



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/2023/12/060N
日期 : 2023 年 12 月 29 日

致 : 寶翠園各業戶
由 : 寶翠園管理處

有關：2024 年度調整管理費事宜

承本處 2023 年 12 月 14 日就有關 2024 年度管理預算案之通告及經第十一屆業主委員會進一步檢閱管理預算案，將於 2024 年 2 月 1 日起上調住宅單位管理費 6% (由每平方呎 \$2.75 調升至每平方呎 \$2.91，分層單位每月加 \$140 至 \$303 及君臨天廈為每月 \$567)。

隨本苑樓齡已達 23 年，惟於制定 2024 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. 法定最低工資

法定最低工資於 2011 年 5 月 1 日實施以來，法定最低工資已不斷調升，且有不斷上調之趨勢。

2. 主要服務及各項維修保養合約

相關合約亦跟隨法定最低工資調升而相應增加，加上物料及各項營運成本開支，故服務及維修保養預算每年有 5-10% 不等之升幅。

3. 員工薪酬

“物業管理”是高度勞工密集的行業，而人力資源乃重要因素提供優質服務。因此，員工薪酬佔重要比重，在現時的經濟環境及移民潮的情況下，各行各業出現人手短缺，因此，本處亦要適時檢討前線員工薪酬待遇，以挽留及聘用新同事。

4. 大廈外牆維修工程

近年，屋苑大廈外牆不時出現石屎剝落情況，且單位因外牆滲水個案亦不斷上升。本處有見情況並不理想，已委任顧問公司進行外牆勘察及安排相關外牆修繕工程，以確保住戶安全。而初步估算相關的維修費用高達約三千萬元。

5. 各座水泵系統及相關喉管及配件出現老化

隨屋苑樓齡已達 23 年，各座水泵及相關供水設施陸續出現老化情況，加上屋苑自 2019 年起按水務署規定，轉用海水沖廁後，亦加速供應咸水之水泵及相關喉管配件出現老化情況，預期相關維修開支亦會不斷上升。

6. 都市固體廢物徵費(垃圾收費)

都市固體廢物徵費將於 2024 年 4 月 1 日實施，預計每年額外支出約三百四十萬購置公用地方使用之指定垃圾膠袋。

如業戶有任何查詢，可致電 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/CC/EN/jn

This notice will be removed on 31 January 2024
此通告將於 2024 年 1 月 31 日除下

信德物業管理有限公司
Shun Tak Property Management Limited

持牌物業管理公司
Licensed PMC (C-718888)





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Our Ref : BEL/MO/2023/12/060N
Date : 29 December 2023

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

Re: Revision of Management Fee 2024

Further to the notice dated 14 December 2023 regarding the Annual Management Budget 2024 and further reviewed with 11th Owners' Committee, the management fee of the individual units would be increased **by 6% effective from 1st February 2024**. (From \$2.75 per sq.ft. to \$2.91 per sq.ft., the increment are \$140 to \$303 per month for Typical unit and \$567 per month for The Empire Above) In considering of the followings, the management fee is revised in order to cope with increasing expenses and maintain a healthy building account.

1. Statutory Minimum Wage (SMW)

SMW has come into force since 1 May 2011. The SMV has been increased constantly and there is an uprising trend of the SMW.

2. Major service and other R&M contracts

The major service and other R&M contracts are to be increased by 5%-10% due to the uprising trend of SMW and materials and other operating cost expenses.

3. Staff cost

"Property Management" is a labor-intensive industry and human resources is critical in process of delivery of quality services. As a result, staff cost is one of the major expenditure. However, due to the changing of economic environment and the influence of migration tide leads to manpower shortage in different variety of industry. Therefore, it is necessary to review from time to time of the salary package of frontline staff in order to line in pace with the market trend for staff retention and recruitment of new-comers.

4. External wall rectification work

In recent years, the falling of external wall tiles and concrete spalling from external wall was occasionally occurred. The water seepage cases reported by individual unit was also increasing. As such, management office has appointed the consultant to carry out the condition survey and to arrange comprehensive rectification work so as to ensure the safety of residents. It is estimated that the expenses of external wall rectification work is about 30M.

5. Aging of water pumps and associated plumbing system

In view of building age at 23 years, the condition of the water pumps and associated plumbing facilities were found aging. In addition, conversion of sea water for flushing since 2019 as stipulated by Water Supplies Department, inevitably boost up the aging of the plumbing facilities and associated spare parts. It is expected that the relevant repair cost will be ever-increasing.

6. Municipal Solid Waste Charging (MSW)

The MSW will be launched by government w.e.f 1 April 2024 and it is estimated that the extra cost about 3.4M per annum required for purchase of designated garbage bags for common area.

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).

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Tower 座	Floor 樓層	Unit 單位	Management Fee Per Month 每月管理費
1	11-30	A,D	\$3,326
		B,C	\$2,867
		E,H	\$5,277
		F,G	\$4,582
	31-60	A,D	\$3,326
		B,C	\$2,867
		E,H	\$5,359
		F,G	\$4,660
	61	A,D	\$3,326
		B,C	\$2,867
F,G		\$10,019	
2	11-62	A,D	\$2,489
		B,C	
		E	
		F	\$2,788
		G	\$3,544
		H	
3	11-58	A,G	\$2,788
		B,C,H	\$2,489
		D	
		E	\$3,544
		F	
	59	A	\$2,788
		B,C	\$2,489
		D	
		E	\$3,544
		F	
G	\$5,277		

Tower 座	Floor 樓層	Unit 單位	Management Fee Per Month 每月管理費
5	11-30	A,D,E	\$4,124
		B,F	\$4,084
		C	\$3,903
		G	\$4,023
		H	\$4,043
	31-63	A,D,E,H	\$4,124
		B,F,G	\$4,084
		C	\$3,903
6	11-63	A	\$3,385
		B,C	\$2,867
		D	\$3,385
	11-30	E	\$4,521
		F	\$4,619
		G	\$4,084
		H	\$4,162
		E	\$4,599
	31-63	F	\$4,679
		G	\$4,162
H		\$4,219	
A		\$3,385	
B,C		\$2,848	
8	11-59	D	\$3,127
		F,G	\$4,760
		E,H	\$4,219
		E,H	\$4,281
	11-30	E,H	\$4,219
		E,H	\$4,281
	31-59	E,H	\$4,281

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