

Bel-Air

NEWSLETTER

3rd Issue

Autumn 2024

HIGHLIGHTS 通訊焦點

Gourmet
Highlights
美食推介

Upcoming
Events
精彩活動

Contribute to
Harmonious
Community
共建和諧社區



Savouring the Seasonal Changes 細味季節變更

The year 2024 has quickly turned into autumn. As the season settles in and the festive end of year celebrations approach, Club Bel-Air is pleased to present a comprehensive range of activities, dining experiences and a variety of festive events for you to discover and enjoy. In addition, this issue includes updates on several important estate matters, so keep an eye out!

2024年一眨眼已步入秋天。隨著秋意漸濃，代表年末節日季節將至，貝沙灣會所將繼續為大家提供全方位活動和美酒佳餚，並送上一連串節慶活動，讓大家探索更多，享受更多。本期內容亦提到多項被受關注的屋苑管理事宜最新進展，敬請留意。



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Words from the Chairman of Owners' Committee

業主委員會主席的話

The 7th Owners' Committee (OC) has taken forward a number of critical tasks with the active participation of its members. As the election of the 8th Owners' Committee is approaching, I would like to take this opportunity to express my gratitude to all committee members for their dedication, enthusiasm and valuable contributions, as well as the support from owners and residents. As we are shortly wrapping up the 7th OC, please find below a brief update on some of the key tasks:

1. We signed up to support the liaison group to put forward our concerns regarding the proposed development of Global Innovation Centre by the University of Hong Kong, especially the problem of traffic congestion
2. Deployment of a brand new One-Stop Mobile Apps to accelerate digital transformation and make Bel-Air life even easier for residents
3. Leveraging Balanced Scorecard (BSC) approach to enhance performance driven culture of Bel-Air staff, most notably the improvement on Environment and Hygiene matters
4. Glad to see our work with the young and energetic talent team who have been introducing more new sport, social and welfare nature of activities which are well received by the residents

Bel-Air has earned our reputation as an iconic prestige residential estate in the territory and OC is totally determined to upkeep this. Since 2022, concerted efforts from OC and Service Centre have been put into the development of a Long Term Comprehensive Repairs & Maintenance Strategy. With the support of the Urban Renewal Authority, we are implementing a best-in-class approach that will benefit our estate from a comprehensive, systematic, and long-term perspective. This will enable an objective and a more scientific pricing approach for major estate revamps as well as ongoing maintenance works. Our project represents a pioneering adoption of this approach in Hong Kong, paving precedent for similar initiatives in other estates. Service Centre is currently processing tenders, which have always been supported and coached by the Repair & Maintenance Sub-committee. Please stay tuned for further details.

We have seen headwinds and experienced rapid changes in the global economy which have brought new challenges to the management of the estate in recent years. With the continuous support from owners and residents and tireless efforts from the Service Centre team, Bel-Air will remain resilient and vibrant. We wish you all happiness, good health and prosperity.

Benjamin Chang

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

第七屆業主委員會各委員的積極參與下，推展了多項重點工作。第八屆業主委員會選舉即將舉行，本人趁此機會感謝所有委員的決心、熱忱和貢獻，以及各業主、住戶的支持。第七屆業委會任期即將完結，部份主要工作的進展如下：

1. 簽署支持聯繫小組之成立，並就香港大學興建國際創新中心提出關注事項，特別是交通擠塞問題
2. 開發全新一站式手機應用程式，加速數位轉型，讓貝沙灣住戶的生活更輕鬆簡便
3. 利用平衡計分卡 (BSC) 方法增強貝沙灣員工的績效文化，特別是環境和衛生問題的改善
4. 我們與年輕而充滿活力的服務中心團隊充份合作，推出多項新的體育及社區活動，受到住戶好評，令人鼓舞

貝沙灣作為全港標誌性豪華住宅素有盛名，業委會決心將這美譽延續下去。自 2022 年以來，業委會和服務中心齊心協力制定了「長遠綜合維修保養策略」。在市區重建局的支持下，透過最佳方法以全面、系統性和長遠的角度令屋苑受惠。這將為屋苑維修工作提供客觀和更科學的定價方法。是次項目乃本港採用此方法的先驅，為其他屋苑的類似工作開創先河。在維修及保養小組的支持和指導下，服務中心目前正處理招標事宜，並定期匯報進展。

近年來，全球經濟的逆風和快速變化，為屋苑管理帶來了新挑戰。在業主和住戶的持續支持，以及服務中心團隊的不懈努力下，貝沙灣將保持強韌生命力和活力。在此祝願大家生活幸福、健康、豐盛。

張敬彬

第七屆貝沙灣業委會主席



Essential for Harmonious Community 和諧社區的要素



Why have I been reminded by neighbour that I rinse immediately after my dog urinating during a walk?

散步時狗狗小便我已馬上用水沖洗，為何還會被鄰居勸說？



Cleaning up with water may enlarge the area of urine and will not remove the urine and odour. Cleaners have to use detergents to clean and deodorise thoroughly. Although there are some organic alternative on the market, it is more effective to tackle the problem at source.

