

Bel-Air

NEWSLETTER

2nd Issue

Summer 2025

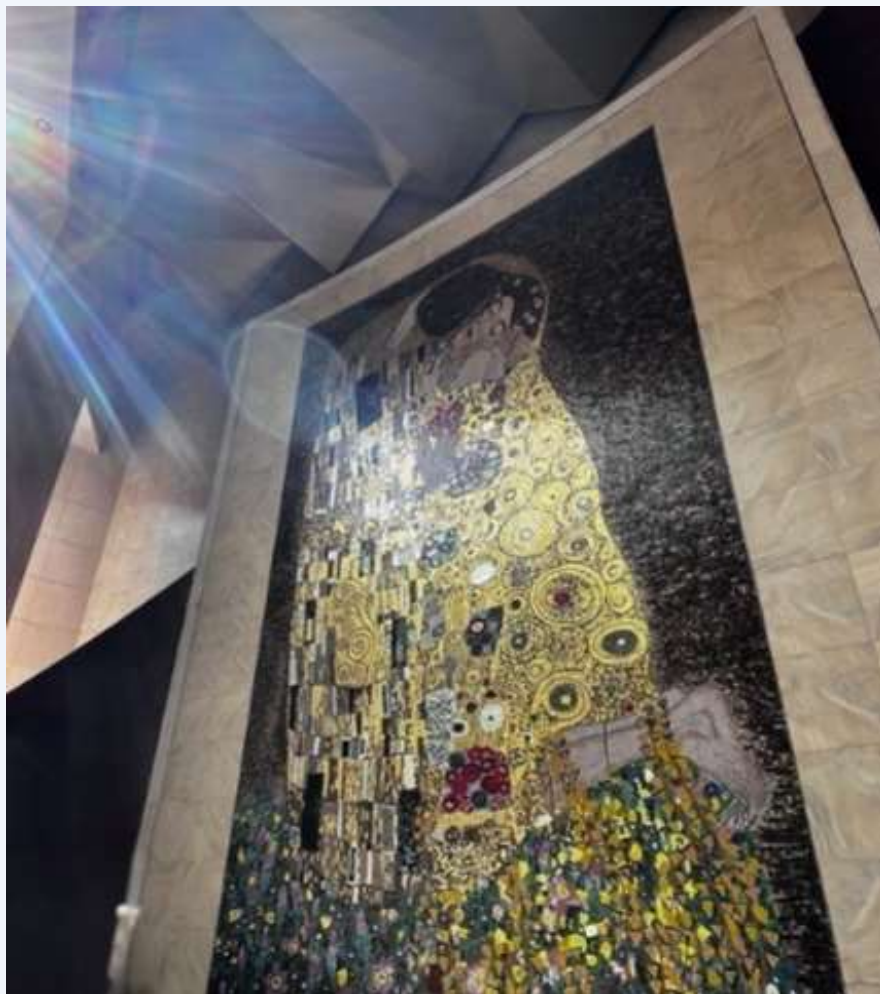
HIGHLIGHTS

通訊焦點

Care our
Community
關顧我們的
社區

Upcoming
Events
精彩活動

Work
Progress
工作進度
報告



Embracing Happy Summer 擁抱快樂夏日

As summer holidays near, Clubhouse has planned various sports and recreational activities for all ages, encouraging outdoor enjoyment and skill development. During the summer vacation period, it is imperative to maintain a harmonious community. This issue will feature tips for fostering peace alongside updates from the Owners' Committee.

隨著暑假的臨近，會所準備了各式各樣老少咸宜的康體活動，讓大家享受戶外活動的樂趣和發展技能。在暑假期間，保持我們的和諧寧靜至為重要，本期通訊將為大家提供有關貼士，並送上業主委員會的最新消息。

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www.bel-air-hk.com



Words from the Chairman of Owners' Committee

業主委員會主席的話

The 8th Owners' Committee ("OC") has been in office for nearly a year. The leadership of OC as well as Sub-committees have been collaborating closely with the Service Centre to develop various new initiatives in addressing the needs and concerns of the owners and residents (hereinafter "residents") of our beloved Residence Bel-Air. It is the unwavering commitment of the OC to keep engaging residents to provide feedback as to how the quality of living in Bel-Air can be enhanced.

