



自願樓宇評審計劃

Voluntary Building
Assessment Scheme

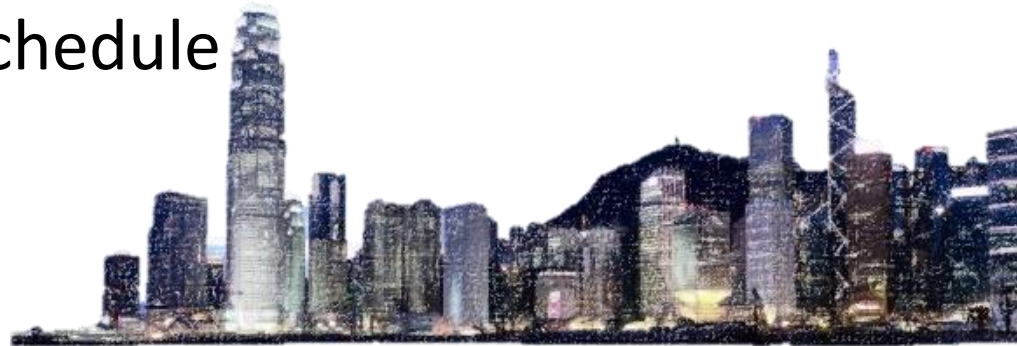
03/05/2012



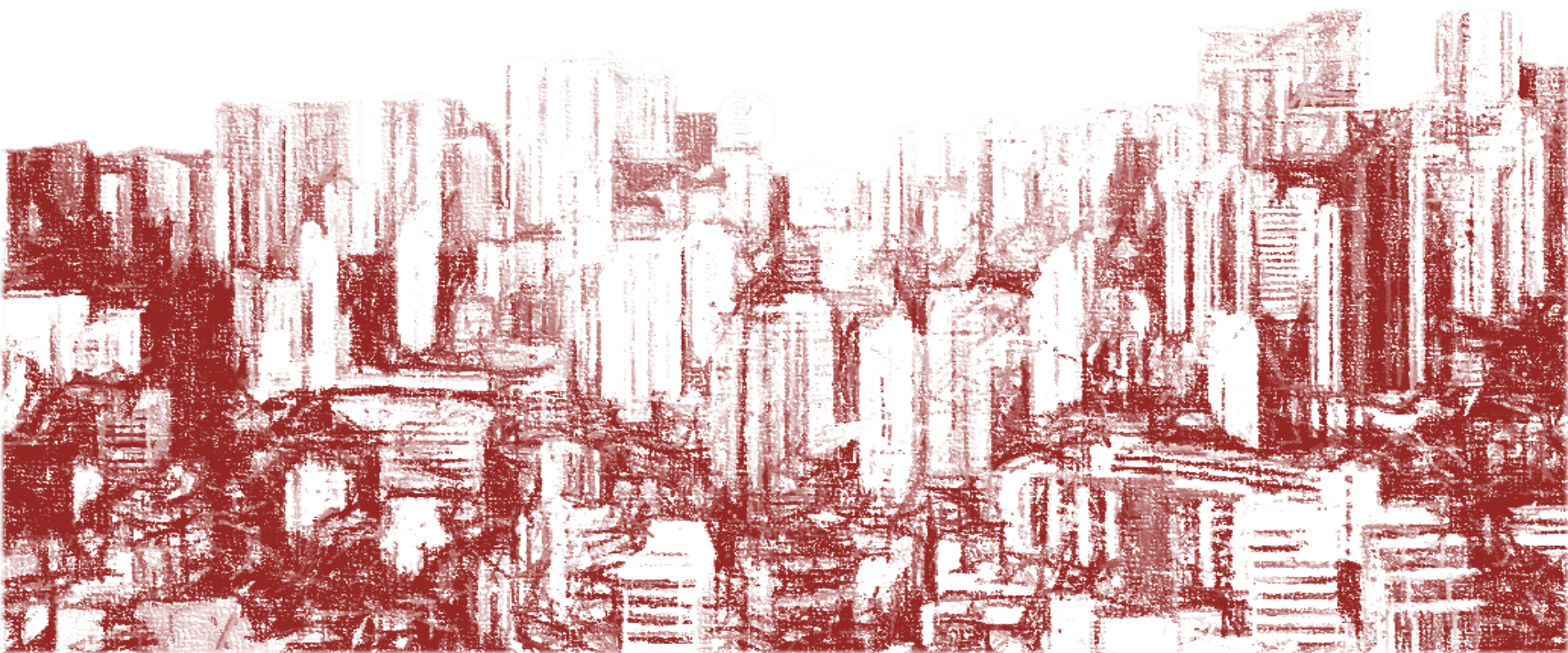
HONG KONG
HOUSING SOCIETY
香港房屋協會

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- Administration of VBAS
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Background



03/05/2012

- **HKHS tasked by Government to implement VBAS**



Support MBIS by providing an alternative for mandatory building inspection for well-managed properties



Encourage owners' initiative of proper building management & maintenance through positive recognition

Participating Bodies



HKHS
(香港房屋協會)



BD
(屋宇署)



HAD
(民政事務總署)



HKIA
(香港建築師學會)



HKIE
(香港工程師學會)



HKIH
(香港房屋經理學會)



HKIS
(香港測量師學會)



HKAPMC
(香港物業管理公司協會)



HKGBC
(香港綠色建築議會)



PGBC
(環保建築專業議會)

