



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/2022/12/002N

Date : 1 December 2022

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

Re: Revision of Management Fee

We refer to notice of 9 November 2022 regarding the Annual Management Budget in Year 2023 and further review with 10th Owners' Committee, the management fee of individual units would be increased by 7% effective from 1st January 2023. (From \$2.56 per sq.ft. to \$2.75 per sq.ft., the increment are \$154 - \$331 per month for Typical unit and \$618 per month for The Empire Above.)

In view of building age at 22 years, and in considering of the followings, the management fee is revised in order to cope with increasing expenses and maintain a stable and healthy building account.

1. The major service contracts will be expired at the end of May 2023, the estimate increment are as follows:
 - i. The Security Service expenditure +8%
 - ii. The Cleaning Service expenditure +10%
 - iii. The Landscaping Service expenditure +5%
2. Around 20% increment has been assumed for Repair and Maintenance expenditure to cope with the fees increment on the various maintenance contracts ever-growing maintenance works.
3. Proposed major works to be carried out in 2023: (Estimate amount: \$10M)
 - i. Condition Survey of residential buildings of all towers.
 - ii. External wall repair works for individual units.
 - iii. Replacement of electrical installation equipment.
 - iv. Replacement of outdoor play equipment.
 - v. Slope maintenance inspection and rectification work.
 - vi. Upgrading of the Octopus access systems.
 - vii. Replacement of flush water pipe fittings for Towers.
 - viii. Replacement of A/C plant equipment at Clubhouse.
 - ix. Replacement of chiller water pipe insulation at Clubhouse.
4. "The Hong Kong Electric Company Limited" increase 5.5% of net tariff in Year 2023

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/cw





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檔案編號: BEL/MO/2021/12/002N

日期: 2022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 2022 年 11 月 9 日就有關 2023 年度管理費預算之通告，及經與第十屆業主委員會進一步檢閱管理預算，將於 2023 年 1 月 1 日起上調住宅單位管理費 7% (由每平方呎 \$2.56 調升至每平方呎 \$2.75，分層單位每月加幅 \$154 至 \$331 及君臨天廈為每月 \$618)。

隨本苑樓齡已達 22 年，惟於制定 2023 年預算時，考慮以下因素而上調管理費，以應付各項實際開支及維持屋苑穩健之財政狀況。

1. 屋苑主要三大服務性合約於明年五月底到期，新合約費用估計增幅如下：
 - i. 保安服務費用加 8%
 - ii. 清潔服務費用加 10%
 - iii. 園藝服務費用加 5%
2. 日常維修開支預算增加約 20%，以應付各項保養合約之升幅及日益增多的維修項目。
3. 2023 年度主要預算之工程項目(估計金額為 1 千萬)
 - i. 勘察各座大廈外牆工程
 - ii. 維修個別單位外牆工程
 - iii. 更換大廈電力裝置設備
 - iv. 更換屋苑遊樂設施
 - v. 檢查及修繕斜坡工程
 - vi. 更新屋苑八達通門禁系統
 - vii. 更換大廈咸水喉管配置
 - viii. 更換會所冷氣系統設備
 - ix. 更換會所冷氣喉管保溫
4. “港燈”於 2023 年起調升電費 5.5%

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)。

TC/cw



Tower 5		
Unit	Current	Revised
58	A	3.636
58	B	3.601
58	C	3.442
58	D	3.636
58	E	3.636
58	F	3.601
58	G	3.601
58	H	3.636
59	A	3.636
59	B	3.601
59	C	3.442
59	D	3.636
59	E	3.636
59	F	3.601
59	G	3.601
59	H	3.636
60	A	3.636
60	B	3.601
60	C	3.442
60	D	3.636
60	E	3.636
60	F	3.601
60	G	3.601
60	H	3.636
61	A	3.636
61	B	3.601
61	C	3.442
61	D	3.636
61	E	3.636
61	F	3.601
61	G	3.601
61	H	3.636
62	A	3.636
62	B	3.601
62	C	3.442
62	D	3.636
62	E	3.636
62	F	3.601
62	G	3.601
62	H	3.636
63	A	3.636
63	B	3.601
63	C	3.442
63	D	3.636
63	E	3.636
63	F	3.601
63	G	3.601
63	H	3.636

