

Bel-Air

NEWSLETTER

3rd Issue, Winter 2021



Highlights 通訊焦點

Estate Enhancement
Works
屋苑優化項目

Festive Gourmet
Highlights
節日美食推介

Discover New Hobby
in 2022
2022發掘新興趣

Best Wishes from Bel-Air 冬日摯誠祝福

Christmas is a time to celebrate with our family and friends. Club Bel-Air has prepared a series of events and gourmet delights for your festive celebration. 2022 is around the corner. It's time for us to review and plan ahead for the new year. Let's keep Bel-Air a safe and comfortable home for all residents.

聖誕佳節是我們與家人摯友共聚天倫的好日子，為此貝沙灣會所為大家準備了一連串精彩活動及美酒佳餚，讓大家輕鬆歡聚，感受節日氣氛。2022年快將來臨，際此我們用心回顧與展望，讓貝沙灣繼續成為大家安全、舒適的居庭。



Words from the Owners' Committee Chairman

業委會主席的話

隨著疫情漸緩，我們慢慢建立新常態，逐步回復生活節奏。正值年末，相信不少業戶都開始大掃除，迎接新一年。服務中心留意到部份住戶查詢使用吊船清潔單位玻璃，服務中心就此與清潔服務承辦商討為整幢大廈業主提供此服務，以爭取更優惠價格，詳情可留意相關通告；同時，服務中心亦已整合一份曾於貝沙灣或鄰近地區有類似更換小型配件工作經驗的承辦商名單供各住戶參考，住戶可向大堂禮賓司索取名單。

除此之外，去年清潔及保安的額外支出令屋苑現時面對財政壓力，亦需大家關注。去年因為保就業基金兩期津貼使財政壓力稍為舒緩，但第一及二期入伙已達十多年，部份設施需要更新。業委會將研究設立屋苑維修基金的最佳方式，並監察各項支出，確保資源用得其所。

去年會所曾經數度關閉，未能提供設施及活動供住戶享用，餐飲則只能維持外送服務。兩項服務於年初起逐漸回復正常運作，業委會就此收到不少住戶的意見。總結去年經驗，服務中心會就住戶需求、營運成本、防疫措施等因素訂定來年方向，冀能回應住戶訴求亦能有效控制成本；同時服務中心亦會審視部份低用量設施，探討改為其他用途以迎合不同年齡層住戶需求並增加收入；餐飲服務方面，兩所餐廳由第三季起轉為C類運作模式，宴會服務已轉至D類運作模式，為住戶在宴會安排上帶來更大彈性。

車牌識別系統是屋苑安全管控的重點。現時第一至三期大閘及停車場入口的安裝工程已大致完成。這系統除了方便已登記車牌的住戶進出停車場毋須使用自動感貼或八達通，亦能有效管理平台泊車情況。若車輛進入屋苑15分鐘後仍沒有駛入停車場，系統將於車輛離開屋苑時收取有關停泊費用，此舉可望減少平台交通流量，讓救護車等於有需要時使用車道。有關安排落實的時間表及收費將於稍後公佈。

大家都十分關注屋苑的綠化空間用途及提升方案。早前迷宮諮詢及分享會上，我們都收到不少住戶的意見。經整合後，服務中心將就迷宮及其他用途之方案向住戶再作諮詢。

新年將至，冀望大家在歡度佳節之餘亦繼續保持警惕，注意安全及做好防疫措施。一同開展美好新一年。

祝各位身體健康。

陳健波
第六屆貝沙灣業委會主席

With the pandemic stabilized, we have progressively established a new normal and got back to our daily lives. As the year's end approaches, residents are preparing for the new year and giving their place a clean-up. The Service Centre has received enquiries about gondolas glass window cleaning services for their apartments. Therefore, the Service Centre has engaged the cleaning contractor to provide services for owners of the whole building at a competitive price. For details, please refer to the notice. The Service Centre has also consolidated a list of contractors with experience in Bel-Air or nearby properties for small parts replacement. The list can be obtained at the tower concierge.

On another note, I would like to draw your attention to the financial pressure we are experiencing, due to the additional cost in cleaning and security last year. Although the subsidy from the 2 stages of Employment Support Scheme last year has provided some relief, the fact remains that our Phase 1 and 2 are getting into their second decade, thus the replacement of facilities is necessary. The Committee will study the best way to build an estate maintenance fund and monitor all expenses to ensure that resources are well spent.

The Clubhouse was closed several times last year with facilities and activities suspended. The restaurants were also closed with only takeaway service maintained. Both were resumed since early this year and the Committee has received comments about the services from residents. Given their experience last year, the Service Centre will plan according to residents' demands, operating costs and COVID-19 restrictions. We aim to respond to the above with efficient expense control. We will also review the low utilization facilities for alternative usage that fits the need of residents at different ages and thus raise income. For F&B services, the 2 restaurants started to operate in type C mode of operation in the third quarter of 2021. Banquet services operated in type D allowed more flexible residents' banquet arrangements.

