

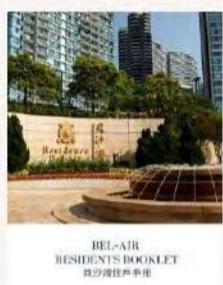
# Communication Sub-committee 聯繫小組



Your Voice  
**MATTERS!**

您的意見非常重要

**I**nfo for Residents  
發佈屋苑資訊



Bel-Air Residents Book  
貝沙灣住戶手冊



Frequently Asked Questions  
常見問題



Green Facilities  
屋苑回收設施



AED Locations  
屋苑自動體外心臟去顫器設置地點



Newsletter  
屋苑通訊



**COMING SOON** Reference List of Service Contractors for Home Repair 家居維修服務承辦商名單



Access the List 閱覽名單



Formulate Database 整合資料庫



Sharing Contractors Reference 分享服務承辦商資料

## Solicit Your Comments 收集住戶意見

Annual Resident Satisfaction Survey (2024)  
住客服務滿意調查 (2024年度)

1. Performance of Tower Concierge 大堂禮賓司表現
2. Performance of Security Staff 保安人員表現
3. Performance of Restaurant & Clubhouse Staff 餐廳及會所人員表現

**96.11%**

Overall Satisfaction Rate  
整體管理表現滿意度

1. Dog Control Issues 狗隻管控事宜
2. Personal Article Control 樓層雜物管控
3. Estate and Car Park Access Control Measures 屋苑及停車場出入管控措施

**19.63%**

Overall Responses Rate  
整體回覆率

Stay in Touch  
與我們聯繫

✉ bel.air.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

Service Centre 服務中心



Contact List  
聯繫方式列表



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# Clubhouse Sub-committee 會所小組

