

16/6/2026

# Reminders to Residents

通告  
NOTICE

To: All Members

## Updates on Club General Rules & Regulations

Since the beginning of this year, Service Centre has received feedback from residents stating that various sports facilities in the Club, particularly the swimming pools and tennis courts, have been occupied by unauthorized private coaches. This has deprived residents of their legitimate rights to enjoy the facilities. To thoroughly resolve the issue, Service Centre held meetings with resident representatives both opposing and supporting private coaching activities in April and May 2026, respectively, to gather their feedback. Subsequently, an enhanced proposal was presented at the Clubhouse Sub-committee Meeting on 7 May. Reviewed by our legal counsel and consulted with the Owners' Committee, below new updates on Club General Rules & Regulations will be implemented starting **2 July 2026 (Thursday)**:

### Clause 2 (New Added)

Each registered owner or registered resident is limited to one Club membership per residential unit, which must be tied to the respective residential unit; regardless of whether he/she is both a registered owner and a registered resident. Such Club membership and rights shall not be shared, transferred, leased or lent, entrusted to the following persons in any form:

- (1) Registered owners or registered residents of any other residential units of Bel-Air; or
- (2) Any person who is not a registered owner or registered resident of the development.

Applications for membership must be submitted in person by the registered owner or resident of the residential unit, along with the relevant supporting documents. The Club Management reserves the right to interpret and enforce the rules, and may reject any application suspected of breaching the rules or submitted by someone other than the registered owner or resident.

This rule shall have retroactive effect, applying to all memberships existing prior to the effective date of the Club Rules. The Club Management reserves the right to review the compliance of all existing memberships. In the event that any unit is found to be registered to persons other than the registered residents of that unit, or is otherwise in breach of these rules, the Club Management reserves the right to terminate such memberships without prior notice. The Club Management's decision shall be final and binding.

### Clause 18 (Original Clause 17, revised version)

Conducting or soliciting for any form of business within the Club premises (including personal training and private tuition) or organizing any paid or unpaid coaching sessions or group/Club programs without prior approval from the Club Management ("Unauthorized Activity") are strictly prohibited. Participants of any activities which are conducted without prior approval from the Club Management will be requested or demanded to leave Club premises immediately and may also be held responsible for any legal liabilities. The Club Management reserves the right to evict any such person therefrom who fails to obey such request at its absolute discretion. Any person so requested or demanded to leave or so evicted shall not be permitted to re-enter the Club premises on the same day. Any claims or damages arising from any activities which are conducted without prior approval from the Club Management shall be the sole responsibility of the residents or guests concerned.

### Clause 19 (New Added)

Definition of "Coaching Behaviour and Activities" shall include, but not be limited to, when using the recreational and sports facilities within the Club premises, the use of training materials and/or one-way instruction (e.g. technical training as performing the actions repeatedly etc.) for transferring skills. The Club Management reserves the right of final interpretation regarding the above definition.

Post Until  
張貼至 31/7/2026

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Island South Property Management Limited 南盈物業管理有限公司

(PMC Licence Number 物業管理公司牌照號碼: C-191466)

Club Bel-Air Bay Wing 貝沙灣灣畔會所: ☎ 2989 9000

✉ [general-club@pcpd.com](mailto:general-club@pcpd.com)

Club Bel-Air Peak Wing 貝沙灣朗峰會所: ☎ 2989 6500

✉ [clubelair@pcpd.com](mailto:clubelair@pcpd.com)



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Clause 20  
**(New Added)**  
 Any person who conducts the Coaching Behaviour and Activities without prior approval from the Club Management, shall receive a “Reminder Letter” issued by the Club Management to both the person concerned and the owner of the unit, advising them to cease such Coaching Behaviour and Activities. If the Coaching Behaviour and Activities continue, the Club Management will issue a “Warning Letter” to the person concerned and the owner of the unit, warning them that they must cease the Coaching Behaviour and Activities without further delay. Should the Coaching Behaviour and Activities persist after the issuance of the “Warning Letter”, the Club Management will issue a “Notice of Temporary Suspension of Membership” to the owner of the unit, suspending his/her Club membership and access right to the Club for 3 months. During this period, the person concerned will be prohibited from entering the Club premises and using any Club facilities or services. If any further violation occurs after the expiry of the three-month suspension period, the Club membership and access rights will be automatically suspended for another 3 months without further notice.