As for security, the car plate recognition system will be a key part of the estate security control. The installation works at the main gates of Phase 1 to Phase 3 and the car park entrance have now near completion. The system allows residents with registered license plate numbers to enter without tags or Octopus Cards. It also helps to manage car parking at the podium efficiently. If a vehicle does not proceed to the car park after entering the estate for 15 minutes, the system will charge the relevant parking fee when the vehicle leaves the estate. We believe it will help to reduce traffic on the podium level and make allowances for emergency vehicles. The implementation timeline of the corresponding charge will be announced later.

Many of you are interested in the proposal of the green areas' utilization and enhancement of the estate. We heard lots of opinions from residents during consultation and sharing session about the maze. After consolidating the opinions, the Service Centre will consult residents again regarding the maze and other alternative usage proposals.

Finally, we wish everyone an enjoyable festive season while staying alert to safety and COVID-19 precautions. Let's have a very good start to the new year.

Wishing you the best of health.

Chan Kin-Por
Chairman of the 6th Owners'
Committee of Bel-Air



Happy and Safe Celebration 歡欣及安全慶祝佳節

I haven't celebrated any occasions with my family and friends together for a long time. I just have a small gathering to ensure proper social distancing and ventilation at home. 我已經很久沒有和家人朋友一起慶祝節日。這次我辦的是一個小型聚會，以便保持社交距離和室內通風。

I do worry about noise nuisance, especially during new year countdown. It's so noisy and I couldn't sleep!

我反而有點擔心噪音問題，尤其當大家等候新年倒數時，聲浪太大令我完全睡不著呢！

To avoid noise nuisance to my neighbour and hygiene problem, I'm considering having family gatherings elsewhere.

為避免噪音影響鄰居和衛生問題，我考慮到其他地方舉行家庭聚會。

How about the Club's banquet room? I know they are now running under type D mode of operation. It should be more flexible for our event.

會所的宴會廳如何？我知道他們轉了D類營運模式，令我們籌辦宴會更有彈性。

Sure. Maybe I can find the Banquet Coordinator for more information. By the way, my son loves playing basketball. He told me that there are promotions in the social media of private basketball classes in our Clubs. 那我可聯絡宴會統籌部查詢詳情。話說回來，我兒子非常喜歡打籃球，他告訴我在社交媒體上看到會所有私人籃球班的廣告。

Really? I used to join the interest classes organized by the Club. For those activities not authorized by the Club, there will be no insurance or other protections for participants in case of accidents or any disputes.

真的嗎？我通常參與會所提供的興趣班。那些廣告上的課程不是會所認可的，如有意外或任何爭議參加者將不受保險及其他保障。

These unauthorized coaches are in breach of the Club regulations. Our rights to enjoy the facilities are hence hindered.

這些未經授權的教練也違反了會所守則，亦影響我們使用會所各項設施呢！



Management Response:

To protect residents' health and safety, we will upkeep cleaning service and security measures when visitor flow is expected to be high during festive seasons. At the same time, residents are reminded to pay extra attention to personal hygiene and care about cleanliness of public areas.

As to unauthorized private coaches, a series of actions has been formulated and being implemented against the corresponding situations.

管理團隊回應：

為保障住戶的健康和安全，我們將提升清潔服務及加緊保安措施，以應對節日期間頻繁出入的訪客。同時，住戶亦請加倍留意個人衛生及公共地方清潔。

就未經授權私人教練，服務中心已制訂及執行一連串對應措施。



Culinary Highlights

觸動味蕾時刻

December 12月

Fresh Black Truffle
New Year Celebration Set Menu
(5-course)
新鮮黑松露新年套餐(5道菜)
31.12.2021 – 01.01.2022



Asian Winter
Claypot Dishes &
Chinese Soup
Special
亞洲冬日
煲仔菜及
中式湯水精選
Until 至 02.01.2022

January 1月

Pun Choi Selections
新春盆菜精選

Homemade Chinese New
Year Pudding
自家製賀年糕點

Spring Banquet Package &
Festive Special Menu
春茗團年菜譜及精選賀年小菜



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式或掃描QR碼以瀏覽
最新資訊



Hearty & Health Winter Soup Selection 冬日補身湯水精選

Winter is a time for dietary supplement to replenish your body. Our Sous Chef in Club Bel-Air Ng Man Leuk suggested a perfect soup to boost our body wellness. Si Wu Tang is a classic well-being remedy for women. “Si Wu” includes Di Huang (Rehmannia), Bai Shao (White Peony Root), Dang Gui (Angelica Root) and Chuan Xiong (Sichuan Lovage Root), which helps to improve blood circulation. Chef Ng pointed out that this soup could help blood replenishment for men who stay up late, frequently dine out, lose too much weight or suffer from blood deficiency because of injuries. It also improves body health in general.