Tower 5		
Unit	Current	Revised
51	A	3.636
51	B	3.601
51	C	3.442
51	D	3.636
51	E	3.636
51	F	3.601
51	G	3.601
51	H	3.636
52	A	3.636
52	B	3.601
52	C	3.442
52	D	3.636
52	E	3.636
52	F	3.601
52	G	3.601
52	H	3.636
53	A	3.636
53	B	3.601
53	C	3.442
53	D	3.636
53	E	3.636
53	F	3.601
53	G	3.601
53	H	3.636
54	A	3.636
54	B	3.601
54	C	3.442
54	D	3.636
54	E	3.636
54	F	3.601
54	G	3.601
54	H	3.636
55	A	3.636
55	B	3.601
55	C	3.442
55	D	3.636
55	E	3.636
55	F	3.601
55	G	3.601
55	H	3.636
56	A	3.636
56	B	3.601
56	C	3.442
56	D	3.636
56	E	3.636
56	F	3.601
56	G	3.601
56	H	3.636
57	A	3.636
57	B	3.601
57	C	3.442
57	D	3.636
57	E	3.636
57	F	3.601
57	G	3.601
57	H	3.636

Tower 5		
Unit	Current	Revised
45	A	3.636
45	B	3.601
45	C	3.442
45	D	3.636
45	E	3.636
45	F	3.601
45	G	3.601
45	H	3.636
46	A	3.636
46	B	3.601
46	C	3.442
46	D	3.636
46	E	3.636
46	F	3.601
46	G	3.601
46	H	3.636
47	A	3.636
47	B	3.601
47	C	3.442
47	D	3.636
47	E	3.636
47	F	3.601
47	G	3.601
47	H	3.636
48	A	3.636
48	B	3.601
48	C	3.442
48	D	3.636
48	E	3.636
48	F	3.601
48	G	3.601
48	H	3.636
49	A	3.636
49	B	3.601
49	C	3.442
49	D	3.636
49	E	3.636
49	F	3.601
49	G	3.601
49	H	3.636
50	A	3.636
50	B	3.601
50	C	3.442
50	D	3.636
50	E	3.636
50	F	3.601
50	G	3.601
50	H	3.636

Tower 5		
Unit	Current	Revised
38	A	3.636
38	B	3.601
38	C	3.442
38	D	3.636
38	E	3.636
38	F	3.601
38	G	3.601
38	H	3.636
39	A	3.636
39	B	3.601
39	C	3.442
39	D	3.636
39	E	3.636
39	F	3.601
39	G	3.601
39	H	3.636
40	A	3.636
40	B	3.601
40	C	3.442
40	D	3.636
40	E	3.636
40	F	3.601
40	G	3.601
40	H	3.636
41	A	3.636
41	B	3.601
41	C	3.442
41	D	3.636
41	E	3.636
41	F	3.601
41	G	3.601
41	H	3.636
42	A	3.636
42	B	3.601
42	C	3.442
42	D	3.636
42	E	3.636
42	F	3.601
42	G	3.601
42	H	3.636
43	A	3.636
43	B	3.601
43	C	3.442
43	D	3.636
43	E	3.636
43	F	3.601
43	G	3.601
43	H	3.636

Tower 5		
Unit	Current	Revised
31	A	3.636
31	B	3.601
31	C	3.442
31	D	3.636
31	E	3.636
31	F	3.601
31	G	3.601
31	H	3.636
32	A	3.636
32	B	3.601
32	C	3.442
32	D	3.636
32	E	3.636
32	F	3.601
32	G	3.601
32	H	3.636
33	A	3.636
33	B	3.601
33	C	3.442
33	D	3.636
33	E	3.636
33	F	3.601
33	G	3.601
33	H	3.636
34	A	3.636
34	B	3.601
34	C	3.442
34	D	3.636
34	E	3.636
34	F	3.601
34	G	3.601
34	H	3.636
35	A	3.636
35	B	3.601
35	C	3.442
35	D	3.636
35	E	3.636
35	F	3.601
35	G	3.601
35	H	3.636
36	A	3.636
36	B	3.601
36	C	3.442
36	D	3.636
36	E	3.636
36	F	3.601
36	G	3.601
36	H	3.636

Tower 5		
Unit	Current	Revised
25	A	3.636
25	B	3.601
25	C	3.442
25	D	3.636
25	E	3.636
25	F	3.601
25	G	3.548
25	H	3.796
26	A	3.636
26	B	3.601
26	C	3.442
26	D	3.636
26	E	3.636
26	F	3.601
26	G	3.548
26	H	3.796
27	A	3.636
27	B	3.601
27	C	3.442
27	D	3.636
27	E	3.636
27	F	3.601
27	G	3.548
27	H	3.796
28	A	3.636
28	B	3.601
28	C	3.442
28	D	3.636
28	E	3.636
28	F	3.601
28	G	3.548
28	H	3.796
29	A	3.636
29	B	3.601
29	C	3.442
29	D	3.636
29	E	3.636
29	F	3.601
29	G	3.548
29	H	3.796
30	A	3.636
30	B	3.601
30	C	3.442
30	D	3.636
30	E	3.636
30	F	3.601
30	G	3.548
30	H	3.796

