

# Bel-Air

NEWSLETTER

1<sup>st</sup> Issue, Spring 2022

## Highlights 通訊焦點

Gourmet Highlights  
美食推介

Be a Good  
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做個好鄰居

Precautionary  
Measures after Club  
Reopening  
會所重開防疫措施

## Goodbye Gloom and Welcome the Early Summer 揮別灰暗，迎接初夏

With the fifth wave of the pandemic nearly coming to an end, we return to normal life gradually. The Service Centre, while staying highest alert with enhanced precautionary measures, completed several renovation and enhancement works to fulfil residents' need and enhance their experience. While indulging yourself in the summer with outdoor swimming, don't forget our fabulous dishes in the Club Bel-Air. We wish everyone enjoys the summer fun cautiously. Together we keep Bel-Air a safe community by maintaining personal hygiene and observing the precautionary measures.

走過第五波疫情，大家的生活逐漸回復本來步伐。這段日子除了加強防疫管控，屋苑及會所亦進行了多項維修及優化工作，冀能提升住戶體驗。炎炎夏日，當然是戶外暢泳的好時機，亦千萬不要錯過貝沙灣會所為大家準備的美味佳餚。最後，享受繽紛夏日之餘大家亦要顧己及人，注意個人衛生及防疫措施，共同守護自身及貝沙灣社區的安全。



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# Words from the Owners' Committee Chairman

## 業委會主席的話

2022年伊始，香港受第五波疫情影響，為減少人群聚集及降低感染風險，屋苑關閉了平台花園、兒童遊樂設施及會所等，亦取消了新春慶祝活動，以保障留家抗疫的住戶健康。藉此機會，我們由衷感謝各住戶的忍耐和配合。

疫情嚴峻，屋苑清潔及消毒工作至為重要。去年末服務中心成立夜間專責小隊，通宵處理公共地方的簡單維修及清潔工作，讓清潔團隊可以專注應對日間的突發情況。業委會十分明白住戶留家時間多了，鄰里間的互動自然增加；服務中心收到有關噪音、高空擲物、樓層雜物和垃圾處理的求助個案有所上升。在此業委會希望各住戶抱有同理、包容及關懷之心，注意自己行為會否為鄰居帶來不便。另外，第一至二期已於4月推出平台逾時停留收費的新措施，希望減少大堂門口泊車數量以方便大家出入，詳情可參考本期通訊。

會所於1月初開始因應政府防疫措施而暫停開放。為充份利用這段時間，服務中心進行了多項維修保養工程，包括提早於2月中及3月初展開需時個多月的朗峰及灣畔會所室內泳池年度維修，並完成救生員及泳池保養招標及制訂新的泳池開放時間，讓泳池可於泳季時盡量開放予住戶享用，並增加興趣班收入，冀能平衡營運成本及住戶期望。

會所關閉期間，餐廳只能維持外賣服務，雖然省下了救生員、電力和煤氣等支出，惟未能抵銷興趣班、設施租用、餐飲宴會等收入之損失。同時會所部份員工也被調往支援受有員工感染影響的部門工作，確保屋苑運作維持正常。直至政府宣佈放寬防疫措施，相關員工才調回原先崗位準備會所於4月下旬的重開事宜。

經財務小組及業委會與管理公司商討後，2022年度屋苑管理費將連續第3年凍結調整，然而停車場因需要多方面修繕，業委會別無他選下同意上調停車場管理費9%，以備足夠資金應付有關工程。隨著各期入伙已逾十多年，大廈維修保養已成當務之急。由於每月管理費須用於日常運作及常規維修保養，服務中心正著手制訂未來8至10年的屋苑設施翻新計劃，而此等工程屬資本性項目，故此管理公司不會收取任何經理人酬金。有關細節將提交業委會審議，其後便會制訂資金籌集方案。業委會將適時向各業戶更新進度。

隨著疫情逐漸穩定，預期我們的生活能重回正軌，希望各住戶在會所重開後能繼續注意個人衛生，並嚴格遵守政府制定的社交距離措施，讓大家可以安全和安心享受初夏時光。

祝各位身體健康。

陳健波  
第六屆貝沙灣業委會主席

With the fifth wave of the pandemic coming at the beginning of 2022, the Service Centre closed the roof garden, the children's playground and the Club in order to reduce social gatherings and infection risk. We also cancelled the Chinese New Year celebration events to ensure the safety of our residents. We would like to take this opportunity to express our wholehearted thanks for your patience and cooperation.

