

Bel-Air

NEWSLETTER

1st Issue

Summer 2024

HIGHLIGHTS 通訊焦點

Gourmet
Highlights
美食推介

Summer
Programme
暑期活動

Home Safety
& Care for
Neighbours
家居安全及
關愛鄰居



Catch the Summer Vibe 同享初夏清風

As the summer heats up, Club Bel-Air is bringing the ultimate chill vibes with a mix of fun activities, delicious food and international wine. Join the fun with your squad! Plus a list of safety tips for both indoor and outdoor activities. Stay cool, stay safe and let's all groove together, whether you're out and about or just relaxing at home. Let's make this summer a blast!

隨著夏天的到來，氣溫逐漸上升。貝沙灣會所已為大家準備了多項文娛康體活動和美食佳釀，讓大家在炎炎夏日中消暑解熱，與親朋好友共度愉快時光。本通訊中也提供了家居內外的安全注意事項，希望大家不論外出還是留在家中，都能舒適自在，共享美好夏日！



www.bel-air-hk.com



Words from the Chairman of Owners' Committee

業主委員會主席的話

Last year, OC collaborated closely with Service Centre to implement diverse Balanced Scorecards (BSC), Key Performance Indicators (KPI), and more to enhance the focus and effectiveness of our work. In this year, we will persist in gathering feedbacks from residents and partnering with Service Centre to progress our initiatives. Here is a brief summary of our recent works:

1. The tendering process for the One-Stop Mobile App is nearing completed. Service Centre will commence initial preparatory tasks, including confirming the work schedule with the contractor and applying for the Government Technology Voucher Programme (TVP). The expected trial launch of the new App for residents is scheduled within this year, more details will be provided in due course.
2. Actively seeking new ideas to improve the social, recreational and well-being of residents, including increasing the use of various club facilities. As discussed in previous meetings, new activities such as One Day Local Tour & K-Pop Dance Class have been introduced and have been well received and supported by residents. OC & Service Centre will continue to introduce new activities in coming months.
3. Making good progress with our Long Term Comprehensive Repairs & Maintenance Strategy, meetings were held with the Urban Renewal Authority (URA) in past months to fine-tune the tender documents for consultancy services. Upon completion of documents preparations, we will move on to issue tender later this year.
4. We are always open and prepared to listen to residents' constructive suggestions, to keep improving the quality of Bel-Air services and differentiate from other peers.

Wishing you and your family the best of health!

Benjamin Chang

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

業委會在過去一年與服務中心積極合作，制定各式平衡計分卡及關鍵指標等，以令工作更具針對性及提升成效。今年我們將繼續積極聆聽住戶意見，與服務中心共同協力推展各項工作。以下是過去幾個月的工作簡報：

1. 一站式手機應用程式招標工作已進入尾聲。服務中心隨即開展首期準備工作，例如與承辦商制定工作時間表、申請政府科技券等。新的應用程式可望於年內推出予住戶試用。詳情將於稍後公佈。
2. 積極探索新思路，提升住戶的社交、娛樂和生活體驗，並增加會所各項設施使用率。就之前業委會會議上所討論，會所推出多項新活動如本地一天遊和韓風舞蹈班等，均受到住戶正面回響。業委會和服務中心將繼續為住戶推出更多新活動。
3. 屋苑長期綜合維修保養策略進展良好。過去數月，我們與市區重建局(市建局)舉行會議，整理顧問服務的招標文件內容。待有關文件準備工作完成後，預計於本年稍後時間啟動招標程序。
4. 我們非常歡迎住戶提出建設性意見，以不斷提升貝沙灣的服務水平，並讓超越其他同儕。

祝各位及家人身體健康

張敬彬

第七屆貝沙灣業委會主席



Home Safety & Care for Neighbours 家居安全及關愛鄰居



It is a headache when my kitchen and toilet drains block up from time to time!

我家的廚房和廁所的去水位不時淤塞，很令人頭痛啊！



I have also experienced blockage of the de-watering level in a neighbouring unit, which stopped me from using the kitchen sink and the maid bathroom properly.

我也試過鄰居單位去水位淤塞，令我不能正常使用廚房洗手盆及工人廁所。



What should I do then?

那該怎麼做呀？



Apart from regular check-ups, you should also start with the details of your daily life, such as don't let dirt or hair getting inside your drain, not pouring cooking grease into the kitchen sink, don't flush non-toilet paper items, etc.

除了定期檢查也要從生活細節上著手，例如不要讓污物、頭髮等掉入喉管，不要將煮食後剩下的油污倒入廚房洗手盆，以及不要將紙巾外的東西扔入坐廁並沖走等。



It is an easy task to handle. The sight of litter, including cigarette butts, on balconies is not just unsightly and unhygienic but also poses a safety hazard!