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

## CLUB BEL-AIR LUXURY CLUBHOUSE

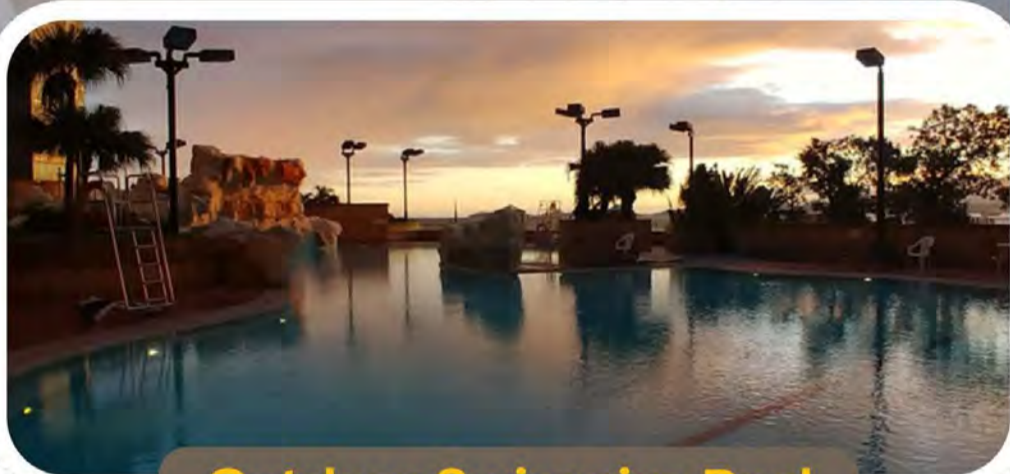
Life Style Theme Club

Experience Opulence: Your Retreat of  
Refinement and Relaxation

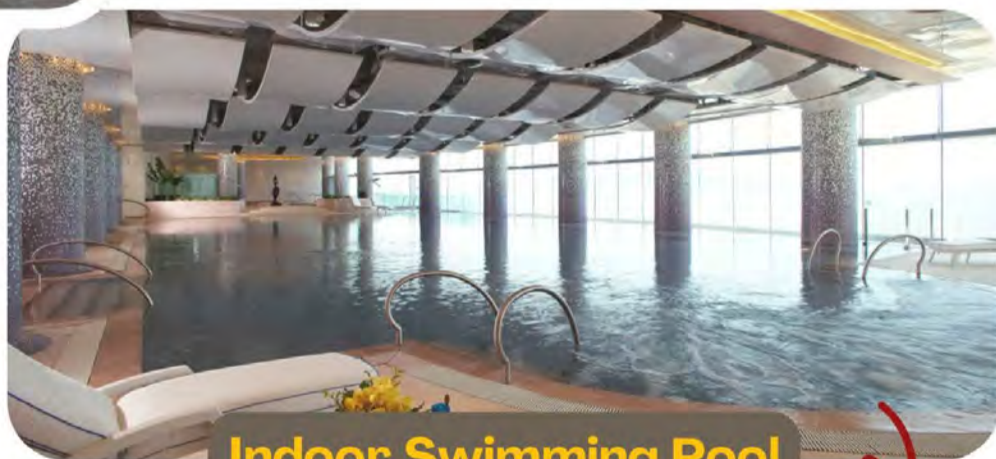


**LATEST  
NEWS**

## Upcoming Swimming Pool Opening Hours



Outdoor Swimming Pool



Indoor Swimming Pool

2025  
17/5 - 31/5  
1/9 - 12/10



**13:00-21:00**  
Everyday

**NEW**

2025  
1/6 - 31/8

**Extra 3 Hours Early**

On Sat - Sun & PH

**WOW!**

2025  
13/10  
31/10

**13:00-21:00**  
Only Sat - Sun & PH

1/5/2025  
-  
30/4/2026

Mon  
-  
Sun

**08:00 - 21:30**  
Extra 0.5 Hours



**BW Wed**  
**PW Fri** 10:00-13:00

**Cleaning**



**Cleaning**  
BW Thur 11:00-14:00  
PW Mon 12:00-15:00

General-club@pcpd.com

www.bel-air-hk.com

2989 9000



貝沙灣

**MONDAY TO SUNDAY**  
**08:00 - 22:00**



# Clubhouse Sub-committee 會所小組



## THE LUXURY LIVING AT BEL-AIR

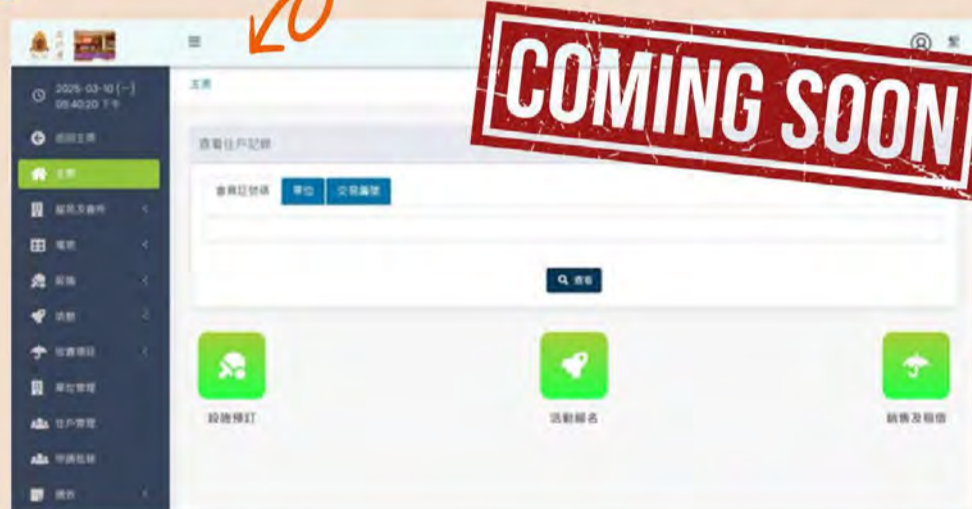
There are only a select few who are truly able to understand the Good Life. Typically, these are persons with exceptional vision, a reflective manner, a rare nature and incomparable taste. For these connoisseurs, a string of first-rate services and facilities are offered by Club Bel-Air.



## New Mobile App Service Experience

## NEW PRODUCT

**COMING SOON**



### Easter Workshop 復活節工作坊

#### Easter Bath Bombs 復活節爆炸浴鹽球

**SUNDAY 星期日 6.4.2025**  
Multi-Purpose Room, Club Bay Wing  
灣畔會所多用途活動室

Session 1: Easter Egg Bath Bombs  
第一節: 復活蛋爆炸浴鹽球  
TIME: 11:00 - 13:00

Session 2: Easter Bunny Bath Bombs  
第二節: 復活兔爆炸浴鹽球  
TIME: 15:00 - 17:00

Product 成品:  
• Bath Bombs for each person in a session  
每節每人1個浴鹽球  
Aroma 香味:  
Carnellia sinensis or Jasmine  
茶樹或茉莉

**\$348**  
12 Pax/人  
Early Bird 早鳥優惠  
Before 20/3 前  
**\$328**

No age limit for family group.  
Children only:  
6 years old or above  
親子不限年齡  
只容小童參加  
6歲或以上

