

通告 Notice

通告編號 (Circular No.) : HFR/2021/3455

致：杏花邨各業主／住戶

2022 年度管理費事宜(住宅及座底車位)

關於 2022 年度杏花邨住宅財政預算草案的諮詢期經已完結。本處現確定 2021 年度管理費預算案。

雖然要應付龐大的財政負擔及達至整體的收支平衡，但本處仍會竭力而妥善地以有限的資源管理本邨的公共設備及地方。管理處因應本港經濟情況及屋苑的財政狀況，經仔細考慮後，確認 2022 年度每戶每月管理費由 \$1,338 調整至 \$1,392 或由 \$1,673 調整至 \$1,740，即每月每戶增加約 4%，而住宅座底每個停車位管理費則由每月 \$222 調整至每月 \$231，以達致穩健的財政儲備。有關調整管理費信件已派發至各業戶信箱內。面對沉重的財政壓力，本處希望能以未雨綢繆的方式，建立較健康的預算，並保持穩定的累積盈餘及儲備，以應付將來之用。

如有任何查詢，歡迎於辦公時間內致電 2896 4333 與管理處職員聯絡。敬請留意！

2021 年 11 月 30 日

杏花邨管理處

To: All Owners / Residents of Heng Fa Chuen

Management Fee for Year 2022 (Residential Units and Parking Spaces under Residential Blocks)

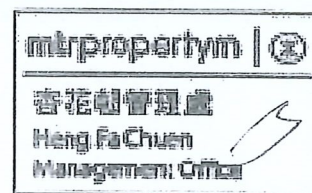
The consultation period of the 2022 proposed financial budget for Residential Accommodation was completed. The financial budget 2022 has been finalized.

To balancing the duty of up keeping the estate is formidable and we striving to reduce the financial burden in the future, the management fee for our estate is confirmed to increase from \$1,338 to \$1,392 or \$1,673 to \$1,740 per residential flat per month, around 4% increment. The management fee of each carpark space under residential blocks will be increased from \$222 to \$231 per carpark space per month. The letter of the adjustment has been distributed to mail boxes. With the aforesaid arrangement, we are expecting a relatively healthy budget along with reasonable level of accumulated surplus and reserve funds.

Should you have any queries on this matter, please feel free to contact our management staff at 2896 4333 during office hours.

Thank you for your attention.

Heng Fa Chuen Management Office
30 November 2021



通告張貼日期：2021 年 11 月 30 日至 2021 年 12 月 31 日



Heng Fa Chuen Estate Common Management Budget for 2022
二〇二二年度杏花邨公眾地方管理費預算案

(HK\$'000)

住宅地方：商用及政府房舍：住宅停車場：俱樂部 (91.73%：7.64%：0.1%：0.53%)
Residential Accommodation：Commercial & Government Accommodation：
Residential Carpark：Club (91.73%：7.64%：0.1%：0.53%)

1. <u>INCOME</u>	<u>收入</u>	
1.1 Recoverable from Residential	住宅地方攤分費用 (91.73%)	8,793
1.2 Recoverable from Commercial & Government	商用及政府房舍攤分費用 (7.64%)	783
1.3 Recoverable from Residential Carpark	住宅停車場攤分費用 (0.1%)	9
1.4 Recoverable from Club	俱樂部攤分費用 (0.53%)	1
Gross Income	總收入	9,586
		=====
2. <u>EXPENDITURE</u>	<u>支出</u>	
2.1 Labour Cost	合約員工薪酬	(258)
2.2 Cleaning Services	清潔費	(3,161)
2.3 Security Services	保安費	(4,899)
2.4 Maintenance & Repairs	維修及保養費	(242)
2.5 Electricity	電費	(63)
2.6 Landscaping	園藝	(215)
2.7 Water Supply	水費	(22)
2.8 Festival Decoration	節日裝飾	(16)
2.9 Manager's Remuneration	管理公司酬金	(710)
Gross Expenditure	總支出	(9,586)
		=====
3. 本年度的盈餘／(赤字)		
Surplus / (Deficit) for the year		0
		=====



Heng Fa Chuen Management Budget for 2022 (Residential)
杏花邨(住宅)二〇二二年度管理費預算案

(HK\$'000)

	收入	2022 預算 Budget
1. <u>INCOME</u>		
1.1 Management Charges	管理費	111,499 *
1.2 Interest Earned	利息收入	74
1.3 Other Income	其它收入	1,393

Gross Income	總收入	112,966
		=====
2. <u>EXPENDITURE</u>	支出	
2.1 Staff Cost	員工薪酬	(13,775)
2.2 Cleaning Services	清潔費	(10,872)
2.3 Security Services	保安費	(33,549)
2.4 Maintenance & Repairs	維修及保養費	(20,132)
2.5 Electricity	電費	(6,206)
2.6 Office Expenses	寫字樓開支	(1,000)
2.7 Landscaping	園藝	(1,564)
2.8 Insurance	保險費	(11,000)
2.9 Asset Replacement Reserve	資產重置儲備	0
2.10 Miscellaneous Expenses	雜項支出	(411)
2.11 Manager's Remuneration	管理公司酬金	(7,881)
2.12 Share to Estate Common Expenses	攤分公共地方開支	(8,793)

Gross Expenditure	總支出	(115,183)
		=====
3. 本年度的盈餘/(赤字)		
Surplus / (Deficit) for the year		(2,217)
4. 承上年度的盈餘(預測)		
Surplus b/f from previous year (forecast)		4,586
5. 由儲備基金轉移		
Transfer from reserve funds		5,000
6. 總盈餘/(赤字)		
Accumulated surplus / (Deficit)		7,369
		=====

*備註:

二〇二二年管理費增加4%。

Increase 4% of management fee for year 2022.

**備註:

由社區改善/維修改善基金轉移

Transfer from Community Improvement/Maintenance Reserve F \$5,000,000

