



**BEL-AIR**  
**RESIDENTS BOOKLET**  
貝沙灣住戶手冊



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歡迎來到貝沙灣

# WELCOME

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Island South Property Management Limited (PMC Licence Number: C-191466) has much honour to be appointed as the Manager of Bel-Air. Apart from the routine management services to maintain the most comfortable living environment, we are committed to providing the best lifestyle services for you. To help you settle in with ease and fast track your life in Bel-Air, we have prepared this welcome booklet that contains some useful tips for your convenience.

南盈物業管理有限公司(物業管理公司牌照號碼：C-191466)有幸獲委聘為貝沙灣提供管業服務，除了日常之物業管理服務外，我們致力為所有住戶創造獨特及優越的生活環境。為了幫助您們更快融入貝沙灣，我們特意準備了此份迎新家居錦囊，為閣下提供生活上的方便。





# SERVICE CENTRE

## 服務中心

A team of dedicated, professional and sincere staff are here to provide you seamless six star service.

我們的專業管理團隊充滿熱誠，為您提供全方位六星級服務。

### PHASE 1-3 第一至三期

☎ 2989 6000    🖨 2989 6223

✉ [bel-air.service.centre@pcpd.com](mailto:bel-air.service.centre@pcpd.com)

📍 Club Bel-Air Bay Wing,  
Residence Bel-Air, 48 Bel-Air Avenue,  
Island South, Hong Kong  
香港貝沙灣道48號  
貝沙灣灣畔會所

### PHASE 4-6 第四至六期

☎ 2989 6350    🖨 2989 6343

✉ [bel-air.on.the.peak@pcpd.com](mailto:bel-air.on.the.peak@pcpd.com)  
[pcpd-bel-airno.8@pcpd.com](mailto:pcpd-bel-airno.8@pcpd.com)

📍 Bel-Air on the Peak,  
68 Bel-Air Peak Avenue,  
Island South, Hong Kong  
香港貝沙山道68號貝沙灣南灣

### OPENING HOURS 辦公時間

Monday to Saturday  
星期一至星期六  
09:00 - 13:00 &  
14:00 - 18:00

Sunday &  
Public Holiday  
星期日及公眾假期  
Close 休息



# THINGS TO DO

## 新住戶注意事宜

### RESIDENT/GUIDANCE CARD & OCTOPUS CARD 住戶/助理証及八達通卡

Please register your Octopus Card at the Service Centre to gain access to the main gate, side gates, entrance doors of tower lobbies, shuttle lift lobbies, clubhouse, and car park entrance.

Additionally, please download the Bel-Air One-Stop Mobile App and fill out the "Resident Registration" page to activate your membership account, which will enable you to enjoy a variety of clubhouse facilities and services.

您可於服務中心啟動八達通，以便進出屋苑的大閘、側閘、住宅大樓及穿梭升降機大堂出入大門、停車場。  
同時亦請下載貝沙灣一站式手機應用程式，填妥「住戶申請」頁以啟動您的會員帳號，以便使用各式會所設施及服務。

### OWNER/RESIDENT INFORMATION 業主/住戶資料

### NOTICE FOR MOVING-IN AND OUT 遷入/出通知

### INTERIOR DECORATION 室內裝修



Application Form for Resident Card / Guidance Card / Club Membership / Octopus Card(s) Activation  
住戶証 / 助理証 / 會所會籍及啟動八達通卡申請表



Owner/Resident Information Form  
業主/住戶資料表



Notice for Moving-In and Out  
搬遷通知書



Interior Decoration Application Form  
室內裝修申請表



Forms available at Service Centre or scan below QR code  
表格可於服務中心索取或掃描下方二維碼



厝兜寸則

# HOUSE RULES

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To make Bel-Air a harmonious community is  
always one of our priorities. Your  
understanding and support are key for us to  
safeguard the best interests of the whole  
community.

將貝沙灣打造成和諧社區是我們其中一個目標。  
為維護貝沙灣最大的整體利益，您的理解和支持  
尤為重要。



## SECURITY 保安

Main entrances and shuttle lift lobbies are first line of security at Bel-Air. To protect the safety of our residents, we must prevent unauthorized persons from entering. Residents are required to verify their identity by tapping registered Octopus card before entering. Visitor registration shall be required for guests and outside contractors.