都是舉手之勞呀。說起上來，露台久不久出現垃圾甚至煙頭，實在是欠缺公德心和不衛生，而且也很危險！



Neighbours can coexist peacefully and harmoniously by showing mutual respect. It's crucial not to dispose rubbish just for convenience, as this could lead to accidents resulting from minor negligence.

鄰里之間互相尊重才能安居樂業呢。我們不能只顧一時之快將垃圾扔出窗外，這樣可能因小失大引起意外啊。



Yes, when a number of fires broke out in Hong Kong some time ago, I also told my family members not to put sundry items such as bicycles and shoes outside our units, for this may affect their escape in case of fire.

對啊，早前本港發生多宗火災，我也有跟家人說不要在單位門外擺放雜物如單車、鞋子等，發生火警時可能會影響大家逃生。

Management's Response 管理團隊回應

To ensure residents' safety, Service Centre conducts regular maintenance and fire safety equipment inspections on the premises. Additionally, fire drills are organized for residents to join. In cases involving actions like littering or throwing objects from heights and personal articles in common areas, Service Centre will step up inspections or review CCTV footage to address the issue with concerned residents. Apart from regular home maintenance, residents are encouraged to prioritize the safety of public spaces outside their units, fostering a peaceful and satisfactory environment for all residents.

為令住戶於安全環境中生活，服務中心定期就屋苑內各消防設備作維修檢查，亦會安排火警演習予住戶參加。而就高空擲物、樓層雜物等行為，服務中心會加強巡查及查檢閉路電視紀錄，以向有關住戶作出跟進。在此服務中心呼籲住戶顧己及人，不單注意單位內各設施保養維修，亦要留意居所外公共空間的安全，讓大家都安居樂業。



What you need to know about drainage pipe maintenance (Building Department)
排水渠管維修你要知 (屋宇署)



Fire Safety Measures (Estate Notice)
防火措施 (屋苑通告)

Culinary Highlights

觸動味蕾時刻



May 5

Milk Shake Selection
奶昔特選

Buddha's Birthday Vegetarian
Dishes
佛誕齋菜推介

Jun 6

Father's Day Set Menu
父親節菜譜

Dragon Boat Festival
Rice Dumpling Selection
端午節糉子推廣

White Asparagus Gourmet
白露筍美食巡禮

Jul 7

Typhoon Shelter Delicacies
避風塘佳餚

Football Fever Platter & Beer
足球狂熱小吃盤及啤酒

Summer Drinks
夏日特飲

A New Level of Taste 美饌享受新高度

Club Bel-Air is introducing a selection of fresh Cantonese dishes curated by Chef Wong Ting Kee, showcasing his innovative approach in preparing a diverse array of Cantonese cuisine with seasonal ingredients! What're more, craft custom menus are prepared exclusively for your event, promising an exceptional culinary experience for you and your guests!



黃定基師傅以其傳統手藝和獨有創意，配上時令食材創出多款新派粵菜，於貝沙灣會所餐廳供大家品嚐。我們亦準備好為您的宴會打造獨有菜譜，一起享受非凡味覺之旅。

Deep-Fried Golden
Beancurd with Mashed
Spinach
西湖水磨滑豆腐

Sautéed Prawns with
Assorted Mushroom &
Mint Leaves
薄荷葉雜菌炒蝦球



Scan for More Gourmet Surprises
更多美食驚喜



Happy Moments 回味歡樂時光



Christmas is a special occasion for loved ones to gather and enjoy. Children can have fun making festive treats and decorations by hand, as well as partake in various games at the Carnival. Additionally, the restaurant provides a range of holiday dishes for residents to savor with their families and friends during this festive time of year.

聖誕是良朋歡聚、普天同慶的日子，小朋友除了參加工作坊親手製作應節曲奇和裝飾，嘉年華當日又能玩盡不同遊戲，不亦樂乎。餐廳亦推出應節美食，讓住戶與家人摯親共渡佳節。



In celebration of the Year of the Dragon, Club Bel-Air continued its tradition by providing handmade Chinese New Year Pudding Selections, hosting Red Packet Charity Sales, organizing recycling activities, and conducting workshops for children to create festive decorations. The highlight was the Lion Dance Performance on the fourth day of the Chinese New Year, enhancing the festive spirit and extending well wishes for good health and prosperity to all residents and their families.