Estate cleaning and disinfection works are vital in this severe pandemic situation. At the end of last year, the Service Centre set up a special overnight taskforce to handle cleaning and simple maintenance tasks in the common areas at night. It helps cleaning team to focus on emergency works during day time. The Owners' Committee empathizes residents spend more time at home than before, hence more interactions among neighbours may occur. Recently, the Service Centre received increasing requests for assistance covering the issues of noise nuisance, objects being thrown from height, personal articles in typical floor and improper garbage handling. The Owners' Committee appreciates your understanding and caring for your neighbours with empathy and consciousness of your behaviour that may cause inconvenience to others. Moreover, the overstaying charge for podium parking in Phase 1 and 2 has been implemented in April. We expect it will help to reduce traffic on the podium level and improve the traffic situation at the entrance. Please refer to this newsletter for details.

The Clubhouses were closed in January in response to the Government's disease prevention measures. To utilize the temporary closure period, a number of renovation works are carried out. The annual maintenance of the swimming pools in Club Peak Wing and Club Bay Wing has been put forward to mid-February and early March respectively which takes about one and a half months to complete. Moreover, the tendering procedures of lifeguards and swimming pool maintenance are completed and new opening hours of the swimming pools is scheduled to maximize the usage of the facilities and revenue of the interest classes in an attempt to balance the operating costs and the expectation of residents.

Our restaurants can only provide takeaway services during the closure of the Clubhouses. Although the expenditure on lifeguards, electricity and gas is reduced, the deficit caused by the suspension of the interest classes, facilities booking and banquets booking cannot be offsetted. Some of the Clubhouse staff have been deployed to the departments with staff being infected by COVID-19 in order to maintain the daily operations in the estate. The relevant staff have been deployed to their original posts to prepare the reopening of the Clubhouses in late April when the Government announces to relax the disease prevention measures.

After discussion in the Finance Management Sub-committee and the Owners' Committee with Service Centre, we would like to report the management fee in 2022 will be frozen which is the third consecutive year. However, the Service Centre has no choice but increase the carpark management fee by 9% to maintain sufficient capital reserves for several necessary carpark renovation works. On another note, our estates are getting into their second decade, thus building maintenance is our top priority. As the monthly management fee is allocated to daily operation and regular building maintenance, the Service Centre is engaged in drawing up Estate Infrastructure Rejuvenation Programme in the next 8 to 10 years. These renovation works are capital projects, the Service Centre will not receive any Manager's Remuneration. Details will be submitted to the Owners' Committee for approval and further funding options will be formulated afterwards. The Owners' Committee will update the latest progress to the residents timely.

With the pandemic stabilised, we expect to get back to our daily lives. We wish everyone an enjoyable and safe early summer while staying alert to personal hygiene and complying with the social distancing measures announced by the Government.

Wishing you the best of health.

Chan Kin-Por  
Chairman of the 6<sup>th</sup> Owners'  
Committee of Bel-Air



## Be a Good Neighbour 做個好鄰居

Recently, I found water dripping at my balcony. That's really annoying.  
最近，我發現經常有水濺入露台，真的很討厭。

Water dripping certainly caused hygiene concern especially during pandemic outbreak. I found some cigarette butts and ash at my balcony. It's dangerous as it might lead to a fire! I informed the tower concierge and notice was issued.

露台灑水真讓人懊惱！疫情期間會引起衛生問題呢！我曾在露台發現煙頭和煙灰，這真是很危險，因為可能會導致火警。我立刻通知禮賓司，而服務中心也隨即發通告。

I heard that there were objects falling from height to my neighbours' balconies too! It did not only impact environmental hygiene but also our safety. We should be considerate as we all live in the community and desire a clean, hygienic and safe environment.

我聽鄰居說有物件從高空飛擲到他們家的露台！這不單影響環境衛生，甚至危害我們的安全。大家住在同一社區，都希望有個清潔、衛生和安全的環境好好生活，應該多為他人著想呢。

That's true. Besides, do you notice there was much more domestic waste recently? There were lots of paper boxes and food containers placed in the floor refuse room.

