



**Development Rules**  
**(Pursuant to Clause 37 (aq) of Section III of**  
**the Sub-Deed of Mutual Covenant Incorporating Management Agreement)**

發展項目規則  
 (根據 副公契及管理協議 第 III 節 第 37(aq)條)

**Section I – General Estate Rules and Regulations**  
**第一部 – 屋苑一般守則**

**Part A 甲部 – House Rules 屋苑守則**

1. The house rules are laid down by the management in accordance with the provisions of the Deed of Mutual Covenant. The house rules are designed to enable you, as an Owner or Resident of Bel-Air (“Resident”), to enjoy the most ideal living environment. Therefore, you are recommended to observe and follow the rules below:-

為了提供更理想及和諧的居住環境予貝沙灣各業主/業戶(下稱「住戶」)，服務中心根據大廈公契的規條而訂立屋苑守則，並請各住戶務必遵守，以達至睦鄰之道及保持屋苑內的優美環境。懇請各住戶細心閱讀及遵守。

2. **Building Exterior:** Erection of cages, shades, awning or any other projections or structures extending the building are not permitted. No residents shall make any structural alteration outside the unit. No structure or thing should be placed or erected on the external wall or utility platforms or flat roofs of the unit.

**建築物外牆：**切勿擅自於室外加建鐵籠、簷篷及一切伸展出室外的建築物，並且不可於結構物作任何結構性更改，切勿在任何外牆工作平台、平台天台或上層天台放置、安裝、陳列、裝設、搭建或附裝外置陽篷、雨篷、圍欄、防盜鐵花、間隔或其他結構物或物件。

3. **Balcony and Utility Platform:** All balconies shall only be used as balconies and all utility platforms shall only be used for clothes drying purpose. The balconies and utility platforms shall not be enclosed. It is particularly prohibited to install, display, erect, construct or attach any fencing, awnings, security grilles or any other structures or objects.

**露台及工作平台：**所有露台僅限作為露台使用，所有工作平台僅限用於晾曬衣物之用途。露

台及工作平台不可密封，當中特別不可安裝、展示、裝設、搭建或附裝任何圍欄、陽篷、防盜鐵花或任何結構與物件。

4. **Laundry:** No residents shall use any part of the common areas for the purpose of drying or hanging laundry.

晾曬衣物：切勿於公共地方或非指定位置晾曬衣物。

5. **Advertising/Promotional Sign:** No external signs, posters, placards, notice, advertisements, flags, banner, poles, cages, shades or other structures whatsoever extending outside the exterior of the Development.

廣告/宣傳標誌安裝：切勿在外牆搭建、裝設、安裝或伸展任何室外標語牌、海報、招牌、牌板、告示、廣告、旗幟、橫額、桿、鐵籠、陽篷或其它凸出物或結構。

6. **Air-Conditioner Installation & Maintenance:** No air-conditioning compressor units should be installed at the undersigned location on the external wall or through the windows. Residents shall keep and maintain the air-conditioner in good condition at his/her own cost and expense.

冷氣機安裝及保養：不可在外牆非指定位置或窗戶安裝冷氣機，亦請各住戶定期檢查及維修其單位的冷氣機。

7. **TV/Radio Aerial Installation:** No resident shall erect any private aerial on the exterior of any part of the Development.

電視及收音機天線安裝：任何私人電視及收音機天線均不可安裝在外牆及公共地方。

8. **Metal Gate/Main Door Design:** In order to keep a unique design of the common area, the exterior surface of the flat entrance door may not be altered in pattern, design or colour. The installation of a premise's entrance metal gate is not permitted.

鐵閘/大門設計：為保持屋苑公共地方劃一外觀起見，各住戶不可隨意更改單位大門之設計(包括款式及顏色)，亦不可於單位大門安裝鐵閘。

9. **Window-Grille Installation/Replacement:** Window-grille can be installed/replaced in accordance with the standard design details provided by Services Centre.

窗花安裝/更換：如需要安裝/更換窗花，請參照屋苑指定的樣式，並須待服務中心批核後才可安裝。

10. **Common Areas Installation:** No structure or thing should be placed or erected on the external wall or terraces or flat roofs or upper roofs of the unit. Residents shall not affix or install any private aerial at the common areas.