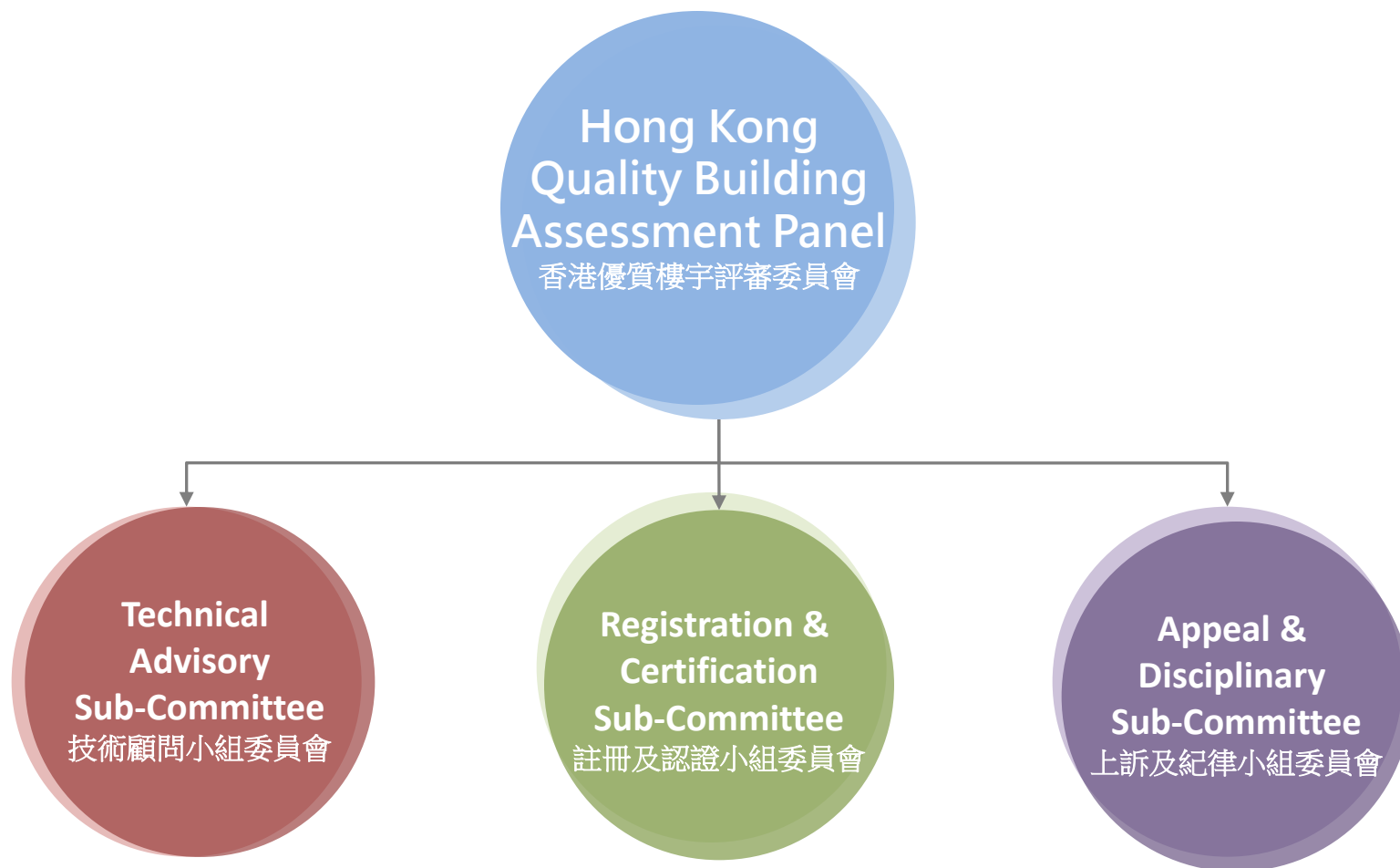
Objectives

To **advocate the best practice** for continuous building management & maintenance and to nurture a building care culture in the community

To develop a **certification scheme for quality building management**

To **gain recognition by BA** so that a VBAS assessed building will not be required to go through MBIS & MWIS (for windows in common parts only)

Administration of VBAS



Representatives from HKHS, BD, HAD, HKIA, HKIE, HKIH, HKIS, HKGBC and HKAPMC

Key Features of VBAS



**MBIS/
MWIS**

(common parts only)



VBAS

COMPARE & CONTRAST

TARGET BUILDINGS

MBIS

All private buildings aged ≥ 30
(except those of 3 storey or below)

BD will select
2,000 buildings each year

MWIS

All private buildings aged ≥ 10
(except those of 3 storey or below)

BD will select
5,800 buildings each year

VBAS

Well managed private domestic
or composite buildings
(domestic & commercial only)
of any age

Join voluntarily

INSPECTION / ASSESSMENT CYCLE

MBIS

10 Years

MWIS

5 Years

VBAS

- Certificate/quality labels have no validity period
- 10 years to maintain recognition for MBIS
- 5 years to maintain recognition for MWIS (common parts)

SERVICE PROVIDER

MBIS

Registered Inspector (RI)

MWIS

Qualified Person (QP)

VBAS

VBAS Assessor

INSPECTION / ASSESSMENT COVERAGE

MBIS

Common Parts
External Walls
Projections
Signboards

MWIS

Windows
(private & common parts)

VBAS

Building Safety

- Common Parts
- External Walls
- Projections
- Signboards
- Windows (common parts only)

Building Management and
Maintenance System

ASSESSMENT CATEGORIES

MBIS

5 elements essential to building safety

1. External Elements & Other Physical Elements
2. Structural Elements
3. Fire Safety Elements
4. Drainage System
5. Unauthorized Building Works