各主要出入口和穿梭升降機大堂是屋苑保安的第一防線。為保障住戶安全，所有住戶進入屋苑前均須拍八達通以識別身份。訪客和外判承辦商須作訪客登記。

## EMERGENCY VEHICULAR ACCESS(EVA) 緊急車輛通道

Driveway outside tower lobbies is designed for emergency vehicular access (EVA) and passenger pick-up and drop-off only. Extended obstruction of the EVA will seriously hinder emergency services and prolonged parking outside the tower entrances will block access to the tower lobbies. An overstaying charge to be imposed on vehicles that park at EVA driveway over 15 minutes after entering the estate.

住宅大堂外的車路為緊急車輛通道，只作緊急車輛出入或車輛上落客用途，長期佔用車道會嚴重阻礙緊急服務及影響其他住戶進出。服務中心會向進入屋苑範圍並於平台緊急車路停泊多於15分鐘的車輛收取費用。

## DOG FOULING 狗隻便溺

With effective CCTV coverage, a patrol system has been in place to closely monitor dog walking in common areas. Dog handlers are encouraged to use dog toilets in common areas to maintain Bel-Air a clean environment to live in. Residents must ensure all droppings are cleaned up, if dog keepers allow their dog to excrete on any part of the common areas, cleaning and administrative charge would be charged to the related residents

服務中心已設立狗隻管理及巡邏機制，配合有效的閉路電視系統緊密監察公用地方的狗隻行為。住戶請使用設立於公用地方之狗隻專用廁所，以保持貝沙灣環境潔淨衛生。請注意飼養者不得讓狗隻在任何公共地方排泄，並確保妥善清理所有排泄物，否則服務中心會向該住戶徵收清潔及行政費用。

## PERSONAL ARTICLES 樓層大堂雜物

Placing personal articles in typical floor is a breach of estate DMC, and regard as a violation of the Fire Safety (Buildings) Ordinance. Warning letters will be issued to repeated offenders. For chronic cases, Service Centre will arrange removal of such articles without prior notice and the removal and temporary storage administrative charge of removed article will be charged to the residents concerned.

於住宅樓層大堂擺放雜物屬違反屋苑公契，亦可能觸犯《消防安全(建築物)條例》。擺放雜物之單位發出警告信。針對長期擺放個案，如經勸喻而未有改善，服務中心將安排移除該樓層雜物，並會向有關住戶徵收臨時移走及存放雜物行政費用。

## NOISE NUISANCE 噪音滋擾

Continuous and disturbing noise nuisance is in breach of estate DMC and may violate the Noise Control Ordinance. If there is no improvement upon verbal reminder, it may refer to police for further handling.

持續不斷的滋擾性噪音屬違反屋苑公契及可能觸犯《噪音管制條例》。如口頭勸喻後未有改善，個案可能轉介予警方處理。



READ MORE →



READ MORE →



READ MORE →



Estate Rules &  
Regulations full  
version  
屋苑守則完整版本

## INTERIOR DECORATION 室內裝修

Residents are free to decorate their own units provided that no alterations or additions are made that affect the structure or service system of the estate. Please approach Service Centre to fill out an Interior Decoration Application Form before commencement of the fitting-out work.

凡不有涉及公共地方、影響大廈樓宇結構或公共系統的加建及改動工程，住戶均可按意願進行室內裝修。在施工前，請聯絡服務中心填妥室內裝修申請表。



## GARBAGE COLLECTION 家居垃圾收集

All Residents and Owners 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.

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。



## INSURANCE 保險事項

The insurance arranged by us, on behalf of the owners of Bel-Air covers all risks of facilities damage on common areas and individual flats (only applicable where they are originally provided by the developer and subject to the judgment from the insurance company). However, the Owners'/Residents' liability to the public, residents' goods and chattels (including furniture and personal items) and any alteration or improvement by the individual Owner's/Resident's apartment are not covered by this insurance policy. Owners/Residents are strongly advised, therefore, to arrange their own home insurance in respect of these items.

