

Bel-Air

NEWSLETTER

3rd Issue, Winter 2023

Highlights 通訊焦點

Festive Celebrations
Highlights
節日慶祝推介

Winter Precaution
Measures
冬防措施

Be a Good Neighbour
做個好鄰居

Winter Wishes & Welcome to the New Year 冬日祝福・共迎新年

Christmas is a great time to get together with family and friends. We have prepared a series of exciting activities with wine and dine for everyone to enjoy the festive atmosphere. As the new year approaches, Service Centre will continue to enhance our security and cleaning services, as well as launching more cultural, recreational, environmental and community activities to maintain the quality of life in Bel-Air. We would like to take this opportunity to remind our residents to be mindful of the safety of their units when going for travelling, so as to enjoy a happy holiday.

聖誕是與家人摯友共聚天倫的好日子，我們準備了連串精彩活動及美酒佳餚，讓大家輕鬆歡聚，感受節日氣氛。新一年即將來臨，服務中心將繼續提升屋苑保安、清潔服務，並推出更多文娛康樂、環保及社區活動，保持貝沙灣的優越生活享受。趁此機會提醒各住戶外出或出門遠行時緊記住意單位安全事宜，以享受快樂假期。



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Words from the Owners' Committee Chairman

業主委員會主席的話

As the year 2023 draws to a close, let us take this opportunity to reflect on the work of the Owners' Committee this year and look to the future:

1. Enhancing application of digital and technological infrastructure, a digitization programme is poised to be launched in 2024, aiming to aid residents in utilising clubhouse services, consolidate information and bolster manpower. The development of a new One-stop mobile app will include E-resident card for membership verification and access to clubhouses. This will further improve the efficiency of estate management and workforce allocation, and simplify residents' access to Club services and information dissemination.
2. Setting up as well as implementation of best practices, Balanced Scorecard (BSC), Key Performance Indicators (KPIs), across multiple sections within Service Centre continue to be a management quality enhancement priority, so that everyone will know what need to be achieved from time to time.
3. The Clubhouse aims to introduce additional recreational classes and activities. We eagerly anticipate support & participation of residents. Moreover, we welcome your opinions to ensure that the activities align more closely with the requirements of the residents.
4. Through collaboration between the Owners' Committee, Sub-committees, and Service Centre, various solutions have been implemented to address existing concerns, including issues with dogs and personal belongings in communal areas. We kindly ask for the comprehension and cooperation of all residents, and the Owners' Committee will keep an eye on the efficacy of these approaches.

Last but not least, we will soon be addressing the 2024 management fee consultation. Stay tuned. May we wish you all good health and a great start to the year 2024.

Benjamin Chang

Chairman of the 7th Owners' Committee of Bel-Air



一轉眼2023年即將完結，趁此機會讓我們回顧本年度業主委員會的工作並展望將來：

1. 加強數碼及科技設施應用，數碼化計劃將於2024年啟動，以方便住戶使用會所各項服務，整合資訊和提升人手配備安排。全新一站式手機應用程式提供電子住戶証作認證及出入會所之用，這將有效提升屋苑管理及人力資源效益，亦簡化住戶使用會所服務流程及優化資訊發放
2. 為服務中心不同部門訂定及實施最佳作業流程、平衡計分卡(BSC)、關鍵績效指標(KPI)等，以提升管理質素為優先，令員工清晰如何了解達成目標
3. 會所著重推出更多文娛康樂項目及活動，期望各住戶能多加參與之餘，亦期盼聽到大家的意見，讓開辦的活動更貼近大家需要
4. 在業委會、工作小組和服務中心的共同努力下，一直備受大家關注的事項如狗隻、樓層雜物等均推出了多項應對措施，我們希望能得到各住戶的理解和合作，同時業委會亦會繼續監察有關工作成效

最後，2024年管理費諮詢即將啟動，敬請留意。新年將至，在此祝願大家身體健康，共同開展美好新一年。

張敬彬

第七屆貝沙灣業委會主席

Love your dog, Love our Community

關愛您的狗狗，關愛我們的社區



My doggie stays in the house all day long and behaves, but when he can go out for a walk, he is always being asked to put on leash or even a face mask!

我的小狗整天都在屋內又十分乖巧，難得可以外出散步，卻總被要求繫上狗帶甚至口罩！



Although dogs are not allowed to run freely on a leash, there are actually many benefits; such as preventing them from being hit by moving vehicles, or getting lost, and preventing them from eating unsuitable food. So I usually use a leash when I walk my dogs unless we go to a designated place where they are allowed to run.

