

16/6/2026

Reminders to Residents

通告
NOTICE

To: All Members

Updates on Club General Rules & Regulations

Since the beginning of this year, Service Centre has received feedback from residents stating that various sports facilities in the Club, particularly the swimming pools and tennis courts, have been occupied by unauthorized private coaches. This has deprived residents of their legitimate rights to enjoy the facilities. To thoroughly resolve the issue, Service Centre held meetings with resident representatives both opposing and supporting private coaching activities in April and May 2026, respectively, to gather their feedback. Subsequently, an enhanced proposal was presented at the Clubhouse Sub-committee Meeting on 7 May. Reviewed by our legal counsel and consulted with the Owners' Committee, below new updates on Club General Rules & Regulations will be implemented starting **2 July 2026 (Thursday)**:

Clause 2 (New Added)

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.

Clause 18 (Original Clause 17, revised version)

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.

Clause 19 (New Added)

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.

Post Until
張貼至 31/7/2026

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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)

Club Bel-Air Bay Wing 貝沙灣灣畔會所: ☎ 2989 9000 ✉ general-club@pcpd.com
Club Bel-Air Peak Wing 貝沙灣朗峰會所: ☎ 2989 6500 ✉ clubelair@pcpd.com



Ref no. CH/N/26/06/061

16/6/2026

Reminders to Residents



Clause 20
(New Added)
 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.

Should you have any queries, please contact the Club reception on 2989 9000 / 2989 6500.

Frequently
Asked
Questions



Section II– Club
General Rules
and Regulations



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16/6/2026



通告
NOTICE

Reminders to Residents

致: 各會所會員

會所守則更新

今年年初以來，服務中心陸續收到住戶反映，指稱會所各項體育設施(特別是游泳池及網球場)被未經授權的私人教練佔用，剝奪了住戶享用設施的合理權益。為了徹底解決問題，服務中心在 2026 年 4 月及 5 月分別與反對及支持私教活動的住戶代表進行會面以收集其意見。隨後於 5 月 7 日的會所小組委員會會議上提出了深化方案，並由法律顧問審視及諮詢業委會，會所守則將有更新如下，並於 **2026 年 7 月 2 日(星期四)**起生效：

第 2 項 (新增條文)

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。

第 18 項 (原 17 項，修訂條文)

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。

第 19 項 (新增條文)

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。

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第 20 項 (新增條文)

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。

如有任何疑問，請致電會所接待處 2989 9000 / 2989 6500 與我們聯絡。

常見問題



第二部 -
會所守則



Post Until
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Updates on Club General Rules & Regulations FAQ (June 2026)

會所守則更新 常見問題 (2026 年 6 月)

Background 背景

1. Why is the Club Management revising the Club General Rules and Regulations in June 2026?
為什麼會所要在 2026 年 6 月修訂《會所守則》？

Since the beginning of this year, Service Centre has received feedback from residents stating that various sports facilities in the Club, particularly the swimming pools and tennis courts, have been occupied by unauthorized private coaches. This has deprived residents of their legitimate rights to enjoy the facilities. To thoroughly resolve the issue, Service Centre held meetings with resident representatives both opposing and supporting private coaching activities in April and May 2026, respectively, to gather their feedback. Subsequently, an enhanced proposal was presented at the Clubhouse Sub-committee Meeting on 7 May. Reviewed by our legal counsel and consulted with the Owners' Committee, this set of amended rules is now officially launched.

今年年初以來，服務中心陸續收到住戶反映，指稱會所各項體育設施(特別是游泳池及網球場)被未經授權的私人教練佔用，剝奪了住戶享用設施的合理權益。為了徹底解決問題，服務中心在 2026 年 4 月及 5 月分別與反對及支持私教活動的住戶代表進行會面以收集其意見。隨後於 5 月 7 日的會所小組委員會會議上提出了深化方案，並由法律顧問審視及諮詢業委會，正式推出本次修訂守則。