本屋苑的保險安排為各住戶提供了屋苑公眾地方的設施及住宅單位(只限發展商提供之原裝設施, 亦視乎保險公司的判定)的保障。然而，當中並不包括住戶的公共責任保險、各住戶的私人物品、室內傢俬以及由住戶自行安排之室內改動或裝修等項目，故此我們建議各住戶可根據閣下需要，自行安排合適的家居保險。



## OBJECTS THROWING FROM HEIGHT 高空擲物

Not to throw items from height! According to the Law of Hong Kong, allowing objects to be thrown from height is a criminal offence and the offenders may be liable to imprisonment. Meanwhile, we would like to advise our residents to be more considerate to your neighbors and also educate your decoration contractor, domestic helper and children not to violate related law. We will closely monitor the situation and take appropriate action whenever necessary.

切勿高空擲物! 根據香港法例，高空擲物乃刑事罪行；一經定罪，會有被判入獄之虞。服務中心籲請各住戶注意公德，為您及您的鄰居設想，切勿貪圖一時之便，並請向您的裝修工人、家庭傭工及子女灌輸正確觀念，切勿高空擲物，以身試法。我們將繼續密切監察狀況並對違例者採取適當行動。



Residents could contact Tower Concierge or Service Centre if you have any enquires or need further information.

如住戶有任何疑問或需更多詳情，請與大堂禮賓司或服務中心聯絡。

## BEL-AIR INTRODUCTORY TOUR

### 貝沙灣導賞團

An introductory tour of our estate common facilities, Club facilities & offerings, & useful tips.

為大家介紹屋苑公用設施、會所設施和服務及居住小貼士。



For reservation, scan QR code or contact Community Relations Department at 2989 6088. Residents are welcome to join!

請掃描二維碼或致電2989 6088 (社區關係部)預約。歡迎各住戶參與!



# USEFUL CONTACTS

## 常用聯絡資訊

### PHASE 1-3 第一至三期

#### Tower Concierge 大堂禮賓司

##### Phase 1 第一期

Tower 1 第一座	2219 6023
Tower 2 & 3 第二及三座	2219 6015
Tower 5 & 6 第五及六座	2219 6027
Tower 7 & 8 第七及八座	2219 6071

##### Phase 2 第二期

Tower 1 第一座	2219 6072
Tower 2 & 3 第二及三座	2219 6073
Tower 5 & 6 第五及六座	2219 6241
Tower 7 & 8 第七及八座	2219 6242

Control Room 控制室 2989 6008

Bel-Air Rise Control Room 貝沙灣洋房控制室 2219 6151

Service Centre 服務中心 2989 6000

### PHASE 4-6 第四至六期

#### Tower Concierge 大堂禮賓司

##### Phase 4 第四期

Tower 1 第一座	2902 6080
Tower 2 第二座	2902 6090
Tower 3 第三座	2902 6122
Tower 5 第五座	2902 6233
Tower 6 第六座	2902 6038
Tower 7 第七座	2902 6100
Tower 8 第八座	2902 6108
Tower 9 第九座	2902 6128

##### Phase 6 第六期

Tower 1 & 2 第一及二座	2902 6435
Tower 3 & 5 第三及五座	2902 6457
Tower 6 & 7 第六及七座	2902 6472
Tower 8A & 8B 第八A及B座	2902 6407

Bel-Air on the Peak Control Room 2989 6351

貝沙灣南灣控制室

Service Centre 服務中心 2989 6350



# USEFUL CONTACTS

## 常用聯絡資訊

### GOVERNMENT CHANGE OF ADDRESS SERVICE 政府地址更改服務

<https://www.gov.hk/en/residents/housing/moving/coa.htm>



### WATER SUPPLIES DEPARTMENT 水務署

Apply for closing of water accounts 申請終止使用權

[https://www.esd.wsd.gov.hk/esd/aws/giveUp/chooseLogin.do?USER\\_LANG=LANG\\_ENG](https://www.esd.wsd.gov.hk/esd/aws/giveUp/chooseLogin.do?USER_LANG=LANG_ENG)



Apply for taking up of water accounts 申請承接用戶權

<https://www.esd.wsd.gov.hk/esd/aws/takeUp/init.do?pageFlag=1>



### HONG KONG ELECTRIC 港燈

<https://aol.hkelectric.com/AOL/aol#/onlineForms?lang=en-US>



### TOWN GAS 煤氣

<https://eservice.towngas.com/zh-HK/Home/Index?ReturnUrl=%2F>



### MAILING SERVICE REDIRECTION 郵件轉遞服務

[https://www.hongkongpost.hk/en/receiving\\_mail/redirection/index.html](https://www.hongkongpost.hk/en/receiving_mail/redirection/index.html)



### CHANGE OF RATES PAYER'S PARTICULARS 更改差餉繳納人資料

<https://rvda.rvd.gov.hk/app/rvd531/main.html?execution=e2s1>



### GOVERNMENT FORM CATALOGUE 政府表格目錄

<https://www.gov.hk/en/residents/forms/index.htm>



# CLUB BEL-AIR

## 貝沙灣會所

Step into the 140,000 sq. ft. Club Bel-Air comprising Bay Wing and Peak Wing, a string of incomparable services and facilities for the enjoyment of residents, you will find life in Bel-Air as colourful as an enchanting painting.