A quick recap of the works achieved in 2025:

- 1. The Bel-Air Residents Information Day** was successfully held on 30 March 2025 which fostered communication amongst stakeholders, through face-to-face meetings. Kicking off with an introduction of the eight sub-committees, their core functions, achievements, challenges, the strategy and/or action plan in place to encourage closer and deeper partnership amongst stakeholders. At the peak, there were close to 100 participants connecting, interacting and appropriately engaging into discussions which aimed at raising the level of residents' satisfaction.
- 2. External Affairs** - We have had a constructive dialogue with senior representatives of Cyberport Management about the development of Cyberport 5, which is due to be handed over from contractor to management by the end of this year. Initial feedback on our suggestions has been positive and we are exploring ways to bring Cyberport closer to our residents. Stay tuned.
- 3. Long-Term Comprehensive Repair and Maintenance Strategy** - We are partnering with the Urban Renewal Authority (URA) and Vigers to start inspection work. Briefing Session was held on 10 May 2025 to provide more detailed information and your active participation in this key initiative will be highly valued.
- 4. Environmental & Hygiene** - Whilst landscaping of the estate has been significantly improving, Service Centre and OC are placing appropriate attention in enhancing it across all phases. Besides, discussions are ongoing on the feasibility of introducing a focused campaign to improve dog owners' understanding on the use of leashes, muzzles and prevent dog fouling in common areas. We would welcome with open arms to dog lovers' participation in creating an effective and actionable campaign.
- 5. Digitalization/New Communications Channels** - The One-Stop Mobile Apps, which was launched by the end of April, and the introduction of the Bel-Air Living Channel earlier this year, will provide residents more channels to access the latest news of our estate, and enjoy a quicker and smarter experience in the booking of Clubhouse sport facilities and leisure activities.



Bel-Air Residents Information Day that was successfully held on 30 March 2025
於2025年3月30日圓滿舉行的貝沙灣住戶資訊日

Latest Updates from Owners' Committee 業主委員會最新資訊



[Bel-Air Website](#) (scan QR Code)
[貝沙灣網站](#) (掃描二維碼)



Mobile Apps 應用程式
"Notices" → "Meeting Minutes"
「通告」→「會議紀錄」

Words from the Chairman of Owners' Committee

業主委員會主席的話

6. **Clubhouse** - We are committed to introducing new leisure and sport activities. Just sharing a few examples, Badminton Fun Day with star badminton players in April & May, a Gourmet Selection featuring 10 Years of Xinhui Tangerine Peel Dishes is one other highlight, and equally important, a new swimming pool opening hours is introduced with an aim at providing for all residents to enjoy and make the most of our fun, healthy and harmonious residential community.

OC will continue to move forward and our mission is to develop a long-term mutually beneficial and sustainable partnership relationship between residents and the Service Centre.

Benjamin Chang

Chairman of the 8th Owners' Committee of Bel-Air

第八屆業主委員會(「業委會」)已成立近一年。業主立案法團的領導層及轄下各小組委員會一直與服務中心緊密合作，制訂各項措施，以回應各貝沙灣業主和住戶(以下簡稱「住戶」)對我們家園的需求和關注。業委會將繼續邀請住戶就如何提升貝沙灣的生活質素提供意見。

以下為2025年的工作簡報：

1. 2025年3月30日成功舉辦了貝沙灣住戶資訊日，促進了各持份者之間的溝通。活動首先介紹了八個小組委員會的核心職能、工作事項、挑戰、策略和/或行動計劃，以鼓勵持份者之間建立更緊密、更深入的夥伴關係。最高峰時，逾100名參加者進行了交流、互動和討論，有助提高住戶的滿意度。
2. **外務關注** - 我們與數碼港管理公司的高層代表就數碼港第五期的發展進行了建設性的對話。就我們的建議對方初步抱持正面回應，我們現正探討如何令數碼港更貼近住戶的生活，敬請留意更多詳情。
3. **長遠綜合維修及保養策略** - 我們正與市區重建局(市建局)及威格斯展開巡查工作。長遠策略的簡報會亦於2025年5月10日舉行，為住戶提供更詳細的資訊。大家的積極參與對這一重要倡議非常重要。
4. **環境及衛生** - 儘管屋苑的園境已得到顯著改善，服務中心及業委會仍會因應各期情況繼續提升園境的工作。此外，我們正進行討論，評估推行重點專案以提高狗主對使用狗繩、口罩及防止狗隻在公共地方便溺的意識。我們歡迎愛狗人士的參與，共同創造一個有效且可行的活動計劃。
5. **數碼化/新通訊渠道** - 4月底推出的一站式手機應用程式，以及年初推出的貝沙灣生活頻道，均為住戶提供更多渠道以獲取屋苑的最新消息，並在預訂會所運動設施及消閒活動時，享受更快捷及智能化的體驗。
6. **會所** - 我們致力於引入新的文娛和體育活動。例如4月和5月的羽毛球同樂日，邀請了星級羽毛球選手作教練；餐飲美食方面有十年新會陳皮之旅美食精選；同時，本年度游泳池開放時間作出新調整，以讓住戶盡情享受活動帶來的樂趣、健康和和諧家園氣氛。