2. Were there any relevant handling methods or procedures in the past? How effective were they?
過往有相關的處理手法或程序嗎？成效如何？

Prior to this amendment, Service Centre relied primarily on frontline staff conducting on-site verbal warnings and issuing notification letters to suspected violators based on the general rules. Between November 2021 and April 2026, Service Centre issued a total of 46 complaint follow-ups and advisory notices within the swimming pool area alone. Although the previous rules provided a definition for the "act of coaching," unauthorized coaches frequently used the pretext of being a "relative or friend of the resident" to conduct one-way teaching. This made it exceptionally difficult for frontline staff and security personnel to verify the genuine relationship which might lead to disputes during enforcement of these rules. Consequently, the past procedures have proven ineffective in tackling the increasingly severe issue of unauthorized private coaching occupying facilities, making the introduction of this amendment absolute necessary.

在本次修訂前，服務中心主要依賴前線職員進行現場口頭勸喻，並根據基本守則向懷疑違規的人士發出通知信。由 2021 年 11 月至 2026 年 4 月期間，單是游泳池範圍，服務中心就曾發出過 46 宗相關的投訴跟進與勸喻通知。過去的守則雖為「教授行為」的作出定義，違規教練往往以「住戶的親戚或朋友」作藉口進行單向教學，令前線員工及保安在難以核實其真正關係，執行守則時可能產生爭拗。過往的程序已無法有效應對日益嚴重的私教佔用設施問題，推出本次修訂實屬必要。

Club Membership Application and Usage Rights 會籍申請及使用權限

1. What has been changed under the new regulations about Club memberships?

新規定下就會所會員資格有甚麼變動？

There is no change to the number of club memberships (including Resident Cards and Guidance Cards) allocated to each residential unit. Registered residents of each residential unit are limited to holding only one club membership linked to that specific unit. Regardless of whether a registrant holds the dual status of being both a registered owner and a registered resident, the maximum entitlement remains strictly limited to one.

每個住宅單位的會籍 (包括住戶証及助理証) 數目沒有變動。每個住宅單位的登記住戶僅限擁有一個與該單位掛鈎的會所會員資格。不論登記人是否同時具備註冊業主及登記住戶的雙重身分，上限皆為一個。

2. As an owner, can I lend my club membership to friends who do not live in Bel-Air, or relatives living in other estates? 如果我是業主，我可以把會籍借給不是住在貝沙灣的朋友，或者住在其他屋苑的親戚使用嗎？

Club memberships and rights cannot be shared, transferred, leased, lent, or entrusted in any form to:

1. Registered owners or registered residents of any other residential units within the development.
2. Any person who is not a registered owner or resident of the development.

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. 其他住宅單位的註冊業主或登記住戶；
2. 任何非本發展項目（貝沙灣）的註冊業主或登記住戶。

3. Can an owner apply on behalf of a tenant, or can a friend submit a membership application?

業主可以代租客，或者朋友代為提交會籍申請嗎？

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

會籍申請必須由該單位的登記業主或住戶本人親自提出，並攜帶有效的證明文件到會所辦理。會所管理人員有權拒絕任何代他人申請或涉嫌違規的申請。

Facility Usage Regulations 設施使用規範

1. Why is the regulation on "private coaching/teaching" within the Clubhouse being tightened so strictly?

為什麼要對會所內的「私人教授行為」管制得這麼嚴格？

Services Centre has recently received numerous complaints from residents regarding external personal fitness trainers, private tutors, or unauthorized groups occupying the Clubhouse common facilities to conduct lessons without prior approval. This behaviour not only deprives ordinary residents of their rightful usage of the facilities

and causes localized crowding, but also involves unauthorized commercial profit-making and lacks appropriate insurance coverage. Such activities run counter to the inherent nature of a private residential club and directly impact the Club's normal revenue.

服務中心近期接獲多宗住戶投訴，指有外聘的私人健身教練、私人補習老師或未經授權的團體，在未經批准下佔用會所公用設施進行授課。這不僅剝奪了普通住戶正常使用設施的權利、造成局部範圍擁擠，更涉及未經授權的商業營利及未有適當保險覆蓋，違反屋苑私人會所的本質和影響會所正常收入。

2. What is the official definition of "Coaching Behaviour and Activities"? Does teaching my family or friends count as a violation?