逾14萬呎貝沙灣會所包括灣畔和朗峰會所，提供各式服務和設施，照顧您和家人所需，為生活添上多重色彩，尤如一幀絕世名畫。



Club Peak Wing 朗峰會所

Club Bay Wing 灣畔會所





365 days of enjoyment for you and your beloved  
和摯愛親朋細味365個晝夜的精彩生活

## CLUB BAY WING 灣畔會所

-  2989 9000  2989 9009  
 clubelair@pcpd.com  
 Monday to Sunday 星期一至日  
08:00 – 22:00  
 48 Bel-Air Avenue,  
Island South, Hong Kong  
香港貝沙灣道48號  
 2 Tennis Courts 網球場  
Gymnasium 健身室  
2 Table Tennis Rooms 乒乓球室  
Pilates Room 伸展活動室  
Indoor Sports Hall 室內運動場
  - 1 Basketball Court 籃球場 /
  - 4 Badminton Courts 羽毛球場 /
  - 1 Volleyball Court 排球場Indoor Swimming Pool 室內游泳池  
Outdoor Swimming Pool 室外游泳池  
Aerobics Room 健康舞室  
 Table Games Room 玩樂室  
Music Room 音樂室  
Karaoke Room 卡拉OK室  
Band Room 樂隊創作室  
Reading Lounge 閱讀廳  
Library Pavilion 圖書閣  
Children's Play Area 兒童遊樂園  
Arts and Craft Room 兒童藝術創作室  
Recreation Room 康體活動室  
STEAM Room STEAM室  
Multi-Purpose Room 多用途活動室  
 Mu-lan Spa 沐蘭水療  
IL COLPO Salon 髮廊  
 Lobby Lounge 餐廳  
Function Room 宴會廳 (1-3)

## CLUB PEAK WING 朗峰會所

-  2989 6500  2989 6505  
 clubelair@pcpd.com  
 Monday to Sunday 星期一至日  
08:00 – 22:00  
 58 Bel-Air Peak Avenue,  
Island South, Hong Kong  
香港貝沙山道58號  
 1 Tennis Court 網球場  
Gymnasium 健身室  
Billiard Room 英式桌球室  
Indoor Swimming Pool 室內游泳池  
Outdoor Swimming Pool 室外游泳池  
Aerobics Room 健康舞室  
 Children Play Room 兒童啟智天地  
Grand Piano Music Room  
專業三角琴音樂室  
 Mu-lan Spa 沐蘭水療  
 Dining Room 餐廳  
Grand Function Room 豪華宴會廳

## CLUB 8

-  2989 6500/ 9000  2989 6505/ 9009  
 clubelair@pcpd.com  
 Monday to Sunday 星期一至日  
08:00 – 22:00  
 8 Bel-Air Peak Avenue,  
Island South, Hong Kong  
香港貝沙山道8號  
 Multi-Purpose Room 多用途活動室\*  
Conference Room 會議室\*

\*Venues for private rental by Phase 6 residents.  
貝沙灣第六期住戶專用



### Remarks 備註:

Residents of Phase 1 to 6 are welcome to patronize both Club Bay Wing and Peak Wing. 第一至六期住戶均可使用灣畔及朗峰會所設施及服務。

Opening hours, reservations & terms of use for above mentioned facilities please refer to latest information available on Bel-Air website or Club notices. 上述設施開放時間、預約及使用詳情請參考貝沙灣網站或會所通告。



# FOOD AND WINE

## 佳餚美酒



1



2

Our team of professional chefs are ready to prepare recipes that tailor-made for each occasion to satisfy even the most discerning palate.