迎接龍年，會所一如以往推出自家製賀年糕點、籌辦利是封義賣和舉行各式回收活動，亦有舉辦工作坊予小朋友製作節日小擺設。大年初四的舞獅表演將新年氣氛推向高峰，祝願住戶和家人身體健康，萬事勝意。

Upcoming Events 活動預告



More event updates
更多活動資訊



Subscribe
Estate & Club
News Emails
登記收取屋苑及會
所最新資訊電郵

Management Updates

屋苑管理最新消息

Municipal Solid Waste (MSW) Charging 都市固體廢物收費



DOS要做

Buy & use designated bags/labels

購買及使用
指定袋/標籤



Wrap properly

包好才棄置



Dump right at designated refuse collection points

於指定垃圾收集點
棄置垃圾



Place recyclables into recycling bins

回收物放入回收箱



DON'T不要做

Not use designated bags/labels

沒有使用指定袋/標籤
棄置垃圾

Not properly wrapped

沒有包妥袋口

Fly-tipping household waste into litter containers

棄置家居垃圾於
公用廢屑箱



Info Page on Bel-Air Website
貝沙灣網站資訊專頁



Official Page by EPD
環保署官方網站

Financial Summary

財政狀況一覽

The financial summary up to February 2024 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2024年2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。

	2024 Jan to Feb Budgeted Surplus/ (Deficit) 2024年1至2月 預算盈餘/(虧損)	2024 Jan to Feb Unaudited Surplus/ (Deficit) 2024年1至2月 未經審核盈餘/(虧損)	As at 31 Dec 2023 Actual Surplus Carried Forward 截至2023年12月31日 實際累計盈餘	As at 29 Feb 2024 Unaudited Surplus / (Deficit) Carried Forward 截至2024年2月29日 未經審核累計盈餘 / (虧損)
Phase 1 第一期	226,551	788,612	7,567,644	8,356,256
Phase 2 第二期	317,819	1,186,644	5,322,468	6,509,112
Phase 3 第三期	61,708	171,494	3,804,752	3,976,246
Phase 4 第四期	151,726	1,023,489	11,793,909	12,817,398
Phase 5 第五期	(120,145)	126,052	17,156,518	17,282,570
Phase 6 第六期	105,488	(211,842)	2,811,813	2,599,971
Phase 1 / 2 Carpark 第一/二期停車場	117,777	336,016	1,231,391	1,567,407
Phase 4 / 6 Carpark 第四/六期停車場	256,051	465,531	4,261,475	4,727,006

Energy Efficiency Works 提升能源效益



578,603 kWh 千瓦時

Total Energy Saving in 2023

2023總能源節省量

-3.2%

Figure compared to 2022

與2022年相比

393,450 kg CO₂e 公斤碳排放量

Carbon Dioxide Emission Reduction

減低碳排放量

15,613 trees per year 棵樹/每年

Deduction in No. of Trees to Offset
above Carbon Dioxide Emissions

減低消除上述二氧化碳排放量所需的
樹木



New Initiatives 未來新動向



LED light bulbs are popular for outdoor swimming pools because they are energy-efficient, durable, and versatile. These bulbs provide ambiance and visual appeal. Service Centre is installing 66 sets of 200 watt LED light bulbs for outdoor swimming pools in Phase 6. After the project is finished, we will save at least 80% on energy and costs compared to traditional 1,000 watt light bulbs. The project will start in October 2024.

由於其高效節能、耐用和多功能性，LED燈泡被廣泛應用於室外游泳池。這些燈泡可以提升泳池區域的氛圍和視覺效果。服務中心目前正準備在第6期室外游泳池安裝66個200瓦LED燈泡。相較於使用1,000瓦的傳統燈泡，整個項目完成後每年至少可以節省80%的能源和支出。此項目預計於2024年10月展開。

Sustainable Living 可持續生活

May 5

Recycling Day
回收日 (24/5)

Towel Donation
毛巾捐贈 (15/5 – 15/6)

World Food Rescue Week
世界惜食周 (30/5 – 5/6)

Eco Enzyme Workshop
環保酵素工作坊 (31/5)

Jun 6

Recycling Day
回收日 (Dates to be Released
確實日期有待公佈)

Food Angel Volunteer Visit
惜食堂義工活動 (13/6)



Upcoming
Community
Events
更多社區活動



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



GreenNews
綠色通訊

Awards and Recognitions 獎項及嘉許



**BEAM Plus Existing
Building V2.0**
(by Portfolio Assessment
Mechanism)
Excellent Grade in
Management Aspect

綠建環評既有建築2.0
(自選評估計劃)
營運管理範疇卓越評級
HK Green Building Council
香港綠色建築議會



Wastewi\$e Certificate
Excellent Level

減廢證書
卓越級別

Environmental Campaign
Committee
環境運動委員會