



本函編號：THG2/L041/25

敬啟者：

大興花園第二期
2025年管理預算建議

茲通告由2025年1月1日至2025年12月31日生效的管理預算建議已張貼在報告板，以諮詢各位業主意見。

新的管理預算在收入及開支部份作出若干調整，管理費收費額則維持不變。

敝公司致力以合理成本為客戶提供優質服務。貴業主如對上述管理預算提出意見或查詢，請於2025年4月5日以前把貴業戶之寶貴意見致函管理處。敬希垂注。

如有任何查詢，請致電2465 2233與管理處職員聯絡為荷。

此致
大興花園第二期各業戶

大興花園第二期管理處

經理

劉燕雄 謹啟

物業管理人(第一級)牌照號碼: P1-551335

2025年3月21日

附件

Our ref. : THG2/L041/25

Date : 21 March 2025

TO : ALL OWNERS / OCCUPANTS OF TAI HING GARDENS PHASE II

Dear Sir/Madam,

Re: Proposed Management Budget for the Year 2025,
Tai Hing Gardens Phase II

We are pleased to inform you that the proposed monthly management budget in respect of the subject building for the period from 1 January 2025 to 31 December 2025 is posted on notice board for your information.

Accordingly, the management fee payable is kept unchanged after adjustment of the projected management incomes and expenses.

Please be assured of our quality services with reasonable price. Should you have any question or suggestion on the above, please do not hesitate to send your comments to the Management Office on or before 5 April 2025 from the date hereof.

Yours faithfully,

For and on behalf of
MANAGEMENT OFFICE OF TAI HING GARDENS PHASE II

Wendy Lau
Manager
PMP (Tier 1) Licence No.: P1-551335

Encl.

savills

Guardian Property Management Limited
佳定物業管理有限公司
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香港太古城英皇道1111號七樓
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Account Separation Proposal for Approved Operational Budget for the year from 1/1/2025 - 31/12/2025

	2025年度建議預算 Proposed Budget for 2025 HKS	PART A Expenditure relating to Development (A部份)			PART B (B部份)		
		Common Areas & facilities			(i) {B(i) 部份}	(ii) {B(ii) 部份}	(iii) {B(iii) 部份}
		(i) {A(i) 部份} Commercial Accommodation	(ii) {A(ii) 部份} Residential Accommodation	{A(iii) 部份} Parking Spaces	Commercial Accommodation HKS	Residential Accommodation HKS	Parking Spaces HKS
INCOME 收入							
Management fee 管理費	38,537,532				2,845,188	33,747,600	1,944,744
Interest 利息	960,000	66,662	870,968	22,370			
Swimming pool 泳池	85,000					85,000	
Tennis court 網球場	13,500					13,500	
Table Tennis 乒乓球桌	15,500					15,500	
Badminton 羽毛球場	99,500					99,500	
Recycle Waste 廢物回收	53,000					53,000	
Miscellaneous 雜項	3,800	264	3,448	89			
Interesting Course & Admin Fee 興趣班及行政費	102,000					102,000	
Carpark Administration Fee 車場行政費	500					500	
TOTAL INCOME 總收入	39,870,332	66,926	874,416	22,459	2,845,188	34,116,600	1,944,744
EXPENDITURE 支出							
Statutory Payment 法定費用							
Mobile radio licence (30 Pcs) 對講機牌費	6,600	458	5,988	154			
Swimming pool licence 泳池牌費	3,380					3,380	
Administration and Operations 行政及營運項目							
Management expenses 辦公費用	118,740	8,245	107,728	2,767			
Interesting Course 興趣班	81,600					81,600	
On-site operative 大廈員工開支	18,067,320	610,588	7,977,633	204,899	565,500	8,143,200	565,500
Public Utilities 公共項目							
Electricity 電費	4,677,840	324,826	4,244,011	109,004			
Telephone 電話費	12,576	873	11,410	293			
Water & sewage charges 水費及排污費	86,400	4,387	57,325	1,472	3,202	18,939	1,074
Contracted Services 承包服務							
Cleaning 清潔費	4,907,520	105,080	1,372,927	35,262	245,226	2,903,798	245,226
Life-guard 救生員服務	353,052					353,052	
Pest control 滅蟲服務	60,720	4,216	55,088	1,416			
Security 護衛服務	0						
Repairs & Maintenance 保養及維修項目							
Air-conditioning 冷氣	149,436	3,775	49,319	1,267	5,940	88,140	996
CCTV/CABD/SMARTV 公共天線, 閉路電視及衛星電視	168,260	5,583	72,945	1,873	6,115	79,998	1,747
Car Park System 車場系統	96,960	6,733	87,968	2,259			
Electrical installation 電力裝置	82,560	3,333	43,548	1,119	3,142	31,418	
Fire services equipment 消防系統	369,480	8,333	108,871	2,796	28,515	202,770	18,195
General building repairs 一般大廈維修	1,920,000	37,034	483,871	12,428	462,222	711,111	213,333
Landscaping 園藝	609,756	42,341	553,206	14,209			
Lifts 升降機	2,165,746	7,323	95,679	2,457	316,140	1,744,146	
Mobile radio (12 Pcs) 對講機	7,200	500	6,532	168			
Plumbing & drainage 供水及渠務	216,000	14,999	195,968	5,033			
Pumps 水泵	187,600	7,242	94,623	2,430	18,720	58,032	6,552
Signage & directory 指示牌	3,000	208	2,722	70			
slope maintenance 斜坡	71,600	4,972	64,961	1,668			
Swimming pool 泳池	117,600					117,600	
Central Flushing System 中央沖廁系統	0						
Tool & equipment 工具及零件開支	24,000	1,667	21,774	559			
Planned Works 計劃工程	300,000		300,000				
Miscellaneous 雜項							
Audit fee 核數費	12,700	882	11,522	296			
Bank charge 銀行費用	31,962	2,219	28,998	745			
Festival decoration 節日裝飾	58,000	4,027	52,621	1,352			
Insurance 保險	957,031	66,456	868,274	22,301			
Legal expenses 律師費用	9,000	625	8,165	210			
I/O expenses 法團支出	0						
Sundry expenses 雜項	25,260	833	10,887	280			13,260
Manager's remuneration 管理酬金	393,600	27,331	357,097	9,172			
Reserved Fund 備用基金	3,468,372				240,841	3,146,710	80,821
Activity Fund 活動基金	53,000					53,000	
TOTAL EXPENDITURE 總支出	39,873,871	1,305,089.00	17,351,662.00	437,958.00	1,895,563.00	17,736,894.00	1,146,705.00
SURPLUS/(DEFICIT) 盈餘/(虧損)	(3,539)	(1,238,163.00)	(16,477,246.00)	(415,499.00)	949,625.00	16,379,706.00	798,039.00

