

Voluntary Building Assessment Scheme



For Details
<http://vbas.hkhs.com>

Hotline : **8108 0108**

Objectives

- Recognize buildings with good management through comprehensive and rigorous building assessment for the award of Certificate and Quality Labels
- Encourage building owners to continuously maintain proper management and maintenance for their buildings. Buildings certified by the Voluntary Building Assessment Scheme (VBAS) will be recognized by the Building Authority for fulfillment of requirements under the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) (in respect of windows in common parts only)

Target Buildings

- All private domestic buildings and composite buildings (domestic and commercial) in Hong Kong with building management, of any building age, are welcome to join. (Please visit the website of VBAS for details.)

Implementing Agency

- VBAS is operated under the supervision of the Hong Kong Quality Building Assessment Panel and its three Sub-Committees set up by the Hong Kong Housing Society
- The Hong Kong Quality Building Assessment Panel Secretariat is responsible for the daily operation of the Scheme

Benefits of the VBAS Certification



- Buildings which are successfully certified by the VBAS will be recognized by the Building Authority for fulfillment of requirements under the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme (in respect of windows in common parts only)
- Through professional assessment to attain recognition of the building management and maintenance standard of the property, positive image is enhanced
- Provide guidance to property owners in assessing the building management and maintenance conditions for owners' timely follow up to area of concerns

Assessment Categories & Standards

Building Safety Category

Adopting the same requirements of the Code of Practice for MBIS and MWIS issued by the Building Authority

External Elements & Other Physical Elements

Structural Elements

Fire Safety Elements

Drainage System

Unauthorized Building Works

Window Elements

Building Management Category

Adopting the requirements set by the Hong Kong Quality Building Assessment Panel

Building Maintenance Elements

Building Management Elements

Environmental Protection Elements

Value-added Elements



VBAS Assessors^{N1}

■ Building Safety Category

Building assessment and supervision of the required repair works shall be carried out by VBAS Assessor(s) (List 1) registered under the Hong Kong Quality Building Assessment Panel.

■ Building Management Category

Assessment of the routine management and maintenance records and on-site inspection shall be carried out by VBAS Assessor(s) on List 1 or List 2 registered under the Hong Kong Quality Building Assessment Panel.

N1 Register of VBAS Assessors is available on the website of VBAS at <http://vbas.hkhs.com>

Certificate & Quality Labels

The Hong Kong Quality Building Assessment Panel will award the following Certificate and Quality Labels in accordance with the assessment results

- | | |
|-----------------------|--|
| Certificate | ■ VBAS Premium Certificate or VBAS Certificate |
| Quality Labels | ■ Building Management Quality Label |
| | ■ Building Maintenance & Repair Quality Label <u>OR</u>
Building Maintenance & Repair Excellent Quality Label |
| | ■ Environmental Awareness Quality Label |

Fee	Application Fee	HK\$500
	Certification Fee ^{N2}	
	Property with 100 domestic units or below	HK\$10,000
	Property with 101-2,000 domestic units	HK\$20,000
	Property with 2,001-4,000 domestic units	HK\$30,000
	Property with 4,001 domestic units or above	HK\$40,000
	Building Assessment Fee	Scheme participants will have to pay a Building Assessment Fee directly to the VBAS Assessor(s) appointed by themselves.

^{N2} All fees and charges are subject to review from time to time. Buildings participating in the VBAS after having completed the required inspection and repair works under the MBIS and MWIS (in respect of windows in common parts only) will only be required to carry out assessment of Building Management Category while assessment of Building Safety Category can be exempted and enjoy a 50% discount of the respective certification fee.

Hong Kong Quality Building Assessment Panel Secretariat

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Monday to Friday (except Public Holidays)
8:30am - 12:30pm & 1:30pm - 5:30pm

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