

Bel-Air

NEWSLETTER

2nd Issue

Autumn 2022

Highlights 通訊焦點

Gourmet Highlights
美食推介

7th Owners' Committee
第七屆業主委員會

Get Estate's Latest
News
獲取屋苑第一手資訊

Begin A New Chapter 開展新篇章

While autumn is around the corner, Club Bel-Air will endeavour to continue introducing a series of festive events, recreational activities and gourmet delights to make the remainder of 2022 even more exciting. If you don't want to miss out any updates of the Club and estate, remember to sign up for our latest news! With the formation of the 7th Owners' Committee, the Service Centre will collaborate closely with all members to ensure true engagement and build a better community. Don't forget to maintain your personal hygiene and observe precautionary measures under release of the current pandemic situation.

秋天慢慢到來，我們將繼續為住戶帶來各式節慶、文娛康樂活動及佳餚美酒，讓各位於本年餘下時間繼續精彩豐盛。緊記登記您的電郵以接收會所及屋苑的最新資訊！隨著第七屆業主委員會選舉完成，我們將與各委員繼續攜手合作營造更佳生活環境。雖然近期疫情稍有舒緩，請大家注意個人衛生及防疫措施，保障自身和鄰居好友的安全。



www.bel-air-hk.com



Words from the Owners' Committee Chairman

業委會主席的話



各位貝沙灣業主和住戶：

大家好！2022年7月27日，貝沙灣在第五波疫情稍為受控下舉行了第七屆業主委員會（「業委會」）的啟航會議，本人很榮幸且興奮，獲得上屆主席陳健波先生提名為新一屆主席，並得到資深委員楊志成先生和議，繼而在全體委員一致同意下當選。

過去多年，業委會在陳先生英明領導及各委員努力下，與物業管理公司（「物管」或「服務中心」）及發展商盈科大衍地產發展有限公司（或「盈大」）保持緊密又真誠的合作，而服務中心的表現也相當稱職和良好。

回顧貝沙灣從2004年第一期落成入伙，發展商盈大傾力發展，令貝沙灣得到社會各階層垂青，漸漸成為新晉豪宅。據說，「貝沙灣」（Residence Bel-Air）源自美國加州比華利山的一個貴重地段，擁有一碧萬頃的海景，四周環境優雅，寧靜怡人。香港貝沙灣得天獨厚，背山面海。整個屋苑充滿著卓爾不凡的氣派，吸引數之不盡的知名人士入住其中。

而貝沙灣擁有全香港數一數二的會所設施及配套，本人希望能優化服務，提供更多樣性的休閒活動和興趣班，照顧不同文化背景的住戶及他們的需求。

對於屋苑的設施及物管服務，業委會的座右銘一直是「沒有最好，只有更好」；旨在監督、建議、輔導，促使物管團隊更有效率地工作，並且精益求精，交出持續亮麗的成績。

本人作為新一屆主席，現階段將積極參與各個功能小組會議，加深理解屋苑管理的事宜；並與住戶代表及服務中心加強溝通，以便作出各方面的改善。初步評估未來工作有以下重點：

1. 資訊管理

希望物管提升及加強電子化及數碼化資訊儲存、分享、使用的效率，利用電子系統協助業主、住戶、業委會及服務中心溝通，從而有力及有序地優化管理和溝通。

2. 未雨綢繆

屋苑已有18年樓齡。部分設備如水管、排污設施、外牆、電梯等逐漸出現一定的老化，需要維修保養，甚至更換。相關問題預期會越來越多，日益嚴重，需要及早籌謀具前瞻性、可持續而又高效益的計劃。業委會現正與服務中心在維修管理及財務管理小組開始初步商議，並在適當時候與業主、住戶溝通。此計劃暫名為「屋苑設施翻新計劃」。

3. 「和」

貝沙灣有2,700多個單位，當中的住戶來自香港、中國內地及世界各地，可說是一個文化熔爐。而住戶非常重視和睦共處，服務中心及業委會各成員因而也希望各位百慮而一致，向著一個方向前進。簡單來說，就是中國人的一個「和」字。有云：

「天和風雨順，地和五谷豐，
人和百業旺，家和萬事興。」

一個「和」字已包含萬千祝福，同心同源。

最後，本人祝願各位在貝沙灣安居樂業，家庭美滿，人人身體健康，「百毒不侵」。謝謝。

張敬彬

第七屆貝沙灣業主委員會主席

Dear Owners and Residents of Bel-Air,

Hello everyone! The first meeting of the 7th Bel-Air Owners' Committee ("OC") took place on 27 July 2022 under the alleviated fifth wave pandemic. I am honoured and grateful to be nominated as the Chairman by Mr. Chan Kin Por, the former Chairman, and seconded by Mr. Anthony Yeung, the senior member of the committee. Finally, I was elected with the unanimous consent of all committee members.

