

# Bel-Air

NEWSLETTER  
1<sup>st</sup> Issue, Spring 2023

## Highlights 通訊焦點

Gourmet Highlights  
美食推介

2022 Review &  
2023 Preview  
回顧2022及展望新一年  
屋苑管理工作

Annual Resident  
Satisfaction Survey  
年度住戶服務滿意調查

## Welcome the Season of Renewal 春意盎然，煥發生機

We wish you, your family and friends a prosperous 2023! Spring signifies a season of rejuvenation and this new year the Clubhouse looks forward to seeing our members enjoy some new recreational activities, gourmet food, and world beating wine experiences. Meanwhile, the Service Centre will continue to enhance both the hardware and services of our estate. With thanks for all the valuable opinions coming from the Annual Resident Satisfaction Survey, we will provide feedback to further elevate resident enjoyment and satisfaction.

祝願各位與家人摯親同享豐盛的2023年！春天象徵蓬勃生機，新年伊始，會所已準備為各會員呈獻全新康體活動、特色佳餚及環球美酒，以讓大家享受歡樂時光；服務中心亦將繼續更新屋苑硬件配套及服務。在此衷心感謝大家於住戶服務滿意調查所提出的寶貴意見，我們將作出回應，致力提升服務及住戶生活享受。



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# Words from the Owners' Committee Chairman

## 業委會主席的話

踏入2023年，香港大街小巷洋溢着濃厚的新年節慶氣氛，無論是商場的新春佈置，還是點綴家居的年花或兔年裝飾，都是一片喜氣洋洋，可說是近年較為精彩熱鬧的一年。政府宣佈在1月8日起中港實施首階段通關，及後公佈於2月6日全面通關，給整個社會注入強心針，市民對新一年的盼望更達到近年高點。

兔年新春，香港市民生活逐步復常，親友間團拜、向長輩祝賀問好，暢敘情誼之餘也展望經濟蓬勃發展。大年初四，不少貝沙灣住戶出席觀賞屋苑的舞龍舞獅表演，「一元復始，萬象更新」，正好用來形容這番兔年新景象。藉此機會，業主委員會也祝賀貝沙灣的業主及住戶在新一年：

「春滿乾坤，萬象更新，吉星高照，福氣盈門。」

業委會有幸得到屋苑不少熱心業主和住戶積極參與業委會及小組的工作，大家出謀獻策，勞心勞力，貢獻良多，並在互信的基礎下跟服務中心合作無間，實乃貝沙灣之福。

執筆時正是2月4日立春早上，正所謂「一年之計在於春」，在此不得不談談屋苑一些管理事宜。在各方努力下，貝沙灣的管理費一直維持在合理及具競爭力水平。過去3年疫情肆虐，但在政府的資助下，屋苑管理費（除個別停車場）在2020至2022年間也沒有調整，服務質素亦一直維持在高水平，大家可以感到欣慰。

與此同時，環球市場瞬息萬變，通貨膨脹在去年來得兇猛，成本不斷上漲，本屋苑財政也因此遭受不少壓力。成本上漲的成因多不勝數，當中影響較為直接顯著的因素如下（以下金額均為港元）：

1. 淨電費在2022年內，增加了約45.6%。根據最新公佈，2023年1月1日起再有5.5%的加幅，淨電費開支增加可達九百萬元。
2. 在2020年至2022年間，政府多次推出保就業財政資助計劃和會所津貼，總數為一千八百七十萬元（2020年約為一千四百八十萬元，2021年為九十萬元，2022年為三百萬元）。疫情在2023年受控，社會各行各業復常，政府將集中資助及鼓勵遊客訪港及消費，暫時預期延續保就業資助機會較微。
3. 屋苑緊急維修保養及更換方面的支出顯著增加，今年或有更多冷氣機、電梯等因老化及損耗而需要更換及優化。
4. 各行業因為種種因素而導致員工流失及工資上漲，今年預期相關支出也會增加。

就紓解屋苑的財政壓力方面，未來兩個月便是集思廣益、眾志成城的時間，各委員亦會跟服務中心緊密合作，致力開源節流，務求保持及達致穩健的財務收支管理。

祝各位身體健康。

張敬彬  
第七屆貝沙灣業委會主席

Heading into 2023, there is a generally merry atmosphere throughout the city, with plenty of festive installations in shopping malls and Chinese New Year decorations and flowers at home, Hong Kong is getting into a holiday season which is full of joy and positive sentiment in comparison to the past few years.