繫上狗帶雖然令狗狗不能自由奔走，但其實有很多好處，例如避免牠們被行駛中的車輛撞到、防止走失和避免吃下不合適的食物等等。除非我們到指定可以讓狗狗奔跑的地方，平常散步我都會使用狗帶。



I do understand this, but while it should be safe to stay within our estate, it is really inconvenient to have some areas zoned as dog-restricted areas and not being able to use certain lifts.

這個我也明白，屋苑範圍內都應該很安全呀，但有些地方卻劃為狗隻限制範圍，又不能使用某些升降機，真的很不方便。



Well, we also have to take into account the feelings of others in our community. After all, not every household has pet. Therefore, when I go for a walk with my dogs, I will minimise the impact on our neighbours to leash my dogs and to best use the dog toilets in the estate as to prevent them from defecating in common areas.

我們也要顧及社區內其他住戶的感受，始終不是每家每戶都有養寵物。所以和狗狗散步時我都會盡量減少對鄰居們的影響，繫上狗帶是其一，其二是盡量使用屋苑內的狗廁所，避免狗狗在公共地方便溺。



Oh yes, even if it is diluted with white vinegar or water after my dog urinating, it will inevitably leave an odour; I have to let my dog make more use of the dog toilet!

狗狗小便後就算用白醋稀釋也難免留有氣味，我也要讓狗狗多加利用狗廁所呢！

Management's Response:

To maintain the environmental hygiene of the estate, Service Centre has increased the frequency of inspections (especially in the mornings and evenings), distributed leaflets to dog owners, stepped up cleansing of faecal blackspots, and tracked down dog handlers who have allowed their dogs to defecate wherever they want through CCTV for collecting the Cleaning and Administrative cost. We would also like to draw the attention of dog owners to the fact that as stated in the Deed of Mutual Covenant of the estate, upon receipt of reasonable written complaints from two or more occupants, Service Centre may seek to remove the dog in concern. Residents may refer to the "Development Rules of Dog Keeping" for more details.

管理團隊回應:

為保持屋苑環境衛生，服務中心已增加巡查次數(特別是早上和晚上)，向狗主派發宣傳單張、加強便溺黑點清潔，以及透過閉路電視追查讓狗隻隨處便溺之住戶並收取清潔和行政費。

我們亦趁此呼籲飼養狗隻的住戶注意，按大廈公契所示，如接獲兩名或以上住戶合理書面投訴，服務中心可尋求遷離該狗隻。住戶可參考「屋苑飼養狗隻守則」以瀏覽更多詳情。



Development Rules
of Dog Keeping
屋苑飼養狗隻守則



Dog Toilet
Locations
狗廁所位置



MERRY
Christmas

Bel-Air Winterfest

貝沙灣繽紛冬日巡禮

Dining Delights 節日美食

Christmas Party Gourmet

聖誕美食精選

1.12.2023 - 2.1.2024

X'mas Banquet Buffet Menu

聖誕宴會自助餐菜單

1.12.2023 - 1.1.2024

X'mas Eve Gala Dinner Buffet

@ Bay Wing

灣畔餐廳平安夜自助晚餐

24.12.2023 (Sat 星期六)

6:30pm – 9:00pm

成人HK\$588/adult

小童HK\$388/child (aged 4 -12歲)

X'mas Eve Lobster Dinner Buffet @

Peak Wing

朗峰餐廳平安夜龍蝦自助晚宴

24.12.2023 (Sat 星期六)

6:30pm – 9:00pm

成人HK\$728/adult

小童HK\$428/child (aged 4 -12歲)

Christmas & New Year Eve Celebration Set Dinner Menu

聖誕新年限定節日晚餐

25.12.2023 – 1.1.2024

每位HK\$698 per person

Reservation required

敬請預約



More Details 更多詳情

Festive Fun 精彩活動



Dot Dot Painting

9.12.2023

Workshop

點點畫藝術工作坊

- Snowflake Pattern 雪花點點畫
- Snowman Pattern 雪人點點畫

X'mas Cooking

10.12.2023

Workshop

聖誕節烘焙工作坊

- Chocolate Mochi Cookies
朱古力麻糬曲奇
- Matcha Mochi Cookies
抹茶麻糬曲奇

Christmas

17.12.2023

Wonderland

聖誕節嘉年華

1:30pm – 5:30pm @ Bay Wing 灣畔會所

Community 關懷社區



Toys Donation

玩具捐贈

1-31.12.2023

X'mas Eco Workshop

環保裝飾工作坊

21.12.2023

X'mas Tree Recycling

聖誕樹回收

27.12.2023-5.1.2024



More Details 更多詳情

Happy Moments 回味歡樂時光



Along with summer programme, the Water Fun Day is also a must! In this Summer, everyone were having great time in the water under the hot Sun!

