

Bel-Air

NEWSLETTER

5th Issue

Winter 2024

HIGHLIGHTS

通訊焦點

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回顧及展望



Embracing the New Year Ahead 迎接新一年

As the New Year symbolizes fresh beginnings and development, let's have a throwback to the experiences of the past year while eagerly expecting a bright future. In this newsletter, we will highlight the Club's holiday festivities and set our sights on the coming year. Wishing you and your family success and good health in 2025.

新年象徵著新生和成長，讓我們回望及總結過去一年累積的經驗，迎接充滿希望的未來。本期通訊我們將介紹會所的節日慶祝活動，並展望新一年。同時我們衷心祝願您和家人2025年新年進步，身體健康。



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Words from the Chairman of Owners' Committee

業主委員會主席的話

The Annual General Meeting held in October 2024 was successfully completed, and the 8th term of the Owners' Committee ("OC") was smoothly elected. The newly elected members have immediately begun their work, aiming to serve as a bridge between residents and Service Centre, while overseeing its operations to address community concerns. More than 10 committee meetings have been held and we are reasonably confident to say that OC in joint hands with Service Centre have a solid plan to move forward for a better year.

Below is a summary of the work recapped from the past quarter:

1. Thanks to the collaborative efforts of the OC and Service Centre, starting 29 December 2024 (Sunday), the minibus route 69A to be extended to Wong Chuk Hang MTR Station. This enhancement aims to provide greater convenience for residents transferring to the MTR or enjoying shopping and leisure activities. Once again, OC has demonstrated its unflagging determination and perseverance in pushing this important proposal to the right stakeholders on all fronts, till its successful conclusion. For further details, please refer to the related notice.
2. To improve the estate's environment and hygiene, we have introduced and reinforced a cleaning and administrative fee of HK\$1,500 for dog handlers whose dogs foul in common areas. Additionally, there has been tireless efforts and progress in addressing dog related issues as well as enhancing the estate's landscaping. Stay tuned for more details.
3. The New One-Stop Mobile App has entered its testing phase, and OC strongly encourage all owners and residents to complete the "Resident Information Update Form" so as to ensure you will receive first-hand information including the emergency ones. Service Centre will preload resident information into the new database, streamlining the account activation process.
4. OC have been requesting and collaborating closely with the clubhouse team to vigorously explore and offer more diverse dining options to generate enhanced customer satisfactions; further, clubhouse will continue to be creative and energetic to come up with more exciting activities.
5. Thanks to the combined efforts of the OC, Finance Management Sub-committee and Service Centre, the estate's finances remain robust despite rising operational costs. We aim to freeze management fees in the upcoming year, keep in mind this is becoming a very challenging task to fulfil.
6. OC has proposed to Service Centre new constructive ways to enhance engagement as well as communication level with owners and residents in 2025 and beyond. More details will be provided within the first quarter of 2025.
7. On the execution of "Long-Term Comprehensive Repairs and Maintenance Strategy", we are pleased to report that our progress is solidly on plan. Appointment of consultant is imminent, and we can foresee more details will be shared with owners and residents.

Reflecting on 2024, I want to express my gratitude to all owners and residents for their support and equally important the invaluable contributions from all committee members. Availing this opportunity, wishing you all health, wealth and happiness in the New Year ahead. May 2025 be a year full of opportunities and growth for you, your family and loved ones!

Benjamin Chang

Chairman of the 8th Owners' Committee of Bel-Air

2024年10月舉行的業主周年大會圓滿舉行並順利選出第八屆業主委員會("業委會")。新一屆委員亦馬上展開工作，成為住戶和服務中心的橋樑、監督服務中心工作及回應住戶訴求。過去數月業委會和服務中心充份合作，已舉行超過10次委員會會議並制定確實計劃，讓我們滿有信心共同邁向更好的一年。