我完全明白。話說回來，你有沒有發現近期家居垃圾增加了？樓層垃圾房常有很多紙盒和外賣盒。

We are used to online shopping and food delivery during the pandemic. It thus produces lots of domestic waste. I would separate those that can be recycled, tidy up the rest properly and put them into the collection bin before the waste collection time.

疫情期間大家都習慣網上購物和預訂外賣，難免會產生很多垃圾。所以我會將可回收的物資分類，剩餘的就整理好，再於垃圾收集時間前放到垃圾箱。

I know that the Service Centre conducted extra disinfection work after collecting the waste. Despite the pandemic situation relieved recently, we should still be cautious about environmental hygiene as it is closely related to our health.

我知道服務中心會於收垃圾後進行額外消毒工作。雖然現在疫情緩和了，但我們仍然要注意環境衛生，因為這與我們的健康息息相關呢。

### Management Response:

Such misbehaviours do not only affect the environment of our estate, but also cause nuisance to other residents. Throwing objects from height is a criminal offense and liable to fine and imprisonment.

The Service Centre would like to remind residents to be more considerate for your neighbours and communicate with your children, domestic helpers or decoration contractors. The Service Centre will closely monitor the situation and take appropriate actions when necessary.

### 管理團隊回應：

這些不當行為不僅影響屋苑環境，亦會對其他鄰居造成滋擾。高空擲物同時亦為刑事罪行，可被判罰款或監禁。

在此，服務中心呼籲住戶為鄰居著想，提醒小童、家庭傭工或裝修工人等注意有關事項。服務中心亦會密切留意情況，並採取適切行動。







## Culinary Highlights 觸動味蕾時刻

5  
May

Buddha's Birthday Vegetarian Selection  
佛誕素食精選

Mother's Day Special Set Menu  
母親節特式套餐

Dragon Boat Festival Rice Dumpling  
端午節糉子之選

6  
June

Father's Day Special Set Menu & Free Wine Tasting  
父親節特式套餐及美酒品嚐

Typhoon Shelter Style Gourmet  
避風塘佳餚

Scan QR code for details on latest promotions and menus.  
掃描QR碼以瀏覽更多宣傳優惠及餐單詳情。



promo.bel-air-hk.com

## Summer Gourmet Idea 夏日美食角落

In the early summer, our chefs of Club Bel-Air bring a new flavour to the trotter aspic by using enokitake and oyster mushroom instead of pork trotter, and encased in tasty jelly of vegetable stock cooked with cane sugar, couch grass root, Chinese water chestnut and red carrot. Don't miss our Buddha's Birthday Vegetarian Selections from April to May for more healthy delicacy!

在這初夏時份，大廚特意帶來全新面貌的野菌素肴肉，以金菇及秀珍菇等代替豬蹄，加上冬菇、竹蔗、茅根、馬蹄、紅蘿蔔等煮成素上湯，既清爽又健康。如果想細味更多健康素食，就千萬不要錯過4至5月的佛誕素食精選！



Vegetarian  
Trotter Aspic  
野菌素肴肉

## Chef's Recommendations 廚師精選



Welcome back! Whatever the occasion, it is never too late to enjoy an array of delicious delights from sizzling mixed grill to Gyu Tan Don and many more crafted by Bel-Air chefs. Menu is available from now till 11 May 2022 (Wednesday).

由即日起至5月11日(星期三)，貝沙灣大廚精心挑選多款美味佳餚，由美式鐵板雜扒到牛舌香葱蓋飯等，讓您隨時親臨餐廳細意品嚐。

Wild Mushrooms Linguine with Grilled  
Lemon US Chicken  
忌廉蘑菇扁意粉伴檸檬美國雞胸

## Important Notes when Entering the Club 進入會所的重要事項

To provide a comfortable and safe environment to all members, please note the following when entering the Club. Members are reminded to reserve enough time for mandatory procedures and verifications before using facilities. 為提供一個舒適及安全環境予各會員，進入會所時請注意以下事項。而會員亦請於使用設施前預留足夠時間進行法定登記和確認程序。

1

Wear a mask at all times except during dining at the restaurants or as per the Government's latest announcement.

