沙 田 302 管 理 有 限 公 司

ST 302 Management Limited

牌照號碼 / Licence Number : C-255873

地址：新界沙田安景街 19 至 21 號

電話：2646 1859 傳真：2637 6131

本公司檔號：ST302/NTT/051/23/DH

致：碧濤花園第一期

各業主

通　告

有關：「大廈安景街大堂及平台防水工程」各單位及車位業主集資事宜

經過 2023 年 3 月 18 日業主特別大會議決後，業主已選擇及通過上述維修議決項目，為應付「大廈安景街大堂及平台防水維修」工程總開支; 而業主亦通過集資港幣$7,800,000，以下是各單位及車位業主集資方案，共分 6 期繳交，詳情如下:

「大廈安景街大堂及平台防水維修」工程各單位及車位業主集資金額及方案						
單位	A 及 D	B 及 C	E、F、G 及 H	車位	幼稚園	公共地方
業權總份數 17,300	26	24	23	1	27	59
第 1 期(50%) HK$ 繳款日期: 30/4/2023	$5,863	$5,412	$5,186.5	$225.5	$6,088.5	
第 2 期(10%) HK$ 繳款日期: 31/5/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
第 3 期 (10%) HK$ 繳款日期: 30/6/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
第 4 期 (10%) HK$ 繳款日期: 31/7/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
第 5 期 (10%) HK$ 繳款日期: 31/8/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
第 6 期 (10%) HK$ 繳款日期: 30/9/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
總金額 HK$	$11,726	$10,824	$10,373	$451	$12,177	$26,609 *

上述各單位及車位業主集資金額是根據大廈公契所定，以業權總份數 17,300 除以工程總集資 $7,802,300，得出每份業權份數為港幣 $ 451 再乘各單位所佔之業權份數，最後分 6 期按百份比例金額繳交。請各業主根據上表各單位及車位每期繳款日或之前繳交列明之金額，本處將會發出每期「大廈安景街大堂及平台防水維修」付款通知書，提醒各業主存集資金額入屋苑「碧濤花園第一期業主立案法團」户口。

敬希垂注，多謝合作!

*公共地方集資金額會由儲備金撥入「碧濤花園第一期業主立案法團」户口。

ST 302 MANAGEMENT LTD. 沙田302管理有限公司 通告

碧濤花園第一期管理處 啟

2023 年 4 月 6 日

沙 田 302 管 理 有 限 公 司

ST 302 Management Limited

牌照號碼 / Licence Number : C-255873

地址：新界沙田安景街 19 至 21 號

電話：2646 1859 傳真：2637 6131

Our Reference：ST302/NTT/051/23/DH

6th April, 2023

To：Pictorial Garden Phase I - All Owners

Notice

The contribution amount for Building Lobby & Podium Renovation

Resolutions of Building Lobby & Podium renovation were selected and passed by owners at the Extraordinary General Meeting held on 18th March 2023. To pay the expenditure of the "Building Lobby & Podium Renovation", the fund contribution of HK$7,800,000 was also passed. The table below shows 6 payment periods and lists out the renovation contribution of all units.

The Contribution Amount for Building Lobby & Podium Renovation						
Unit	A & D	B & C	E、F、G & H	Carpark Space	Kindergarten	Common Parts
Total Shares 17,300	26	24	23	1	27	59
First Payment (10%) HK$ Payment Deadline: 30/4/2023	$5,863	$5,412	$5,186.5	$225.5	$6,088.5	
Second Payment (10%) HK$ Payment Deadline: 31/5/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
Third Payment (10%) HK$ Payment Deadline: 30/6/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
Fourth Payment (10%) HK$ Payment Deadline: 31/7/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
Fifth Payment (10%) HK$ Payment Deadline: 31/8/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
Sixth Payment (10%) HK$ Payment Deadline: 30/9/2023	$1,172.6	$1,082.4	$1,037.3	$45.1	$1,217.7	
Total Amount HK$	$11,726	$10,824	$10,373	$451	$12,177	$26,609*

In the above table, the total amount of all units and parking spaces is calculated according to the Deed of Mutual Covenant. The total number of shares is 17,300 and the total amount of the contribution for this renovation, HK$7,802,300 is so apportioned. The share of each title is HK$451 and multiplied by the number of shares of each unit. The total amount is divided into 6 payments by different percentages. All owners will be required to pay the amount listed in the above table on or before the payment due dates. The debit note of each payment will be sent to all owners by management office and the payment shall be deposited into the bank account of 「The Incorporated Owners of Pictorial Garden Phase 1 」.

Thank you for your co-operation.

*The Common Parts contribution will be transferred from sinking fund to the bank account of 「The Incorporated Owners of Pictorial Garden Phase 1 」 in due course.

ST 302 MANAGEMENT LTD 沙田302管理有限公司 通告

Management Office of Pictorial Garden Phase I