

Ref no.

BA/N/26/06/286

BAP/N/26/06/310

BA8/N/26/06/212

Reminder to Residents

通告
NOTICE

30/06/2026

To: All Residents of Bel-Air



Guidelines of Dog Keeping

DETAILS:

Please be advised that at the Owners' Committee meeting on 16 December 2025, the Owners' Committee approved the combining of the House Rules, Guidelines on Dog Keeping and Club General Rules and Regulations into one set of Development Rules. The guidelines on dog keeping are as follows and shall take immediate effect. All dog owners shall comply with the following guidelines:-

1. Owners/ keepers/ handlers shall not allow his/ her dog to excrete on any part of the Common Areas of the Development;
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.
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 neighbors;
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;
5. Owners/keepers/handlers shall keep his/her dog under control and leashed in the common areas;
6. Owners/keepers/handlers shall not allow his/her dog to stray or linger or left unattended;
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;
8. Owners/keepers/handler shall refrain from his /her dog entering the following "restricted areas" at all times:

Phase 1-3

✗ Podium - picnic area, lawn area and its surrounding pathways

✗ Roof garden

Phase 4-6

✗ Podium - lawn area and its surrounding pathways

✗ Sky gardens at all towers

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;
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;
11. Owner/keeper/handler shall be held fully responsible for the consequence of his/her dog activity(s);
12. Owner/keeper/handler 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.
13. As dog mess is not only unhygienic, but can also lead to toxocara canis in humans, especially for children.

This notice has uploaded to Bel-Air website www.bel-air-hk.com and One-stop Mobile Apps
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Island South Property Management Limited 南盈物業管理有限公司

(PMC Licence Number 物業管理公司牌照號碼: C-191466)

Phase 1-3 Service Centre 第 1-3 期服務中心: ☎ 2989 6000

Phase 4-6 Service Centre 第 4-6 期服務中心: ☎ 2989 6350

✉ bel-air.servicecentre@pcpd.com

✉ bel-air.on.the.peak@pcpd.com

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致貝沙灣各住戶：

有關屋苑飼養狗隻守則



詳情：

茲通知各住戶，業主委員會於 2025 年 12 月 16 日舉行的業主委員會會議上，已通過將現行《屋苑守則》、《屋苑飼養狗隻守則》及《會所守則》合併為一套統一的《發展項目規則》。有關屋苑飼養狗隻守則內容如下，並即時生效，懇請飼養者遵守以下守則:-

- 一、 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；
- 二、 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。
- 三、 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；
- 四、 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；
- 五、 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繩牽引
- 六、 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
- 七、 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。
- 八、 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」：
第一至三期
✗ 平台 - 野餐區、草地及圍繞草地附近之小徑
✗ 平台花園
第四至六期
✗ 平台 - 草地及圍繞草地附近之小徑
✗ 各座之空中花園
- 九、 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；
- 十、 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；
- 十一、 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；
- 十二、 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。
- 十三、 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。

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