公共裝置：不可以任何方式影響工作平台、平台、天台、上層天台或屬於公共地方的任何管線、閘門、管道、避雷裝置、公共電線及電台天線系統固定裝置或任何其它裝置。

11. **Additional Lighting:** All the corridors, lift lobbies and common areas in the building have been provided with sufficient lighting for your safety. Residents shall not install extra lighting fixtures in these areas, as this would spoil the uniform standard of appearance.

**加裝燈具：**屋苑內的走廊及公共地方均有足夠的照明設備。為保持整體觀瞻，請勿在正門外或走廊加設任何燈飾。

12. **Shrines:** For reasons of safety and cleanliness, setting up of shrines or burning of incense and joss sticks in the common areas is not permitted.

**神位：**基於安全及整潔，不可在公共地方安裝神位，燃點香燭及冥鏹。

13. **Obstruction in Common Areas:** Residents may not obstruct or store or leave any articles in common areas (including baby carriages, shoes, bicycles and the like). Such articles will be removed by Service Centre without prior notice and the removal and temporary storage administrative charge of removed article will be charged to the concerned Residents.

**保持公共地方暢通：**住戶不可於公共地方，擺放雜物或私人物件(包括: 嬰兒車、鞋、單車等)，服務中心如有發現將立即移走雜物而不作任何通知，並會向住戶徵收臨時移走及存放雜物行政費用。

14. **Dangerous and Prohibited Goods Storage:** No resident shall store or be permitted to store any hazardous, dangerous, explosive or combustible goods or materials in the flats except such as may be reasonably required for the purpose of domestic cooking and heating.

**危險物品存放：**任何住戶均不得在單位內存放或獲准存放任何危險、具危害性、易爆或易燃的物品或物料，惟為家庭烹飪及取暖目的而合理所需者除外。

15. **Noise Control:** According to regulation, no noise nuisance is arise, such as mahjong playing inside the premises between 11:00pm to 9:00am.

**噪音管制：**根據規定，住戶不得產生任何噪音滋擾，例如在晚間 11 時至上午 9 時期間於單位內進行麻將活動。

16. **Visitor's Behaviour:** Residents are fully responsible for all the acts, negligence or default of such persons visiting or occupying their premises with their consent, either explicit or implicit.

**訪客行為：**住戶須對所有經其明示或默示同意而進入或佔用其物業之人士所作出的行為、疏忽或違約行為，承擔全部責任。

17. **Sky Garden / Podium Garden:** All Sky Gardens/podium gardens shall only be used for providing natural ventilation, greenery, enjoyment and relaxation for residents.

**空中花園/平台花園：**所有空中花園/平台花園除作業主、租客、居民及彼等訪客公用共享的天然通風、綠化及康樂園林地方外，不可作其他用途。

18. **Use of Premises:** No resident shall use or permit or suffer the part of the property owned by him / her to be used for any immoral, commercial, the performance of Buddhist ceremony known as “Da Jai” or illegal purposes.

**單位用途：**任何住戶均不得使用、允許或放任其名下物業的任何部分，用於任何不道德、商業用途、舉行名為「打齋」的佛教儀式，或任何非法目的。

19. **Traffic Regulations:** Residents shall observe the traffic signs, regulations and arrangements of the Development.

**遵守屋苑交通規則：**各住戶應遵守屋苑內的交通標誌及道路使用守則。

20. **Public Facilities:** All residents are responsible to use the building services and public facilities in the Development correctly. Please avoid causing damage to lobby lift, fire hose and other public facilities. Placing personal belongings at common area is strictly prohibited.

**愛護公物：**懇請各住戶保持大廈良好的設備，愛護公物，切勿塗污或損壞電梯、消防喉及其它公共設施，亦不可將雜物放置在公共走廊，以免阻塞通道。

21. **Rubbish Disposal:** All residents shall ensure that rubbish is properly disposed of using the designated facilities or services provided. Failure to comply with this requirement may result in the imposition of a cleaning and administrative fee to the offender.

**垃圾處理：**各住戶應確保使用指定設施或提供的服務妥善處理垃圾，未能遵守此要求可能導致對違規者徵收清潔和行政費用。

22. **No Nuisance or Danger Caused to Other Residents:** Residents shall not permit any acts in his/her premises or the common areas which may be or become a nuisance or a cause of annoyance to any other Owners of Residents of the Development.

