

Bel-Air

NEWSLETTER

2nd Issue, Summer 2023

Highlights 通訊焦點

Gourmet Highlights
美食推介

Summer Activities
夏日精彩活動

Build a Safe Living
Environment Together
共建安全居住環境

Enjoy a Summer of Fun 同享繽紛盛夏

This year, the Club offered a wide range of activities from art, music and sports to scientific exploration to give the children new experiences. While they return to school soon, regular interest classes are ready for your children to enjoy in September. Members can also enjoy international delicacies and take part in community and recycling activities to add to the excitement of this summer. At the same time, Service Centre will step up the hygiene and cleanliness work to tackle germs breeding under Hong Kong's humid and hot Summer months. Join us to upkeep our clean living environment for a shining Summer!

今年會所推出的暑期活動包羅萬有，由藝術、音樂到運動和科學探索，讓孩子得到新體驗。小朋友快將回歸校園，九月開始，恆常興趣班會再和大家見面，繼續快樂學習。會所餐廳的各國美饌和各項社區及回收活動，將繼續為大家的生活添加無限色彩。香港的夏天既濕又熱，服務中心亦會加強保持屋苑衛生和清潔，以免細菌滋生。請大家一起努力，同創舒適生活環境，共享美好盛夏。



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Words from the Owners' Committee Chairman

業主委員會主席的話

The start of summer marks the 7th Bel-Air Owners' Committee establishment since 2022. I have really enjoyed the opportunity to work with owners, residents and Service Centre colleagues and am lucky to continue receiving their active participation and support which enable a smooth transition into 2022/2023.

I would like to provide an update to owners and residents on the work-in-progress of Owners' Committee as follows:

1. We have agreed with Service Centre to drive better performance by adopting the Balanced Scorecard approach;
2. Work on establishing more structured best practice to improve operational efficiency;
3. Introduce more interest classes, such as sports or education-related programs, for residents to enjoy;
4. The Joint Task Force on Estate Rejuvenation is making good progress; an update is provided from this newsletter;
5. Contemplate a strategic approach on digitalization which will start with the development of One-Stop Mobile Apps
6. Install more CCTVs in selective common areas of the estate to further enhance security and enable appropriate enforcement of applicable rules or protocol.

Going forward, the Owners' Committee will continue to listen well to the feedback from owners and residents, and will help enable Service Centre to take our estate's reputation to transit from Good to Great, making a positive impact to the long-term value of the property's investment. Availing this opportunity, may we call upon owners and residents to become more and more engaged and involved to make Bel-Air a better place. Thank you for taking time to read.

Wishing you and your family the best of health!

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



今年夏季標誌貝沙灣第七屆業主委員會自2022年成立以來首個周年。本人十分榮幸能與各業主、住戶及服務中心職員同心協力，在各方積極參與和支持下讓業委會工作順利由2022年過渡至2023年。

本人亦趁此機會向各業主及住戶匯報業委會工作進程如下：

1. 我們與服務中心協議利用平衡計分卡方式推動更好表現；
2. 訂定結構性最佳作業流程以提高營運效率；
3. 推出更多興趣班，例如運動或教育相關項目供住戶選擇；
4. 屋苑翻新計劃聯合工作小組工作進展順利，最新資訊請參考本期通訊內容；
5. 以戰略性策略推展數碼化，首步將為一站式應用程式研發；
6. 於屋苑指定公共地方安裝更多閉路電視以提升保安監控，並強化屋苑守則及規程之實施。

展望未來，業委會將繼續聽取業戶意見，並確保服務中心致力將屋苑形象推至更高水平，為物業投資的長遠利益帶來正面影響。同時，我們亦希望各業戶能更積極參與屋苑事務，讓貝沙灣成為更美好家園。

祝各位及家人身體健康。

張敬彬
第七屆貝沙灣業委會主席

Avoid Nuisance to Neighbours

避免對鄰居做成滋擾



Recently, there are things fell and water splashed to my balcony, causing us lots of trouble.