---

#### Easter Rabbit Bonsai 復活節兔兔盆景

**SATURDAY 星期六 5.4.2025**  
Billiard Room, Club Peak Wing  
朗峰會所桌球室

Session 1: Easter Forest Rabbit Bonsai  
第一節: 復活森林河決兔兔盆景  
TIME: 11:00 - 13:00

Session 2: Easter Succulent Rabbit Bonsai  
第二節: 復活森林小屋兔兔盆景  
TIME: 15:00 - 17:00

Product 成品:  
• Bonsai for each person in a session  
每節每人1個兔兔盆景

**\$348**  
12 Pax/人  
Early Bird 早鳥優惠  
Before 24/3 前  
**\$328**

Remarks 備註:  
1. Enrolment is only applicable for residents with registered resident card or the guests accompanied by residents.  
此活動只適用於持有戶籍之住戶及其訪客參加。  
2. Enrolment is only available at Club Bel-Air Bay Wing, Peak Wing reception, first come first served.  
請親臨灣畔、朗峰會所接待處報名，先到先得。  
For further information, please contact Club Bel-Air Reception at Bay Wing (2989 5000)/Peak Wing (2989 6500). The Club reserves the right to cancel the activity due to inclement weather conditions or other special situations. Photos are for reference only.  
如有查詢，歡迎致電貝沙灣灣畔會所(2989 5000)或朗峰會所(2989 6500)接洽。貴所所有權保留因天氣或其他狀況取消活動，圖片只供參考。

### EASTER TENNIS CAMP 復活節網球訓練營

14 - 17 April 2025  
Mon 星期一 - Thu 星期四

TKC250401 9:00 AM - 11:00 AM  
TKC250402 1:00 PM - 3:00 PM

Tennis Court 2, Club Bay Wing  
灣畔會所二號網球場

Capacity 人數: 3-6  
Age 年齡: 6-12

DEADLINE 截止日期: 6 APRIL 2025

**\$1,920**  
4 lessons

Participants are required to bring their own tennis racket!  
參加者需自備球拍!

### 免費 FREE Club Bel-Air Badminton Fun Day 貝沙灣羽毛球同樂日

12/4/2025 SAT 星期六

Location 地點: Badminton Court 2, Club Bay Wing  
地址: 灣畔會所二號網球場

Time 時間: 10:00 AM - 1:00 PM  
(18歲或以上人士) 2:30PM - 4:00PM

Max 12 Pax / session  
最多12位/節

李晉熙  
陳威威

### 綠在香港仔 回收日@貝沙灣

GREEN@BERKEEEN Recycling Day Bel-Air

特設流動點  
At-on-Spot

日期 Date: 21.3.2025 (Friday 星期五)  
時間 Time: 10:00 - 13:00 / 14:30 - 17:30

請將回收物妥善清洗，並預先在當中做好簡單分類。回收物應盡量由舊物中取出，去淨膠紙等附件，受污染的物品不可作回收。  
Please wash and separate recyclables at home. Recyclables should be flattened, metal parts must be removed from non-metal items, and contaminated items cannot be recycled.

回收流動點 Recycling Spot

請將回收物妥善清洗，並預先在當中做好簡單分類。回收物應盡量由舊物中取出，去淨膠紙等附件，受污染的物品不可作回收。  
Please wash and separate recyclables at home. Recyclables should be flattened, metal parts must be removed from non-metal items, and contaminated items cannot be recycled.

特設流動點 (上午)  
Green@Berkeeen at South Tower & Phase 2 (AM)  
特設流動點 (下午)  
Outside Club Peak Wing, Phase 4 (PM)

Calling Dog Lovers 召集愛狗之人

A special booth to provide you with information on caring for your dog  
特設愛狗攤位，為您提供照顧狗隻資訊

### SHOPPING BAGS RECYCLING 購物袋回收

Collection Period 收集日期: 截至 Until 15.3.2025 (Saturday 星期六)

Collection Point 收集地點:  
Phase 1 - 3期: Shuttle Lift Lobby 穿梭電梯大堂  
Phase 4 - 6期: Service Centre 服務中心

Items to be Collected 回收項目:  
Paper or Non-woven Bags 紙袋或不織布袋  
A4 size or larger & in good conditions A4 或以上或以以上及狀態良好

Beneficiary 受惠機構:  
GREEN LADIES & GREEN LITTLE

About Green Ladies & Green Little  
Green Ladies is the first eco-Social Enterprise operated by a non-profit organization under non-profit organization St. James' Settlement. Established in 2006, Green Ladies has been promoting eco-friendly habits and middle-aged ladies employment. Through collection of high quality fashion and accessories, we promote secondhand clothing for sustainable use of resources.