MWIS

6. Window Elements (private & common parts)

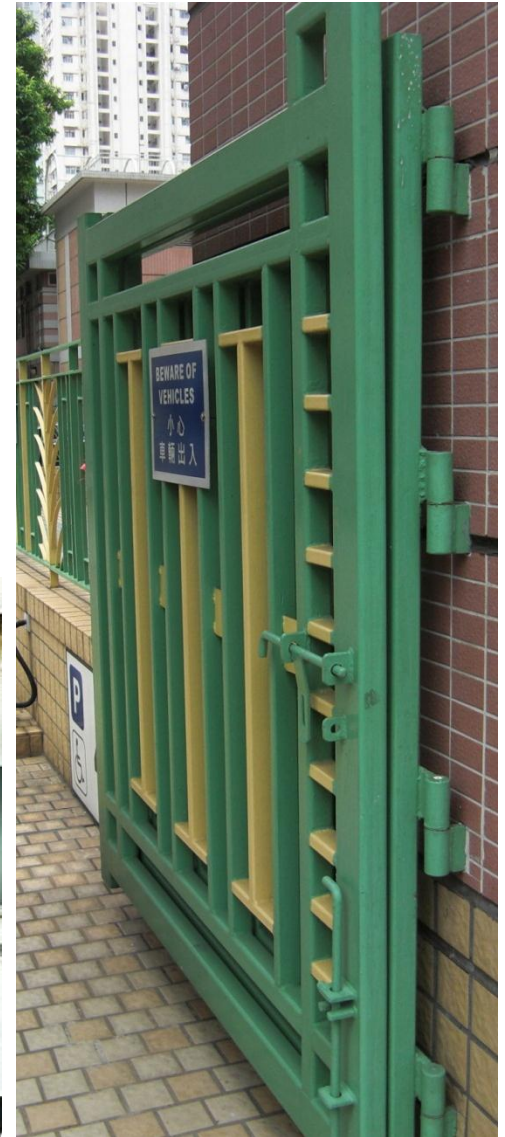
Building Safety
Category

Building Management
Category

VBAS

10 elements on building safety and building management

1. External Elements & Other Physical Elements
2. Structural Elements
3. Fire Safety Elements
4. Drainage System
5. Unauthorized Building Works
6. Window Elements (common parts only)
7. Building Maintenance Elements
8. Building Management Elements
9. Environmental Protection Elements
10. Value-added Elements



Element 1 – External Elements & Other Physical Elements

03/05/2012

Element 2 – Structural Elements



29 January 2010
Building collapsed at 45J Ma Tau Wai Rd
4 people killed

03/05/2012

Element 3 – Fire Safety Elements



20 November 1996
Garley Building (嘉利大廈)

03/05/2012 40 people killed



Element 4 – Drainage System



Element 5 – Unauthorized Building Works (UBW)



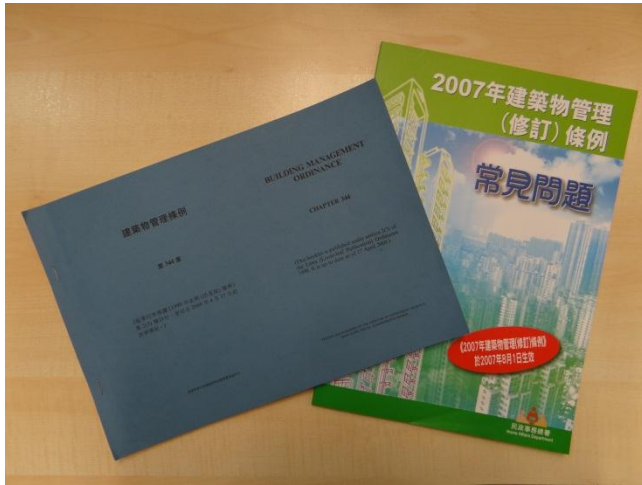
Element 6 – Window Elements



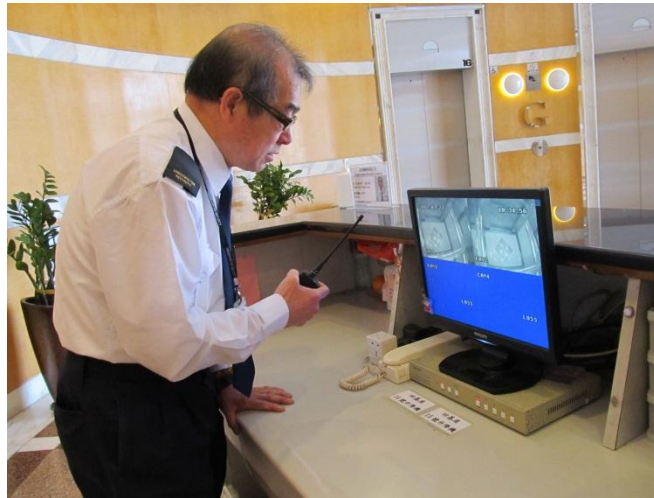
Element 7 – Building Maintenance Elements