業委會將繼續邁步向前，建立住戶和服務中心之間長期互利和可持續的夥伴關係。

張敬彬

第八屆貝沙灣業委會主席



Long Term Comprehensive Repair & Maintenance Strategy Briefing Session on 10 May 2025
於2025年5月10日舉行的長遠綜合維修保養策略簡介會

Learn More 更多資訊

Summary of Works for Each Sub-Committee
業委會小組工作簡報



Asset Life Enhancement Program in Bel-Air
貝沙灣資產壽命提升計劃



Preparation of Condition Survey Report, Maintenance Menu & Plans
準備狀況調查報告、維修目錄與計劃



Contact the Owners' Committee
和業主委員會聯繫

Email 電郵：
By Post 郵寄：

belair.oc@gmail.com

Attn: Bel-Air Owners' Committee
Bel-Air Service Centre (Phase 1-3), Club Bel-Air Bay Wing, Residence Bel-Air,
48 Bel-Air Avenue, Island South, Hong Kong
香港貝沙灣道48號，貝沙灣灣畔會所，貝沙灣服務中心(第1至3期)
致貝沙灣業主委員會



Pet-friendly Community Together 寵物友善社區

Recently, I have seen some neighbours taking their dogs for a walk in their pet strollers.

最近我見有鄰居用寵物出行車帶狗狗外出散步。

I've got one too. Anything you need to bring on a walk such as water, newspaper, plastic bags, leash, etc. can be put in the stroller. It is very convenient to put an absorbent pee pad in the stroller so that the dog can poop and clean up easily and avoid staining the common area.

我也有呀。散步時要帶上的東西如水、報紙、膠袋、狗繩等都可以放在車上。鋪上吸水尿墊就可以讓狗狗便溺，清理簡便又可避免弄污公共地方，十分方便。

Putting your dog in a pet stroller can also prevent neighbours who do not have pets from feeling uneasy when they are too close to the dog when using the service lift.

將狗狗放在寵物車內亦可以避免沒有養寵物的鄰居在使用服務升降機時和狗狗太接近而產生的不安感呢。

Speaking of lifts, my neighbour said that once when she was about to enter a shuttle lift, she was scared by a dog handler who came out holding a dog in her arms.

說起升降機，我的鄰居說有一次她準備進入穿梭升降機時，被迎面抱著一隻狗狗出來的帶狗人士嚇倒。

This person does not want to wait for the designated lift, right? However, this has caused a nuisance to other people, especially the elderly and children, who are easily scared.

這人是不想等指定的升降機吧。然而這樣就為其他人做成困擾，特別是老人和小朋友很易被嚇倒。

That's right. We have the right to keep dogs in the estate and we need to respect others and work together to maintain harmony in the community in order to get along well.

對呀。我們有權在屋苑飼養狗狗，也需要尊重他人，共同維持社區的和諧，才可以好好共處。

Management's Response 管理團隊回應

Owner/ keeper/ handler must ensure all droppings are cleaned up, if dog keepers allow their dog to excrete on any part of the common areas, HK\$ 1,500 Cleaning and Administrative Charge would be charged to the Occupants/ Owners/ Residents on the first offending.