除了包羅萬有的暑期活動，夏天當然少不了水上嘉年華，讓大家在炎炎夏日下水上狂歡!



The Mid-Autumn Festival Workshop allows children to make their own snowy mooncakes, and this year we had also offered a new experience - to make "Messy Art Fluid Paint of Jade Bunny Money Bank", which was not only festive but also very practical!

中秋節工作坊讓小朋友自己親手造冰皮月餅，今年還提供一個新體驗 - 製作「官感藝術流體月兔錢罌」，應節之餘也很實用!



The long-lost Halloween event was back! In addition to a series of games, a haunted house had been set up in Lawn Area of Phase 4 - 6, to make everyone scared and happy. Besides, there was also a buffet dinner in the Dining Room, so everyone had a fun night!

久違的萬聖節活動載譽歸來！朗峰會所對出平台除了有一系列遊戲，第4至6期草地範圍還設置了讓大家又驚又開心的鬼屋。同時餐廳亦有萬聖節自助晚餐，大家扮鬼扮馬之餘也渡過開心的晚上。



The Men's and Women's Tennis Tournaments were successfully held, bringing together the best tennis players. In the coming year, we will organise more tournaments for residents to participate and exchange ideas, so don't miss it!

匯聚網球好手一起切磋較量，男女子組別網球大賽圓滿舉行。未來一年我們將舉行更多比賽活動予住戶參與和交流，萬勿錯過!

Get, set & GO!
啟動活力2024!



New Activities
on Board
全新體驗



K-Pop Dance
K-Pop舞蹈

1.2024

Fencing 劍擊



More event updates
更多活動資訊



Subscribe Estate & Club News Emails
登記收取屋苑及會所最新資訊電郵



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Energy Efficiency Works 提升能源效益



Trial of New LED Lighting System 試行使用全新LED燈具

To enhance the lighting and energy efficiency of the rear staircases of the tower, Service Centre is now installing new LED fluorescent tubes in some of the back staircases of the floors in Phase 4 for testing. These lightings can save up to 20-30% of electricity consumption and are also equipped with sensor mode of auto switching. If the test results are satisfactory, they will be installed in batches in the coming year.

為提升樓層後樓梯照明及節能成效，服務中心現正於第四期部份層數後樓梯安裝全新LED光管進行測試。這批燈具能節省電力使用量達20-30%，亦具備感應模式自動開關。如測試效果滿意將於來年分批安裝。



Financial Summary 財政狀況一覽

The financial summary up to Oct 2023 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2023年10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。

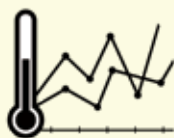
	2023 Jan to Oct Budgeted Surplus/ (Deficit) 2023年1至10月 預算盈餘/(虧損)	2023 Jan to Oct Unaudited Surplus/ (Deficit) 2023年1至10月 未經審核盈餘/(虧損)	As at 31 Dec 2022 Actual Surplus Carried Forward 截至2022年12月31日 實際累計盈餘	As at 31 Oct 2023 Unaudited Surplus / (Deficit) Carried Forward 截至2023年10月31日 未經審核累計盈餘 / (虧損)
Phase 1 第一期	(2,404,371)	1,625,804	5,022,429	6,648,233
Phase 2 第二期	(2,919,143)	1,710,122	2,112,746	3,822,868
Phase 3 第三期	113,576	428,618	2,804,600	3,233,218
Phase 4 第四期	(2,404,030)	221,772	10,057,750	10,279,522
Phase 5 第五期	(657,927)	360,433	16,388,864	16,749,297
Phase 6 第六期	(3,176,317)	(2,179,046)	3,773,399	1,594,353
Phase 1 / 2 Carpark 第一/二期停車場	(41,135)	956,334	(228,423)	727,911
Phase 4 / 6 Carpark 第四/六期停車場	233,208	716,857	2,985,317	3,702,174