最近我家露台有細物墜下和有水灑下，令我們很困擾。



Have you approached the Service Centre for help?

你有找服務中心求助嗎？



Yes, the situation has improved since then; and I have tidied up the balcony to avoid things falling out in this typhoon season.

有呀，之後情況有好轉。現在為颱風季節，我已將露台整理一遍以免有東西意外墜下。



Yes, that's why I only use the utility platform for drying my clothes, and will put plants back inside the house before the storm coming.

是的，所以我只會用工作平台晾曬衣服，打風前也會將植物放回屋內。



Sure, when I'm cleaning the balcony or watering the flowers, I take more caution for not letting the water drip downstairs; that I have heard neighbours say their balconies are being sprinkled from units upstairs.

對呀，我清洗露台或淋花都會小心不讓水滴到樓下，我聽鄰居說他們的露台就曾被樓上灑水濺濕。



In June, I attended a "Home Safety Seminar" organised by the Service Centre. Representatives from the Police Community Relations Office shared us updates and alerts with home safety, such as the prevention of falling objects, the seminar was very beneficial.

6月時我參加了服務中心舉辦的「家居安全講座」，警民關係組代表分享了防止高空墜物等家居安全事宜的注意事項，讓我和家人獲益良多呢。



I was travelling at the time and didn't get to attend, I'll check out the talks and events that are coming up!

當時我正外遊沒有參加到呢，我會留意隨後舉辦的講座和活動！



Management's Response:

Objects dropped from height can cause hazards to the residents below, including hygiene problems, loss of life or property and even fire. Throwing an object or allowing it to fall from height is a criminal offence and the residents concerned shall be liable to a fine or imprisonment. If you are planning to carry out renovation works for your unit, you should also be aware of both the flat owner and the renovation contractor will be held legally responsible for any falling objects during the works (especially external wall works). In order to maintain Bel-Air's good living environment, Service Centre would appreciate our residents to be considerate and not to bring potential hazards to our home.

管理團隊回應:

高空墜物會對下層住戶做成衛生、人命或財物損失甚至失火等問題。同時，高空擲物或容許物件自建築物墜下均屬刑事罪行，有關住戶可被罰款或監禁。如住戶打算為單位進行裝修，須注意如工程(特別是外牆工程)期間發生物件墜下，單位業主和裝修公司均要負上法律責任。為保持貝沙灣的優越居住環境，服務中心在此呼籲住戶關顧鄰居，不要為家園帶來潛在危害。



Culinary Highlights 觸動味蕾時刻

8
Aug

Typhoon Shelter Style
Dishes
避風塘佳餚

Mooncake Series for
Mid-Autumn Festival
中秋月餅推介

9
Sep

Weekend Signature
Roast
周末烤肉特選

Mid-Autumn Chinese
Set Menu
中秋節菜譜

10
Oct

Autumn Crab Delicacies
金秋蟹逅

Wine of the Month
美酒推薦



Celebrate your special occasion in Club Bel-Air! Our professional banquet team will work closely with you to make your event a memorable one.

來貝沙灣會所慶祝您的特別時刻! 我們的專業宴會統籌團隊會全程配合, 讓您的宴會永誌難忘。



More Gourmet Surprises
更多美食驚喜



Please contact us at 2989 6352
for further details

歡迎致電 2989 6352
查詢更多詳情

Happy Moments 回味歡樂時光



At Easter, there was an "Egg Guess" to test your intelligence and a "Virtual Egg Hunt" to test your mobility, and the lucky ones who passed both tests claimed their prizes.

復活節有考智力的估蛋遊戲，又有考行動力的虛擬尋蛋，通過考驗的幸運兒要領取她們的獎品了。



In June, children made pancake desserts and hand-stitched leather card holders for their dads!

6月父親節，小朋友親手做班戟甜點和手縫皮革卡片套給爸爸！



DIY lavender and rose flavoured lip balms are sure to sweeten mum's heart.

DIY薰衣草及玫瑰味潤唇膏定能令媽媽甜入心底。



The children made handmade sugarcoated Strawberry flower for their mums.