Tower 5		
Unit	Current	Revised
18	A	3.636
18	B	3.601
18	C	3.442
18	D	3.636
18	E	3.636
18	F	3.601
18	G	3.548
18	H	3.796
19	A	3.636
19	B	3.601
19	C	3.442
19	D	3.636
19	E	3.636
19	F	3.601
19	G	3.548
19	H	3.796
20	A	3.636
20	B	3.601
20	C	3.442
20	D	3.636
20	E	3.636
20	F	3.601
20	G	3.548
20	H	3.796
21	A	3.636
21	B	3.601
21	C	3.442
21	D	3.636
21	E	3.636
21	F	3.601
21	G	3.548
21	H	3.796
22	A	3.636
22	B	3.601
22	C	3.442
22	D	3.636
22	E	3.636
22	F	3.601
22	G	3.548
22	H	3.796
23	A	3.636
23	B	3.601
23	C	3.442
23	D	3.636
23	E	3.636
23	F	3.601
23	G	3.548
23	H	3.796

Tower 5		
Unit	Current	Revised
11	A	3.636
11	B	3.601
11	C	3.442
11	D	3.636
11	E	3.636
11	F	3.601
11	G	3.548
11	H	3.796
12	A	3.636
12	B	3.601
12	C	3.442
12	D	3.636
12	E	3.636
12	F	3.601
12	G	3.548
12	H	3.796
13	A	3.636
13	B	3.601
13	C	3.442
13	D	3.636
13	E	3.636
13	F	3.601
13	G	3.548
13	H	3.796
14	A	3.636
14	B	3.601
14	C	3.442
14	D	3.636
14	E	3.636
14	F	3.601
14	G	3.548
14	H	3.796
15	A	3.636
15	B	3.601
15	C	3.442
15	D	3.636
15	E	3.636
15	F	3.601
15	G	3.548
15	H	3.796
16	A	3.636
16	B	3.601
16	C	3.442
16	D	3.636
16	E	3.636
16	F	3.601
16	G	3.548
16	H	3.796
17	A	3.636
17	B	3.601
17	C	3.442
17	D	3.636
17	E	3.636
17	F	3.601
17	G	3.548
17	H	3.796



