



## General Rules and Regulations 會所守則

1. The General Rules and Regulations (the “Club Rules”) of Club Bel-Air (“ Club”) are developed and (as amended from time to time by the Building Manager) approved by the Owners’ Committee under the DMC and/or Sub-DMC registered in the Land Registry by memorial no. 9355244 of the development known as ISLAND SOUTH (“Development”) and form part of the Development Rules thereof for the purpose of regulating the use, occupation, maintenance and environmental control of the Clubhouse facilities and the conduct of persons occupying, visiting or using the same including but not limited to the payment of charges and such Club Rules shall be binding on all the Owners of the Development, their tenants, licensees, servants or agents. The Club Management is the authorized body of the Building Manager to manage the Club, to enforce the Club Rules at the Club. All the facilities or services of the Club are for the exclusive use and enjoyment of the Owner(s)/Residents and their Guests. The Owner/Resident must accompany their Guests at all times while staying in the Club premises. The Club Management reserves the right to restrict admission of any Residents, Guidance Card holders and/or Guests into the Club according to the Club Rules stated hereunder at its absolute discretion or should any emergency situation arise.

貝沙灣會所 (會所) 守則由屋苑經理人制訂及定時修訂，並根據屋苑大廈公契(註冊摘要編號: 9355244)獲業主委員會通過，此守則為發展項目規則的其中一部份，藉以規範會所設施的用途、使用、保養及環境控制，和使用者及訪客使用、到訪期間包括但不限於付款和收費在內的行為，守則對屋苑業主及其租戶、持牌人、傭工和中介人具有約束力。會所管理人員是屋苑經理人的授權人並有權於會所內執行有關會所守則。所有會所設施或服務只供業主/住客及其賓客享用，賓客進入會所範圍後必須由業主/住客全程陪伴。會所管理人員根據下文所述的會所守則擁有絕對權利或在緊急情況下限制任何住客/助理證持有人及/或賓客進入會所。

2. The Club opens daily from 8:00am to 10:00pm except Club 8 which opens from 10:00am to 6:00pm. The Club Management has the right to change the opening hours of any facilities or services as deemed necessary at its absolute discretion from time to time with prior notice unless when any emergency arise or upon the occurrence of any incidents beyond control. 會所每日開放時間為上午 8 時至下午 10 時，Club 8 則由上午 10 時至下午 6 時。會所管理人員有權在預先通知情況下更改任何設施和服務的開放時間，而發生任何緊急情況或不可控制的事件時則無須作出預先通知。
3. Anyone using the Club shall, at all times behave themselves in a manner which is courteous and respectful to the rights of others, including Club Staff. No one inside the Club premises shall act in any unsafe, rude, offensive, threatening, intimating or annoying manner. 任何使用會所的人士必須時刻保持有禮，並尊重其他人士 (包括會所員工) 的權利。於會所範圍內，任何人不得作出對其他人士造成危險、無禮、攻擊、威嚇或騷擾的行為。



4. In case of non-observance of the Club Rules by any person, the Club Management has the right to: -

如發現任何人士不遵守會所守則，會所管理人員有權：

- 4.1 request or demand any such person to leave Club premises immediately or to evict any such person therefrom who fails to obey such request at its absolute discretion;

邀請或要求任何有關人士立刻離開會所範圍，如有關人士拒絕要求，會所管理人員擁有絕對權利驅逐該人士離開；

- 4.2 impose charges on any such person in the amount to be determined by the Club Management at its absolute discretion as compensation for all costs and expenses incurred by the Club Management as a result of such non-observance including but not limited to any use of any facilities or services of the Club after their opening hours; and  
如任何人士不遵守會所守則包括但不限於開放時間以後繼續使用設施或服務，會所管理人員擁有絕對權利評定有關成本和支出，向該人士徵收同等費用作賠償；及

- 4.3 suspend, upon written notice being served, the Club membership of any such person for any period of time during which he or she will be forbidden from entry into the Club House premises and/or excluded from using any facilities or services of the Club.

於任何時段內，經書面通知後，暫停任何人士的會所會員資格，並禁止該人士進入會所範圍及/或使用任何會所設施或服務。

- 4.4 report the incident to the appropriate authorities of the HKSAR.

向香港特別行政區有關當局報告該事件

5. All Resident(s) shall use their own registered Octopus card to enter the Club and must present their own valid Resident Card for identification and registration purpose before using the Club facilities or services. The Club Management has the right to request any residents to show some other supporting document to prove their identity.