小朋友專心一致做冰糖「莓」瑰以送給媽媽。



Regular Interest Classes are back 恆常興趣班再上線

Would you like to learn new skills in the new school year?
Check out our Club Interest Classes!

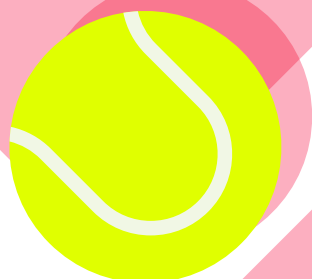
想於新學年學習新技能？來看看會所有甚麼點子！



Bel-Air Tennis Tournament 貝沙灣網球比賽

2.9.2023

Saturday 星期六



Men's Singles Coming Soon
男子單打比賽即將舉行

Ladies' Singles 女子單打

More details 更多比賽詳情



www.bel-air-hk.com



More Club
event updates
更多會所
活動資訊



Joint Task Force on Estate Rejuvenation Programme 屋苑翻新計劃聯合工作小組

Since the Owners' Committee (OC) letter in April 2022 proposing the "Estate Rejuvenation Programme" as a study to plan for the long term building integrity and wellness of the estate, OC and Service Centre have been working closely to carry out the initial stage of preparatory works. OC representatives and Service Centre conducted a site visit and meeting with senior representatives of the Urban Renewal Authority (URA) who is mandated by the government in this specific discipline on 25 April 2023. The URA shared updates about market best practices and their repair & maintenance information platform. Another meeting was held on 29 June, where Service Centre provided the URA representatives with a list of estate facilities and shared market information such as unit prices and costs for reference.

Subsequent meetings are being arranged to continue with the initial studies and planning necessary details regarding the rejuvenation plan.

自2022年4月業主委員會信件提出「屋苑翻新計劃」，就屋苑保養的完整性及良好作業水平作長遠規劃，業委會及服務中心一直緊密合作進行初段籌備工作。業委會代表和服務中心與政府指派專職負責此範疇的市區重建局(市建局)高級代表，於2023年4月25日進行了實地視察及會議，市建局代表分享市場最佳作業模式及維修平台資訊。在6月29日舉行了另一次會議，服務中心提供屋苑的設施資料予市建局代表，並獲成本單價等市場資訊以作參考。下一步三方將再舉行會議，繼續研究及籌備翻新計劃內容。



Financial Summary 財政狀況一覽

The financial summary up to May 2023 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2023年5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。

	2023 Jan to May Budgeted Surplus/ (Deficit) 2023年1至5月 預算盈餘/(虧損)	2023 Jan to May Unaudited Surplus/ (Deficit) 2023年1至5月 未經審核盈餘/(虧損) 實際累計盈餘	As at 31 Dec 2022 Actual Surplus Carried Forward 截至2022年12月31日	As at 31 May 2023 Unaudited Surplus / (Deficit) Carried Forward 截至2023年5月31日 未經審核累計盈餘 / (虧損)
Phase 1 第一期	(1,346,040)	1,146,555	5,022,429	6,168,984
Phase 2 第二期	(1,783,159)	730,264	2,112,746	2,843,010
Phase 3 第三期	45,360	145,416	2,804,600	2,950,016
Phase 4 第四期	(1,223,731)	1,111,628	10,057,750	11,169,378
Phase 5 第五期	(279,169)	282,932	16,388,864	16,671,796
Phase 6 第六期	(1,173,103)	(597,699)	3,773,399	3,175,700
Phase 1 / 2 Carpark 第一/二期停車場	3,705	612,472	(228,423)	384,049
Phase 4 / 6 Carpark 第四/六期停車場	218,368	137,951	2,985,317	3,123,268

Energy Efficiency Works 提升能源效益

Inverters were installed to chiller pumps and condenser pumps of Chiller Plants for Swimming Pools at Club Bay Wing in July 2023. Installation works for Club Peak Wing will commence later this year.

