

Words from the Chairman of Owners' Committee



BEL-AIR
OWNERS' COMMITTEE
貝沙灣業主委員會

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
8 January 2025

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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
2025年1月8日