關於 Green Ladies & Green Little  
Green Ladies 為聖雅各福群會轄下，由非牟利團體以非牟利模式營運的環保社會企業。於2006年成立，一直積極為中、老年婦女提供就業、透過收集優質女士時裝、精品及配飾二手時裝買賣，使社會資源有效循環再用。

### Swimming Class 游泳班

Apr 四月 2025

Course Enrollment starts from: 1 Mar 2025  
開始報名日期

Club Bel-Air 貝沙灣會所  
Version: 04.02

### Arts & Sports 藝術及體育

Apr 四月 2025

Course Enrollment starts from: 1 Mar 2025  
開始報名日期

Club Bel-Air 貝沙灣會所  
Version: 04.01



# Environment & Hygiene Sub-committee 環境及衛生小組



Bel-Air

LANDSCAPING  
IMPROVEMENTS  
園景改善



**Pet Friendly  
Community**  
寵物友善社區

Love Your Dog, Family & Neighbors  
to Keep Them Safe  
關愛你的狗隻、家人及鄰居保障安全

Sustainable Landscape  
Enhancement 持續美化園景

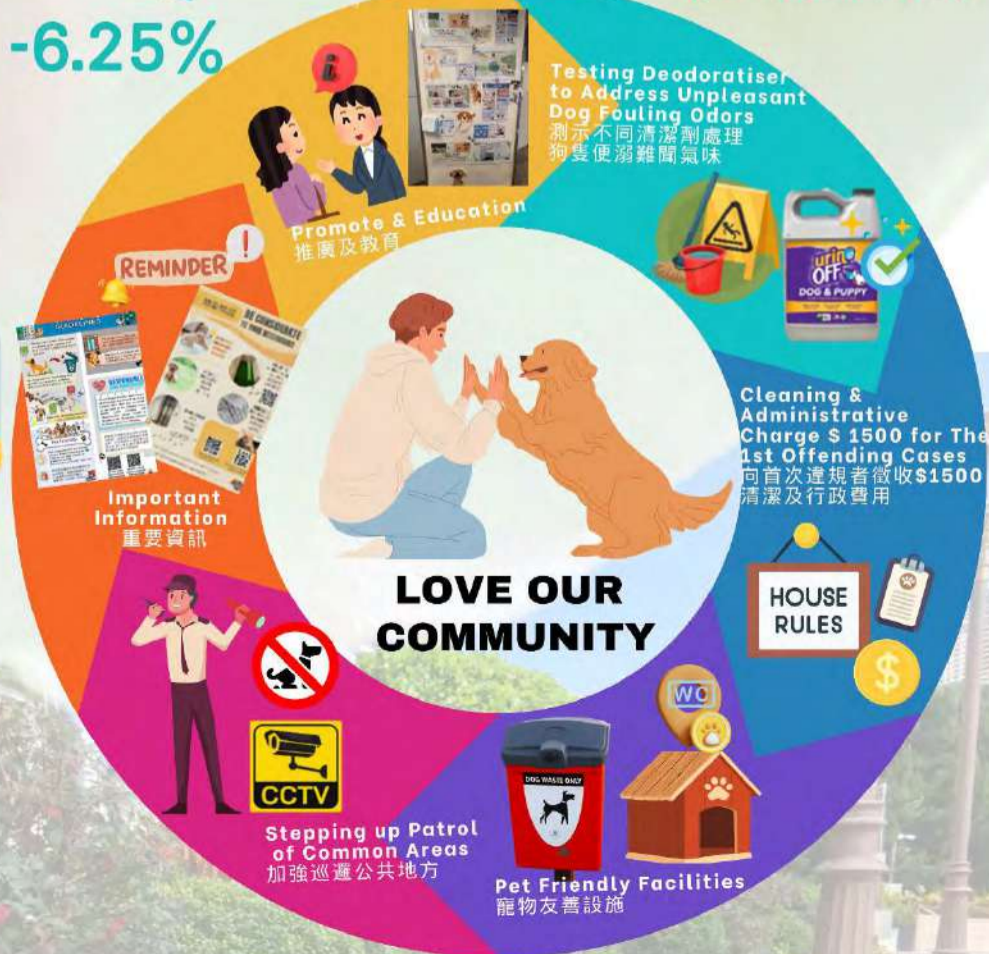


Maintaining Environmental  
Hygiene 維護環境衛生



Dog Fouling Cases in Common Areas  
Compared to Dec 2024 (Up to Feb 2025)  
與2024年12月公共地方狗隻便溺個案數字對比  
(截至2025年2月)