With the Government's announcement of a gradual resumption to Hong Kong-Mainland border crossings on 8 January and full resumption on 6 February, this undoubtedly gives us a big boost and is a high-point so far in the Year of the Rabbit.

Hong Kong is gradually recovering from COVID and there is the strong expectation of getting back to normal life and routine as well as a vibrant economy. The Lion and Dragon Dance Performance on 25 January (Fourth Day of Chinese New Year) attracted a large number of residents, and festive celebrations swept over the entire estate in wishing for a new start. I would like to take this opportunity to offer our sincere blessings to all Bel-Air owners and residents:

“A Yuan of Renew, Every Phenomenon is Newer.” Spring comes to the earth, everything is fresh and bright again, bringing fortune and blessings to our family and loved ones.

The Owners' Committee would also like to express gratitude for invaluable contributions made by owners/residents by attending to matters organized by Owners' Committee and various Sub-committees, demonstrating the mutual trust and positivity among residents and the Service Centre for a better Bel-Air.

At the time of writing this report, it is on 4 February, the “Beginning of Spring”, according to the lunar calendar and the starting point for a year's planning. As such, I would like to raise some estate management issues.

Given the efforts of all parties, Bel-Air's management fee remains at a reasonable and competitive level. Due to the pandemic situation, there was a freeze on management fees (except certain areas of the Carpark) from 2020 to 2022. Even so, we are glad to note that estate management services remain at a high level.

However, the global situation is dynamic and has been changing rapidly, as inflation greatly increases and operation costs rise, resulting in pressure on the estate's financial status. Generally speaking, these costs can be attributed to the following factors:

1. Electricity net rate increase of approximately 45.6% in 2022. The latest increment is 5.5% on 1 January 2023. An increase in electricity net rate expenses could be as high as HK\$9,000,000.
2. The Government promulgated an “Employment Support Scheme” and Clubhouse operation subsidy that totalled HK\$18,700,000 (HK\$14,800,000 for 2020, HK\$900,000 for 2021, HK\$3,000,000 for 2022). Following containment of COVID, the local economy has rebounded and resumed its normal level. The Government has rolled out campaigns to attract visitors, but the likelihood of subsequent subsidies from the Government are remote.
3. Expenses on urgent estate maintenance and replacements works have increased remarkably. It is expected that work on chiller plants, lifts and other items will need to be increased due to aging and depletion.
4. We will continue to face the impact of upward pressure due to staff shortages, given market changes and wage inflation.

Facing up to the financial pressure on our estate, it's time for us to work together over the next two months to explore other means of increasing income and cutting down expenditure in order to maintain a prudent financial status.

Wishing you the best of health.

Benjamin Chang  
Chairman of the 7<sup>th</sup> Owners' Committee of Bel-Air

## Road Safety inside our Estate 屋苑道路安全

When I drove home earlier, there was someone driving in the wrong direction!  
早前我駕車回家時，發現有司機逆線行車！

That's very dangerous! There are clear signs showing the correct traffic direction, and we can't drive the opposite direction even if there is nobody else driving in the same lane. It could be fatal to both drives and oncoming traffic.

這太危險了！停車場內已有清晰告示標示行車方向，大家不能因當下沒有其他車輛就隨意逆線駕駛，這可能為自己或他人帶來致命危險呢！



That's right, both drivers and pedestrians should pay extra attention to road safety inside the carpark. I once saw a kid rode a bicycle at top speed, but fortunately the driver stopped the vehicle in time before hitting him.

沒錯，無論司機或行人，在停車場內都必須注意安全。我曾看過有小孩子在停車場內高速踏單車，萬幸的是路經的司機能及時剎車！

It's dangerous for us to ride bicycles or scooters in the carpark or podium. Also, if there are vehicles parked outside the tower lobby, it could affect our safety when taking a school bus or taxi. 無論在停車場或是平台，踏單車或踏板車都很危險。還有，大堂門口不時有車輛停泊，對要經行車路上校車或的士的人來說也不安全。

Driveways outside each tower are for emergency access. They should be free from obstruction at all times. I understand parking outside the tower makes it convenient to get out of the car, but I will drive the car to my parking space to avoid an overstaying charge.

