

# NOTICE 通告

瑜翠園各住戶：

PDC-2026-N033

## 2026 年度管理預算案諮詢

服務處已制訂本苑的 2026 年度管理預算案，估計可達到收支平衡。業主立案法團已於 2026 年 3 月 7 日第一次管理委員會會議中進行討論。

基於屋苑保安、清潔及園藝等服務合約已於上年完成續約，現時管理費水平已消化了有關支出的增長，再加上預計泳池合約費用因調整泳池開放時間而有所下降，業主立案法團決定凍結 2026 年度各座及停車場的管理費。

同時，有鑑於屋苑設施日漸老化，故要求服務處繼續嚴謹監控所有支出之餘，確保屋苑有合理維修保養，以及定時檢討屋苑收支水平。有關 2026 年度管理預算案已張貼在各座的通告板供各住戶參考。

如有任何意見，敬請各業戶在 2026 年 3 月 25 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

2026 年 3 月 11 日

To : All Residents of Peridot Court

Date: 11 March 2026

## Consultation for Year 2026 Management Budget

Management Services Office having prepared the 2026 Management Budget which is a balance-budget and discuss with the Incorporated Owners in the management committee meeting on 7 March 2026.

In view of the existing management fee, it is able to absorb the increment of some major services contracts which were renewed in 2025, such as security, cleaning and landscape. Besides, we also consider that the expenditure of swimming pool will be deducted due to the adjustment of opening hours. In this connection, **the committee resolved to freeze management fee of each blocks and carpark in 2026.** We will continue to adopt a cautious approach in order to maintain a healthy financial situation and review the management fee level at regular time. Relevant 2026 Management Budgets are posted on notice board of each block for your perusal.

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 25 March 2026.

通告張貼至 25-3-2026  
This notice will be posted until 25 March 2026



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**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

瑜翠園2026年度第1座管理收支預算案  
Management Income and Expenses Budget of Block 1 for the year 2026-Peridot Court

Note	(Block 1) Particulars	(第1座) 項目	2025 實際總數Actual 1/2025-12/2025	2026 預算總數Budget 1/2026-12/2026	2026 Budget Vs 2025 Actual
			a	b	(b-a)/a
	<b>Income</b>	<b>收入</b>			
	Management Fee	管理費	1,678,920	1,720,944	2.50%
	Interest Income	利息	4,136	4,140	0.10%
	Club Recreation	會所收入	13,977	18,504	32.39%
	Common Facilities	公共設施	46,939	47,208	0.57%
	Rebate of Management Co.'s Remuneration	回贈管理公司酬金	122,042	125,928	3.18%
	Rebate of Security Services Contractor	保安服務承辦商回贈	-	-	0.00%
	Sundries	其他	-	3,264	~
	Transfer of Sinking Fund	大型維修基金回撥	105,752		
	<b>Total Income</b>	<b>總收入</b>	<b>1,971,766</b>	<b>1,919,988</b>	<b>-2.63%</b>
	<b>Expenses</b>	<b>支出</b>			
E5	Cleaning	清潔	105,540	122,640	16.20%
E6	Electricity	電費	4,106	4,224	2.87%
E7	Water	水費	3,998	2,940	-26.46%
E9	Security Fee	保安費	335,652	337,536	0.56%
E10	R&M-Lift	電梯	118,500	125,559	5.96%
E11	R&M-Pumping&Drainage	水泵及渠務	8,000	6,000	-25.00%
E12	R&M-Electrical Facilities	電器設施	1,107	600	-45.80%
E13	R&M-Air-conditioning system	冷氣設施	-	600	~
E14	R&M-Fire Services	防火設施	-	1,200	~
E15	R&M-Security System/CABD/CCTV	防盜設施	-	600	~
E16	R&M-Building Structure&Equipment	大廈設施及儀器	3,351	6,000	79.05%
E17	R&M-Public Facilities	公共設施	812	600	-26.11%
E22	Festival expenses	節日費用	-	-	0.00%
E27	Professional Fee/Bank Charge	專業/銀行費用	1,376	456	-66.86%
E28	Audit Fee	核數師費用	4,000	3,984	-0.40%
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	1,025,385	1,017,612	-0.76%
E42	Management Co.'s Remuneration	管理公司酬金	161,178	163,056	1.17%
E43	Transfer to Sinking Fund	大型維修基金	62,616	68,832	9.93%
	<b>Total Expenses</b>	<b>總支出</b>	<b>1,835,621</b>	<b>1,862,439</b>	<b>1.46%</b>
	Surplus/(Deficit) for the year	年度盈餘/(赤字)	136,145	57,549	
	Previous Surplus/(Deficit)	上期盈餘/(赤字)	(112,691)	23,454	
	Accumulated Surplus/(Deficit)*	累積盈餘/(赤字)	23,454	81,003	
	Accumulated Sinking Fund B/F	接上年度大型維修基金累積盈餘	654,564	611,428	
	Accumulated Sinking Fund C/F	大型維修基金累積盈餘	611,428	680,260	

瑜翠園2026年度(共同攤分賬項)收支預算案  
Management Income and Expenses Budget of Admin. Cost for the year 2026-Peridot Court