**避免對其他住戶構成滋擾及危險：**任何住戶均不可於其擁有的物業內作出任何非法或不道德用途，或以致對毗鄰樓宇之其他佔用人構成滋擾、騷擾，損害或不便。

## **Part B 乙部 – Guidelines on Dog Keeping 屋苑飼養狗隻守則**

1. Owners/ keepers/ handlers shall not allow his/ her dog to excrete on any part of the Common Areas of the Development.

狗隻主人/看管人/帶狗人士不可容許所飼養之狗隻於屋苑內公眾地方隨處便溺。

2. If clause 1 of the above is violated, owner/keeper/handler must ensure all excretions are cleaned up by using an absorbent material. Otherwise, HK\$1,500 Cleaning and Administrative Charge would be charged to the occupants/ owners/ residents without further notice.

若已違反上述條例一，狗隻主人/看管人/帶狗人士必須確保妥善清理所有排泄物後並用吸水物料吸抹乾淨，否則服務中心會向該單位佔用人/業主/住戶徵收港幣一千五百元正清潔及行政費用不作另行勸喻。

3. Owners/ keepers/ handlers shall control his/her dog from barking, especially during early morning and night time, so as to minimize the nuisance caused to their neighbours.

狗隻主人/看管人/帶狗人士應控制其飼養之狗隻避免於清晨及晚上吠叫，以減少對其他住戶之滋擾。

4. Owners/ keepers/ handlers shall not allow his/her dog in the tower passenger lifts and shuttle lifts except those designated to allowing dog use or with the permission of the development Manager.

狗隻主人/看管人/帶狗人士不可容許其飼養狗隻使用載客升降機及穿梭升降機，個別劃作狗隻可使用之升降機或有服務中心批准除外。

5. Owners/ keepers/ handlers shall keep his/her dog under control and leashed in the common areas.

狗隻主人/看管人/帶狗人士須在於屋苑內公眾地方控制其狗隻並使用狗帶牽引。

6. Owners/ keepers/ handlers shall not allow his/her dog to stray or linger or left unattended.

狗隻主人/看管人/帶狗人士不可容許其狗隻單獨遊逛或疏忽看管。

7. Owners/ keepers/ handlers shall muzzle his/her dog when in congested areas or at the request of the Management; in the event of a dog bite or injury, the owner/keeper/handler must immediately report the incident to the police;

狗隻主人/看管人/帶狗人士須在人多地方或服務中心認為有必要之情況下為狗隻配戴口罩，遇有狗咬人或有受傷事故發生時狗隻主人/看管人/帶狗人士須即時報警處理。

8. Owners/ keepers/ handlers shall refrain from his /her dog entering the following “restricted areas” at all times:

狗隻主人/看管人/帶狗人士不可容許其狗隻進入以下「狗隻限制範圍」：

Phase 1-3 第一至三期

- *Podium - picnic area, lawn area and its surrounding pathways* 平台 – 野餐區地及圍繞草地附近之小徑
- *Roof garden* 平台花園

Phase 4-6 第四至六期

- *Podium - lawn area and its surrounding pathways* 平台-草地及圍繞草地附近之小徑
- *Sky gardens at all towers* 各座之空中花園

9. The Management reserves the final right to restrict dog activity(s) on any part or the whole of the common areas at times deem appropriate.  
有需要時服務中心有權限制狗隻在屋苑內公眾地方之活動範圍。
10. The Management may seek to remove any dog or other remedy if reasonable complaints in writing are received from at least two owners or occupiers of the development.  
若接獲兩名或以上業戶合理書面投訴服務中心可尋求遷離該狗隻或其他賠償。
11. Owners/ keepers/ handlers shall be held fully responsible for the consequence of his/her dog activity(s).  
狗隻主人/看管人/帶狗人士須為其狗隻之活動及所帶來之後果完全負責。
12. Owners/ keepers/ handlers shall comply with all Ordinances and Regulations as set forth by the Government of Hong Kong Special Administrative Region (HKSAR) in respect of dog keeping.  
狗隻主人/看管人/帶狗人士須符合香港特別行政區有關飼養狗隻之法例及法規。
13. As dog mess is not only unhygienic, but can also lead to toxocara canis in humans, especially for children. Cooperation of all dogs' owners/handlers to observe the above rules is much appreciated.  
狗隻便溺不單不衛生，亦可能引起人體蛔蟲感染，尤以小童為甚。冀所有狗隻主人/看管人/帶狗人士必須遵守上述由服務中心列出之規則，多謝合作。

