

NOTICE 通告

瑜翠園第 7 座各住戶：

PDC-2025-N040

2025 年度管理預算案諮詢

按照《建築物管理條例》要求，服務處已就 2025 年度的支出制備預算及呈交管委會，現將有關預算案張貼在各大堂及作公開諮詢。

由於合約及電費佔屋苑支出約 70%，故 2025 年度的支出預算主要參照各合約費用調整。有關調整分列如下：

項目	總合約費	合約費增幅
保安服務合約(1/4/2025 至 31/3/2027)	\$11,779,776	+3.05%
清潔服務合約(1/6/2025 至 31/5/2027)	\$3,900,000	+8.48%
升降機保養合約(1/10/2025 至 30/9/2028)	\$4,761,120	+8.09%
園藝保養服務合約(1/4/2025 至 31/3/2027)	\$1,051,200	+9.79%

經與管委會商討及審視屋苑現時的財政儲備及合約支出增加後，為維持屋苑財政穩健的需要，建議由 2025 年 5 月 1 日起分別上調住宅及停車場管理費 4.9% 及 9.5%。調整後，第 7 座恆常基金累積赤字約為 \$182,919，而儲備基金累積盈餘約為 \$812,721，故建議由儲備基金回撥 \$182,919 至恆常基金以抵銷累積赤字。

根據上述原則，第 7 座住宅管理費及停車場調整後的管理費金額分列如下：

座數	樓層	單位	現時每月管理費金額	2025 年 5 月起每月管理費金額
第 7 座 (加幅 4.9%)	1-14	A 及 D	\$3,047	\$3,197
	1-14	B 及 C	\$2,813	\$2,951
	15	A 及 D	\$3,282	\$3,443
	15	B 及 C	\$3,047	\$3,197
停車場 (加幅 9.5%)			\$257	\$281

2025 年度的第 7 座管理預算案、停車場管理預算案，及共同攤分賬項預算案已於通告牌板張貼。如有任何意見，敬請各業戶在 2025 年 4 月 4 日或之前以書面向服務處提出或致電 2458 7256 與服務處職員聯絡。



瑜翠園服務處 啟

2025 年 3 月 22 日



此通告張貼至 2025 年 4 月 5 日

詳情請瀏覽網站：www.peridotcourt.info

Visit the estate website for details. Website: www.peridotcourt.info

KAI SHING
MANAGEMENT SERVICES
啟勝管理服務
PMC Licence No: C-499163
啟勝管理服務有限公司
Kai Shing Management Services Limited

NOTICE 通告

To : All Residents of Block 7

Date: 22 March 2025

Consultation for Year 2025 Management Budget

In accordance with the requirements of the Building Management Ordinance, Management Services Office has prepared the management budget for Year 2025 and submitted it to the Management Committee, and now displayed at the lobbies for consultations.

Considering both the contract and electricity expenses being 70% of the total expenditure, the expenditure budget for Year 2025 was adjusted by referring those expenses, which were listed as below:

Items	Contract Sum	Variance
Security service contract (1/4/2025 – 31/3/2027)	\$11,779,776	+3.05%
Cleaning service contract (1/6/2025 – 31/5/2027)	\$3,900,000	+8.48%
Lift maintenance contract (1/10/2025 – 30/9/2028)	\$4,761,120	+8.09%
Landscape maintenance contract (1/4/2025 – 31/3/2027)	\$1,051,200	+9.79%

After discussions with the Management Committee and reviewing the current financial reserves and the increment in contract expenditures, the management fee of residential part and carpark will be adjusted by 4.9% and 9.5% accordingly with effective from May, 2025. After the adjustment, the accumulated deficit of the general fund will be approximately \$182,919, while the accumulated surplus of sinking fund will be approximately \$812,721. Therefore, \$182,919 will be transferred from sinking fund to general fund to offset the accumulated deficit.

The adjusted management fee amount of both residential part and carpark space are listed as follow:

Block	Floor	Unit	Existing Monthly Management Fee (HK\$)	After 1/5/2025 Monthly Management Fee (HK\$)
Block 7 (+4.9%)	1-14	A&D	\$3,047	\$3,197
	1-14	B&C	\$2,813	\$2,951
	15	A&D	\$3,282	\$3,443
	15	B&C	\$3,047	\$3,197
Carpark (+9.5%)			\$257	\$281

The 2025 Management Budget, including Management Budget of Block 7, Management Budget of Carpark and Management Budget of Share of Development Pool were posted at the lobby. Should you have any comments on the budget, please give your opinion in written or contact our staff at 2458-7256 during office hours on or before 4 April 2025.