我們的大廚已準備好打造唯您尊享的菜餚，款待您的每顆味蕾。

SCAN ME



Gourmet

### Dining Outlets 會所餐廳

🕒 12:00 - 22:00 (Last Order 最後點餐時間: 21:00)

#1 Lobby Lounge, Club Bay Wing 灣畔餐廳

☎ 2989 9075

#2 Dining Room, Club Peak Wing 朗峰餐廳

☎ 2989 9017

### Banquet Facilities 宴會設施

#3 Function Room 宴會廳 (Bay Wing 灣畔)

#4 Grand Function Room 豪華宴會廳 (Peak Wing 朗峰)

#5 Terrace 海景露台 (Peak Wing 朗峰)

### Banquet Coordinator 宴會統籌部

☎ 2989 6352    ✉ [pcpd-bel-aircatering@pcpd.com](mailto:pcpd-bel-aircatering@pcpd.com)



3



4



5





# RECREATION AND FUN

## 啟迪潛能



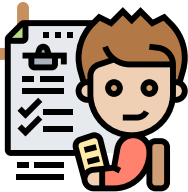
Courses ranging from music, arts, sports and more provided by professionally-trained tutors and educational institutes to create an inspiring and happy lives for your kids!

貝沙灣和多間專業教育機構合作，為住提供一系列文娛康體課程包括音樂、美術、體育等，讓您的孩子愉快學習並啟發潛能!

SCAN ME



DON'T MISS



2989 6516

bel-air.interestclass@pcpd.com

There will be festive workshops, carnivals, summer programme and more exciting events throughout the year. Please stay tuned!

除了恆常興趣班，會所每年都會舉行節慶工作坊、嘉年華及暑期活動等精彩活動，萬勿錯過!





# STAY CONNECTED

## GET ESTATE'S LATEST NEWS

獲取屋苑第一手資訊

BEL-AIR  
MOBILE APP  
貝沙灣應用程式



User Guide 使用指南



English



中文

BEL-AIR WEBSITE  
貝沙灣網站

[WWW.BEL-AIR-HK.COM](http://WWW.BEL-AIR-HK.COM)



LIVING CHANNEL (28)  
生活頻道(28號台)



READ MORE



- Latest Club Events & Promotions  
會所最新活動及推廣
- Community Initiatives  
社區環保活動
- Wine and Dine Updates  
美酒佳餚
- Estate News & Notices  
屋苑最新消息及通告
- Updates from Owners' Committee  
業主委員會最新消息

Exclusive on Mobile Apps 應用程式獨有功能

- Notices of Each Phase  
瀏覽各期通告
- Online Club Facility Booking  
網上預訂會所設施
- Digital Membership Card  
電子住戶証



STAY IN TOUCH  
GET LATEST NEWS OR  
UPDATE YOURS

獲取更多資訊  
更新您的聯繫方式



# SUSTAINABLE LUXURIOUS LIVING ENVIRONMENT 可持續優越生活享受

Sustainability does not mean compromising quality or luxury, we are committed to the highest integrity, with premium management for quality living and continue to engage our community in the many ways we can, to support a greener, more sustainable environment within the residences.

可持續並不代表要跟優質生活作出妥協。我們致力為住戶提供卓越物業管理服務，締造理想生活環境，我們將繼續向住戶推廣綠化意識，冀能與大家攜手讓貝沙灣更具可持續性。

## RECYCLING ITEMS 回收項目



Used Clothes 舊衣



Rechargeable Battery  
充電池



Bottles or Containers (glass, metal & plastic) 樽或容器(玻璃、金屬和塑膠)



Contact Lens Blister Packaging  
棄隱形眼鏡盒



Fluorescent Lamps  
熒光燈(慳電膽及光管)



Paper Items 可回收紙品



Food Waste 廚餘



Recycling & Community  
Events 環保回收及社區  
活動資訊:



Recycling Facilities Details:  
回收點詳情:



Join our Volunteer Team  
參加義工隊:





# TRANSPORTATIONS

## 交通服務



### Bus 巴士

- 30X Cyberport <> Admiralty (East)  
數碼港 來往 金鐘(東)
- 49X Siu Sai Wan (Island Resort) to Cyberport)\*  
小西灣(南灣半島) 往 數碼港
- 33X Cyberport <> Shau Kei Wan  
數碼港 來往 筲箕灣
- 73 Cyberport <> Stanley Market  
數碼港 來往 赤柱市場
- 73P Sham Wan to Cyberport  
深灣 往 數碼港
- 107P Cyberport to HungHom (Laguna Verde)\*  
數碼港 往 紅磡 (海逸豪園)
- 970 Cyberport to So Uk Estate  
數碼港 來往 蘇屋邨
- 42C Cyberport <> North Point Ferry Pier\*  
數碼港 來往 北角碼頭