下列各項為過去一季的工作簡報：

1. 在業委會和服務中心努力爭取下，由2024年12月29日(星期日)起小巴69A路線會伸延至黃竹坑港鐵站，方便大家轉乘港鐵或購物消閒。在此，業委會成員展現了堅定不移的決心和毅力，將這個重要提案推進至重要持份者，並收獲圓滿結果。詳情可參考有關通告。
2. 屋苑環境及衛生方面落實並加強執行向讓狗隻於屋苑公共地方便溺之帶狗人士收取港幣\$1,500之清潔及行政費用。在處理狗隻相關事宜和提升屋苑園景方面，過去投放的心力已取得進展，詳情請留意往後的報告。
3. 全新一站式手機應用程式已進入試驗階段，同時我們亦鼓勵住戶填寫《住戶資料更新表格》，服務中心將住戶資料預載至新資料庫，以簡化啟動帳戶的過程。
4. 業委會一直與會所團隊緊密合作，並要求他們積極探索和提供更多樣化的餐飲美食選擇，以提升顧客滿意度。此外，會所將繼續發揮創意和活力，推出更多精彩活動。
5. 在業委會、財務管理小組及服務中心的共同努力下，縱然面對營運成本上升等壓力，屋苑財政仍維持於健康水平。雖然困難重重，未來一年仍會以凍結管理費為目標。
6. 為加強2025年往後業委會、業主及住戶間的互動和溝通，業委會已向服務中心提出多項建設性方案。更多細節將在2025年第一季度內公佈。
7. 在「長遠綜合維修保養策略」方面，我們欣然匯報有關工作正按計劃穩步前行。稍後將委聘顧問，並會向各業主和住戶分享更多詳情。

回望2024年，本人再次感謝各業主、住戶的支持，以及所有委員的無私付出。趁此機會，祝願大家在新一年滿載健康、豐盛、快樂。希望2025年為您和家人摯親帶來機遇和成長。

張敬彬

第八屆貝沙灣業委會主席

Contact the Owners' Committee

和業主委員會聯繫

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Login to [secure page](#) to view under "Owners' Committee" Section to view meeting agenda & minutes
登入[網站](#)並於「業主委員會」部份瀏覽會議議程和紀錄



Road Safety inside our Estate 屋苑的道路安全



Recently, when I drove into the carpark, there was a driver driving against the traffic lane. Fortunately, I managed to stop my vehicle in time; otherwise, it could have been very dangerous.

前陣子我駛車進停車場時，有位司機逆線行車，還好我及時剎停了車輛，否則就很危險呢！



It is also very dangerous for pedestrians as we expect a normal flow of traffic, and a sudden jump-in vehicle can cause both the pedestrians and driver trouble to react correctly in a timely manner.

對行人也很危險，因為我們會根據正常的交通流向來行走，突然出現的車輛會令行人和司機一時間難以做出正確反應。



Speaking of this, when too many vehicles are parked at the entrance of the lobby, I often have to navigate through them when I return home by taxi, which is not only inconvenient but also poses a safety risk.

說起上來，當太多車輛停泊在大堂門口，乘的士回來時往往要經過很多車輛才能進入大堂，這樣十分不方便也很危險。



When the whole family goes out, it sometimes takes a bit longer to wait. In that case, I usually ask my family to get on in the parking lot instead to block the main entrance of the lobby or sidewalk.

一家人出門有時會花多點時間等候，這樣的話我都會叫大家到停車場上落車，以免阻塞大堂正門。



Talking about the sidewalk, I also being splashed with water from above while walking on the sidewalk next to the road lately!

不幸的事真是接二連三，我最近試過在車路旁的行人路被樓上灑下來的水濺濕了。



What's this all about? Kind of mischief or just water spill on the ground while someone cleaning the balcony?

這是甚麼一回事？是惡作劇還是清洗露台時灑水到地下了？



Service Centre staff informed me that there were residents washing their balconies. It might be a thorough cleaning at home as the year comes to an end. If it were something falling from height, it would be unimaginable.

服務中心職員告訴我有住戶在洗露台，可能年近歲晚家居大掃除吧。但如果是高空墜物就不堪設想了。



You are right! Everyone has a responsibility for the safety of the community!

你說得對呀！屋苑安全大家也有責任的啊！

To enhance the safety and security levels of the estate, most of the roads are now equipped with CCTV coverage. Upon discovering cases of vehicles driving in the wrong direction, Service Centre will review the CCTV footage and contact the relevant drivers for a warning. We also take this opportunity to urge residents, and your fellow visitors to adhere to the relevant traffic instructions within the estate and to avoid parking outside the main entrance to prevent obstruction. This is to ensure all residents can live in a safe environment.

