

沙田 302 管理有限公司

S.T. 302 Management Limited

地址：新界沙田安景街 19 至 21 號地下

電話：2646 1859 傳真：2637 6131

本公司檔號：ST302/NTT/265/21/LC

致：碧濤花園第一期各業主

通告

有關：2022 年度屋苑財政預算草案

本部已根據建築物管理規定擬備 2022 年度預算草案，列明有關財務年度的建議開支。按照 2022 年度預算草案列表所示，面對社會經濟及通脹影響，加上屋苑設備老化而進行一系列維修工程，而相關工程亦需動用儲備金，未來一年將出現財政赤字及儲備金大幅減少，本苑法團預期管理費需作 20% 的上調以應付屋苑的開支。

如各業主對 2022 年預算草案有任何意見，請於 2022 年 1 月 4 日或之前將意見以書面形式送交客戶服務部。客戶服務部將於收集各業主的意見後擬備預算，列明有關財務年度的開支總額。有關意見將遞交法團委員會上商討及提交業主大會表決。

如各業主對上述事宜有任何疑問，請致電 2646 1859 與本處職員聯絡。
敬希垂注！

碧濤花園第一期管理處
2021 年 12 月 21 日

Date : 21st December 2021

To : All Owners of Pictorial Garden Phase I

NOTICE

Re: Draft Financial Budget for the Financial Year 2022

Our Management Office has prepared a draft budget for year 2022 setting out the proposed expenditure during the financial year. According to the financial budget 2022, facing of socio-economic and inflationary impacts, coupled with the aging of housing estate facilities; a series of maintenance works will be carried out, and related works will also need to use Sinking funds. There will be a large financial deficit and reduce in Sinking Funds in the next year, the management fee is expected to be increased by 20% to meet the expenses of the estate.

If you have any comments on our draft budget of year 2022, please submit your written comments to our Management Office on or before 4th January 2022. Our Office will prepare a budget specifying the total proposed expenditure during the financial year after having collected the comments from the owners. All comments will be also delivered to management committees of Owners' Corporation for discussion and resolution in EGM.

Should you have any queries, please feel free to contact our staff at 2646 1859. Thank you for your kind attention