Si Wu Tang is generally dark in colour with strong medicinal bitter. Bel-Air Chef double-boiled the soup with silky chicken and beef shank for 5 hours to cover its naturally bitter taste.

What's more, our Chefs had prepared a series of hearty and delicious claypot dishes and Chinese soup. Don't miss it!

冬天首重養生，貝沙灣會所大廚吳文略師傅為我們介紹一道非常適合冬天飲用的湯水。四物湯是一道家傳戶曉的女士補湯，四物包括地黃、白芍、當歸及川芎，能暢通氣血。吳師傅指此湯其實男女皆宜，如果男士經常捱夜、外出用膳、過度減重或曾受傷出血而致血虛，此湯也有補身作用。

一般四物湯看上去色澤濃黑而味苦澀，師傅特意配上竹絲雞及金錢雞燉煮五小時，中和四物的苦澀味道，令其更易入口。

除此之外，貝沙灣大廚亦為大家準備了多款暖心煲仔菜及中式湯水，大家千萬不要錯過！

Double-boiled Silky Chicken with Si Wu
(Chinese Four Herbs) & Beef Shank Soup
四物竹絲雞燉金錢雞湯





Safety for Windows and Surfaces Cleaning

清潔窗戶及玻璃安全事宜



During the year-end cleaning of your home, please pay attention to window cleaning, especially those in the high floors. Some residents prefer to engage professional cleaning contractor with gondola cleaning service. The Service Centre discussed with the current cleaning service provider for bulk purchase discount at the towers with gondola facilities. Details will be released shortly. The Service Centre will further liaise with the contractor upon residents' feedback.

當住戶為家居進行大掃除時，請多加留意清潔窗戶的安全，特別是高層單位清潔。同時，部份住戶傾向聘用專業清潔服務提供者使用吊船清潔單位玻璃。為此服務中心與現時清潔承辦商商討，為設有吊船設備的座數住戶提供訂購優惠，有關詳情將稍後公佈，服務中心會就住戶回應再與承辦商作相關安排。

Financial Summary 財政狀況一覽

The financial summary for January to October 2021 of individual residential phases and car parks is listed below. For more detailed income and expenditure reports, please contact the Service Centre.

貝沙灣各期住宅及停車場2021年1月至10月財政狀況簡列如下。歡迎向服務中心查詢較詳細的收支報告。

	2021 Jan - Oct Budgeted Surplus / (Deficit) 2021年1至10月 預算盈餘 / (虧損)	2021 Jan - Oct Unaudited Surplus / (Deficit) 2021年1至10月 未經審核盈餘 / (虧損)	As at 31 Dec 2020 Actual Surplus Carried Forward 截至2020年12月31日 實際累計盈餘	As at 31 Oct 2021 Unaudited Surplus / (Deficit) Carried Forward 截至2021年10月31日 未經審核累計盈餘 / (虧損)
Phase 1 第一期	(582,968)	(1,796,161)	7,736,451	<u>5,940,290</u>
Phase 2 第二期	(1,082,259)	(1,761,254)	5,052,262	<u>3,291,008</u>
Phase 3 第三期	(776,629)	69,470	4,096,883	<u>4,166,353</u>
Phase 4 第四期	(2,925,324)	168,697	7,446,576	<u>7,615,273</u>
Phase 5 第五期	(2,040,438)	(287,079)	17,548,185	<u>17,261,106</u>
Phase 6 第六期	(1,696,054)	(1,262,870)	4,736,594	<u>3,473,724</u>
Phase 1 / 2 Carpark 第一 / 二期停車場	(678,153)	(1,193,520)	972,605	<u>(220,915)</u>
Phase 4 / 6 Carpark 第四 / 六期停車場	(596,043)	15,391	3,200,025	<u>3,215,416</u>



Electric Vehicle Charging Offer

停車場充電優惠方案

In view of surging demand for EV charging and expectation on more service plans, the Service Centre is now negotiating with Smart Charge for better discount such as monthly plan and high/low usage plan for residents.

“Park N Charge” service will be introduced for low usage drivers. 32A single phase charger will be installed in couple of visitor parking slots with charges in hourly basis. The new service will be available by early 2022.

有見住戶對停車場充電設施需求上升，並期望有更多服務方案選擇，服務中心現正和 Smart Charge 商討為住戶提供更多優惠，例如為新舊用戶提供月費優惠，並提供高、低用量方案選擇。

切合低用量用戶需要的 Park N Charge 方案即將推出，屆時數個訪客車位將會安裝32A電流充電器，費用按每小時計算。新服務預計於2022年初推出。

Measures against Emergency Vehicular Access Parking

停泊於緊急車輛通道車輛之管制措施

As the estate roads outside each tower are for emergency vehicle access, unauthorized parking will be subject for impoundment with a penalty fee of HK\$320. For podium parking over 15 minutes, an overstaying charge will soon be implemented. Residents are reminded to park their vehicles at their own parking slots. Goods delivery & removal company vehicles must park at the designated loading areas.