什麼是「教授行為」？我在會所教自己的家人或朋友運動算不算違規？

Under the newly added clause, "Coaching Behaviour and Activities" is defined as the use of training materials and/or one-way instruction (e.g., performing technical actions repeatedly to transfer skills) while using the recreational and sports facilities within the Club premises. Club Management reserves the right of final interpretation regarding this definition. Normal recreational interactions between family and friends are not affected; however, if formal, repetitive training patterns are observed, management staff will intervene.

根據新修訂的條文定義，凡在會所康體及運動設施範圍內，使用訓練器具及／或進行單向指導（例如：重複動作的技術訓練等以傳授技能為目的之行為），即屬於「教授行為」。會所管理人員對此擁有最終解釋權。正常的親友康樂互動不受影響，但若出現上述形式化的重複教學特徵，管理人員將介入調查。

3. What are the consequences if someone is caught conducting unauthorized teaching or commercial activities?

如果被發現違規進行未經授權的教學或商業活動，會有什麼後果？

- Participants will be requested or demanded to leave the Club premises immediately and will not be permitted to re-enter on the same day. 參與者（包括教練、學生及現場人員）會被要求或命令立刻離開會所，且同日不得再次進入會所。
- Club Management reserves the absolute resolution to evict anyone who fails to comply with the request to leave. 若拒絕配合，會所管理人員擁有絕對權力將其驅逐。
- Violators may be held responsible for any legal liabilities. 違規人士可能需要承擔相應的法律責任。
- Any claims or damages arising from unauthorized activities shall be the sole responsibility of the residents or guests concerned. 凡因未經授權活動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個人責任。

4. What is the penalty system if unauthorized coaching behaviour persists?

如果持續被發現有未經授權的「教授行為」，會收到什麼處分？

Club Management will enforce a three-stage mechanism 會所將採取三階段的處理機制：

1. **1st Violation (Reminder Letter) 第一次違規（通知信）**：A Reminder Letter will be issued to both the person concerned and the unit owner, advising them to cease the coaching behaviour. 向有關人士及該單位業主發出「通知信」，提醒必須停止該行為。
2. **2nd Violation (Warning Letter) 持續違規（警告信）**：If the behaviour continues, a formal Warning Letter will be issued to both parties, warning them to cease the activities without further delay. 若行為持續，將向有關人士及業主發出「警告信」，警告必須立即停止。

3. **3rd Violation / Non-Compliance (Temporary Suspension) 第三次或嚴重違規（暫停會籍）：**

Should the behaviour persist after the Warning Letter, Club Management will issue a Notice of Temporary Suspension of Membership to the individual providing the unauthorized private coaching, suspending their Club membership and access rights for 3 months. 若收到警告信後仍不停止，會所將向該提供未經授權私教人士發出「會籍暫停通知書」，暫停其會籍及進出會所權利 3 個月。

5. **Did Service Centre consult residents and relevant parties before making these amendment?**

服務中心在制定這些新修訂時，有沒有充分諮詢各方意見？

Throughout this amendment process, Service Centre has adopted a highly prudent approach. In addition to benchmarking the rules of other residential estates in Hong Kong (such as implementing stricter definitions regarding the number of balls used during a game or the utilization of professional equipment), we have consulted with members of the Owners' Committee and the Clubhouse Sub-committee. We also proactively conducted face-to-face meetings with various resident groups holding differing perspectives on handling unauthorized private coaching, fully listening to and considering the demands of all parties. Furthermore, we have sought professional legal advice to ensure that the revised provisions are both legally and practically justifiable, thereby safeguarding the rights and interests of all residents.

在是次修訂過程中，服務中心採取了非常審慎的態度，除參考本港其他屋苑的規則外(例如更嚴謹的定義例如打球時的球體數目或使用專業工具等)，過程中亦諮詢了業主委員會及會所小組的委員，並主動和處理未經授權私人教授行為抱有不同看法的住戶群組進行了面對面會晤，充分聆聽並考慮了各方的訴求。此外，我們亦徵詢了專業法律意見，以確保修訂條文在法理與管理實務上皆合情合理，保障住戶權益。

6. **If residents are not allowed to hire external personal trainers or private tutors, isn't this a restriction of consumer choice and residents' rights? 住戶不能選擇私人教授，這不是變相限制住戶選擇權利嗎？**

This regulation does not restrict personal lifestyle choices; rather, it safeguards the collective rights, privacy, and safety of all residents, which is the core duty of private estate management.