除了在餐廳用膳或按照政府之最新指引，請時刻戴上口罩



Scan the LeaveHomeSafe (LHS) venue QR code<sup>1</sup>

掃瞄「安心出行」場地二維碼<sup>1</sup>

2

3

Presentation of vaccination record / medical exemption QR code & scanning upon entry<sup>2</sup>

進入會所時展示及掃瞄疫苗注射/醫學豁免證明書二維碼<sup>2</sup>



Verify members' identity

確認會員資料

4

5

Temperature check  
量度體溫



## Remarks 備註

1. Designated groups who may fill in a specified form as an alternative  
指定群組可以填妥指定表格作為替代



Dosage schedule for vaccine pass  
「疫苗通行證」接種時間表



2. Steps to store and display COVID-19 vaccination record or medical exemption certificate in LHS mobile app

在「安心出行」流動應用程式中儲存及展示2019冠狀病毒病疫苗接種紀錄或醫學豁免證明書的步驟



COVID-19 Thematic Website  
2019冠狀病毒病專題網站



Non-local COVID-19 vaccination record  
本地新冠疫苗接種紀錄



The above arrangements may be subject to change as per the Government's latest announcements under Prevention and Control of Disease (Requirements and Directions) (Business and Premises) Regulation (Cap. 599F).

因應政府《預防及控制疾病（規定及指示）（業務及處所）規例》（第599F章）最新指引，上述安排可能有所更改。



## Implementation of Overstaying Charges 平台逾時停留收費

To solve the long existing problem of parking at emergency vehicular access (EVA), an overstaying charge to be imposed on vehicles that stay at EVA driveway over 15 minutes after entering the estate starting April 2022. Residents are reminded to park the vehicles at their own parking spaces to avoid blocking access of other residents at tower entrance, or visitor parking spaces if necessary.

為解決長久以來平台泊車問題，服務中心於2022年4月起實施逾時收費，向進入屋苑範圍並於平台緊急車路停留多於15分鐘的車輛收取費用。住戶請將車輛停泊於停車場的車位，以避免阻塞大堂門口通道，或於有需要時停泊訪客車位。



## Flexible EV Charging Solutions 按量付費電充服務



Further to monthly service plans, 6 hourly parking spaces were transformed into “Park N Charge” charging stations with 32A single phase charger. Charges will be counted on hourly basis which provide EV owners the flexibility to use. These parking lots are ready for residents to use in April 2022.



為迎合不同用量的住戶需要，除了月費服務，6個時租車位現已配備Park N Charge 32A單相充電器，費用將按小時計算，為住戶提供靈活選擇。有關充電設施已於2022年4月推出。

## Special Overnight Taskforce 晚間專責小隊



The team takes up cleaning and simple maintenance tasks in common areas like car park and Clubhouse at night since October 2021, positive responses were received as it helps facilities remain operational during day time, and cleaning team can focus on emergency situation if needed. The Service Centre will continue to monitor and review its operation to ensure service quality.

小隊由去年10月成立，專責於晚間進行清潔及公共地方如停車場及會所的維修工作，有助減輕清潔團隊工作，令其集中處理日間突發和緊急情況，亦令設施延長日間開放時間。服務中心將繼續監察其工作成效，以確保服務質素。



# Happy Moments 回味歡樂時光

Celebrated Christmas and light the fireworks of love with your family and friends!  
與家人朋友一起慶祝聖誕佳節，一起分享愛和歡欣最為溫馨！



“Bel-Air Christmas Market Plus Winter Recreation Camp” was held on 19 December 2021 (Sunday). Residents all enjoyed a heartwarming afternoon with exciting games, festive crafts and wonderful music!

「貝沙灣聖誕市集及跳躍冬日貝多Fun」於2021年12月19日(星期日)舉行，滿載節日氣氛的遊戲、小手工和精彩音樂表演，為大人小朋友送上滿滿冬日暖意！



Step by step, kids were making their own delicious and cute reindeer chocolate tarts!

一步一步慢慢來，小朋友親手做出既美味又可愛的聖誕馴鹿朱古力撻！



Scan QR codes for more details on upcoming events and interest classes.

掃描QR碼閱覽更多活動及興趣班詳情。

## Financial Summary 財政狀況一覽

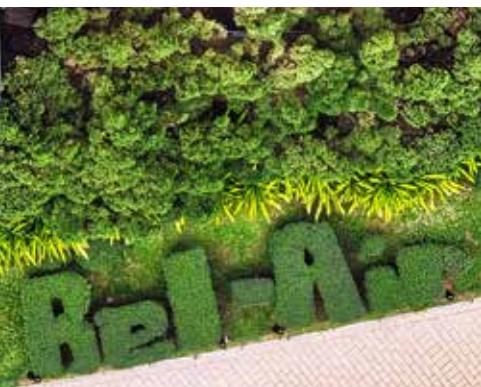
The financial summary up to January 2022 of individual residential phases and car parks is listed below. For more detailed income and expenditure reports, please contact the Service Centre.