-6.25%



**Smart Dog No Poo Poo on The Gound!  
Ensure All Droppings Are Cleaned Up!**  
乖巧狗狗，便便不落地！  
並確保妥善清理所有排泄物！



SCAN HERE  
Estate's Dog  
Keeping Rules  
屋苑飼養狗隻守則



SCAN HERE  
Points to Note  
For Dog Handlers  
飼養狗隻注意事項



SCAN HERE  
Laws Relating to Pets  
寵物相關法例



# Environment & Hygiene Sub-committee 環境及衛生小組



## RESPONSIBLE DOG OWNERSHIP

Love Your Dog, Family & Neighbors to Keep Them Safe



DOGS & PEOPLE • PARTNERING UP • LOVE OUR COMMUNITY 人狗共融 • 同心協力 • 關愛我們的社區



### To Prevent Dog Bites Incident 防止狗咬傷事件

- Keep Your Dog Under Control at All Times 時刻妥善管束狗隻
- Use A Leash for Your Dog 以狗帶牽引狗隻
- Muzzle Your Dog in Public When Needed 在公眾地方替狗隻戴上口罩
- Consider Training Classes for Your Dog 帶狗隻參加訓練課程



SCAN HERE  
Other Dog Information  
其他狗隻相關資訊



On A Leash & Keep It In Sight  
配戴狗帶及保持於視線範圍內



Use Service Lift  
使用服務升降機



### Unfortunate Incidents of Dog Bites 不幸發生狗隻咬人事故



SCAN HERE  
Laws Relating to Pets  
寵物相關法例

According to the Rabies Ordinance, if a dog bites a person, the dog owner must report the case to the police immediately, otherwise that may be fined up to HK\$10,000. If the dog owner fails to take all reasonable measures to prevent the dog from biting someone, and the dog bites someone without being provoked, it is also an offence and the maximum penalty is a fine of \$10,000.

根據《狂犬病條例》，如狗隻牽涉咬人事故，狗主必須即時向警方報案，否則最高可被罰款10,000元。若狗主未有採取所有合理措施防止狗隻咬人，而狗隻在沒有被激怒的情況下而咬人，亦屬違法，最高刑罰為罰款10,000元。

## Ensure Harmony And Avoid Disturbing Others 避免滋擾他人



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



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」



SCAN HERE  
Points To Note For Dog Handlers  
飼養狗隻注意事項



SCAN HERE  
Estate's Dog Keeping Rules  
屋苑飼養狗隻守則



Spraying Water for Clean Up Dog Fouling Will Cause Secondary Pollution 噴水沖洗狗隻便溺會造成二次污染



Clean with Absorbent Material 用吸水物料吸抹乾淨



Use Pet Strollers or Diapers 使用寵物出行車或寵物尿片

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清潔及行政費用。



# External Affairs Sub-committee 外務關注小組



薄扶林南公營房屋發展之工地平整及基礎設施工程  
Site Formation and Infrastructure Works for Public Housing Developments

華富邨重建工程已於2020年12月展開，需於薄扶林南5幅政府土地，即華樂徑、華景街、華富邨以北、雞籠灣北及雞籠灣南地盤，進行工地平整及基礎設施工程。隨著華景街和華樂徑地盤的平整工程分別於2022年8月和2023年12月完成，雞籠灣南地盤也於今年7月完成了建屋平台工程，並已移交予房屋委員會作公營房屋發展。餘下的兩個地盤，包括華富邨以北和雞籠灣北地盤，以及雞籠灣南餘下的斜坡工程，均在有序進行中。

The Wah Fu Estate redevelopment project commenced in December 2020. It involves site preparation and infrastructure works on 5 land site in Southern Pok Fu Lam, namely Wah Lok Path, Wah King Street, Wah Fu North, Kai Lung Wan North and Kai Lung Wan South. Site formation works at Wah King Street Site, Wah Lok Path and Kai Lung Wan South were completed in August 2022, December 2023 and July 2024 respectively. This newly formed housing platform has been handed over to the Housing Authority for public housing development. The remaining sites, Wah Fu North Site and Kai Lung Wan North Site, along with the remaining slope works at Kai Lung Wan South, are progressing well as planned.

