>	<b>-1,392,983</b>
<b>Savings to Building Fund 儲蓄至大廈基金</b>					
Building fund 大廈基金		2,800,000	1,200,000	Note 6 133.3%	1,600,000
<b>Total building fund 總大廈基金</b>		<b>2,800,000</b>	<b>1,200,000</b>	<b>133.3%</b>	<b>1,600,000</b>
<b>Surplus / (Deficit) for the period 本期盈餘/(虧損)</b>		<b>16,867</b>	<b>3,009,850</b>	<b>-99.4%</b>	<b>-2,992,983</b>

Please refer to the appendix for explanatory notes  
詳情請參閱附件





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

## Appendix

Note 1. - Due to 6 frozen headcounts and some vacant positions, result in relatively low staff cost expenses in 2022.

Assumption of staff cost expenses in 2023 : 1) resume 6 frozen headcounts and 2) recruit to fill up all vacancies.

由於 2022 年度有 6 個職位被凍結，同時未能招聘足夠人手以致員工數目出現空缺，因此員工開支比較少。

2023 年度的員工開支預算是基於：1) 恢復招聘凍結的 6 個職位；及 2) 預計可招聘充足人手。

- Assume 3% increment in average of salary

薪酬預算平均上調 3%

Note 2.- Assume 8% increment for new security service contract w.e.f. 1/6/2023

預算新的保安服務合約價格上調 8% (2023 年 6 月 1 日起生效)

Note 3.- Assume 10% increment for new cleaning services contract w.e.f. 1/6/2023, the

expenses for External window cleaning work will be absorbed in 2024

預算新的清潔服務合約價格上調 10% (2023 年 6 月 1 日起生效), 2023 年度清洗大廈外窗項目費用將撥入 2024 年度計算

Note 4.- Assume 5-10% increment on repair and maintenance service contract and 2M

external wall repair work is budgeted in 2023

預算維修及保養合約價格上調 5-10%，2023 年度維修外牆費用約 200 萬

Note 5.- Assume 30-40% increment for lifeguard services in 2023 due to inadequate supply of qualified lifeguards in market during Covid-19 pandemic

因疫情關係引致行內合資格救生員數量不足，預算 2023 年度救生員服務合約價格將上調 30-40%

- Closure of Clubhouse for 4 months in 2022 due to Covid-19 pandemic  
因應疫情關係，會所於 2022 年內關閉 4 個月

Note 6. - Increase monthly building fund from 100k to 300k (w.e.f. 5/2023)

大廈基金儲備由每月 10 萬上調至每月 30 萬 (2023 年 5 月起生效)