Over the years, under the leadership of Mr. Chan and the tireless effort of the committee members, the OC sincerely collaborated with the property management company (or "the Service Centre") and developer Pacific Century Premium Developments Limited ("PCPD"). The performance of the Service Centre was commendable.

Since the Phase One completion and move-in in 2004, PCPD made considerable effort to brand Bel-Air a new landmark of luxurious residence. The name "Residence Bel-Air" was derived from a legendary residential area in California Beverly Hill of the United States, which overlooked a magnificent and tranquil sea view with beautiful surroundings. In Hong Kong, Bel-Air enjoyed a wonderful landscape facing the sea with a greenery mountain backdrop. The noble ambience embracing the estate attracted numerous eminent parties to be part of our community.

Bel-Air Club offers top of the line services and facilities in Hong Kong. I wish to further optimize our services to provide a variety of leisure activities and classes that cater the need of our multi-cultural tenants.

For the estate facilities and property management, the OC is always committed to the motto of "Unflagging Enthusiasm to Improve". We aim at overseeing, counseling and advising the property management team to be more efficient and effective quality performance in a sustainable manner.

As the new Chairman, I am taking part in all of the sub-committee meetings to develop thorough understanding of the estate management. Collaborating with resident representatives and the Service Centre, my preliminary assessment of the potential improvement includes the following:

1. Information Management

Property management digitalization is vital for efficiency improvement in information storage, circulation and utilization. Digital applications shall be deployed in future to enhance communication between owners, residents, the OC and the Service Centre with an ultimate goal on quality improvement and effective communication.

2. Getting prepared for the future

Our estate is getting into its second decade, some of the facilities like plumbing, drainage, external walls and elevators require maintenance or replacement. Before the situation gets worse, we need a visionary strategy and sustainable effective plan. The OC started initial preparation with the Service Centre and the Sub-committee of Maintenance and Financial Management. In due course, the details of the rejuvenation programme will be communicated with owners and residents.

3. Harmony

Bel-Air is a multi-cultural community with more than 2,700 households of residents from Hong Kong, Mainland China and around the world. This small community is truly a cultural melting pot. While we all value our harmonious environment, the Service Centre and all OC members wish we are heading to the same direction. In Chinese, we conclude it with the word "Harmony". There is a saying:

"Good weather is the blessing of the heaven in peace;
Fertility of the earth gives bumper harvest;
Prosperity follows by unity among people;
Everything succeeds for family in harmony."

The word "Harmony" means all blessings from concerted effort.

Finally, I wish you all enjoy a wonderful life with your family in Bel-Air. Stay healthy, stay safe and thank you.

Benjamin Chang

Chairman of the 7th Owners' Committee of Bel-Air

2022 Annual General Meeting and Election of the 7th Owners' Committee

2022業主周年大會及第七屆業主委員會選舉圓滿舉行

The Annual General Meeting (AGM) was successfully held on 9 July 2022 (Saturday). The meeting included the election of the members of the 7th Owners' Committee (OC). Members shall retire from office at every alternate Annual General Meeting following their appointment or election according to the Deed of Mutual Covenant.

業主周年大會於2022年7月9日（星期六）圓滿舉行。大會同時選出第七屆業主委員會成員。他們將按大廈公契任職至獲委任後下兩次業主周年大會為止。



Elected Members of the 7th OC 第七屆業主委員會獲選委員

Residential Accommodation Representative 住宅代表

Phase 1-3 第一至三期

Mr. Benjamin Chang	張敬彬先生
Mr. Anthony Yeung	楊志成先生
Mr. Allen Ha	哈永安先生
Mr. Edmund Li	李子誠先生
Mr. Paul Berriman	白禮文先生

Phase 4-6 第四至六期

Ms. Dorothy Wu	吳家甜女士
Mr. Chan Kin Por	陳健波先生
Ms. Angela Au	區慧雯女士
Mr. Napoleon Chung	鍾堯來先生
Mr. Kenneth Chan	陳家澄先生
Mr. Ringo Poon	潘衛文先生