### 臨時交通安排 Temporary Traffic Arrangement

- (1) 逢星期一至五，上午10時至下午3時，及
- (2) 逢星期六，早上7時至下午6時，公眾假期除外



數碼港擴建計劃包括興建數碼港5座10層高的新大樓和活化海濱公園，由2021年年底展開，預計於2025年年底完成工程。數碼港5座位於海濱公園西北側，將新增66,000平方米的總樓面面積，其中36,000平方米用作辦公室和共享工作空間。新大樓會設有高架行人道及連接橋，確保與商場和數碼港其他部分無縫連接；此外，海濱公園亦會增設及優化設施，為訪客創造更具活力及吸引力的空間。

The Cyberport Expansion Project involves building Cyberport 5, a new ten-storey office building, and revitalizing the Waterfront Park. Located northwest of the park, Cyberport 5 will add 66,000 m2 of gross floor area, which 36,000 m2 for offices and co-working spaces. It will feature elevated walkways and connecting bridges to ensure seamless connectivity with the Arcade and other parts of Cyberport. Additionally, the waterfront park will also have new and optimized facilities to create a more vibrant and attractive space for visitors.



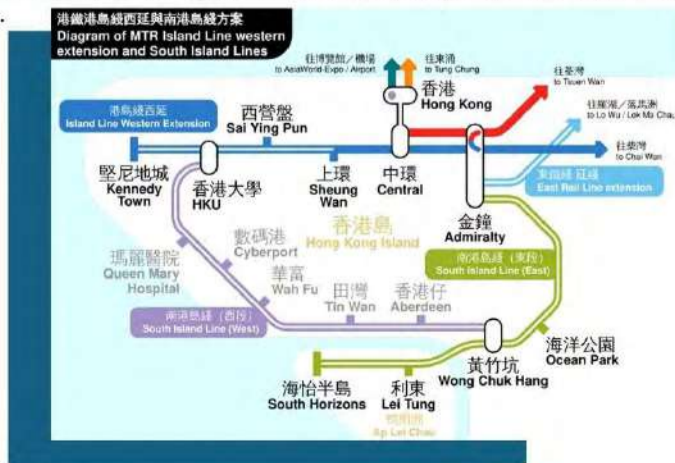
QR code for Details  
掃描二維碼以獲取更多資訊

數碼港5期  
融合自然與數碼未來  
Cyberport 5  
Harmonising Nature And the Digital Future



南島綫(西)的規劃正在進行中，旨在連接鴨脷洲、華富和數碼港一帶與黃竹坑站及港大站。由於地形起伏不平，某些區段需要深埋地下，這引發了對於運輸效益和成本效益的擔憂。因此，提案已轉向採用一個智能和綠色的大眾交通系統，主要在專用的高架橋上運行，作為原來重型鐵路方案的替代選擇。項目團隊目前正在評估財務安排、優化路線並提升成本效益，計劃於今年內開始詳細規劃和設計。南島綫(西)的設計將在適當時候進行公眾諮詢。

Government have been actively taking forward the planning of the South Island Line (West) to connect areas around Aberdeen, Wah Fu and Cyberport to Wong Chuk Hang Station on the South Island Line and HKU Station on the Island Line. Given the hilly terrains and constrained by the climbing capability of heavy rail, some sections of the South Island Line (West) have to be built deep underground. The transport benefit and cost effectiveness are both unsatisfactory. After examining the technical aspects as well as the transport benefits, we consider that it is technically feasible to adopt smart and green mass transit system, mainly running on dedicated elevated viaducts, to take forward the South Island Line (West) as an alternative to the original heavy rail scheme. Government will consult the public on the design of the South Island Line (West) in due course.



\*預計未來計劃路線  
Planned future route



# Finance Management Sub-committee 財務管理小組

**Financially Healthy**  
Frozen Management fee in 2025

**Actual Retained Surplus in 2024**  
Actual expenditures less than budgeted expenditures

財政穩健

保留盈餘

## ENERGY EFFICIENCY BUILDING SERVICES INSTALLATIONS INITIATIVE IN 2023-2025

What We Are Doing?

### Lighting System

Dimmable LED Light Tube with Motion Sensor @ Phase 1 and Phase 6 Staircase

- Works Commenced in Q2 2025 and estimate completion by Q3 2025
- Targeted HKE subsidy at \$800,000

-94.32%  
\$893,692

Estimate Total Energy Saving: 496,496kWh  
Compared with Existing T5 Light Tube:  
-94.32% Energy Saving

### Air Conditioning System

Permanent Magnet Motor Information @ Club Peak Wing L5 Children Room

- Convert the existing 3 FCU motor to 3 iFCU
- Works commenced in March 2025

48.1%

Saved energy Comparing with Traditional FCU:  
-48.1% Energy Saving

What We Have Done?