灣畔會所游泳池冷水機組冷水泵及散熱水泵變頻器安裝工作已於2023年7月完成，朗峰會所的相關安裝工作將於本年稍後開始。



Annual Estimated Saving 安裝後預計每年可節省

Club Peak Wing
朗峰會所

-25.1%

122,000 kWh 千瓦時

Electricity Consumption 電力使用量
HK\$244,000/year 每年

Club Peak Wing
灣畔會所

-24.97%

133,500 kWh 千瓦時

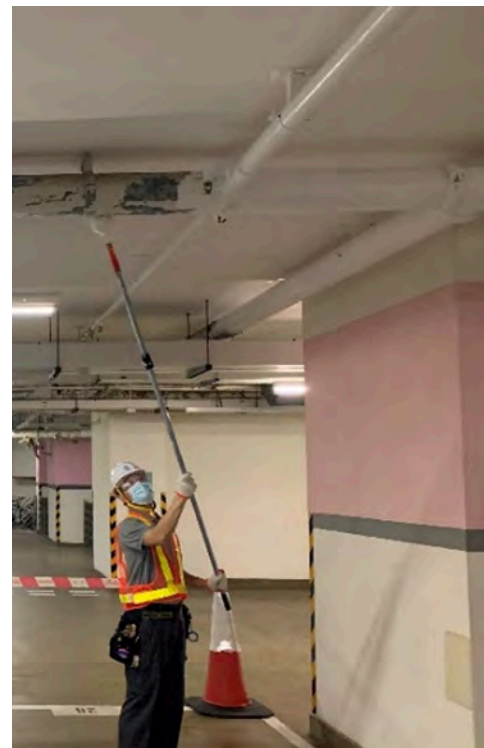
Electricity Consumption 電力使用量
HK\$267,000/year 每年



Repainting Works in Phase 4 Carpark 第4期停車場髹漆工程

Service Centre has been carrying out regular refurbishment of the carpark areas in phases. Phase 4 carpark's podium level ceiling mounted pipes' painting project was completed by our in-house technicians and saved about HK\$70,000 of contracting out expenditure. Service Centre will carry out painting and touching up works for other parts of the carpark to enhance the carpark's appearance.

服務中心分階段為停車場進行定期整修工作，較早前完成了第4期停車場平台層天花喉管的髹漆工程，此工程由屋苑技工進行，省卻了約7萬多元外判支出。稍後服務中心將為停車場其他部份進行髹漆和修繕工程，以提升停車場外觀。



Creating a Green Neighbourhood 同創綠色社區



In the past few months, apart from the official launch of the Smart Recycling System in Bel-Air, Service Centre has also organised various recycling activities and seminars on topics ranging from pet ownership, recycling knowledge to home safety. This summer, please stay tuned for more of our recycling and community activities!

過去幾個月，智能回收機正式登陸貝沙灣，服務中心亦舉辦了各式回收活動及講座，內容包括飼養寵物、回收知識到家居安全等。在這夏天，請繼續留意回收及社區活動最新資訊！



Upcoming Events 最新活動

18.8.2023
Eco Enzymes Workshop
環保酵素工作坊

Recycling Day
回收日
(Phase 1 & 4 第一及四期)

Scan for more
details
瀏覽更多詳情



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更新電郵資料
- Update emergency contact details
更新緊急聯絡人資料



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



Join our Volunteer Team! 義工招募



Awards and Recognitions 獎項及嘉許



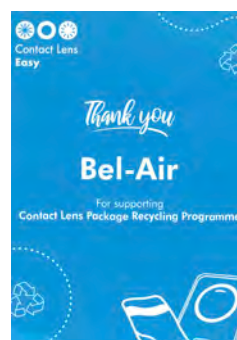
Hong Kong Green Organization
香港綠色機構

Environmental Campaign Committee
環境運動委員會



Earth Hour Certificate of Appreciation
地球一小時 感謝狀

WWF
世界自然基金會



Contact Lens Package Recycling Programme
Certificate of Appreciation
即棄隱形眼鏡盒回收 感謝狀

Contact Lens Easy