## **Section II– Club General Rules and Regulations**

### **第二部 -會所守則**

1. The General Rules and Regulations (the “Club Rules”) of Club Bel-Air (“ Club”) are developed and (as amended from time to time by the Building Manager) approved by the Owners’ Committee under the DMC and/or Sub-DMC registered in the Land Registry by memorial no. 9355244 of the development known as ISLAND SOUTH (“Development”) and form part of the Development Rules thereof for the purpose of regulating the use, occupation, maintenance and environmental control of the Clubhouse facilities and the conduct of persons occupying, visiting or using the same including but not limited to the payment of charges and such Club Rules shall be binding on all the Owners of the Development, their tenants, licensees, servants or agents. The Club Management is the authorized body of the Building Manager to manage the Club, to enforce the Club Rules at the Club. All the facilities or services of the Club are for the exclusive use and enjoyment of the Owner(s)/Residents and their Guests. The Resident must accompany their Guests at all times while staying in the Club premises. The Club Management reserves the right to restrict admission of any Residents, Guidance Card holders and/or Guests into the Club according to the Club Rules stated hereunder at its absolute discretion or should any emergency situation arise.

貝沙灣會所（會所）守則由屋苑經理人制訂及定時修訂，並根據屋苑大廈公契(註冊摘要編號:

9355244)獲業主委員會通過，此守則為發展項目規則的其中一部份，藉以規範會所設施的用途、使用、保養及環境控制，和使用及訪客使用、到訪期間包括但不限於付款和收費在內的行為，守則對屋苑業主及其租戶、持牌人、傭工和中介人具有約束力。會所管理人員是屋苑經理人的授權人並有權於會所內執行有關會所守則。所有會所設施或服務只供業主/住客及其賓客享用，賓客進入會所範圍後必須由住戶全程陪伴。會所管理人員根據下文所述的會所守則擁有絕對權利或在緊急情況下限制任何住客/助理證持有人及/或賓客進入會所。

2. Each registered owner or registered resident is limited to one Club membership per residential unit, which must be tied to the respective residential unit; regardless of whether he/she is both a registered owner and a registered resident. Such Club membership and rights shall not be shared, transferred, leased or lent, entrusted to the following persons in any form:

- (1) Registered owners or registered residents of any other residential units of Bel-Air; or
- (2) Any person who is not a registered owner or registered resident of the development.

Applications for membership must be submitted in person by the registered owner or resident of the residential unit, along with the relevant supporting documents. The Club Management reserves the right to interpret and enforce the rules, and may reject any application suspected of breaching the rules or submitted by someone other than the registered owner or resident.

This rule shall have retroactive effect, applying to all memberships existing prior to the effective date of the Club Rules. The Club Management reserves the right to review the compliance of all existing memberships. In the event that any unit is found to be registered to persons other than the registered residents of that unit, or is otherwise in breach of these rules, the Club Management reserves the right to terminate such memberships without prior notice. The Club Management's decision shall be final and binding.

每名註冊業主或登記住戶，就其名下的每一個住宅單位，僅限擁有一個與該住宅單位掛鈎的會所會員資格；無論該人士是否同時具備註冊業主及登記住戶的身分。會所會員資格及相關權利不得以任何形式共享、轉讓、租借、借用或委託予以下人士使用：

- (1) 其他貝沙灣住宅單位之註冊業主或登記住戶；或
- (2) 任何非本發展項目之註冊業主或登記住戶。

會所會員資格申請必須由該單位之登記業主或住戶本人親自提出，並提供有效證明文件。本規則最終解釋權及執行權歸會所管理人員所有，會所管理人員有權拒絕任何涉嫌違規或代他人申請之申請。

本規則具有追溯力，適用於本守則生效之前已存在的所有會籍。會所管理人員保留審查所有現有會籍合規性的權利。若發現任何單位登記於該單位登記住戶以外的人士名下，或有其他違反本規則之情況，會所管理人員保留權利終止該等會籍而不作另行通知。會所管理人員之決定為最終決定，並具約束力。

3. The Club opens daily from 8:00am to 10:00pm except Club 8 which opens from 10:00am to 6:00pm.

The Club Management has the right to change the opening hours of any facilities or services as deemed necessary at its absolute discretion from time to time with prior notice unless when any emergency arise or upon the occurrence of any incidents beyond control.