為提升屋苑安全和保安水平，現時大部份車路已設有閉路電視系統，在發現逆線行車個案後，服務中心將翻查紀錄並聯繫有關司機作出勸喻或警告。我們藉此呼籲住戶及貴訪客須遵守屋苑內相關交通指示駕駛，並避免停泊於大堂正門外引起阻塞，以讓各住戶能在安全生活環境中安居樂業。

Management's Response 管理團隊回應



Festive Celebrations

貝沙灣繽紛冬日



Festive Gourmet
節慶美食

Homemade Chinese New Year Pudding

貝沙灣蛇年迎春
自家製賀年糕點

Collection Period 提取日期
22-28.1.2025

Chinese New Year Pun Choi

貝沙灣至尊富貴盆菜

Available 訂購期間
Now Till 即日起至28.1.2025

Chinese New Year Set Menu

喜迎金蛇賀新歲新年套餐

1-12.1.2025

More Details
更多詳情



Festive Events
節慶活動

Chinese New Year Workshop

蛇年春節工作坊

Reunion New Year 19.1.2025

團團圓圓賀新歲

- Chinese Peanut Tangyuen (Brown Sugar)
「花」團錦簇賀新年(黑糖花生湯圓)
- Chinese Chocolate Tangyuen (Milk)
「朱」圓玉潤迎新春(牛奶巧克力湯圓)

Twist & Roar 25.1.2025

妙手舞獅

- Twisting Lion Dance (Red)
扭扭棒獅子頭創作坊(紅色)
- Twisting Lion Dance (Blue)
扭扭棒獅子頭創作坊(藍色)



Lion Dance Performance

醒獅賀歲迎新春
1.2.2025

乙巳年大年初四 星期六 Saturday

11:30am – 12:00nn

Podium Level,
near Club Bel-Air Peak Wing Entrance
朗峰會所對出平台

12:30pm – 1:00pm

Lawn Area outside
Club Bel-Air Bay Wing
灣畔會所對出草地



Happy Moments

回味歡樂時光



Mid-Autumn Festival Workshop
中秋佳節工作坊



Halloween Carnival
喂嘩鬼叫朗峰夜



Halloween Workshop
萬聖鬼怪工作坊



Parent & Child Cooking Class
親子烹飪班



Hong Kong Ecology & Culture
One Day Tour
香港文化及生態一日遊



Upcoming Events 活動預告



Unleash a Vibrant New Year 開展活力新一年

Join Soccer & Basketball Courses
(Jan & Feb 2025)
2025年1月及2月足球和籃球班



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

Strengthening Measures against Dog Fouling

加強狗隻便溺對應措施



- If dog handlers are found allowing their dogs to urinate in common areas of the estate, Service Centre will charge the individual a **Cleaning and Administrative fee of HK\$1,500**
如發現帶狗人士讓狗隻於屋苑公共地方便溺，服務中心會向該人士收取港幣 \$1,500之清潔及行政費用
- Enhance Patrol and Cleaning with CCTV Monitoring
增加巡邏及清潔並配合閉路電視管控
- Pet Friendly Support and education, such as Pet Pads Sample 支援及宣傳寵物友善如派發狗尿墊試用裝

Measures against Articles in Common Area

加強屋苑公眾地方擺放私人物品對應措施

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

- Targeted Inspection & Regular Inspection
特定及固定巡查
- Reminder Notice & Warning Letter 發出提示通告及警告信
- Notice of Removal Action 發出移除通知書
- Removing the Articles (HK\$50) & Temporary Storing the Articles (HK\$50 per day from 8th day) to be charged
向相關住戶徵收臨時移走(港幣\$50)及存放雜物行政費用(第8日起每日港幣\$50)

Reported Dog Fouling Cases in Common Areas
確立公共地方狗隻便溺個案

-40%

Compared to 2023 figures (up to December 2024)
與2023年數字對比(截至2024年12月)

Articles Removing Administrative Fees for **11 cases** were collected
已成功就 **11 個個案** 徵收臨時移走行政費用