Note	Particulars	項目	2025	2026	2026 Budget Vs 2025 Actual
			實際總數Actual 1/2025-12/2025	預算總數Budget 1/2026-12/2026	
	<b>Income</b>	<b>收入</b>	<b>a</b>	<b>b</b>	<b>(b-a)/a</b>
	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	-	-	
	<b>Total Income</b>	<b>總收入</b>	-	-	
	<b>Expenses</b>	<b>支出</b>			
E1	Salaries & Allowance	員工薪酬	2,274,197	2,075,532	-8.74%
E2	New Year Bonus Provision	年終花紅	154,095	154,104	0.01%
E3	Staff Welfare	員工福利	4,485	7,200	60.54%
E4	Uniform	制服	9,417	10,800	14.69%
E5	Cleaning	清潔	616,750	569,076	-7.73%
E6	Electricity	電費	755,493	778,152	3.00%
E7	Water	水費	51,032	51,033	0.00%
E8	Telephone	電話費	7,310	6,696	-8.40%
E9	Security Fee	保安費	3,834,466	3,864,672	0.79%
E10	R&M-Lift	電梯	-	-	0.00%
E11	R&M-Pumping&Drainage	水泵及渠務	37,761	101,280	168.21%
E12	R&M-Electrical Facilities	電器設施	(15,378)	60,070	-490.62%
E13	R&M-Air-conditioning system	冷氣設施	289	6,000	1976.12%
E14	R&M-Fire Services	防火設施	54,300	38,960	-28.25%
E15	R&M-Security System/CABD/CCTV	防盜設施	79,956	82,800	3.56%
E16	R&M-Building Structure&Equipment	大廈設施及儀器	5,714	6,000	5.01%
E17	R&M-Public Facilities	公共設施	22,395	15,000	-33.02%
E18	Swimming Pool Expenses	泳池支出	401,355	295,433	-26.39%
E19	General Recreation Facilities	一般康樂設施	63,143	57,798	-8.46%
E20	Gardening	園藝	537,571	525,600	-2.23%
E21	Hardware & Tools	五金及工具	27,450	30,000	9.29%
E22	Festival Expenses	節日費用	8,575	30,300	253.35%
E23	Management Office Expenses	管理處支出	30,954	23,880	-22.85%
E24	Insurance	保險	142,910	102,398	-28.35%
E25	Professional Fee/Bank Charge	專業/銀行費用	132,012	144,700	9.61%
E26	Audit Fee	核數費	-	-	0.00%
E27	Property Tax / Government Fee / Rates	物業稅 / 政府費用 / 差餉	79,684	130,716	64.04%
E28	Advertising Charge	廣告費	4,222	3,600	-14.73%
E29	Office Equipment&Decoration	寫字樓儀器及裝修	49,934	18,120	-63.71%
E30	Stationary&Printing	文具及影印	18,561	19,200	3.44%
	<b>Total Expenses</b>	<b>總支出</b>	9,388,653	9,209,120	-1.91%

瑜翠園2026年度停車場管理收支預算案  
Management Income and Expenses Budget of Carpark for the year 2026-Peridot Court

Note	(Carpark) Particulars	(停車場) 項目	2025 實際總數Actual 1/2025-12/2025	2026 預算總數Budget 1/2026-12/2026	2026 Budget Vs 2025 Actual
			a	b	(b-a)/a
	<b>Income</b>	<b>收入</b>			
	Management Fee	管理費	966,420	994,740	2.93%
	Interest Income	利息	427	432	1.17%
	Club Recreation	會所收入	8,083	10,692	32.28%
	Common Facilities	公共設施	27,144	27,300	0.57%
	Rebate of Management Co.'s Remuneration	回贈管理公司酬金	53,714	52,908	-1.50%
	Rebate of Security Services Contractor	保安服務承辦商回贈	-	-	0.00%
	Sundries	其他	-	1,548	~
	<b>Total Income</b>	<b>總收入</b>	<b>1,055,788</b>	<b>1,087,620</b>	<b>3.01%</b>
	<b>Expenses</b>	<b>支出</b>			
E5	Cleaning	清潔	152,728	120,396	-21.17%
E6	Electricity	電費	15,000	15,456	3.04%
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	9,500	-	-100.00%
E12	R&M-Electrical Facilities	電器設施	1,528	600	-60.73%
E13	R&M-Air-conditioning system	冷氣設施	-	-	0.00%
E14	R&M-Fire Services	防火設施	-	1,200	~
E15	R&M-Security System/CABD/CCTV	防盜設施	(5,700)	600	-110.53%
E16	R&M-Building Structure&Equipment	大廈設施及儀器	-	2,400	~
E17	R&M-Public Facilities	公共設施	(23,800)	600	-102.52%
E23	Hardware & Tools	五金及工具	8	600	7400.00%
E27	Professional Fee/Bank Charge	專業/銀行費用	1,982	1,500	-24.32%
E28	Audit Fee	核數師費用	4,000	2,304	-42.40%
E32	Stationary&Printing	文具及影印	-	600	~
E38	Share of Admin. Cost	整體物業共同攤分費用	592,960	588,468	-0.76%
E42	Management Co.'s Remuneration	管理公司酬金	74,815	73,476	-1.79%
E43	Transfer to Sinking Fund	大型維修基金	35,580	39,792	11.84%
	<b>Total Expenses</b>	<b>總支出</b>	<b>858,601</b>	<b>847,992</b>	<b>-1.24%</b>
	Surplus/(Deficit) for the year	年度盈餘/(赤字)	197,187	239,628	
	Previous Surplus/(Deficit)	上期盈餘/(赤字)	(277,689)	(80,502)	
	Accumulated Surplus/(Deficit)*	累積盈餘/(赤字)	(80,502)	159,126	
	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	319,247	