各座大堂外的車路是緊急車輛通道，須時刻保持暢通無阻。我也明白將車停泊在大堂門口，下車會較方便，但我寧願把車子駛回停車場，避免因逗留時間過長而被收取平台逾時收費呢。

Full cooperation is key to keep our estate a safe place.  
住戶之間全力配合，才能確保大家住得安全、安心。

### Management Response:

Drivers and pedestrians both play an essential role in maintaining road safety. Drivers should take note of all road signs and pay attention to road conditions. Pedestrians should be on constant alert when walking around the carpark and podium areas, while paying attention to kids riding bicycles or scooters inside the carpark and on the estate roads.

Emergency Vehicular Access (EVA) parking is a critical issue and about road safety. We would like to remind all residents that EVA is for emergency vehicles like ambulances or the use of fire engines during emergency situations, and should be free from obstruction at all times. As such, the Service Centre will closely monitor the EVA parking situation and enforce vehicle impounding for unauthorised parking. An impound fee of HK\$320 is required to pay for the release of vehicles from clamps.

### 管理團隊回應：

保持道路安全，實有賴駕駛者和路人人充分合作。駕車人士須按路面標誌所示行車，並時刻留意路面情況；住戶路經停車場、平台時亦須保持專注，切勿讓小孩在停車場或行車路附近踏單車或踩滑板車。

於緊急車輛通道泊車對涉及道路使用者安全來說至為關鍵。我們在此提醒大家緊急車輛通道須時刻保持暢通，以讓救護車、消防車等於緊急情況下可及時進入屋苑。為此，服務中心會繼續監控平台泊車情況，並扣鎖起逾時停泊的車輛。被扣押車輛之司機須繳付港幣320元的開鎖費。



## Culinary Highlights 觸動味蕾時刻

3

Mar

**Dim Sum Platter**

點心拼盤

**Month of Curry**

咖哩佳餚月

**International**

**Wine Buffet**

國際美酒巡禮

Scan now for  
more news  
更多美食驚喜



4

Apr

**Easter Dinner Buffet**

復活節自助晚餐

**Wild Mushroom  
Gourmet**

鮮野菌美饌

5

May

**Mothers Day Special Menu**

母親節美食

**Dragon Boat Festival Rice  
Dumpling**

端午節糉子精選

## Hand-made Desserts 自家製甜點

Hand-made desserts by Bel-Air Chef, cook to order and msg free

自家製甜點均由貝沙灣大廚親手製作，即叫即蒸，不含味精

Taro Mash with  
Ginkgo &  
Orange Syrup  
橙香福果芋蓉



Steamed Layered  
Red Dates Cake  
紅棗糕

Brown Sugar  
Sponge Cake  
黑糖馬拉糕





# Happy Moments 回味歡樂時光



Lion Dance  
Performance  
醒獅賀歲  
迎新春



Christmas  
Carnival  
聖誕嘉年華



Get, set & GO!  
啟動活力2023!



New Activities  
on Board  
新體驗放送

Funky Dance  
健體舞蹈  
3.2023

STEAM Class  
STEAM課程  
4.2023

More event updates  
更多活動資訊



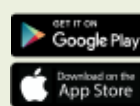
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For Your  
Challenge  
一起來挑戰

Easter Egg Hunt  
復活節尋蛋遊戲  
4.2023





## Estate Security Enhancement Works 屋苑保安提升工作



今年稍後時間，第4至6期平台及第5期車路的閉路電視系統將進行升級工程。新攝錄機將提供更清晰的夜間影像、人工智能行為分析、物件檢測和更佳的回放功能，進一步強化提升保安效能水平。有關工程預計預今年稍後展開。



CCTV system enhancement at podium of Phase 4 & 6 and the driveway to Phase 5 is scheduled to start by later this year. The new cameras support advance functions such as clear night-time image, AI behaviour analytics, object detection and better playback functions to further enhance security level.