Points to Note for Dog Handlers
飼養狗隻人士注意事項



Estate Rule & Regulations
屋苑守則

Financial Summary

財政狀況一覽

The financial summary up to October 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10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 Oct Budgeted Surplus/ (Deficit) 2024年1至10月	2024 Jan to Oct Unaudited Surplus/ (Deficit) 2024年1至10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 Oct 2024 Unaudited Surplus / (Deficit) Carried Forward 截至2024年10月31日
Phase 1 第一期	(843,745)	2,778,995	7,567,644	10,346,639
Phase 2 第二期	(679,985)	3,105,487	5,322,468	8,427,955
Phase 3 第三期	126,072	487,021	3,804,752	4,291,773
Phase 4 第四期	(2,100,540)	1,357,572	11,793,909	13,151,481
Phase 5 第五期	(998,379)	(62,034)	17,156,518	17,094,484
Phase 6 第六期	(1,361,377)	1,127,525	2,811,813	3,939,338
Phase 1 / 2 Carpark 第一-/二期停車場	173,452	508,143	1,231,391	1,739,534
Phase 4 / 6 Carpark 四/六期停車場	680,555	1,578,287	4,261,475	5,839,762

Energy Efficiency Works

提升能源效益

Dimmable LED Tube with Motion Sensor 附動態感應器的可調光LED光管



The replacement of the Phase 1 and Phase 6 tower staircase light tubes will be completed by 2025 Q2. Approximately 3,248 traditional T5 fluorescent light tubes will be replaced, which is estimated to save 496,496 kWh each year. Replacement works at Phase 2 and Phase 4 will begin subsequently.

第1及6期梯間光管更換工程將於2025年第2季完成。屆時會換掉約3,248支傳統T5光管，預計每年可節省496,496千瓦時用電量。然後，第2及4期更換工程將隨之啟動。

Intelligent Fan Coil Unit (iFCU™) 智能風機盤管



The new iFCU will be installed in the Children's Play Area, Club Bel-Air Peak Wing by 2025 Q1, featuring advanced technology with a permanent magnet rotor for energy-efficient operation. This innovation reduces power loss and is able for direct replacement of AC motors in the fan coil unit. It also minimizes installation costs by retaining the existing fan coil unit, thermostat and cabling.

服務中心將於2025年第1季在朗峰會所兒童遊樂園裝設新的智能風機盤管(iFCU)，配備永久磁鐵轉子以高效能運行，減少了電力損耗，並可直接替換現時風機盤管單元中的交流電動機。此外，通過保留現有的風機盤管單元、恆溫器和電纜，可有效降低安裝成本。

Long Term Comprehensive Repairs & Maintenance Strategy

長遠綜合維修保養策略



Inspection works by Infrared Thermography (UAS) on Building Envelope

大樓外牆的紅外線熱成像 (UAS) 检查工作

Inspection at Tower 1, Phase 2 by drone was completed in November 2024, with the survey report completed by mid-December 2024. Inspections for other Towers in Phase 1 and 2 are scheduled for January 2025.

在2024年11月為第2期1座進行無人機勘察，調查報告於2024年12月中旬完成。第1期和第2期其他座數的檢查預定於2025年1月進行。

Upcoming Works 未來工作項目

2025 Q1 第1季	Analysis of UAS survey report & preparation works 無人機勘察調查報告分析及前期準備工作
2025 Q2 第2季	Desktop study and condition survey 案頭研究及狀況評估
2025 Q3-4 第3-4季	Preparation of comprehensive condition survey report 準備綜合狀況評估報告
2026 Q1-2 第1-2季	Draft final maintenance manual 草擬維修和保養手冊
2026 Q3-4 第3-4季	Preparation to final maintenance plan 制定最終維修保養計劃

Sustainable Living

可持續生活

Recycling in Bel-Air 環保回收統計

2024 Q3 第3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
+0.91	-0.45	-0.72	-0.58	+0.17	+3.65
Tonnes 噸	Tonnes 噸	Tonnes 噸	Tonnes 噸	Tonnes 噸	Tonnes 噸
+3.51%	-29.46%	-25.62%	-22.13%	+10.49%	+114.81%

In 2024, **WE** have 在2024年我們有

16

Ad Hoc Recycling
Campaign
不同主題回收活動

17

Recycling
Days
回收日

10

Community, Educational
Seminars & Workshops
社區、教育講座及工作坊

Thank you all for **YOUR** support this year, and let's continue to contribute to our sustainable living together in 2025. 感謝大家在這一年的支持，並在2025年繼續為我們的可持續生活出一分力！

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



**Hong Kong Awards for
Environmental Excellence
Property Management
(Residential) – Bronze Award**
香港環境卓越大獎
物業管理 (住宅) – 銅獎

Environmental Campaign
Committee
環境運動委員會



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

Environmental Campaign
Committee
環境運動委員會

