

# 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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Visit the estate website for details. Website: [www.peridotcourt.info](http://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

瑜翠園2026年度第3座管理收支預算案  
Management Income and Expenses Budget of Block 3 for the year 2026-Peridot Court

| Note | (Block 3)<br>Particulars               | (第3座)<br>項目    | 2025<br>實際總數Actual<br>1/2025-12/2025 | 2026<br>預算總數Budget<br>1/2026-12/2026 | 2026 Budget<br>Vs<br>2025 Actual |
|------|--|----------------|--------------------------------------|--------------------------------------|----------------------------------|
|      |  |                | a                                    | b                                    | (b-a)/a                          |
|      | <b>Income</b>                          | <b>收入</b>      |                                      |                                      |                                  |
|      | Management Fee                         | 管理費            | 1,309,140                            | 1,341,900                            | 2.50%                            |
|      | Interest Income                        | 利息             | 4,044                                | 4,044                                | 0.00%                            |
|      | Club Recreation                        | 會所收入           | 11,093                               | 14,688                               | 32.41%                           |
|      | Common Facilities                      | 公共設施           | 37,254                               | 37,464                               | 0.56%                            |
|      | Rebate of Management Co.'s Remuneratio | 回贈管理公司酬金       | 95,241                               | 77,376                               | -18.76%                          |
|      | Rebate of Security Services Contractor | 保安服務承辦商回贈      | -                                    | -                                    | 0.00%                            |
|      | Sundries                               | 其他             | -                                    | 2,724                                | ~                                |
|      | Transfer of Sinking Fund               | 大型維修基金回撥       | 74,699                               | -                                    | -                                |
|      | <b>Total Income</b>                    | <b>總收入</b>     | <b>1,531,471</b>                     | <b>1,478,196</b>                     | <b>-3.48%</b>                    |
|      | <b>Expenses</b>                        | <b>支出</b>      |                                      |                                      |                                  |
| E5   | Cleaning                               | 清潔             | 88,210                               | 96,360                               | 9.24%                            |
| E6   | Electricity                            | 電費             | 3,214                                | 3,312                                | 3.05%                            |
| E7   | Water                                  | 水費             | 6,930                                | 2,220                                | -67.97%                          |
| E9   | Security Fee                           | 保安費            | 226,518                              | 225,024                              | -0.66%                           |
| E10  | R&M-Lift                               | 電梯             | 110,880                              | 117,504                              | 5.97%                            |
| E11  | R&M-Pumping&Drainage                   | 水泵及渠務          | -                                    | 6,000                                | ~                                |
| E12  | R&M-Electrical Facilities              | 電器設施           | 741                                  | 600                                  | -19.03%                          |
| 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        | (169)                                | 6,000                                | -3650.30%                        |
| E17  | R&M-Public Facilities                  | 公共設施           | 860                                  | 600                                  | -30.23%                          |
| E27  | Professional Fee/Bank Charge           | 專業/銀行費用        | 139                                  | 120                                  | -13.67%                          |
| E28  | Audit Fee                              | 核數師費用          | 4,000                                | 3,156                                | -21.10%                          |
| 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     | 813,812                              | 807,636                              | -0.76%                           |
| E42  | Management Co.'s Remuneration          | 管理公司酬金         | 125,528                              | 127,092                              | 1.25%                            |
| E43  | Transfer to Sinking Fund               | 大型維修基金         | 48,816                               | 53,676                               | 9.96%                            |
|      | <b>Total Expenses</b>                  | <b>總支出</b>     | <b>1,429,479</b>                     | <b>1,451,700</b>                     | <b>1.55%</b>                     |
|      | Surplus/(Deficit) for the year         | 年度盈餘/(赤字)      | 101,992                              | 26,496                               |                                  |
|      | Previous Surplus/(Deficit)             | 上期盈餘/(赤字)      | (69,685)                             | 32,307                               |                                  |
|      | Accumulated Surplus/(Deficit)*         | 累積盈餘/(赤字)      | 32,307                               | 58803                                |                                  |
|      | Accumulated Sinking Fund B/F           | 接上年度大型維修基金累積盈餘 | 588,234                              | 562,351                              |                                  |
|      | Accumulated Sinking Fund C/F           | 大型維修基金累積盈餘     | 562,351                              | 616,027                              |                                  |

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<br>2025 Actual |
|------|--|-----------------|------------------------------|------------------------------|-------------------------------|
|      |  |                 | 實際總數Actual<br>1/2025-12/2025 | 預算總數Budget<br>1/2026-12/2026 |                               |
|      |  |                 | a                            | b                            | (b-a)/a                       |
|      | <b>Income</b>                          | <b>收入</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 Remuneratio | 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              | -                            | -                            |                               |
|      | <i>Total Income</i>                    | <i>總收入</i>      | -                            | -                            |                               |
|      | <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%                         |
|      | <i>Total Expenses</i>                  | <i>總支出</i>      | 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)<br>Particulars               | (停車場)<br>項目    | 2025<br>實際總數Actual<br>1/2025-12/2025 | 2026<br>預算總數Budget<br>1/2026-12/2026 | 2026 Budget<br>Vs<br>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 Remuneratio | 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                              |                                  |