我們建議住戶經會所參加興趣班主要基於「安全保障」、「專業資格」及「行政管理」三大核心原因：

1. **Comprehensive Insurance Coverage (Third-Party Liability) 全面的保險保障（第三者責任險）：** All official courses and classes organized by the Clubhouse are fully covered under the estate's Public Liability Insurance and relevant qualified third-party liability insurance. In the unfortunate event of an injury or accident during class, residents and students are properly protected. Conversely, if residents hire external trainers privately, such activities are non-compliant; hence, the Club's insurance will bear no liability whatsoever, and all owners shall bear full financial and legal responsibility for any claims or damages.

會所舉辦的所有課程及班別，均納入屋苑的公眾責任保險及相關合資格的第三者責任保險範圍。若在堂上不幸發生意外受傷，住戶及學員能獲得妥善的法律及保險保障。相反，若住戶私下聘請外教，一旦發生意外，由於屬於違規活動，會所的保險將概不負責，所有申索或損害賠償須由全體業主承擔。

2. **Stringent Instructor Qualification Vetting 嚴格的導師資格審查：** All instructors of courses organized or co-organized by the Clubhouse have undergone strict background checks and professional qualification reviews by the Services Centre (including licensed certificates, first-aid qualifications, etc.). Regular questionnaire surveys will also be conducted to ensure teaching quality and the safety of residents.

所有由會所營辦或協辦的課程導師，均經過服務中心嚴格的背景及專業資格審查(包括持牌證書、急救資格等)，並會定期進行問卷調查，確保教學質素及住戶安全。

3. **Venue and Administrative Management 場地與行政管理：** The space allocation for classes organized by Club (such as dedicated swimming lanes or specific gym zones) is meticulously planned. This ensures that students have adequate space to learn while preventing any unfair obstruction to other residents who wish to use the facilities concurrently.

會所舉辦的課程的場地使用(如特定泳線)皆經過規劃，既能確保學員有足夠空間上課，又不會剝奪其他住戶正常使用設施的權利，達到雙贏。

7. If I know a good coach, can I recommend them to be included in the "Approved Contractors and Suppliers List"? 如果我知道有好的教練，可以將他們列入「認可承包商及供應商名冊」嗎？

To ensure the safety of our Clubhouse facilities and maintain a high standard of tuition, all recommended coaches must go through the official application and vetting process:

1. **Application Submission:** Please contact our Clubhouse staff and provide the contact information of the coach and their service agency (if applicable). The coach or their service agency must complete the required forms and submit all supporting professional documentation for verification.
2. **Qualification Check:** Service Centre will conduct a rigorous background and qualification review. This includes verifying their professional coaching licenses, technical certifications, valid Business Registration (BR), relevant insurance policies, as well as their teaching background and experience in other private clubs or schools in Hong Kong.
3. **Quarterly Admission:** Once verified and found compliant with all safety and professional standards, the coach will be admitted onto the list, which is updated on a quarterly basis. Moving forward, they will be invited to participate in the tendering process for relevant interest classes or activities in accordance with established procedures.

為了確保會所設施的安全及教學質素，被推薦的教練必須遵循以下程序申請加入名冊：

1. **提交申請：** 請聯絡會所職員並提供有關教練及其所屬機構聯絡資料(如有)。教練或其所屬機構需填妥表格，並提交相關的專業證明文件以供核實。
2. **資格審查：** 服務中心將會對其進行嚴格的資歷審核，包括核實其專業教練執照、技術認證、有效的商業登記（BR）、相關保險保單，以及在香港其他私人會所或學校的教學背景與教學經驗。
3. **季度更新：** 經服務中心核實並符合所有安全與專業標準後，該教練將會被納入每季更新的名冊中。及後於有關興趣班或活動招標時將被邀請按既有程序參與投標。