Peridot Court
Management Services Office



This notice will be posted until 5 April 2025

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瑜翠園2025年度第 7 座管理收支預算案

Management Income and Expenses Budget of Block 7 for the year 2025-Peridot Court
(2025年5月1日起，管理費增加4.9%)

Note	(Block 7) Particulars	(第 7 座) 項目	2024 未經核數 un-audited 1/2024-12/2024	2025 預算總數Budget 1/2025-12/2025	2025 Budget Vs 2024 Actual
	Income	收入	a	b	(b-a)/a
	Management Fee	管理費	2,078,216	2,190,344	5.40%
	Interest Income	利息	11,036	9,700	-12.11%
	Club Recreation	會所收入	23,991	24,600	2.54%
	Common Facilities	公共設施	61,264	69,756	13.86%
	Rebate of Management Co.'s Remuneration	回贈管理公司酬金	154,154	159,516	3.48%
	Rebate of Security Services Contractor	保安服務承辦商回贈	-	-	0.00%
	Sundries	其他	940	4,200	346.81%
	Total Income	總收入	2,329,601	2,458,116	5.52%
	Expenses	支出			
E5	Cleaning	清潔	203,216	208,400	2.55%
E6	Electricity	電費	13,568	14,376	5.96%
E7	Water	水費	2,133	1,800	-15.61%
E9	Security Fee	保安費	224,657	226,518	0.83%
E10	R&M-Lift	電梯	119,812	122,181	1.98%
E11	R&M-Pumping&Drainage	水泵及渠務	500	6,000	1100.00%
E12	R&M-Electrical Facilities	電器設施	50	600	1100.00%
E13	R&M-Air-conditioning system	冷氣設施	100	1,200	1100.00%
E14	R&M-Fire Services	防火設施	730	1,200	64.38%
E15	R&M-Security System/CABD/CCTV	防盜設施	50	600	1100.00%
E16	R&M-Building Structure&Equipment	大廈設施及儀器	7,300	6,000	-17.81%
E17	R&M-Public Facilities	公共設施	50	600	1100.00%
E27	Professional Fee/Bank Charge	專業/銀行費用	2,451	2,280	-6.98%
E28	Audit Fee	核數師費用	7,032	7,032	0.00%
E32	Stationary&Printing	文具及影印	-	-	0.00%
E38	Share of Admin. Cost	整體物業共同攤分費用	1,514,978	1,545,048	1.98%
E42	Management Co.'s Remuneration	管理公司酬金	209,018	214,380	2.57%
E43	Transfer to Sinking Fund	大型維修基金	83,256	87,612	5.23%
	Total Expenses	總支出	2,388,901	2,445,827	
	Surplus/(Deficit) for the year	年度盈餘/(赤字)	(59,300)	12,289	
	Previous Surplus/(Deficit)	上期盈餘/(赤字)	(123,619)	(182,919)	
	Accumulated Surplus/(Deficit)*	累積盈餘/(赤字)	(182,919)	(170,630)	
	Accumulated Sinking Fund B/F	接上年度大型維修基金累積盈餘	729,465	812,721	
	Accumulated Sinking Fund C/F	大型維修基金累積盈餘	812,721	900,333	

瑜翠園2025年度停車場管理收支預算案

Management Income and Expenses Budget of Carpark for the year 2025-Peridot Court
(2025年5月1日起，管理費增加9.5%)

Note	(Carpark) Particulars	(停車場) 項目	2024 未經核數 un-audited 1/2024-12/2024	2025 預算總數Budget 1/2025-12/2025	2025 Budget Vs 2024 Actual
	Income	收入	a	b	(b-a)/a
	Management Fee	管理費	887,729	966,420	8.86%
	Interest Income	利息	1,399	1,644	17.51%
	Club Recreation	會所收入	9,387	9,624	2.52%
	Common Facilities	公共設施	23,973	27,300	13.88%
	Rebate of Management Co.'s Remuneration	回贈管理公司酬金	67,914	52,908	-22.10%
	Rebate of Security Services Contractor	保安服務承辦商回贈	-	-	0.00%
	Sundries	其他	610	1,404	130.16%
	Total Income	總收入	991,012	1,059,300	6.89%
	Expenses	支出			
E5	Cleaning	清潔	200,000	152,731	-23.63%
E6	Electricity	電費	36,600	38,940	6.39%
E9	Security Fee	保安費	-	-	0.00%
E10	R&M-Lift	電梯	-	-	0.00%
E11	R&M-Pumping&Drainage	水泵及渠務	-	-	0.00%
E12	R&M-Electrical Facilities	電器設施	844	600	-28.91%
E13	R&M-Air-conditioning system	冷氣設施	-	-	0.00%
E14	R&M-Fire Services	防火設施	2,145	1,200	-44.06%
E15	R&M-Security System/CABD/CCTV	防盜設施	70,275	600	-99.15%
E16	R&M-Building Structure&Equipment	大廈設施及儀器	(29,030)	2,400	-108.27%
E17	R&M-Public Facilities	公共設施	28,874	600	-97.92%
E23	Hardware & Tools	五金及工具	1,010	600	-40.59%
E27	Professional Fee/Bank Charge	專業/銀行費用	1,573	1,500	-4.64%
E28	Audit Fee	核數師費用	7,032	7,032	0.00%
E32	Stationary&Printing	文具及影印	50	600	1100.00%
E38	Share of Admin. Cost	整體物業共同攤分費用	592,817	604,584	1.98%
E42	Management Co.'s Remuneration	管理公司酬金	90,574	81,144	-10.41%
E43	Transfer to Sinking Fund	大型維修基金	35,580	38,652	8.63%
	Total Expenses	總支出	1,038,344	931,183	-10.32%
	Surplus/(Deficit) for the year	年度盈餘/(赤字)	(47,332)	128,117	
	Previous Surplus/(Deficit)	上期盈餘/(赤字)	(230,357)	(277,689)	
	Accumulated Surplus/(Deficit)*	累積盈餘/(赤字)	(277,689)	(149,572)	
	Accumulated Sinking Fund B/F	接上年度大型維修基金累積盈餘	243,875	279,455	
	Accumulated Sinking Fund C/F	大型維修基金累積盈餘	279,455	318,107	