飼養者不得讓狗隻在任何公共地方排泄，並確保妥善清理所有排泄物，否則服務中心會立即向該單位佔用人/業主/住戶徵收港幣\$1,500元清潔及行政費用。

Other Points to Note 其他注意事項



Don't Just
Focus on
Your Phone
請勿只顧
看手機



Keep Out
of
"Restricted
Areas"
遠離「限
制區域」



Do Not Approach
or Touch Dogs
Without Owner's
Consent 未經狗
主同意不要走近
或接觸狗隻



More Tips for Dog
Handlers
飼養狗隻注意事項



Culinary Highlights

觸動味蕾時刻

Jul 7



Mini Burger of Your Choice
自選迷你漢堡

@ Lobby Lounge
灣畔餐廳



Vietnamese Gourmet & Special Drinks
精選越南美食配特式飲品

@ Dining Room
朗峰餐廳

Tea Buffet @ Dining Room 朗峰餐廳下午茶自助餐



Feature a wide range of delicacies, snacks and desserts will be served every other Saturday afternoon at Dining Room. Come and enjoy a relaxing afternoon!

多款特式美食、小吃和甜點，隔周六於朗峰餐廳下午為您獻上，一起來享受悠閒下午吧！



July Dining Special Offer 7月餐飲特別優惠

1

Dine-in
堂食

Consumption
消費滿

HK\$400

Or above 或以上

For Mondays to Fridays only
只限周一至周五



Redeem selected desserts
at half price
半價換購指定甜品

*Terms & conditions apply
受條款及細則約束

2

Free Corkage for Banquet
宴會免開瓶費

HK\$4,800 → Free Cockage 4 bottles
免開瓶費4支

HK\$8,800 → Free Cockage 6 bottles
免開瓶費6支

HK\$12,800 → Free Cockage 8 bottles
免開瓶費8支

*Terms & conditions apply
受條款及細則約束



Lobby Lounge 灣畔餐廳
Dining Room 朗峰餐廳
Banquet Coordinator 宴會統籌部

2989 9075
2989 9017
2989 6352



Scan for More
Gourmet
Surprises
更多美食驚喜



Mobile Apps 應用程式
“Estate Info” → “Dining in Club Bel-Air”
「屋苑資訊」→「貝沙灣會所餐飲美食」

Happy Moments 回味歡樂時光



Chinese New Year
Celebrations
喜迎新春



Bakery Visit & Workshop
麵包廠參觀及工作坊



Easter Workshops
復活節工作坊



Badminton Fun Day
羽毛球同樂日



UPCOMING
EVENTS

Upcoming Events 活動預告

Summer Programme 暑期課程



Elite Badminton Coach 精英羽毛球訓練

Personalized private expert coaching from retired HK Badminton Player Ms. Chan Mei Mei to enhance your skills!
由退役香港代表隊球員陳薇小姐提供個人化的私人專家指導，提升您的技術！

Adult Pickleball Class 成人匹克球班

Unique blend of badminton, tennis, and table tennis. Perfect for all ages and skill levels!
結合羽毛球、網球與乒乓球特色的全新運動。簡單易學，適合任何年齡與運動水平的您來體驗！

More event updates 更多活動資訊



Mobile Apps 應用程式
“Estate Info” →
“Arts & Sports Courses”
「屋苑資訊」→
「藝術與體育課程」



Management Updates

屋苑管理最新消息

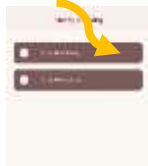


New One-Stop Mobile Apps 全新一站式手機應用程式

Facility Booking with Online Payment
設施預約及網上付款



Click "Facility" on Front Page
首頁點選「設施」



Select Clubhouse
選擇會所



Select Facility, Date & Time, pay as instructed
選擇設施、日期及時間，按指示完成付款



Download on the App Store



GET IT ON Google play

User Guide
使用指南



English



中文



Digital Membership & Access Clubhouse
電子住戶証及進出會所



Click "QR Code" button at bottom Front Page
首頁底部點選「二維碼」鍵



Use Access Code when entering Clubhouse
進入會所時請出示此「門禁碼」



Accessing Estate Latest Info
瀏覽屋苑最新資訊



Click "+" button at bottom Front Page
首頁底部點選「+」鍵



Click "Notice" to browse notices & Owners' Committee Updates
點選「通告」可瀏覽屋苑通告及業委會最新資訊



Click "Estate Info" to browse details of our estate, upcoming events & more!
點選「屋苑資訊」可瀏覽屋苑詳細資料、活動預告等。