用水清理便溺物可能會擴大尿液範圍，不能完全清除尿液和氣味。清潔工人須使用清潔劑作徹底清潔和除味，雖然市面上有些有機除味劑，但說到底還是從源頭解決比較有效。



What should I do then?
那該怎麼做呀？



We can train our dogs to use dog pee pads to defecate and develop good toilet habits. This makes it easy for cleaning up and does not leave a foul smell in common areas.

我們可以訓練狗狗使用狗尿墊並養成良好的如廁習慣。這樣既方便清理，又不會令公共地方留有臭味。



Speaking of odour, recently there are always some plastic bags not tied properly in the garbage room on the floor, and the garbage and water inside are dumped on the ground, which is very annoying.

說起臭味，最近樓層垃圾房總會有些膠袋沒紮好，內裡的垃圾和水倒在地上，令人很懊惱。



Every time I found it, I immediately notified the concierge to take care of it. Although they quickly arranged for cleaning staff to come up here, it was still a symptomatic solution, and we are also responsible for the cleanliness of the floors. Apart from tying up the garbage, I also put my personal articles back inside the house to avoid affecting the neighbors.

我每次發現就馬上通知禮賓司處理，雖然他們很快安排清潔人員善後，但始終治標不治本，樓層的清潔我們也有責任啊。除了紮好垃圾，我亦會將個人物件放回屋內，以免影響鄰居。

Management's Response 管理團隊回應

Following discussions of the Environmental & Hygiene Sub-committee and the Owners' Committee, amendment to the House Rules and Regulations were made and new measures were introduced, including the enforcement of cleaning and administration charge for Dog Fouling and removal and temporary storage administrative charge of removed articles. Service Centre will continue to strive to maintain the cleanliness of the estate, and your understanding and co-operation are also essential for maintaining Bel-Air a desirable place to live.

狗隻於公共地方便溺和樓層雜物一直是住戶關注事項，經環境及衛生小組和業主委員會商議後通過修訂屋苑守則，並推出新措施包括加強執行狗隻於公共地方便溺之清潔和管理費用，並就樓層個人物件移走及暫存雜物的行政費用。服務中心將繼續努力保持屋苑整潔美觀，亦請住戶理解和合作，才可令貝沙灣成為宜人居庭。



Development Rules of
Dog Keeping
屋苑飼養狗隻守則



Implementation of Removal
and Temporary Storage
Administrative Charge
臨時移走及存放雜物行政
費用措施



Revised Estate House
Rules and Regulations
屋苑守則最新修訂版

Culinary Highlights

觸動味蕾時刻

10
Oct

Selected Dishes for Autumn
秋季精選小菜

Mixed Grills on Sizzling Plate
鐵板餐美食

Halloween Dinner Buffet
萬聖節自助晚餐

New à la Carte Menu
全新菜譜

11
Nov

Thanksgiving Special
感恩節特選

Parent & Child Cooking Class
親子烹飪班

12
Dec

Christmas Party Gourmet
聖誕美食精選

Christmas Buffet Menu
聖誕宴會菜單

Christmas Dinner Buffet
聖誕自助晚宴

Christmas & New Year Eve
Celebration Set Dinner Menu
聖誕新年限定節日晚餐

16.11.2024 (Sat 星期六)

Select your favourite flavours
from dragon fruit,
strawberries, hami melon,
blueberries, peaches, and
more to create your own
delightful fruit mochi with
Bel-Air Chef!

貝沙灣大廚親授製作方法，
讓您從火龍果、士多啤梨、
哈密瓜、藍莓、蜜桃等鮮果
挑選心水口味，親手做鮮果
糯米糍！



Fried Beef & Potato
with Cumin
孜然土豆炒牛肉



Pork Ribs with Salted
Plums in Zhenjiang Style
話梅鎮江骨



Fried Jellyfish Head
with Assorted Mushroom
& Okra
菌菇秋葵爆蜆頭



Available at Dining Room, Club Peak Wing
於朗峰餐廳供應 (4-27.10.2024)



Japanese Style M6 Wagyu
Rib Eye Steak
日式鐵板M6和牛肉眼扒



Deep fried Sole Fillet
鐵板脆炸龍脷柳



Grilled Whole Lamb
Saddle (5 bones)
鐵板原條羊鞍 (5支骨)



Available at Lobby Lounge, Club Bay Wing
於灣畔餐廳供應 (4-27.10.2024)



Scan for More Gourmet Surprises
更多美食驚喜

Happy Moments

回味歡樂時光



Easter Fun Party @ Bel-Air
復活節歡樂派對@貝沙灣

Mother's Day & Father's Day Workshops 母親節和父親節工作坊



Parent & Child Cooking Class
親子烹飪班



One Day Local Tour
生態文化一日遊



Aquatic Adventures
貝水一戰夏日祭



Upcoming Events 活動預告

CreativePlay Courses by Kids' Gallery



Celebratory first step to all things that stimulate the five senses—the perfect start to a future of creativity, and development of a love for music and dynamic play.