瑜翠園2025年度(共同攤分賬項)收支預算案
Management Income and Expenses Budget of Admin. Cost for the year 2025-Peridot Court

Note	Particulars	項目	2024 未經核數 un-audited 1/2024-12/2024	2025 預算總數Budget 1/2025-12/2025	2025 Budget Vs 2024 Actual
	Income	收入	a	b	(b-a)/a
	Management Fee	管理費	-	-	
	Interest Income	利息	-	-	
	Club Recreation	會所收入	-	-	
	Common Facilities	公共設施	-	-	
	Rebate of Management Co.'s Remuneration	回贈管理公司酬金	-	-	
	Rebate of Security Services Contractor	保安服務承辦商回贈	-	-	
	Sundries	其他	-	-	
	Total Income	總收入	-	-	
	Expenses	支出			
E1	Salaries & Allowance	員工薪酬	1,908,276	2,077,548	8.87%
E2	New Year Bonus Provision	年終花紅	-	149,496	~
E3	Staff Welfare	員工福利	4,040	7,200	78.22%
E4	Uniform	制服	12,312	10,800	-12.28%
E5	Cleaning	清潔	698,656	680,721	-2.57%
E6	Electricity	電費	694,725	735,456	5.86%
E7	Water	水費	135,632	99,504	-26.64%
E8	Telephone	電話費	6,692	6,696	0.06%
E9	Security Fee	保安費	3,704,158	3,850,374	3.95%
E10	R&M-Lift	電梯	2,759	-	-100.00%
E11	R&M-Pumping&Drainage	水泵及渠務	212,630	95,130	-55.26%
E12	R&M-Electrical Facilities	電器設施	152,560	60,070	-60.63%
E13	R&M-Air-conditioning system	冷氣設施	7,320	9,600	31.15%
E14	R&M-Fire Services	防火設施	35,213	38,960	10.64%
E15	R&M-Security System/CABD/CCTV	防盜設施	88,118	74,480	-15.48%
E16	R&M-Building Structure&Equipment	大廈設施及儀器	23,408	9,000	-61.55%
E17	R&M-Public Facilities	公共設施	12,928	10,200	-21.10%
E18	Swimming Pool Expenses	泳池支出	529,466	419,847	-20.70%
E19	General Recreation Facilities	一般康樂設施	40,201	63,798	58.70%
E20	Gardening	園藝	466,849	553,704	18.60%
E21	Hardware & Tools	五金及工具	44,586	30,000	-32.71%
E22	Festival Expenses	節日費用	20,104	21,900	8.93%
E23	Management Office Expenses	管理處支出	46,120	25,080	-45.62%
E24	Insurance	保險	101,784	122,105	19.96%
E25	Professional Fee/Bank Charge	專業/銀行費用	144,352	144,700	0.24%
E26	Audit Fee	核數費	-	-	0.00%
E27	Property Tax / Government Fee / Rates	物業稅 / 政府費用 / 差餉	94,723	130,716	38.00%
E28	Advertising Charge	廣告費	300	3,600	1100.00%
E29	Office Equipment&Decoration	寫字樓儀器及裝修	21,875	16,320	-25.39%
E30	Stationary&Printing	文具及影印	9,054	14,400	59.05%
	Total Expenses	總支出	9,218,841	9,461,405	2.63%