Car Park Representative 停車場代表

Mr. Lee Sung Yin	李崇賢先生
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Ms. Carol Yeung	楊潔儀女士
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The OC Chairman and Convenors of all Sub-committees were elected on the first OC meeting held on 27 July 2022 (Wednesday) as below: 新一屆業委會主席及各小組召集人已於2022年7月27日（星期三）舉行的第一次業委會會議中選出，詳情如下：

Chairman 主席	Mr. Benjamin Chang	張敬彬先生	
Convenors of Sub-committees 各小組召集人	Clubhouse	會所	Mr. Ringo Poon 潘衛文先生
	Environment & Hygiene	環境及衛生	Ms. Dorothy Wu 吳家甜女士
	External Affairs	外務	Mr. Edmund Li 李子誠先生
	Finance Management	財務管理	Mr. Benjamin Chang 張敬彬先生
	Owners/Residents Communication	業戶聯繫	Mr. Anthony Yeung 楊志成先生
	Repair & Maintenance	維修及保養	Mr. Allen Ha 哈永安先生
	Security Management	保安全管理	Mr. Paul Berriman 白禮文先生
	Transportation	交通運輸	Ms. Angela Au 區慧雯女士

Get Owners' Committee Updates 業主委員會最新消息

- 1 Access Bel-Air Website www.bel-air-hk.com and click "Resident Login" 到訪貝沙灣網頁並按「住戶登入」
- 2 Enter your username & password 輸入您的用戶名稱和密碼
- 3 View minutes, agenda and committee member list under "Owners' Committee" section 選取「業主委員會」以瀏覽會議紀錄、議程及委員名單

Personal Articles in Common Areas

於公共地方放置私人物品

Recently I received a reminder from the Service Centre requesting me to put my shoes back into my apartment. I think that's dirty!

最近我收到服務中心的信件，要求我把放置在家門外的鞋子放回屋內，這樣很不衛生啊！

You may place a sterilizing carpet outside your apartment. It disinfects your shoes before they are placed back in your shoe cabinet.

你可於門外放一張消毒地毯，這樣就可以在放進鞋櫃前，將鞋子進行消毒。

I don't want to put my kids' scooter and bicycle inside my home as well. I don't understand why the Service Centre can't afford any tolerance under the current pandemic situation. My neighbours have no objection to it.

孩子們的踏板車和單車放進屋內也不太好，而且現在疫情反覆，為甚麼服務中心就不可以彈性處理？反正我的鄰居也沒意見。

I got your point. However, the infection risk would be higher if we all put our shoes and bicycles on typical floors, and such obstructions in public space could be a safety hazard in case of a fire.

我理解你的想法，但如果大家都把鞋子和單車放在樓層大堂，不是反而增加大家進出時的感染風險嗎？而且這也會阻塞公共空間，遇上火警就會很危險呢。

What if I park my bicycle in my parking slot? There's space remaining after I park my car and it doesn't block the other slots nearby.

那我把單車放在自己停車場的車位就可以了吧？反正泊車後還有一點點空間，亦不會阻礙到旁邊車位的車主。

Well, parking slots are for owners to park their vehicles as per DMC. Furthermore, your bicycle may be lost or stolen if you just place it next to your car. You may consider renting a bicycle parking slot in the carpark if you don't want to put it inside your apartment!

根據大廈公契，車位只可用來停泊私家車的啊！而且把單車就這樣放在車子旁不會有失竊風險嗎？如果不方便放進屋內，不如考慮使用停車場內的單車車位吧！



Management Response:

It's in breach of the DMC and may violate the Fire Safety (Buildings) Ordinance to place objects on typical floors. In strict compliance with it, the Service Centre will issue verbal and written reminders to residents demanding immediate removal of such objects. In serious cases which no improvement is observed, the Service Centre will coordinate with the Fire Services Department on necessary actions.

Your understanding and cooperation are appreciated to remove personal articles in public areas that lead to safety hazard and degrades the luxurious image of Bel-Air.