Management Office of Pictorial Garden Phase I

通告張貼日期至 2022 年 1 月 4 日
Notice will be posted until 4th Jan 2022



PICTORIAL GARDEN PHASE I 碧濤花園第一期
BUDGET 2022 2022年度預算案

+20% MGT FEE

		2022	2021 Up to/止30-9-2020	2021
INCOME:	(註解) 收入項目	BUDGET HK\$	ACTUAL HK\$	BUDGET HK\$
MANAGEMENT FEES	(1) 管理費收入	17,883,288.00	11,495,466.00	15,327,288.00
LESS: SINKING FUND (10% ON INCOME)	減: 儲備金	(1,788,328.80)	(1,149,546.60)	(1,532,728.80)
BANK INTEREST INCOME	(2) 銀行利息收入	7,200.00	7,975.00	68,000.00
LEGAL FEE RECOVERED	訴訟費收入	0.00	8,900.00	0.00
SUNDRY INCOME	(3) 什項收入	42,000.00	27,809.70	32,000.00
SOFT DRINK INCOME	(4) 汽水機收入	9,500.00	7,065.00	15,000.00
BICYCLE RENTAL INCOME	(5) 單車租賃服務	49,000.00	37,141.00	33,000.00
SWIMMING POOL INCOME	(6) 泳池收入	90,000.00	0.00	90,000.00
TENNIS COURT INCOME	(7) 網球場收入	100,000.00	82,080.20	70,000.00
TABLE TENNIS / BADMINTON INCOME	(8) 乒乓球 / 羽毛球收入	15,000.00	12,770.00	3,600.00
IO INCOME	(9) 法團收入	5,000.00	0.00	5,000.00
INSURANCE COMPENSATION	保險賠償	0.00	0.00	0.00
OVERDUE PAYMENT	圖書逾期罰款	0.00	0.00	0.00
		16,412,659.20	10,529,660.30	14,111,159.20
EXPENSES:	支出項目			
AUDITORS' REMUNERATION	(1) 核數費	13,000.00	0.00	13,000.00
ADVERTISING	(2) 廣告費	14,000.00	15,620.00	9,000.00
BANK CHARGES	(3) 銀行支出	8,000.00	4,246.45	21,800.00
CLEANING EXPENSES	(4) 清潔費	1,930,000.00	1,551,120.00	1,940,000.00
COMMITTEE'S EXPENSES	(5) 法團支出	19,600.00	180.00	19,600.00
DEPRECIATION	(6) 折舊	80,000.00	0.00	80,000.00
ELECTRICITY	(7) 電費	875,000.00	656,400.00	842,000.00
FESTIVAL DECORATION EXPENSES	(8) 節日裝飾	85,000.00	66,543.08	70,000.00
FURNITURE, FIXTURE AND EQUIPMENT	(9) 傢俬設備	45,000.00	34,250.00	28,000.00
LANDSCAPE & GARDENING EXPENSES	(10) 園藝種植	262,000.00	173,820.00	262,000.00
INSURANCE	(11) 保險費	202,000.00	255,257.44	200,000.00
LEGAL FEE	(12) 訴訟費	30,000.00	80,493.00	30,000.00
REPAIR RENEWALS & MTC FEE: DRAINAGE, PIPES, PUMPS, AND ELECTRICAL, ETC.	(13) 保養維修: 水, 電, 泥水等等	980,000.00	739,478.00	380,000.00
AIR CONDITIONING SYSTEM	(14) 冷氣系統	22,400.00	2,000.00	22,400.00
CAR PARKING SYSTEM	(15) 車場控制系統	52,000.00	31,050.00	52,000.00
SECURITY / SMATV SYSTEM	(16) 保安系統/衛星天線	125,424.00	199,750.00	130,200.00
FIRE FIGHTING SYSTEM	(17) 消防保養	54,000.00	44,000.00	34,000.00
DIESEL GENERATOR	(18) 發電機	15,500.00	4,446.00	15,500.00
LIFTS	(19) 升降機	627,000.00	480,640.00	627,000.00
WALKIE TALKIE	(20) 無線電對講機	14,500.00	10,600.00	14,500.00
I.T. SUPPORT & MAINT.FEE	(21) 電腦技術支援費	5,000.00	0.00	5,000.00
MEDICAL EXPENSES	(22) 藥物支出	500.00	0.00	500.00
PRINTING AND STATIONERY	(23) 文具印刷	75,000.00	56,235.23	92,000.00
SECURITY GUARD SERVICE CHARGE	(24) 保安費	561,600.00	1,181,395.00	0.00
SECRETARIAL & ACCOUNTING FEE	(25) 秘書及會計	96,000.00	72,000.00	96,000.00
SUNDRY EXPENSES	(26) 什項支出	120,000.00	79,102.63	150,000.00
SWIMMING POOL EXPENSES	(27) 泳池支出	370,000.00	3,380.00	370,000.00
TELEPHONE EXPENSES	(28) 電訊支出	32,349.00	24,261.62	32,808.00
TRAVELLING EXPENSES	(29) 舟車費	6,400.00	4,755.10	8,200.00
UNIFORM & LAUNDRY	(30) 制服	30,000.00	24,658.60	30,000.00
SALARIES	(31) 薪金	7,466,647.00	4,649,826.21	6,945,061.48
MPF SCHEME CONTRIBUTION	(32) 強積金供款	373,332.35	200,312.30	347,253.07
WATER FEE	(33) 水費	30,000.00	22,647.80	30,000.00
CABLE TV SUBSCRIPTION FEE	(34) 有線電視費用	0.00	29,900.00	2,700.00
		14,621,252.35	10,698,368.46	12,900,522.55
BUILDING MANAGER'S REMUNERATION	(35) 經理費	1,023,487.66	748,873.19	903,036.58
PROVISION FOR DOUBTFUL DEBTS / (WRITTEN OFF)	壞帳準備 / (撥回)	0.00	0.00	0.00
TOTAL EXPENSES	總支出	15,644,740.01	11,447,241.65	13,803,559.13
SURPLUS / (DEFICIT) FOR THE PERIOD	本期盈餘/(赤字)	767,919.19	(917,581.35)	307,600.07
BALANCE B/F AS AT	上期結存直至		12,500,933.79	
BALANCE C/F	累積盈餘/(赤字)		11,583,352.44	

DRAFT DRAFT

Prepared by: _____

Checked by: _____

Approved by: _____

Date: _____

Date: _____

Date: _____