所有住客均須使用其已登記的八達通卡進入會所，另外，於使用會所設施或服務前，必須出示其有效的住戶證以茲識別。會所管理人員有權要求住戶出示任何其他證明文件以作身份核實用途。

6. All guests accompanied by an owner or a resident are required to register at the front desk before entering the club. The Club Management has the right to extend such requirement to residents and members for their wellbeing and safety and security or other purposes as deemed necessary at its absolute discretion from time to time without prior notice.

進入會所前，所有賓客需由業主或住戶陪同下進入會所，並於前台作登記。會所管理人員有權基於涉及公眾安全及保安考慮或其他目的而延伸相關安排予住戶及會員而不作預先通知。



7. For safety reason, children aged below 12 years are advised to be accompanied by parents, guardians or adult members when they enter the Club or use the Club facilities. In case of non-compliance, the parents will be held liable for any damages to the Club facilities or injury to other persons that could arise from the children's conduct or behavior in the Club. 基於安全理由，年齡 12 歲或以下之小童均建議由其父母、監護人或成年會員陪同下進入會所範圍及使用設施。如小童不在家長陪同下而導致設施損毀或他人傷亡，家長需要為其負上責任。
8. The Guidance Card holders are not permitted to use any of the Club facilities or services. The purpose of Guidance Card is solely for access of Guidance Card holder to the Club premises when he or she accompanies any senior and/or children under the age of 12 years Residents. The Club Management has the right to request or demand any such person to leave the Club premises immediately or to evict any such person therefrom who fails to obey such request at its absolute discretion. 助理證持有人不得使用任何會所設施或服務。發行助理證的目的只在於助理證持有人陪伴任何年長及/或年齡 12 歲或以下之住客進入會所，會所管理人員有權邀請或要求任何有關人士立刻離開會所範圍，如有關人士拒絕要求，會所管理人員擁有絕對權利驅逐該人士離開。
9. The Club's booking facilities will be reserved on a first-come-first-served basis. Residents must pay the necessary charges/fees in advance within the prescribed time by the payment method(s) prescribed by the Club Management from time to time. No cash payment is acceptable. 會所設施將以先到先得形式預訂，住客必須於指定時間內，預先透過會所指定的付款方式繳付所需費用。不接受現金付款。
10. Except Club Restaurants, guest fees would be imposed for use of club facilities. The Club Management has the right to revise the charges as deemed necessary with prior notice upon the revised charges being approved by the Owners' Committee from time to time. 除會所餐廳外，賓客使用會所設施時須收取費用。會所管理人員有權基於預先通知業主委員會並獲通過下定時修訂相關收費。
11. Towels/magazines/newspapers or other equipments must be returned to the appropriate Club reception counter before the Residents or users leave the Club, otherwise replacement costs will be charged against such Residents or users according to the market price of such items as compensation to the Club. 住客或使用者離開會所前，必須交還借用之毛巾/雜誌/報紙或其他器具予會所接待處，否則會所將向該人士收取相關物品的市場價值的金額作為該物件之賠償。



12. No pet/animal is allowed in the Club. The Club Management has the right to reject such pet/animal to enter the Club premises at its absolute discretion if it found inappropriate.  
不得攜帶寵物/動物進入會所。在會所管理人員判斷為不合適之下，會所有權拒絕該寵物/動物進入會所範圍。
13. No photography or video-recording is permitted in the Club premises without the prior approval from the Club Management.  
除預先得到會所管理人員許可外，會所內不得拍照和錄影。
14. No outside foods or drinks shall be consumed in the Club premises unless prior approval is obtained from the Club Management. (Except for feeding infants or children below the age of 3 years old)  
除預先得到會所管理人員許可外，會所範圍內不得攜帶或進食外來之食品 (3 歲或以下嬰幼兒食物除外)。
15. Smoking is prohibited in the Club premises.  
會所範圍內嚴禁吸煙。
16. No person under the age of 18 years is permitted to consume any alcoholic drinks in the Club premises. Any person who supplies any alcoholic drinks to anyone who is under the age of 18 years old in the Club premises is against the laws and will be subject to criminal prosecution. Staff member of the Club has the right to request proof of age to its satisfaction from any person before serving any alcoholic drinks to such person and has the right to refuse serving any alcoholic drink to any person at its absolute discretion.  
18 歲以下人士不得於會所內飲用含酒精飲料。任何人士於會所範圍內向任何 18 歲以下人士提供含酒精飲料均屬違法，並可被刑事起訴。提供酒精飲料前，會所員工有權，要求該人士出示年齡證明，並擁有絕對權利拒絕向該人士提供有關服務。
17. Residents/Guests are not permitted to conduct, or solicit for any form of business within the Club facilities (including personal training and private tuition), nor are they permitted to conduct or organize any paid or unpaid coaching sessions or group/club programs (“Unauthorized Activity”) without the prior approval from the Club Management. Participants of any such Unauthorized Activity will be requested to leave the Club premises and/or evicted therefrom and/or excluded from the use of any facilities or services of the Club at the absolute discretion of the Club Management.  
於未經會所授權下，住客及其賓客不得於會所範圍內進行或游說其他人士進行任何商業活動(包括私人教授或課堂補習)，或組織任何的個人/集體收費或不收費的教學課程(未經授權活動)。任何形式的未經授權活動的參與者將被邀請離開會所範圍及/或驅逐離開會所範圍及/或拒絕使用有關會所場地/設施。