大堂對出道路乃緊急車輛通道，未經授權停泊可被扣押並須付\$320開鎖費。向平台停泊逾15分鐘的車輛收取超時收費之措施亦將實行。住戶請將車輛停泊於停車場車位。送貨或搬屋車輛須於指定等候區上落貨。



New Landscape Look

園林景觀新面貌

Along with maze design in Phase 1-3 voting conducted in September, the Service Centre received various suggestions on the use of the lawn. In response to residents' concerns and diversified preference on use of the lawn, a second-round consultation will be conducted early next year. Residents will be invited to indicate their choices among existing setup, maze, picnic area, exercise and health walk or others. Suggestions from residents are most welcome.

9月份服務中心就第1至3期草地的迷宮設計投票，亦收到住戶對草地使用的意見。為回應住戶關注及對草地使用的不同意向，服務中心將於來年初作第二輪諮詢，住戶可就各項選項表達意向，包括保留現狀、迷宮、野餐區、散步道或其他。同時亦歡迎住戶提供您的寶貴意見。



New Year Resolutions: Taking up New Hobbies 新年新嗜好



Hydro
Fitness
水中健體



Table
Tennis
乒乓球



Classical
Violin
古典小提琴



Mini
Soccer
小型足球



Ballet
芭蕾舞

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2989 6500 or scan QR
code for more details!



歡迎致電2989 9000或
2989 6500或掃描QR
碼閱覽更多興趣班及
活動詳情。

Happy Moments

回味歡樂時光



Kids were so focused to make their own Lava Chocolate Mooncake and celebrate the Mid-Autumn Festival!

小朋友全神貫注動手
做流心朱古力月餅，
一起慶祝中秋佳節。



Guess who am I? Just wondering if the kids shared their Frankenstein Matcha Brownies with neighbours or families?

猜猜我是誰？

不知道小朋友們會將科學怪人抹茶布朗尼蛋糕請鄰居享用還是和家人一起品嚐呢？



Kids were creating their own sweet delights - taro ball! Kids also tried to use food waste for vegetable rubbing art!



小朋友親手做甜品美點—芋圓，
更試著用廚餘做蔬果拓印畫！



Community Vegetable Garden Enhancement 優化社區園圃農田

15 participants of the second phase gardening program were selected by lottery for their 6-months gardening journey from late November. We have increased the soil depth with new fences to enable wider selections of plants. There were fallen trees found nearby the garden area after typhoon season. After pest control, cutting, polishing and varnishing, these fallen trees now become seats or decorations in the garden. There will be additional area to house 8 to 10 planting plots in the next phase of gardening program.

第2期社區園圃農田的15位參加者已順利以抽籤方式選出，11月尾開始展開為期6個月的園藝旅程。是次我們增加了園圃土壤的深度和加上圍欄，以使住戶種植時有更多選擇。颱風季節過後，園圃附近發現有數棵倒下的樹幹，經滅蟲、切割、打磨及上油等程序後，這些樹木將用於園圃內作為椅子或裝飾。而清理過後多出的位置預計可提供多8至10個種植區讓下期住戶使用。

Scan for more GARDENING TIPS
種植小貼士



Awards and Recognitions 獎項及嘉許

Security 保安

The security staff are our first line of defence against unsafe elements in the estate, different trainings and drills were conducted to increase vigilance. Our effort was recognized by the Vocational Training Council & the Crime Prevention Bureau of the Hong Kong Police Force with the **“2020 Security Best Training Award—Gold Award”**. In addition, 16 of our security staff members received commendations from Hong Kong Security Association with the **“Certificate of Appreciation”**.

保安人員是屋苑安全的第一道防線，為提升水平我們提供了不同培訓和演習。我們的努力得到職業訓練局及香港警務署防止罪案科肯定並頒發「二零二零年度保安服務最佳培訓獎-金獎」。另外，有16位保安員工獲香港保安業協會頒發「嘉許狀」，肯定他們的工作表現。



Environmental 環境

Promoting sustainable living at Bel-Air is a shared goal, our commitments and environmental protection works were recognized by receiving the WasteWi\$e, EnergyWi\$e, IAQWi\$e certificates and the **“Hong Kong Green Organizaiton Certificate”** from Environmental Campaign Committee.

促進貝沙灣的可持續生活是大家共同目標，取得減廢、節能、清新室內空氣等證書，以及環境運動委員會頒發「香港綠色機構認證」，肯定了我們的決心和環保工作成效。