Should you have any queries, please contact the Club reception on 2989 9000 / 2989 6500.

Frequently  
Asked  
Questions



Section II– Club  
General Rules  
and Regulations



**Post Until**  
**張貼至**      **31/7/2026**

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# Reminders to Residents

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致: 各會所會員

## 會所守則更新

今年年初以來，服務中心陸續收到住戶反映，指稱會所各項體育設施(特別是游泳池及網球場)被未經授權的私人教練佔用，剝奪了住戶享用設施的合理權益。為了徹底解決問題，服務中心在 2026 年 4 月及 5 月分別與反對及支持私教活動的住戶代表進行會面以收集其意見。隨後於 5 月 7 日的會所小組委員會會議上提出了深化方案，並由法律顧問審視及諮詢業委會，會所守則將有更新如下，並於 **2026 年 7 月 2 日(星期四)**起生效：

### 第 2 項 (新增條文)

每名註冊業主或登記住戶，就其名下的每一個住宅單位，僅限擁有一個與該住宅單位掛鈎的會所會員資格；無論該人士是否同時具備註冊業主及登記住戶的身分。會所會員資格及相關權利不得以任何形式共享、轉讓、租借、借用或委託予以下人士使用：

- (1) 其他貝沙灣住宅單位之註冊業主或登記住戶；或
- (2) 任何非本發展項目之註冊業主或登記住戶。

會所會員資格申請必須由該單位之登記業主或住戶本人親自提出，並提供有效證明文件。本規則最終解釋權及執行權歸會所管理人員所有，會所管理人員有權拒絕任何涉嫌違規或代他人申請之申請。

本規則具有追溯力，適用於本守則生效之前已存在的所有會籍。會所管理人員保留審查所有現有會籍合規性的權利。若發現任何單位登記於該單位登記住戶以外的人士名下，或有其他違反本規則之情況，會所管理人員保留權利終止該等會籍而不作另行通知。會所管理人員之決定為最終決定，並具約束力。

### 第 18 項 (原 17 項，修訂條文)

未經會所管理人員事先批准，嚴禁在會所範圍內進行或招攬任何形式的商業活動 (包括私人健身教練及私人補習)，或在未經會所管理人員事先批准的情況下，組織任何有償或無償的教練課程或團體/會所活動 (統稱「未經授權活動」)。任何未經會所管理人事先批准之活動的參與者將被要求或命令立刻離開會所範圍。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。任何人士被如此要求或命令離開或如此驅逐後，將不得於同日再進入會所範圍。凡因未經授權活動而引致的任何申索或損害賠償，概由相關住客或其賓客負上全部責任。

### 第 19 項 (新增條文)

進行「教授行為」的定義，包括但不限於會所範圍內使用康體及運動設施時，使用訓練器具及/或涉及單向指導(例如重覆動作的技術訓練等)作傳授技能。會所管理人員對上述定義擁有最終解釋權。

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## 第 20 項 (新增條文)

任何人士未經會所管理人員事先批准下進行教授行為，會所管理人員將向有關人士及該單位之業主發出「通知信」，提醒其必須停止有關教授行為。若有關教授行為持續，會所管理人員將向有關人士及該單位之業主發出「警告信」，警告其必須立即停止有關教授行為。若發出「警告信」後有關教授行為依然持續，會所管理人員將向該單位之業主發出「會藉暫停通知書」，暫停其會藉及進出會所權利，為期 3 個月。期間有關人士將被禁止進入會所範圍及使用任何會所設施或服務。若在 3 個月期滿後再有任何違規情況，會員資格及進出會所權利將會自動暫停 3 個月而不作另行通知。

如有任何疑問，請致電會所接待處 2989 9000 / 2989 6500 與我們聯絡。

常見問題



第二部 -  
會所守則



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