## Financial Summary 財政狀況一覽

The financial summary up to December 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12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 Dec Budgeted Surplus / (Deficit) 2022年1月至12月 預算盈餘 / (虧損)	2022 Jan to Dec Unaudited Surplus / (Deficit) 2022年1月至12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 Dec 2022 Unaudited Surplus / (Deficit) Carried Forward 截至2022年12月31日 未經審核累計盈餘 / (虧損)
Phase 1 第一期	(2,986,016)	(1,792,174)	6,814,603	<u>5,022,429</u>
Phase 2 第二期	(3,180,317)	(2,031,057)	4,143,803	<u>2,112,746</u>
Phase 3 第三期	(1,447,572)	(784,295)	3,588,895	<u>2,804,600</u>
Phase 4 第四期	(2,086,929)	1,844,122	8,213,628	<u>10,057,750</u>
Phase 5 第五期	(2,852,097)	(802,883)	17,191,747	<u>16,388,864</u>
Phase 6 第六期	(3,184,551)	(159,424)	3,932,823	<u>3,773,399</u>
Phase 1 / 2 Carpark 第一 / 二期停車場	(441,791)	(198,792)	(29,631)	<u>(228,423)</u>
Phase 4 / 6 Carpark 第四 / 六期停車場	(908,170)	(421,336)	3,406,653	<u>2,985,317</u>

## Energy Efficiency Works 提升能源效益

### Total Energy Saving in 2022

#### 2022總能源節省

Figure compared to 2021

與2021年相比

**350,000 kWh 千瓦時** **-2.2%**

### Carbon Dioxide Emission Reduction

#### 減低碳排放量

**248,500 kg CO<sub>2</sub>e 公斤碳排放量**

### Deduction in No. of Trees to Offset

#### Carbon Dioxide Emissions

減低消除上述二氧化碳排放所需的樹木

**9,861 trees per year 棵樹/每年**



### New Initiatives

#### 未來新動向



New chiller plants that provide higher energy efficiency and stable cooling capacity for Clubhouses.  
會所將安裝全新製冷系統，提升能源效益及穩定性。

Estimated Energy Saving for Chiller Plant/year  
預計每年可節省冷氣電量

Estimated Saving (HK\$)/year  
預計每年節省(港元)

Club Bay Wing 灣畔會所	-22.7%	\$1,080,520
Club Peak Wing 朗峰會所	-16.6%	\$369,851

Inverter that raises the energy efficiency of electricity consumption in chiller water pump and condenser water pumps.  
安裝變頻器能有效提升冷水泵及散熱水泵的用電效能。

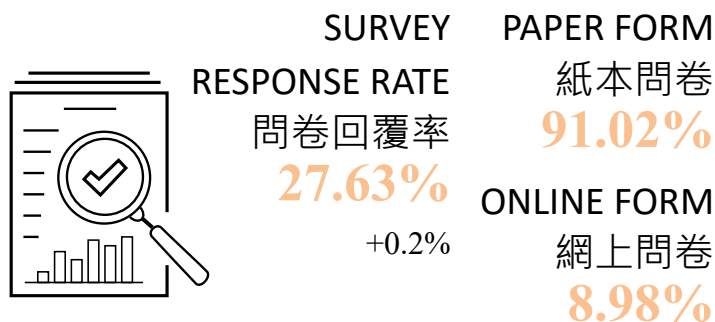


Estimated Energy Saving for Chiller Plant/year  
預計每年可節省冷氣電量

Estimated Saving (HK\$)/year  
預計每年節省(港元)

Club Bay Wing 灣畔會所	-24.97%	\$267,000
Club Peak Wing 朗峰會所	-25.1%	\$244,000

## Annual Resident Satisfaction Survey 2022 Result 住客服務滿意調查2022結果



The survey for 2022 was completed, we would like to take this opportunity to express our thanks to those residents who responded and provided us valuable suggestions. Service Centre will contact residents with comments to study their concerns and seek ways to address them in the future.

2022年度問卷調查現已完成，我們在此向填寫問卷並提供建議的住戶衷心致謝。服務中心將陸續聯絡提出意見的住戶以了解他們的關注，讓我們更充份檢視現有服務，並作出適當改善。