Winter Precaution Measures 冬防措施

健康小貼士



Alert to Weather Change
留意天氣驟變



Maintain Regular Exercise
進行適當運動



Prevention of Seasonal Influenza
預防季節性流感



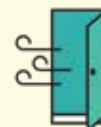
Keep Home Environment Warm
注意家居保暖



Keep Hands Clean
保持雙手清潔



Maintain Good Ventilation
保持良好通風



More event updates
更多活動資訊



Keep Warm
Keep Well
冬日健康須知



Holiday Crime
Prevention Advice
假期防盜建議



Fire Prevention
at Home
家居防火



安全注意事項



Avoid Having Too Many
Valuable Items in Your Home
避免於住所內存放
大量財物



Lock the Doors and
Windows of Your
Home Properly
妥善鎖好屋內門窗



Confirm Visitor's Identity
before You Open Your Door
先確定訪客身份
才開啟大門



Use Registered Octopus
Card while Accessing the
Estate and the Towers
使用已登記的八達通卡出入
大閘及住宅大樓



Ensure all Electrical Installations
are not Overloaded and Meet
the Fire Safety Standard
確保電力系統不會負荷過重
及達到消防安全標準



Avoid Massive Use of
Combustible Material
避免儲存及使用
大量可燃物料

Awards and Recognitions 獎項及嘉許

Security 保安

Security and safety are of paramount importance to our residents and is always one of our main focuses. During the year, we have equipped additional hardware and facilities at various locations of the estate, reviewed the patrol establishment, and provided trainings and drills to our staff. And our efforts have been recognised by the industry that we have been awarded the “**Outstanding Security Services Residential Property Award Hong Kong Island Best Security Service 2022-2023**” by the Hong Kong Police Force Regional Crime Prevention Unit. In addition, 7 security staff have been awarded the **Outstanding Security Guard Award**.



Among them, Mr. Kwok Chi Mo, the Guest Service Officer, was also selected as **Best Security Guard in Hong Kong Island** and attended the award presentation ceremony on 30 November to receive the award. We are honoured on the above and will continue to work hard to enhance the security level of the estate so as to provide a safe and secure environment for our residents to enjoy a high quality of life.

屋苑保安和安全對住戶至為重要，一直是我們工作的重心。這一年來我們在屋苑各位置添置硬件配套、審視巡邏編制及為員工提供培訓和演習，這些努力得到業界肯定，更獲得香港警務署防止罪案辦公室頒發「**2022-2023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**」。另外，有7位保安員工獲頒**優秀保安員獎**。

其中，禮賓主任郭志武先生更獲得**港島總區最佳保安員獎項**，並出席11月30日舉行的頒獎典禮及領取獎狀；對此我們感到十分榮幸，將繼續努力提升屋苑保安水平，讓住戶於最安全環境享受優質生活。

Environmental 環境

In order to enhance our residents' awareness of waste reduction at source and prepare for Municipal Solid Waste Charging in 2024, we have engaged more efforts in recycling facilities and activities, including the new “Smart Recycling System” and monthly Recycling Day events, as well as holding a number of workshops and educational seminars to help residents to enhance their knowledge and put it into practice in their daily lives. This year, we earn the appreciation from the Environmental Campaign Committee with the **Certificate of Merit in the Hong Kong Awards for Environmental Excellence 2022**.



為加強住戶源頭減廢意識並為2024年實行的都市固體廢物收費作準備，我們投入更多資源增設回收設施及活動，包括全新「智能回收機」和每月一次的回收日，亦舉辦不少工作坊和教育講座，讓大家增進知識之餘亦能於日常生活中實踐。這一年我們於環境運動委員會舉辦的「**2022年度香港環境卓越大獎**」獲得**優異獎**，肯定了我們的努力。



Certificate of Recognition of 15-year Commitment to the IAQ Certificate System
持續15年參與室內空氣質素檢定計劃表揚證書

Environmental Protection Department
環境保護署



Bye Bye Microbeads Gold Class Partner
Bye Bye微膠珠金級伙伴

Environmental Protection Department
環境保護署



Thank You Letter for Mooncake Donation
捐贈月餅感謝信

The Salvation Army
救世軍

More Community events for you to join in 2024!
2024更多社區活動等您來參與!



Recycling Facilities
環保回收設施



GreenNews
綠色通訊