Financial Summary 財政狀況一覽

Please login to
website secure page to
view the full version.
請登入以瀏覽完整版本。

Strengthening Measures against Dog Fouling

加強狗隻便溺對應措施



- Enhanced implementation of **Cleaning and Administrative fee of HK\$1,500**
加強執行收取港幣\$1,500之清潔及行政費用政策
- Enhance Patrol with CCTV Monitoring
增加巡邏並配合閉路電視管控
- Study feasibility of extra Dog Toilet
研究於屋苑內加設狗廁所
- Urge Cleaning Contractor for enhanced deep cleaning works in dog control black spots
清潔承辦商合作加強便溺黑點深層清潔
- Pet Friendly Support and education, such as Pet Pads Sample
支援及宣傳寵物友善如派發狗尿墊試用裝

Number of Cases for Charging Cleaning and Administrative Charges from October 2024 to May 2025
由2024年10月至2025年5月被收取清潔及行政費用之個案數目

78

Measures against Articles in Common Area

加強屋苑公眾地方擺放私人物品對應措施

Implementation of Removal and Temporary Storage Administrative Charge
落實執行臨時移走及存放雜物行政費用措施

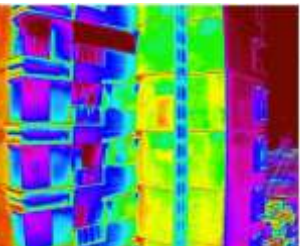
- Targeted Inspection & Regular Inspection
特定及固定巡查
- Reminder Notice & Warning Letter 發出提示通告及警告信
- Notice of Removal Action 發出移除通知書
- Removing the Articles (HK\$50) & Temporary Storing the Articles (HK\$50 per day from 8th day) to be charged
向相關住戶徵收臨時移走(港幣\$50)及存放雜物行政費用(第8日起每日港幣\$50)

Number of Cases for Charging Articles Removing Administrative Fees (Till May 2025)
截止2025年5月成功徵收臨時移走行政費用個案數目

11

Long Term Comprehensive Repairs & Maintenance Strategy

長遠綜合維修保養策略



Inspection works by Infrared Thermography (UAS) on Building Envelope

大樓外牆的紅外線熱成像 (UAS) 檢查工作

Inspections for all Towers in Phase 1 and 2 completed in March 2025. Approx. 99% of Total External Wall Area were in Good Condition, Survey Report was submitted to Service Centre and Vigers by May 2025 for further study.

第1期和第2期所有座數的檢查已於2025年3月進行。約99%的外牆總面積處於良好狀態，調查報告已於2025年5月提交予服務中心及威格斯作進一步研究。

Upcoming Works 未來工作項目

2025 Q2 第2季
2025 Q3-4 第3-4季

Desktop study and condition survey 案頭研究及狀況評估
Preparation of comprehensive condition survey report
準備綜合狀況評估報告

2026 Q1-2 第1-2季
2026 Q3-4 第3-4季

Draft final maintenance manual 草擬維修和保養手冊
Preparation to final maintenance plan
制定最終維修保養計劃



Recycling in Bel-Air 環保回收統計

2025 Jan – May 2025年1至5月 (Figures Compared to the same period last year 與上年同期相比)



Paper
紙張

38.42

Tonnes 噸
-9.60%



Plastic
塑膠

1.43

Tonnes 噸
-9.30%



Metals
金屬

3.98

Tonnes 噸
-1.28%



Glass
玻璃

2.24

Tonnes 噸
-44.93%



Food Waste
廚餘

17.90

Tonnes 噸
+124.18%

Upcoming Events 活動預告

Jul 7

Book Crossing 漂書活動
(4.7 @ Club Peak Wing 朗峰會所)

Fire Safety Seminar 防火講座
(17.7)

Recycling Day 回收日
(25.07)

Upcoming
Community Events
更多社區活動



Recycling Facilities
@ Bel-Air
貝沙灣環保
回收設施



Newsletter
貝沙灣通訊



Awards and Recognitions 獎項及嘉許



Food Wise Eateries Scheme
Diamond Class
「咪咗嘢食店」計劃鑽石級別

Environmental Protection
Department 環境保護署



**Hong Kong Green Organization
Certificate**
香港綠色機構認證

Environmental Campaign
Committee 環境運動委員會



**Contact Lens Package
Recycling Programme**
Certificate of Appreciation
(50kg of Recycling Amount)
即棄隱形眼鏡盒回收
感謝狀(回收量達50KG)

Contact Lens Easy



**Natural Peach Blossom Trees
Recycling Programme**
Certificate of Appreciation
天然桃花回收計劃
感謝狀

Environmental Protection
Department, Y. Park
環境保護署、林區