18. The Club Management shall be kept fully indemnified by any claimant and shall not be responsible or liable for any loss or damage to any personal properties and belongings or any accidents or personal injuries occurred in the Club.  
會所管理人員無須就會所範圍內的任何個人財物損失及損毀或任何意外或受傷負責。
19. Any person who causes the loss of, or damage to any property of the Club shall be fully responsible for compensation to the Club including but not limited to the repairing or replacement costs for such damaged property in the amount as determined by the Club Management at its absolute discretion. Residents shall be held fully responsible for all loss and damages caused to the Club's property by their Guidance Card holders or Guests.  
如任何人士導致任何會所財物的損失或損毀，該人士必須為有關損毀負責包括但不限於維修、更換的費用，會所擁有絕對權利評估所有維修或代替品的成本，向有關人士徵收同等費用。住客必須就其及其助理證持有人或其賓客對會所財物造成的損毀負上全部責任。
20. The Club Management has the right to close any part and facilities or services of the Club for functions, cleaning, maintenance, safety, security or other purposes as deemed necessary at its absolute discretion from time to time with prior notice unless when any emergency arise or upon the occurrence of any incidents beyond control.  
會所管理人員擁有絕對權利不時關閉部份會所設施或服務而不作預先通知，以作活動、清潔、保養、安全、保安及其他適當用途(緊急情況或發生任何不可控制的事件時除外)。
21. The Club Management has the right to close or suspend any service or facilities of the Club or any parts of the Club at its absolute discretion without prior notice in case of any bad weather conditions including but not limited to the announcement of Thunderstorm Warning, red or black rainstorm signal which in the opinion of the Club Management will likely interrupt the normal or safe operations of the service or facilities of the Club.  
在會所管理人員判斷之下，如惡劣天氣包括但不限於雷暴警告，紅色或黑色暴雨警告生效下影響會所設施或服務的正常或安全運作，會所管理人員有權關閉任何會所或部份設施或服務而不作預先通知。
22. The Club Management has the right to set a limit to the number of persons and the number of booking per unit using any part of the Club facilities or services from time to time especially during peak hours if considered necessary taking into account of ( without limitation) safety, security or public policy issues.  
在任何情況尤指繁忙時段期間，會所管理人員有權基於公眾安全、保安考慮或法例要求下限制任何會所設施或服務的使用人數及每單位的使用時節。



23. The Club General Rules and Regulations may be changed by the Club Management from time to time as and when required at its absolute discretion. In case of disputes, the Club Management has the absolute right of the final interpretation.

會所管理人員擁有絕對權利於有需要時修訂會所守則，如有爭議，會所管理人員保留最終的釋義權。

24. For any discrepancy between the English and Chinese versions, the English version shall prevail.

如中文及英文版本存有任何歧義，一概以英文版為準。

25. This Club Rules was approved by Owners' Committee on 8 June 2021 with effective on 9 June 2021 and replaces the former General Rules & Regulations.

此守則經業主委員會於 2021 年 6 月 8 日通過並於 2021 年 6 月 9 日生效及取代前一份會所守則。

Effective Date: 9 June 2021

生效日期：2021 年 6 月 9 日