\*Special Service 特別班次

### Minibus 小巴

- 58 Aberdeen to Cyberport <> Kennedy Town  
MTR Station  
香港仔 經數碼港 來往 堅尼地城站
- 58M Bel-Air on the Peak <> Kennedy Town MTR  
Station  
貝沙灣南灣 來往 堅尼地城站
- 69A Cyberport <> Wong Chuk Hang MTR Station  
數碼港 來往 黃竹坑站
- 69 Cyberport <> Quarry Bay (Shipyard Lane)  
數碼港 來往 鯪魚涌(船塢里)
- 69X Cyberport <> Causeway Bay  
數碼港 來往 銅鑼灣



NWFB/City Bus Route  
Search 新巴/城巴路線搜尋



KMB Route Search  
九巴路線搜尋



Minibus Route Search  
小巴路線搜尋





# CONTINGENCY PLANNING AND PROCEDURES

## 緊急應變指示

### CRIME PREVENTION 防止罪案

- Alert the 24-hour Control Room immediately if you see any suspects or hear anything of a suspicious nature. Be sensible. 當遇見可疑人物或聽見任何可疑聲音，應立即致電屋苑的24小時控制室，並提高警覺
- Do not open your apartment's door before confirming the visitor's identity. 請先確認訪客的身份才開啟家門
- Inspect carefully the identity documents of persons claiming to be employees of utility companies, Government Departments etc. 請小心辨認自稱為公共機構或政府部門的員工證件
- Avoid keeping valuables at home. 避免將大量貴重財物放在家中
- Keep all doors and windows closed when going out and leave a light on when you go out at night. 請於外出時關妥所有門窗，如於晚上外出時應亮著燈



### REDUCE THE CHANCES OF FIRE 避免火警

To reduce the chances of fire, Residents shall be aware of the followings:  
為避免火警發生，各住戶應留意下列事項：

- Do not overload electricity power points. 切勿使電掣負荷過量
- Do not keep any dangerous or inflammable goods, or store excessive quantities of fuel in the flat. 切勿於單位內存放任何危險或易燃物品，或儲存過量燃料
- Do not allow children to play with matches or lighters, which should be kept out of their reach. 火柴或打火機等應放在兒童不能觸及的地方，切勿讓兒童玩弄
- Do not leave stoves and electrical equipment such as heaters unattended. 切勿於無人看守時啟動爐火或其他電器用品
- Do not burn joss stick and paper in the lift lobbies, staircases and other common area. 切勿在走廊，樓梯以及其他地方燃點香燭或冥鎚
- Be familiar with the nearby exits, stairways and means of escape, fire alarm switches and fire hose reels. 熟悉附近的消防緊急出口、樓梯以及其所通往的地方
- Keep lobby smoke doors closed at all times. 請經常保持樓梯間之防煙門關閉
- Passageways, staircases and etc, must be kept clear of obstructions at all time. 任何時間內，均不應放置雜物阻塞通道及樓梯



## IN CASE OF FIRE 遇到火警採取之行動

Keep calm and take the following actions if it does not place you in danger:

遇到火警時請保持鎮靜，在安全情況下按以下步驟行事：

- Break the fire alarm glass located at lift lobby. Alert your neighborhood by shouting; 打破走廊之消防警鐘玻璃，及通知鄰居盡快逃離現場
- Keep calm. Dial 999 or call the 24-hour Control Room. Do not assume that other person has done so; 保持鎮定，立即撥 999 報警 或 通知24小時控制室，切勿假設別人已採取此項行動
- Switch off the main switches of gas and electricity supplies; 關上所有氣體燃料及電力總掣
- Close all doors and windows; 關上所有門窗
- **DO NOT USE THE LIFTS.** Use the staircase of evacuation. **切勿使用升降機**，請使用樓梯逃生。



## FIRE DRILL 防火演習

The Service Centre will arrange fire drill and conduct testing of fire services equipment for Residents on regular basis. Residents will be notified in due course. 服務中心將定期舉行防火演習和試驗各項救火設備，屆時將發放通告通知各住戶。