貝沙灣各期住宅及停車場至2022年1月的財政狀況簡列如下。歡迎向服務中心查詢較詳細的收支報告。

|                                   | 2022 Jan<br>Unaudited Surplus /<br>(Deficit)<br>2022年1月<br>未經審核盈餘 / (虧損) | As at 31 Dec 2021<br>Unaudited Surplus<br>Carried Forward<br>截至2021年12月31日<br>未經審核盈餘 | As at 31 Jan 2022<br>Unaudited Surplus /<br>(Deficit) Carried Forward<br>截至2022年1月31日<br>未經審核累計盈餘 / (虧損) |
|-----------------------------------|--|--|--|
| Phase 1 第一期                       | (314,718)  | 6,814,603  | <u>6,499,885</u>   |
| Phase 2 第二期                       | (778,139)  | 4,143,803  | <u>3,365,664</u>   |
| Phase 3 第三期                       | (1,165,810)  | 3,588,895  | <u>2,423,085</u>   |
| Phase 4 第四期                       | (253,014)  | 8,213,628  | <u>7,960,614</u>   |
| Phase 5 第五期                       | (644,078)  | 17,191,747   | <u>16,547,669</u>  |
| Phase 6 第六期                       | (399,256)  | 3,932,823  | <u>3,533,567</u>   |
| Phase 1 / 2 Carpark<br>第一 / 二期停車場 | 7,858  | (29,631)   | <u>(21,773)</u>  |
| Phase 4 / 6 Carpark<br>第四 / 六期停車場 | (963,574)  | 3,406,653  | <u>2,443,079</u>   |



## Landscape Improvement Works 屋苑園景改善工作



To maintain the comfortable living environment, the Service Centre performed a range of landscape improvements in previous year:

**Drip Irrigation:** This automatic slow application of water saves water and manpower for irrigation, dripping lines improve water efficiency as it allows water to drip directly to the roots of plants and prevent surface runoff.

**Sustainable Planting:** Pest-resistant and evergreen species hedging plants replaced seasonal flowers or old hedges.

**Improvement Works for Trees at EVA:** Straightening and re-staking of trees, removal of vines and weeds were performed at slope near EVA driveway.

**Annual Risk Assessment:** Arborists were appointed to have annual risk assessment to ensure all trees are in good conditions and prepare for typhoon season.

服務中心致力為住戶打造舒適的生活環境，園景提升工作必不可少，以下為去年一些完成項目：

**滴灌：**滴水灌溉系統有助控制用水量和人手，滴管直接濕潤接近植物根部的土壤，提升水份對植物生長之效益及防止表面蒸發。

**可持續植物：**團隊選取防蟲及常綠植物用於屋苑園景之中，取代要定時更換的時花及樹籬。

**緊急車道旁樹木整修：**加固樹木及加上護樹樁，修剪緊急車道旁邊樹木的多餘枝節及雜草。

**年度檢查：**安排樹藝師檢查屋苑內所有樹木確保其安全，並為風季作準備。



## Awards and Recognitions 獎項及嘉許

### 15 Years Plus Caring Company Logo 15年Plus「商界展關懷」標誌

Hong Kong Council of Social Service  
香港社會服務聯會



### Hong Kong Island Best Security Services Awards 2020 -2021 Outstanding Security Services – Residential Property Award

2020至2021年度港島總區最佳保安服務選舉  
優秀保安服務 – 住宅物業獎



Crime Prevention Bureau and Regional Crime Prevention  
Offices, Hong Kong Police Force

香港警務署防止罪案科及  
各區總區防止罪案辦公室

### 2021-2022 Natural Christmas Trees Recycling Programme Certificate of Appreciation

天然聖誕樹回收計劃  
感謝狀

Environmental Bureau  
環境局



### 2022 Peach Blossom Trees Recycling Programme Certificate of Appreciation

桃花回收計劃  
感謝狀

Environmental Bureau  
環境局



### Lai See Reuse and Recycling Program 2022 Award of Participation

利是封回收重用大行動  
嘉許獎座

Greeners Action  
綠領行動