管理團隊回應：

於樓層大堂擺放雜物違反了大廈公契，亦可能觸犯《消防安全（建築物）條例》。為配合相關條例，我們會向住戶發出口頭及書面警告，要求他們立即移走違規擺放之雜物。對於嚴重而未有改善的個案，我們會緊密配合消防署以採取適當的行動。

我們在此呼籲各住戶理解並合作，切勿於公共空間擺放私人雜物，以免造成潛在危害，並對貝沙灣豪華屋苑形象帶來影響。



Culinary Highlights 觸動味蕾時刻

10
Oct

Friday Night BBQ Buffet
周五燒烤自助晚餐

Hairy Crab Promotion
大閘蟹佳饌

Daily Dishes Cooking Class
家常菜式烹飪班

Halloween Dinner Buffet
萬聖節自助晚餐

11
Nov

Lamb Dishes and Claypot Gourmet
冬日羊肉及煲仔菜美食

Thanksgiving Special
感恩節特選

12
Dec

Christmas and New Year Celebration Delights
聖誕及新年節慶美饌



Friday Night BBQ Buffet
周五燒烤自助晚餐
21.10.2022
Terrace, Club Peak Wing
朗峰會所海景露台
6:30pm – 9:00pm

Daily Dishes Cooking Class
家常菜式烹飪班
Sweet & Sour Prawn
咕嚕蝦球
Spaghetti Bolognese
肉醬意粉
22.10.2022
Terrace, Club Peak Wing
朗峰會所海景露台
3:00pm – 5:00pm



Halloween Dinner Buffet
萬聖節自助晚餐
31.10.2022
Dining Room, Club Peak Wing
朗峰餐廳
6:30pm – 9:00pm

Scan QR Code for more
Gourmet Delights
掃描二維碼以瀏覽更多
美食驚喜



Happy Moments 回味歡樂時光



Summer Water Fun Day 夏日水上嘉年華 2022

Our Summer Programme was with all sorts of indoor, outdoor, sports and leisure activities for kids to have a wonderful summer!

暑期活動包羅萬有，有室內有室外，有動又有靜，讓小朋友過了一個繽紛的夏日！

Get Estate's Latest Updates 獲取屋苑第一手資訊

1 Visit Bel-Air Website
瀏覽貝沙灣網站
www.bel-air-hk.com



Download Bel-Air Mobile App
下載貝沙灣應用程式

2



3 Scan below QR code
to sign up for receiving
promotional and estate
news via email!

掃描二維碼以登記收
取貝沙灣會所及屋苑
最新資訊電郵！



Swimming Pool Opening Arrangement 泳池開放安排

Since swimming pools reopened in May 2022, the Service Centre has received comments from residents concerning the opening hours of both indoor and outdoor pools. We understand residents' desire for an enjoyable summer, while in view of various constraints e.g. lifeguard supply, maintenance fee and Government's pandemic precautionary measures, with endorsement from the Owners' Committee, the current opening schedules will remain effective until 30 April 2023. In the meantime, the Service Centre will study other feasible opening schedules and discuss them in upcoming Clubhouse Sub-Committee meetings.

會所游泳池自本年5月份重開，不少住戶就開放時間反映意見予服務中心，我們亦理解住戶希望可於炎夏盡情暢泳的心情，但在平衡各方面因素包括救生員供應、維修費用及政府防疫措施等，經過商討及獲得業主委員會同意下，現時的泳池開放時間將有效至2023年4月30日。現階段服務中心會積極審視改動開放時間的可行性，並提交會所小組商討。



Together We Build our Future 共建美好家園



With the completion of the “Recycle & Get Rewarded!” campaign by August 2022, a new “Smart Recycle Station” coordinated with the Environmental Protection Department will be introduced in Bel-Air by the end of this year, which aims at providing residents a more flexible recycling and redemption experience. Residents can earn points for gift redemption at any time.

Before its launch, “Big Waster” and a Community Smart Recycling Vehicle with mobile recycling station came and greeted Bel-Air residents on 27 August 2022 to promote how to use recycling bins in different types and colours!

For further details of the new recycling station and upcoming recycling campaign, please check out upcoming promotion from Bel-Air website or notice boards!



隨著「以物易物」活動於本年8月告一段落，服務中心將與環保署合作，於今年稍後時間在屋苑內設置全新的「智能環保回收站」，為住戶提供更靈活的回收及換領體驗。住戶可隨時隨地回收物品之餘，賺取積分，換領禮品。

在新回收站正式推出前，「大唯鬼」聯同社區智能回收車和流動回收站，率先於2022年8月27日來到貝沙灣和住戶們打招呼，宣傳如何使用不同種類和顏色的回收箱！

有關全新回收站和其他環保活動詳情，請瀏覽貝沙灣網站或留意大堂告示板。

Awards and Recognitions 獎項及嘉許

BOCHK Corporate Environmental Leadership Awards 2021
EcoPartner
中銀香港企業環保領先大獎2021
環保傑出伙伴



EcoPartner 環保傑出伙伴
中銀香港 BOCHK
企業環保領先大獎2021
Corporate Environmental Leadership Awards