慳錢攻略!!

LED Lighting Replacement at Swimming Pool Bottom @ Club Bay Wing Swimming Pool

- Works Commenced in Q3 2024 and Completed by Q4 2024

60%

Total Energy Saving: 2,088kWh  
Compared to Traditional Tungsten Lamp:  
-60% Energy Saving

Variable Frequency Drives for the Chiller Water Pump @ Club Peak Wing

- Works commenced in July 2023 and completed by Q2 2024

-37.46%  
\$106,890

Total Energy Saving: 84,565 kWh  
Compared to 2023: -37.46% Energy Saving

LED Lighting Replacement at Swimming Pool Bottom @ Club Peak Wing Swimming Pool

- Works Commenced in July 2023 and Completed by Q2 2024

-80%

Total Energy Savings: 6,336 kWh  
Compared to Traditional Tungsten Lamp:  
-80% Energy Saving

Variable Frequency Drives for the Chiller Water Pump @ Club Bay Wing

- Works Commenced in July 2023 and Completed by Q2 2024

-128%  
\$181,480

Total Energy Saving: 228,666 kWh  
Compared to 2023: -128.23% Energy Saving

能源效率

\$893,692

\$106,890

Energy Efficiency

Energy Efficiency

Energy Efficiency

\$181,480

慳電慳錢



Energy Saving Cost Saving

Energy

Energy Saving



# Repair & Maintenance Sub-committee 維修及保養小組

## 預防性維修計劃

### URA News

行政總監簡誌 (敬啟者)

2025年9月9日  
市建局三大工作方針推動新實踐「預防性維修」

預防性維修「預防性維修」

市建局行政總監 李卓人表示，市建局一直致力於提升公共屋宇的質素，並透過「預防性維修」計劃，為業主提供更具質素的維修服務。該計劃旨在透過定期檢查及維修，預防大廈出現嚴重故障，從而減少維修開支及大廈停業時間。市建局亦會加強與業主的溝通，確保維修工作能按時進行，並提供更具質素的維修服務。

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### 市區重建局更新電視特輯 舊區更新：業主齊心 修「新」滿分

保養大廈，為大廈保值  
定期進行大廈保養維修

保養大廈維修是業主的責任  
做好保養手續及定期維修保養

### 紅外線無人機外牆勘察工程

The results are shown as follows:

Defect Type (ID)	No. of Defects	Defective Area (sq.m)	Estimated defect area % of the total area
Cracks	10	10.0	0.04%
Spalls	10	10.0	0.04%
Concrete delamination	10	10.0	0.04%
Displacement of concrete panels	10	10.0	0.04%
Delamination of concrete panels	10	10.0	0.04%
Other	10	10.0	0.04%
<b>Total</b>	<b>60</b>	<b>60.0</b>	<b>0.24%</b>

Total defect area = 150.13 m<sup>2</sup>, Estimated defect area (%) = ~1%

Classification of Defects: Defects

Defects are classified according to the defect categories defined in the defect database. Defects are listed in the table below. Defects are listed in the table below. Defects are listed in the table below.

Defect ID	Defect Description	Defective Area (sq.m)	Estimated Defect Area (%)
1	Crack	10.0	0.04%
2	Spall	10.0	0.04%
3	Concrete delamination	10.0	0.04%
4	Displacement of concrete panels	10.0	0.04%
5	Delamination of concrete panels	10.0	0.04%
6	Other	10.0	0.04%
7	Crack	10.0	0.04%
8	Spall	10.0	0.04%
9	Concrete delamination	10.0	0.04%
10	Displacement of concrete panels	10.0	0.04%
11	Delamination of concrete panels	10.0	0.04%
12	Other	10.0	0.04%
13	Crack	10.0	0.04%
14	Spall	10.0	0.04%
15	Concrete delamination	10.0	0.04%
16	Displacement of concrete panels	10.0	0.04%
17	Delamination of concrete panels	10.0	0.04%
18	Other	10.0	0.04%
19	Crack	10.0	0.04%
20	Spall	10.0	0.04%
21	Concrete delamination	10.0	0.04%
22	Displacement of concrete panels	10.0	0.04%
23	Delamination of concrete panels	10.0	0.04%
24	Other	10.0	0.04%
25	Crack	10.0	0.04%
26	Spall	10.0	0.04%
27	Concrete delamination	10.0	0.04%
28	Displacement of concrete panels	10.0	0.04%
29	Delamination of concrete panels	10.0	0.04%
30	Other	10.0	0.04%