Scan to
learn more



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



Home Safety Precaution Measures

家居安全預防措施

If you are travelling with your family:
如您將會舉家外遊:

Other Safety Tips:
其他安全小貼士:



Lock the doors and windows of your home properly
妥善鎖好屋內門窗



Avoid having too many valuable items at home
避免於住所內存放大量財物



Watch out for anyone following you when you return home at night
夜歸時留意是否有人尾隨



Confirm visitor's identity before open your door
先確定訪客身份才開啟大門



Neighbours to help collect letters from your letterbox
請鄰居代為收取信箱內的郵件



Inform the Service Centre of your travelling dates
通知服務中心出遊日期



Use registered Octopus Card while accessing the estate and the towers
使用已登記的八達通卡出入大閘及住宅大樓



Notify the Service Centre immediately if you see a suspicious person wandering around the estate
發現可疑人士在屋苑附近徘徊立即通知服務中心

Financial Summary

財政狀況一覽

The financial summary up to July 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7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 Jul Budgeted Surplus/ (Deficit) 2024年1至7月	2024 Jan to Jul Unaudited Surplus/ (Deficit) 2024年1至7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	As at 31 Jul 2024 Unaudited Surplus / (Deficit) Carried Forward 截至2024年7月31日
Phase 1 第一期	(318,197)	2,552,020	7,567,644	10,119,664
Phase 2 第二期	(109,370)	3,111,675	5,322,468	8,434,143
Phase 3 第三期	114,377	516,773	3,804,752	4,321,525
Phase 4 第四期	(1,051,121)	2,038,618	11,793,909	13,832,527
Phase 5 第五期	(643,115)	347,570	17,156,518	17,504,088
Phase 6 第六期	(639,523)	1,168,841	2,811,813	3,980,653
Phase 1 / 2 Carpark 第一/二期停車場	225,543	661,638	1,231,391	1,893,029
Phase 4 / 6 Carpark 第四/六期停車場	548,813	1,236,788	4,261,475	5,498,263

Management Updates

屋苑管理最新消息

Pet-Friendly Community

建立寵物友善社區



Use Dog Pee Pads when Taking Your Dog out
外出時使用狗尿墊



Easy to Clean
清理簡便



Lay on the floor for dog to rest comfortably
直接鋪在地上讓狗狗舒適地休息



Can be used as a towel after getting wet
淋雨後可當毛巾使用



Dog Handler MUST Clean up droppings in Common Areas
狗主須妥善清理狗狗於公眾地方的排泄物



Clean with absorbent materials
使用吸水物料吸抹乾淨



Spraying water to clean up dog fouling will cause secondary pollution
噴水沖洗便溺會造成二次污染



Use the dog exclusion zone spray with pee pad
配合寵物禁區噴霧及尿墊

DON'T FORGET



Use Service Lift with your pets
與寵物同行時請使用服務升降機



Wear a leash and muzzle for your dog when you go outside
外出時須為狗狗配戴狗帶和口罩

Repair & Maintenance Works Review

屋苑維修及保養速報

Some of the Completed Works by Inhouse Technicians in Previous Months
過去數月由駐場技工完成之工作簡報



Repaint railing at Roundabout, Phase 1
第1期迴旋處欄柵重新髹漆



Before 之前



After 之後

Repair artificial stone for Phase 3 Main Gate
修復第3期大閘旁人工石板

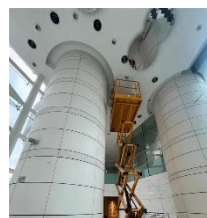


Before 之前



After 之後







Repaint of the concrete ceiling on L2, Phase 4
第4期L2層混凝土天花重新髹漆



Repaint the false ceiling at Tower 3 & 5, Phase 6
第6期第3及5座大堂假天花重新髹漆

Recycling in Bel-Air 環保回收統計

2024 Q2 第2季 (Figures compared to last quarter 與上季相比)

					
Paper 紙張	Plastic 塑膠	Metals 金屬	Glass 玻璃	Used Clothes 舊衣	Food Waste 廚餘
-2.64	-0.08	+0.37	+0.48	+4.32	-0.51
Tonnes 噸	Tonnes 噸	Tonnes 噸	Tonnes 噸	Tonnes 噸	Tonnes 噸
-9.75%	-8.63%	+17.17%	+23.50%	+130.82%	-17.89%

Upcoming Events 活動預告

10
Oct

- Mooncake Box Recycling 月餅罐回收 (until 15.10)
- Book Crossing 漂書活動 (18.10@ Club Bay Wing 灣畔會所)
- Recycling Day 回收日 (18.10)
- Halloween ECO Decoration Workshop 萬聖節環保裝飾工作坊 (25.10)

Upcoming
Community Events
更多社區活動



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



Newsletter
貝沙灣通訊



Awards and Recognitions

獎項及嘉許



BOCHK Corporate
Low-Carbon Environmental
Leadership Awards 2023
EcoPartner
中銀香港企業低碳環保領先
大獎 2023
「環保傑出伙伴」證書

HK Federation of Hong Kong
Industries
香港工業總會



Pills Donation 2024
Appreciation Letter
《藥「勿」胡亂棄
2024》回收活動
感謝信

JCI Tai Ping Shan
太平山青年商會