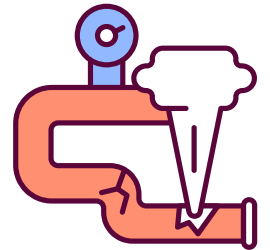


## GAS LEAKAGE 煤氣洩漏

Every unit is supplied with Town Gas. If you suspect a gas leakage, take the following actions immediately:

每個單位均有煤氣供應，假如閣下懷疑有洩漏煤氣的情況，請立即：

- Turn off the main gas supply; 關掉煤氣的供應總掣
- Open all windows for ventilation; 打開窗戶讓空氣流通
- Do not switch on/off any electrical appliances, or use the telephone/door bell to avoid causing of sparkles and explosion; 切勿啟動任何電器、使用電話或門鐘，以免引起火花，造成爆炸
- Evacuate to a safe place, and then report the incident to Town Gas Co. and Service Centre. 盡快離開洩漏煤氣單位，並立即通知煤氣公司及服務中心，以便有關部門作出適當安排



## TYPHOON PRECAUTIONS 防風措施

When typhoon signal No. 3 or above is hoisted, Service Centre will notify all Residents of the latest news on typhoon. Residents shall carry out the following actions immediately:

當懸掛三號或以上颱風時，服務中心將通知住戶有關颱風最新消息，同時住戶應立即：

- Make sure that all windows are properly closed and secured; 確保所有窗戶已穩固，同時亦須將所有窗戶關閉
- Remove or secure all loose objects susceptible to be damaged. 除掉或固定所有不穩固及容易跌下之物件



AED Locations in  
Bel-Air  
屋苑自動體外心臟  
去顫器設置地點



# BEL-AIR OWNERS' COMMITTEE

## 貝沙灣業主委員會

Owners' Committee (OC) shall represent owners in all dealings with Manager in respect of all matters relating to the Bel-Air community in order to maintain a high standard quality of management service. According to the DMC, members of the OC shall retire from office at every alternate Annual General Meeting (AGM) following his/her appointment or election.

業委會作為業主代表與屋苑經理人合作，商討有關貝沙灣社區的所有事宜，以令屋苑管理服務維持於高水平。根據大廈公契，業委會委員將任職至獲委任後下兩次「業主周年大會」為止，但可膺選連任。

Sub-committees 工作小組	
Clubhouse	會所
Environment & Hygiene	環境及衛生
External Affairs	外務
Finance Management	財務管理
Communication	聯繫
Repair & Maintenance	維修及保養
Security Management	保安管理
Transportation	交通運輸

Owners' Committee  
Page on Bel-Air  
Website  
業主委員會專題網頁



Meeting Agenda & Minutes @ Mobile Apps  
透過手機應用程式瀏覽會議議程和紀錄

Click on "Meeting Minutes" under "Notices" to view upcoming or past meeting agenda. Agendas of OC and Sub-committee meetings are also available at common areas of the estate for residents' perusal.

於「通告」頁內「會議紀錄」部份查看即將舉行的會議議程或過去的會議紀錄。業委會和工作小組的會議議程亦會於屋苑公眾位置張貼以供住戶閱覽。



### CONTACT THE OWNERS' COMMITTEE 與業主委員會聯絡

 BEL.AIR.OC@GMAIL.COM



ATTN: BEL-AIR OWNERS' COMMITTEE  
BEL-AIR SERVICE CENTRE (PHASE 1-3), CLUB BEL-AIR BAY WING, RESIDENCE  
BEL-AIR, 48 BEL-AIR AVENUE, ISLAND SOUTH, HONG KONG

香港貝沙灣道48號，貝沙灣灣畔會所，貝沙灣服務中心(第1至3期)  
致貝沙灣業主委員會





Island South Property Management Limited

南盈物業管理有限公司



貝沙灣

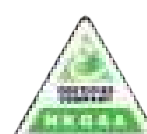
We wish you and your family a happy  
and enjoyable life in Bel-Air!  
我們祝您和家人生活愉快！



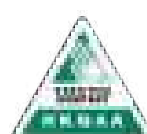
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ISO 10002 : 2018  
Certificate No.: CC 6389



ISO 14001 : 2015  
Certificate No.: CC 5234



ISO 45001 : 2018  
Certificate No.: CC 7352