會所每日開放時間為上午 8 時至下午 10 時，Club 8 則由上午 10 時至下午 6 時。會所管理人員有權在預先通知情況下更改任何設施和服務的開放時間，而發生任何緊急情況或不可控制的事件時則無須作出預先通知。

4. Anyone using the Club shall, at all times behave themselves in a manner which is courteous and respectful to the rights of others, including Club Staff. No one inside the Club premises shall act in any unsafe, rude, offensive, threatening, intimating or annoying manner.

任何使用會所的人士必須時刻保持有禮，並尊重其他人士（包括會所員工）的權利。於會所範圍內，任何人不得作出對其他人士造成危險、無禮、攻擊、威嚇或騷擾的行為。

5. In case of non-observance of the Club Rules by any person, the Club Management has the right to:  
如發現任何人士不遵守會所守則，會所管理人員有權：

5.1 request or demand any such person to leave Club premises immediately or to evict any such person therefrom who fails to obey such request at its absolute discretion;

邀請或要求任何有關人士立刻離開會所範圍，如有關人士拒絕要求，會所管理人員擁有絕對權利驅逐該人士離開；

5.2 impose charges on any such person in the amount to be determined by the Club Management at its absolute discretion as compensation for all costs and expenses incurred by the Club Management as a result of such non-observance including but not limited to any use of any facilities or services of the Club after their opening hours; and

如任何人士不遵守會所守則包括但不限於開放時間以後繼續使用設施或服務，會所管理人員擁有絕對權利評定有關成本和支出，向該人士徵收同等費用作賠償；及

5.3 suspend, upon written notice being served, the Club membership of any such person for any period of time during which he or she will be forbidden from entry into the Club House premises and/or excluded from using any facilities or services of the Club.

於任何時段內，經書面通知後，暫停任何人士的會所會員資格，並禁止該人士進入會所範圍及/或使用任何會所設施或服務。

5.4 report the incident to the appropriate authorities of the HKSAR.

向香港特別行政區有關當局報告該事件

6. All Resident(s) shall use their own Digital Membership Card in Bel-Air One-stop Mobile App to enter the Club and must present their own valid Digital Membership Card for identification and

registration purpose before using the Club facilities or services. The Club Management has the right to request any residents to show some other supporting document to prove their identity.

所有住客均須使用其貝沙灣一站式手機應用程式內的電子住戶証進入會所，另外，於使用會所設施或服務前，必須出示其有效的電子住戶証以茲識別。會所管理人員有權要求住戶出示任何其他證明文件以作身份核實用途。

7. All guests accompanied by a resident are required to register at the front desk before entering the club. The Club Management has the right to extend such requirement to residents for their wellbeing and safety and security or other purposes as deemed necessary at its absolute discretion from time to time without prior notice.

進入會所前，所有賓客需由住戶陪同下進入會所，並於前台作登記。會所管理人員有權基於涉及公眾安全及保安考慮或其他目的而延伸相關安排予住戶及會員而不作預先通知。

8. For safety reason, children aged below 12 years are advised to be accompanied by parents, guardians or adult members when they enter the Club or use the Club facilities. In case of non-compliance, the parents will be held liable for any damages to the Club facilities or injury to other persons that could arise from the children's conduct or behaviour in the Club.

基於安全理由，年齡 12 歲或以下之小童均建議由其父母、監護人或成年會員陪同下進入會所範圍及使用設施。如小童不在家長陪同下而導致設施損毀或他人傷亡，家長需要為其負上責任。

9. The Guidance Card holders are not permitted to use any of the Club facilities or services. The purpose of Guidance Card is solely for access of Guidance Card holder to the Club premises when he or she accompanies any senior and/or children under the age of 12 years Residents. The Club Management has the right to request or demand any such person to leave the Club premises immediately or to evict any such person therefrom who fails to obey such request at its absolute discretion.

助理證持有人不得使用任何會所設施或服務。發行助理證的目的只在於助理證持有人陪伴任何年長及/或年齡 12 歲或以下之住客進入會所，會所管理人員有權邀請或要求任何有關人士立刻離開會所範圍，如有關人士拒絕要求，會所管理人員擁有絕對權利驅逐該人士離開。

10. The Club's booking facilities will be reserved on a first-come-first-served basis. Residents must pay the necessary charges/fees in advance within the prescribed time by the payment method(s) prescribed by the Club Management from time to time. No cash payment is acceptable.