### Owner's Engagement Meeting

#### Owner's Engagement Meeting in April 2025 with OC & Residents

Vigers Building Consultant Ltd: Presentation

1. Project aim and objective
2. Scope of Work
3. Pros
4. Project Timeline
5. Smart approach for Building Life Enchantment Project
6. AI technology for the database

URA: Presentation

Guidelines and Templates for preparing Maintenance Manual for Resident and Composite Buildings



UAS Project Result: South Tower 1  
Total defect area = 150.13 m<sup>2</sup>, Estimated defect area (%) = ~1%

### Front of House

Summary of Front of House by TDO (March 2024 to Feb 2025)

Phase 1 & 2 Completed Work Items: 137

Phase 4 & 6 Completed Work Items: 115

Repair ceiling of corridor outside Club Bell Air Peak Wing  
維修樓外走廊天花翻新工程

Repair ceiling of Tower 1, Phase 4 Tower  
第4期1座大堂天花翻新工程

Painting Work for the Wall at Driveway, Phase 4 Carpark  
第4期停車場行車路牆身翻新工程

Painting Work for Cladding of Terrace Court at Club Bell Air Bay Wing  
鐘樓會所鐘樓外牆翻新工程

Waterproofing work on the roof at Tower 8, Phase 1  
第1期8座天台防水工程

### Advanced Energy Saving Technologies

Intelligent Building Management Systems

Dimmable LED Light Tube with Motion Sensor

Variable Speed Drive (VSD)

iFCU

Aluminum Linear Bar Diffuser

Sonic Filter

Permanent Magnet motor, Integrated iFCU Control Box, iFCU Thermostat

International Patented Sonic Energy Emitters





# Security Management Sub-committee 保安管理小組

## CCTV Enhancement Work



## Professional Hospitality Etiquette Training

- To enhance a safe and healthy environment for collective safety
- To enhance security staff's alertness of security risk
- To enhance emergency response skills



## Security Related Awards

- Security Services Best Training Award (Gold) 2023
- The Best Security Award 2024
- Best Security Performance Award by Hong Kong Security Association



## Contact Us:

2989 6000

<http://www.bel-air-hk.com>







# MEDIATION 調解

## A Path to Peaceful Resolution

### 通往和平解決之路

#### WHAT IS MEDIATION? 甚麼是調解？

Mediation is a voluntary, confidential process where a neutral mediator helps conflicting parties communicate and negotiate. The aim is to achieve a mutually acceptable resolution without litigation. Mediators facilitate but do not impose solutions.

調解是一個自願、保密的過程，由中立的調解員幫助衝突雙方進行溝通和協商。其目的是在無需訴訟的情況下達成雙方可接受的解決方案。調解員提供便利，但不強加解決方案。

#### BENEFITS 好處



**Active participation:** Both parties could develop solutions, increasing their satisfaction with the outcome

主動參與：雙方在過程中能主動參與方案的制定，這樣可以提高滿意度



**Flexibility:** Mediation process can adapt to the needs and circumstances of both parties

靈活性：調解過程可按雙方需求和情況進行調整，允許更大的靈活性



**Confidentiality:** Both parties can discuss issues without public exposure, protecting their privacy

保密性：雙方可以在不公開的情況下討論問題，保護隱私



**Time and Cost Savings:** It does not require lengthy court procedures

節省時間和成本：因為調解不需要長時間的法庭程序

#### WHAT CASES ARE SUITABLE FOR MEDIATION? 甚麼個案適合以調解方式處理

Mediation is suitable for most disputes, e.g. commercial, financial, insurance claims, building management, and even disputes with friends or neighbours. However, mediation is not suitable if the case involves a criminal matter, a constitutional matter or a determination of legal rights.

調解適用於大部份的爭議，如商業、金融、保險索償、大廈管理，甚至與朋友或鄰舍之間等糾紛都適合以調解方式處理。但若個案涉及刑事、對憲制事宜或法律權利作出裁定，則不適合以調解處理。

#### MORE DETAILS 更多資訊

Department of Justice  
Legal and Dispute Resolution Services  
律政司法律及爭議解決服務



Property Management Dispute  
Resolution Service Scheme (Hong  
Kong Mediation Centre)  
物業管理糾紛解決計劃 (香港和解中心)

More on Mediation  
調解網頁