Tower 8		
Unit	Current	Revised
58 A	2,985	3,194
58 B	2,511	2,687
58 C	2,511	2,687
58 D	2,757	2,950
58 E	3,721	3,981
58 F	4,197	4,491
58 G	4,197	4,491
58 H	3,775	4,039
58 I	4,197	4,491
58 J	4,197	4,491
58 K	4,197	4,491
58 L	4,197	4,491
58 M	4,197	4,491
58 N	4,197	4,491
58 O	4,197	4,491
58 P	4,197	4,491
58 Q	4,197	4,491
58 R	4,197	4,491
58 S	4,197	4,491
58 T	4,197	4,491
58 U	4,197	4,491
58 V	4,197	4,491
58 W	4,197	4,491
58 X	4,197	4,491
58 Y	4,197	4,491
58 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
51 A	2,985	3,194
51 B	2,511	2,687
51 C	2,511	2,687
51 D	2,757	2,950
51 E	3,775	4,039
51 F	4,197	4,491
51 G	4,197	4,491
51 H	3,775	4,039
51 I	4,197	4,491
51 J	4,197	4,491
51 K	4,197	4,491
51 L	4,197	4,491
51 M	4,197	4,491
51 N	4,197	4,491
51 O	4,197	4,491
51 P	4,197	4,491
51 Q	4,197	4,491
51 R	4,197	4,491
51 S	4,197	4,491
51 T	4,197	4,491
51 U	4,197	4,491
51 V	4,197	4,491
51 W	4,197	4,491
51 X	4,197	4,491
51 Y	4,197	4,491
51 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
45 A	2,985	3,194
45 B	2,511	2,687
45 C	2,511	2,687
45 D	2,757	2,950
45 E	3,775	4,039
45 F	4,197	4,491
45 G	4,197	4,491
45 H	3,775	4,039
45 I	4,197	4,491
45 J	4,197	4,491
45 K	4,197	4,491
45 L	4,197	4,491
45 M	4,197	4,491
45 N	4,197	4,491
45 O	4,197	4,491
45 P	4,197	4,491
45 Q	4,197	4,491
45 R	4,197	4,491
45 S	4,197	4,491
45 T	4,197	4,491
45 U	4,197	4,491
45 V	4,197	4,491
45 W	4,197	4,491
45 X	4,197	4,491
45 Y	4,197	4,491
45 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
38 A	2,985	3,194
38 B	2,511	2,687
38 C	2,511	2,687
38 D	2,757	2,950
38 E	3,775	4,039
38 F	4,197	4,491
38 G	4,197	4,491
38 H	3,775	4,039
38 I	4,197	4,491
38 J	4,197	4,491
38 K	4,197	4,491
38 L	4,197	4,491
38 M	4,197	4,491
38 N	4,197	4,491
38 O	4,197	4,491
38 P	4,197	4,491
38 Q	4,197	4,491
38 R	4,197	4,491
38 S	4,197	4,491
38 T	4,197	4,491
38 U	4,197	4,491
38 V	4,197	4,491
38 W	4,197	4,491
38 X	4,197	4,491
38 Y	4,197	4,491
38 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
31 A	2,985	3,194
31 B	2,511	2,687
31 C	2,511	2,687
31 D	2,757	2,950
31 E	3,775	4,039
31 F	4,197	4,491
31 G	4,197	4,491
31 H	3,775	4,039
31 I	4,197	4,491
31 J	4,197	4,491
31 K	4,197	4,491
31 L	4,197	4,491
31 M	4,197	4,491
31 N	4,197	4,491
31 O	4,197	4,491
31 P	4,197	4,491
31 Q	4,197	4,491
31 R	4,197	4,491
31 S	4,197	4,491
31 T	4,197	4,491
31 U	4,197	4,491
31 V	4,197	4,491
31 W	4,197	4,491
31 X	4,197	4,491
31 Y	4,197	4,491
31 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
25 A	2,985	3,194
25 B	2,511	2,687
25 C	2,511	2,687
25 D	2,757	2,950
25 E	3,721	3,981
25 F	4,197	4,491
25 G	4,197	4,491
25 H	3,721	3,981
25 I	4,197	4,491
25 J	4,197	4,491
25 K	4,197	4,491
25 L	4,197	4,491
25 M	4,197	4,491
25 N	4,197	4,491
25 O	4,197	4,491
25 P	4,197	4,491
25 Q	4,197	4,491
25 R	4,197	4,491
25 S	4,197	4,491
25 T	4,197	4,491
25 U	4,197	4,491
25 V	4,197	4,491
25 W	4,197	4,491
25 X	4,197	4,491
25 Y	4,197	4,491
25 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
18 A	2,985	3,194
18 B	2,511	2,687
18 C	2,511	2,687
18 D	2,757	2,950
18 E	3,721	3,981
18 F	4,197	4,491
18 G	4,197	4,491
18 H	3,721	3,981
18 I	4,197	4,491
18 J	4,197	4,491
18 K	4,197	4,491
18 L	4,197	4,491
18 M	4,197	4,491
18 N	4,197	4,491
18 O	4,197	4,491
18 P	4,197	4,491
18 Q	4,197	4,491
18 R	4,197	4,491
18 S	4,197	4,491
18 T	4,197	4,491
18 U	4,197	4,491
18 V	4,197	4,491
18 W	4,197	4,491
18 X	4,197	4,491
18 Y	4,197	4,491
18 Z	4,197	4,491

Tower 8		
Unit	Current	Revised
11 A	2,985	3,194
11 B	2,511	2,687
11 C	2,511	2,687
11 D	2,757	2,950
11 E	3,721	3,981
11 F	4,197	4,491
11 G	4,197	4,491
11 H	3,721	3,981
11 I	4,197	4,491
11 J	4,197	4,491
11 K	4,197	4,491
11 L	4,197	4,491
11 M	4,197	4,491
11 N	4,197	4,491
11 O	4,197	4,491
11 P	4,197	4,491
11 Q	4,197	4,491
11 R	4,197	4,491
11 S	4,197	4,491
11 T	4,197	4,491
11 U	4,197	4,491
11 V	4,197	4,491
11 W	4,197	4,491
11 X	4,197	4,491
11 Y	4,197	4,491
11 Z	4,197	4,491