會所設施將以先到先得形式預訂，住客必須於指定時間內，預先透過會所指定的付款方式繳付所需費用。不接受現金付款。

11. Except Club Restaurants, guest fees would be imposed for use of club facilities. The Club Management has the right to revise the charges as deemed necessary with prior notice upon the revised charges being approved by the Owners' Committee from time to time.

除會所餐廳外，賓客使用會所設施時須收取費用。會所管理人員有權基於預先通知業主委員會

並獲通過下定時修訂相關收費。

12. Magazines/newspapers or other equipments must be returned to the appropriate Club reception counter before the Residents or users leave the Club, otherwise replacement costs will be charged against such Residents or users according to the market price of such items as compensation to the Club.

住客或使用者離開會所前，必須交還借用之雜誌/報紙或其他器具予會所接待處，否則會所將向該人士收取相關物品的市場價值的金額作為該物件之賠償。

13. No pet/animal is allowed in the Club. The Club Management has the right to reject such pet/animal to enter the Club premises at its absolute discretion if it found inappropriate.

不得攜帶寵物/動物進入會所。在會所管理人員判斷為不合適之下，會所有權拒絕該寵物/動物進入會所範圍。

14. No photography or video-recording is permitted in the Club premises without the prior approval from the Club Management.

除預先得到會所管理人員許可外，會所內不得拍照和錄影。

15. No outside foods or drinks shall be consumed in the Club premises unless prior approval is obtained from the Club Management. (Except for feeding infants or children below the age of 3 years old)

除預先得到會所管理人員許可外，會所範圍內不得攜帶或進食外來之食品（3歲或以下嬰幼兒食物除外）。

16. Smoking is prohibited in the Club premises.

會所範圍內嚴禁吸煙。

17. No person under the age of 18 years is permitted to consume any alcoholic drinks in the Club premises. Any person who supplies any alcoholic drinks to anyone who is under the age of 18 years old in the Club premises is against the laws and will be subject to criminal prosecution. Staff member of the Club has the right to request proof of age to its satisfaction from any person before serving any alcoholic drinks to such person and has the right to refuse serving any alcoholic drink to any person at its absolute discretion.

18歲以下人士不得於會所內飲用含酒精飲料。任何人士於會所範圍內向任何18歲以下人士提供含酒精飲料均屬違法，並可被刑事起訴。提供酒精飲料前，會所員工有權，要求該人士出示年齡證明，並擁有絕對權利拒絕向該人士提供有關服務。

18. Conducting or soliciting for any form of business within the Club premises (including personal training and private tuition) or organizing any paid or unpaid coaching sessions or group/Club programs without prior approval from the Club Management (“Unauthorized Activity”) are strictly prohibited. Participants of any activities which are conducted without prior approval from the Club Management

will be requested or demanded to leave Club premises immediately and may also be held responsible for any legal liabilities. The Club Management reserves the right to evict any such person therefrom who fails to obey such request at its absolute discretion. Any person so requested or demanded to leave or so evicted shall not be permitted to re-enter the Club premises on the same day. Any claims or damages arising from any activities which are conducted without prior approval from the Club Management shall be the sole responsibility of the residents or guests concerned.

未經會所管理人員事先批准，嚴禁在會所範圍內進行或招攬任何形式的商業活動（包括私人健身教練及私人補習），或在未經會所管理人員事先批准的情況下，組織任何有償或無償的教練課程或團體/會所活動（統稱「未經授權活動」）。任何未經會所管理人事先批准之活動的參與者將被要求或命令立刻離開會所範圍。如有關人士拒絕要求，會所管理人員擁有絕對權利驅逐該人士離開。任何人士被如此要求或命令離開或如此驅逐後，將不得於同日再進入會所範圍。凡因未經授權活動而引致的任何申索或損害賠償，概由相關住客或其賓客負上全部責任。

19. Definition of “Coaching Behaviour and Activities” shall include, but not be limited to, when using the recreational and sports facilities within the Club premises, the use of training materials and/or one-way instruction (e.g. technical training as performing the actions repeatedly etc.) for transferring skills. The Club Management reserves the right of final interpretation regarding the above definition.