Thank You Letter
Donation 13 bags of Towels
感謝信
捐贈13袋毛巾

SPCA
愛護動物協會



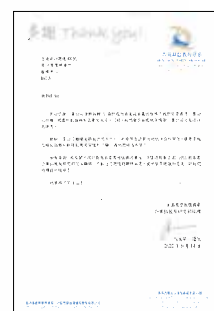
Federation of Hong Kong Industries
香港工業總會

Hong Kong Green Organisation Certification
Excellent Level, WastewiSe Certificate
香港綠色機構認證
減廢證書 - 卓越級別



Thank You Letter
Donation 4 boxes of Anti-pandemic Supplies
感謝信
捐贈4箱防疫物資

Hong Kong Christian Service
香港基督教服務處

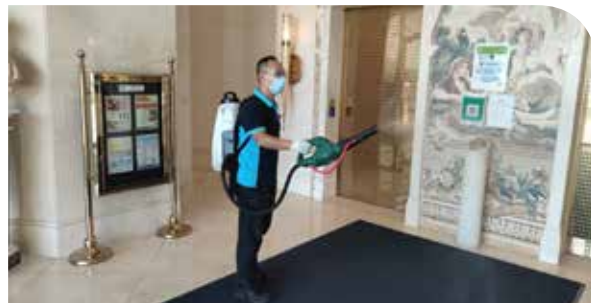


Environmental Campaign Committee
環境運動委員會

Precautionary Measures of COVID-19 對應新型冠狀病毒的預防措施

The pandemic situation remained uncertain, the Service Centre continued to maintain the highest alert to safeguard estate hygiene and safety. Regular daily disinfection work, cleansing and disinfection by fogging in all common areas/ facilities of the Towers would continue including lifts, refuse rooms, tower lobbies, door handles, common drain pipes and shuttle bus. Such measures will be continued daily with further tightening when confirmed or suspected case found. Lastly, please maintain personal hygiene and keep social distancing.

疫情發展反覆，服務中心時刻保持最高警覺以確保屋苑衛生及安全。公共地方及設施將進行深層清潔和噴霧消毒工作，包括各升降機、垃圾房、各樓層大堂、門把手、公共去水喉管及穿梭巴士等。相關措施會每日進行恆常消毒工作。如出現確診或懷疑個案，消毒程序將即時加強。最後，住戶請注意個人衛生及保持社交距離，以保安全。



Residents please notify the Service Centre for preventive measures if positive result is detected.
如住戶經檢測取得陽性結果，請通知服務中心以作相應預防工作。

Resident could check latest details of COVID-19 cases in our estate in Bel-Air website or mobile app.
住戶可於貝沙灣網站或應用程式，查閱屋苑新冠病毒個案的最新情況。

Financial Summary 財政狀況一覽

The financial summary up to August 2022 of individual residential phases and car parks is listed below. For more detailed income and expenditure reports, please contact the Service Centre.

貝沙灣各期住宅及停車場至2022年8月的財政狀況簡列如下。歡迎向服務中心查詢較詳細的收支報告。

	2022 Jan to Aug Budgeted Surplus / (Deficit) 2022年1月至8月 預算盈餘 / (虧損)	2022 Jan to Aug Unaudited Surplus / (Deficit) 2022年1月至8月 未經審核盈餘 / (虧損)	As at 31 Dec 2021 Actual Surplus Carried Forward 截至2021年12月31日 實際累計盈餘	As at 31 Aug 2022 Unaudited Surplus / (Deficit) Carried Forward 截至2022年8月31日 未經審核累計盈餘 / (虧損)
Phase 1 第一期	(2,988,937)	(3,306,163)	6,814,603	<u>3,508,440</u>
Phase 2 第二期	(3,211,381)	(3,557,201)	4,143,803	<u>586,602</u>
Phase 3 第三期	(1,358,357)	(970,201)	3,588,895	<u>2,618,694</u>
Phase 4 第四期	(2,503,655)	(146,284)	8,213,628	<u>8,067,344</u>
Phase 5 第五期	(2,044,169)	(1,174,752)	17,191,747	<u>16,016,995</u>
Phase 6 第六期	(3,100,360)	(1,268,848)	3,932,823	<u>2,663,975</u>
Phase 1 / 2 Carpark 第一 / 二期停車場	(459,450)	(573,250)	(29,631)	<u>(602,881)</u>
Phase 4 / 6 Carpark 第四 / 六期停車場	(1,147,399)	(998,633)	3,406,653	<u>2,408,020</u>