Excellent Rating  
優良 **65.52%**

**98.08%**  
+1.07%

Good Rating  
良好 **27.63%**

**Overall**  
Management  
Performance  
整體管理表現

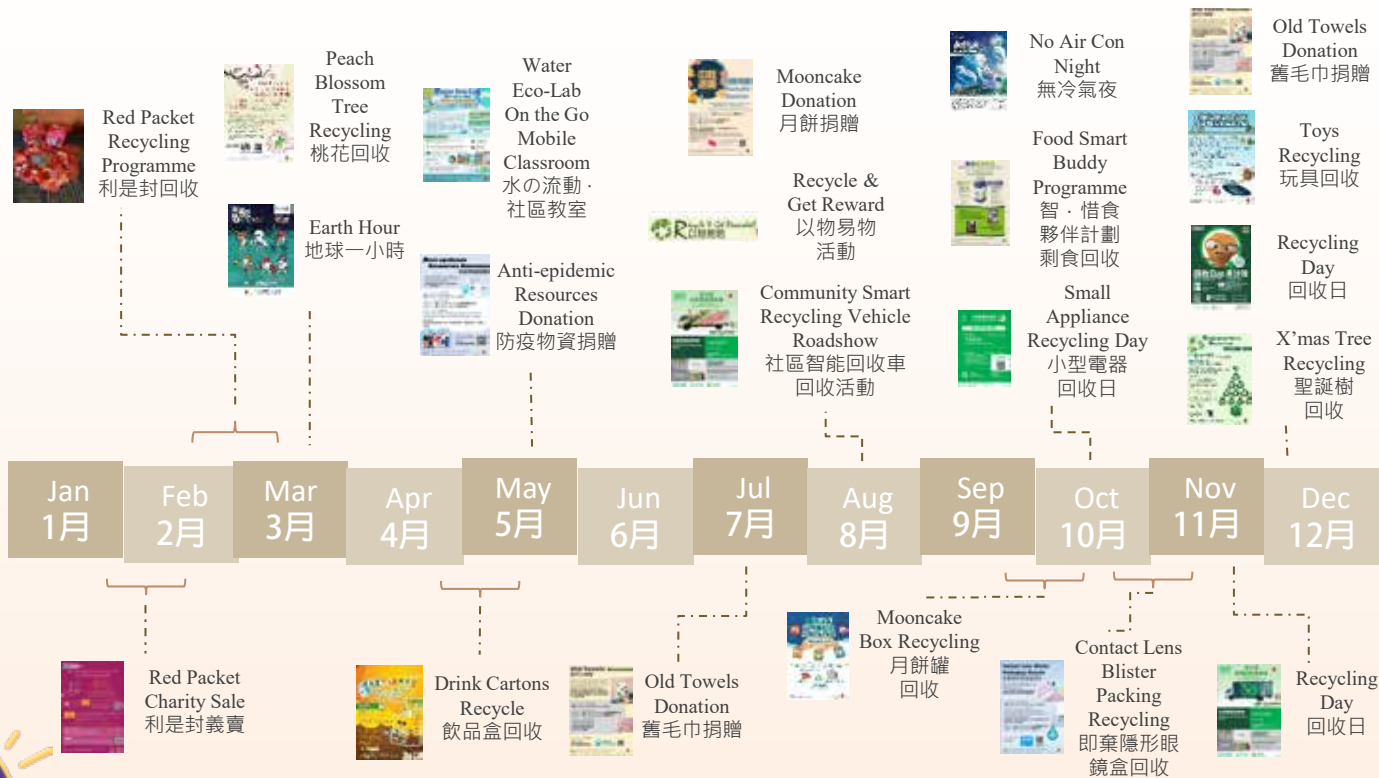
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# Sustainability Living 可持續生活

## Together We Build our Future 共建美好家園

Thank you for your continuous support in the past year! 衷心感謝住戶對去年舉辦的各項社區活動的支持!



More Community events for you to join in 2023!

2023更多社區活動等您來參與!



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



Gardening Tips 種植小貼士



## Awards and Recognitions 獎項及嘉許

Security Awards received during 2022 去年我們獲得的保安獎項

**2021 Security Services Best Training Award**  
**Award of Gold Licensed Security Company Type 1**

**2021年度保安服務最佳培訓獎金獎第一類別保安公司**



Vocational Training Council, Hong Kong Police Force Crime Prevention Bureau 職業訓練局, 香港警務署防止罪案科

**13 staff members** received Certificate of Award from Hong Kong Security Association

13位保安職員榮獲香港保安業協會頒贈嘉許狀



**Outstanding Security Services Residential Property Award**  
**Hong Kong Island Best Security Service 2021-2022**  
**2021-2022年度港島總區最佳保安服務選舉優秀保安服務-住宅物業獎**

Hong Kong Police Force Regional Crime Prevention Unit 香港警務署防止罪案辦公室



**6 staff members** received Outstanding Security Personnel Award 6位保安職員榮獲優秀保安員獎