進行「教授行為」的定義，包括但不限於會所範圍內使用康體及運動設施時，使用訓練器具及/或涉及單向指導(例如重覆動作的技術訓練等)作傳授技能。會所管理人員對上述定義擁有最終解釋權。

20. Any person who conducts the Coaching Behaviour and Activities without prior approval from the Club Management, shall receive a “Reminder Letter” issued by the Club Management to both the person concerned and the owner of the unit, advising them to cease such Coaching Behaviour and Activities. If the Coaching Behaviour and Activities continue, the Club Management will issue a “Warning Letter” to the person concerned and the owner of the unit, warning them that they must cease the Coaching Behaviour and Activities without further delay. Should the Coaching Behaviour and Activities persist after the issuance of the “Warning Letter”, the Club Management will issue a “Notice of Temporary Suspension of Membership” to the owner of the unit, suspending his/her Club membership and access right to the Club for 3 months. During this period, the person concerned will be prohibited from entering the Club premises and using any Club facilities or services. If any further violation occurs after the expiry of the three-month suspension period, the Club membership and access rights will be automatically suspended for another 3 months without further notice.

任何人士未經會所管理人員事先批准下進行教授行為，會所管理人員將向有關人士及該單位之業主發出「通知信」，提醒其必須停止有關教授行為。若有關教授行為持續，會所管理人員將向有關人士及該單位之業主發出「警告信」，警告其必須立即停止有關教授行為。若發出「警告信」後有關教授行為依然持續，會所管理人員將向該單位之業主發出「會藉暫停通知書」，暫停其會藉及進出會所權利，為期3個月。期間有關人士將被禁止進入會所範圍及使用任何會所設施或服務。若在3個月期滿後再有任何違規情況，會員資格及進出會所權利將會自動暫停3個月而不作另行通知。

21. The Club Management shall be kept fully indemnified by any claimant and shall not be responsible or liable for any loss or damage to any personal properties and belongings or any accidents or personal injuries occurred in the Club.

會所管理人員無須就會所範圍內的任何個人財物損失及損毀或任何意外或受傷負責。

22. Any person who causes the loss of, or damage to any property of the Club shall be fully responsible for compensation to the Club including but not limited to the repairing or replacement costs for such damaged property in the amount as determined by the Club Management at its absolute discretion. Residents shall be held fully responsible for all loss and damages caused to the Club's property by their Guidance Card holders or Guests.

如任何人士導致任何會所財物的損失或損毀，該人士必須為有關損毀負責包括但不限於維修、更換的費用，會所擁有絕對權利評估所有維修或代替品的成本，向有關人士徵收同等費用。住客必須就其及其助理證持有人或其賓客對會所財物造成的損毀負上全部責任。

23. The Club Management has the right to close any part and facilities or services of the Club for functions, cleaning, maintenance, safety, security or other purposes as deemed necessary at its absolute discretion from time to time with prior notice unless when any emergency arise or upon the occurrence of any incidents beyond control.

會所管理人員擁有絕對權利不時關閉部份會所設施或服務而不作預先通知，以作活動、清潔、保養、安全、保安及其他適當用途(緊急情況或發生任何不可控制的事件時除外)。

24. The Club Management has the right to close or suspend any service or facilities of the Club or any parts of the Club at its absolute discretion without prior notice in case of any bad weather conditions including but not limited to the announcement of Thunderstorm Warning, red or black rainstorm signal which in the opinion of the Club Management will likely interrupt the normal or safe operations of the service or facilities of the Club.

在會所管理人員判斷之下，如惡劣天氣包括但不限於雷暴警告，紅色或黑色暴雨警告生效下影響會所設施或服務的正常或安全運作，會所管理人員有權關閉任何會所或部份設施或服務而不作預先通知。

25. The Club Management has the right to set a limit to the number of persons and the number of booking per unit using any part of the Club facilities or services from time to time especially during peak hours if considered necessary taking into account of ( without limitation) safety, security or public policy issues.

在任何情況尤指繁忙時段期間，會所管理人員有權基於公眾安全、保安考慮或法例要求下限制任何會所設施或服務的使用人數及每單位的使用時節。

26. The Club General Rules and Regulations may be changed by the Club Management from time to time as and when required at its absolute discretion. In case of disputes, the Club Management has the

absolute right of the final interpretation.

會所管理人員擁有絕對權利於有需要時修訂會所守則，如有爭議，會所管理人員保留最終的釋義權。

Last Update: July 2026 with Owners' Committee's endorsement

最後更新：經業主委員會同意下於2026年7月更新

For any discrepancy between the English and Chinese versions, the English version shall prevail.

如中文及英文版本存有任何歧義，一概以英文版為準。