Compliance with Building Management Ordinance



Security Services



Element 8 – Building Management Elements



《建築物管理
(第三者風險保險)
規例》

Get Insured

法團購買第三保
業主安心無煩惱

Rest Assured

於2011年
1月1日生效

民政事務總署
Home Affairs Department

3rd Party Insurance

Communication with Residents

Cleaning Services

03/05/2012

Element 9 – Environmental Protection Elements



ISO 14001 Accreditation



Waste Recycling



Energy Saving



Environmental Guidelines for Residents

Element 10 – Value-added Elements



Residents' Activities



Festival Decoration

Concierge service



ISO 9001 Accreditation



5-S Accreditation

Award System



Quality Certificate



Complying with requirements in Building Safety Category and Building Management Category

Quality Labels



Extra Distinguished Performance Areas

Benefits of Certification

RECOGNITION BY BA

Recognition by BA for having fulfilled the requirements under MBIS & MWIS (common parts) and not required to conduct mandatory inspections within the respective inspection cycles



POSITIVE RECOGNITION

Positive recognition of building management and maintenance standard through professional assessment

PROPERTY IMAGE

Enhancing property image with award of certificates



GUIDANCE FOR PROPER BUILDING MANAGEMENT

Guidance to building owners to assess building conditions to identify areas for attention/follow up



Service Providers



VBAS Assessors

The VBAS assessment shall be conducted by a new class of professionals called “VBAS Assessors” to be trained and registered under the VBAS



Qualifications of VBAS Assessors

A professional must satisfy the following requirements for the registration as VBAS Assessor:

has obtained the
**Prescribed
Qualifications**

has completed the
**Prescribed
Training Programme**



Qualifications of VBAS Assessors

List 1

Assessment of Building Safety and Building Management Category Elements 1-10

Professionals with RI status

Authorized Person

Registered Structural Engineer

Registered Architect

Registered Professional Engineer (Building, Structural, Civil, Building Services (Building) or Materials (Building) Engineering Discipline)

Registered Professional Surveyor (Building Surveying or Quantity Surveying Division)

List 2

Assessment of Building Management Category

List 2A: Assessment of Elements 7-10

Professionals with RIs equivalent qualifications

List 2B: Assessment of Elements 8-10

Registered Professional Housing Manager

Registered Professional Surveyor (Property & Facility Management or General Practice Division)

Registered Professional Engineer (Environmental Discipline)

Training for VBAS Assessors

Significance

- Pre-requisite for registration as VBAS Assessors

Purposes

- To get familiar with the assessment mechanism and procedural requirements
- To maintain consistency with the assessment approach and standards among assessors

Training Duration

- 1-day classroom training

Completion of Training

- Full attendance required
- No programme end test
- Completion Certificate will be issued

Training for VBAS Assessors

Training Class Schedule

Posted on VBAS Website

Coming Training Sessions (15-30 persons @ class)

- 31 May 2012 (Thursday)
- 15 June 2012 (Friday)
- 28 June 2012 (Thursday)

Target Group

Qualified building-related professionals

Duties & Responsibilities of VBAS Assessors

Building Safety Category

- Same duties as RI
- Notification of appointment of VBAS Assessor to HKQBAP
- Copies of specified forms and reports under MBIS/MWIS (common parts) to HKQBAP

Building Management Category

- Carry out assessment personally in accordance with VBAS Assessment Manual
- Notification of appointment of VBAS Assessor to HKQBAP
- Prepare and submit assessment reports to HKQBAP

Appointment of VBAS Assessors

- **Either single or multiple VBAS Assessors are allowed in a building assessment to prepare and submit Assessment Reports**
- **VBAS Assessors Lists on VBAS Website**
- **Building owners to employ listed VBAS Assessors at their choices subject to restrictions**
- **Notice(s) of Appointment of VBAS Assessor(s) to HKQBAP**
- **Each VBAS Assessor to sign “Declaration of Interests” to HKQBAP**

Application for Registration as VBAS Assessor

Application for registration within 1 month from the date of training

Change of Registration Status

Upon registration as VBAS Assessor on either one of the Lists, a VBAS Assessor may apply for a change of his registration status

The applicant must meet with the qualification requirements for the new List which he seeks for registration

Fees

Applicants to pay the Panel Secretariat:

Training Fee

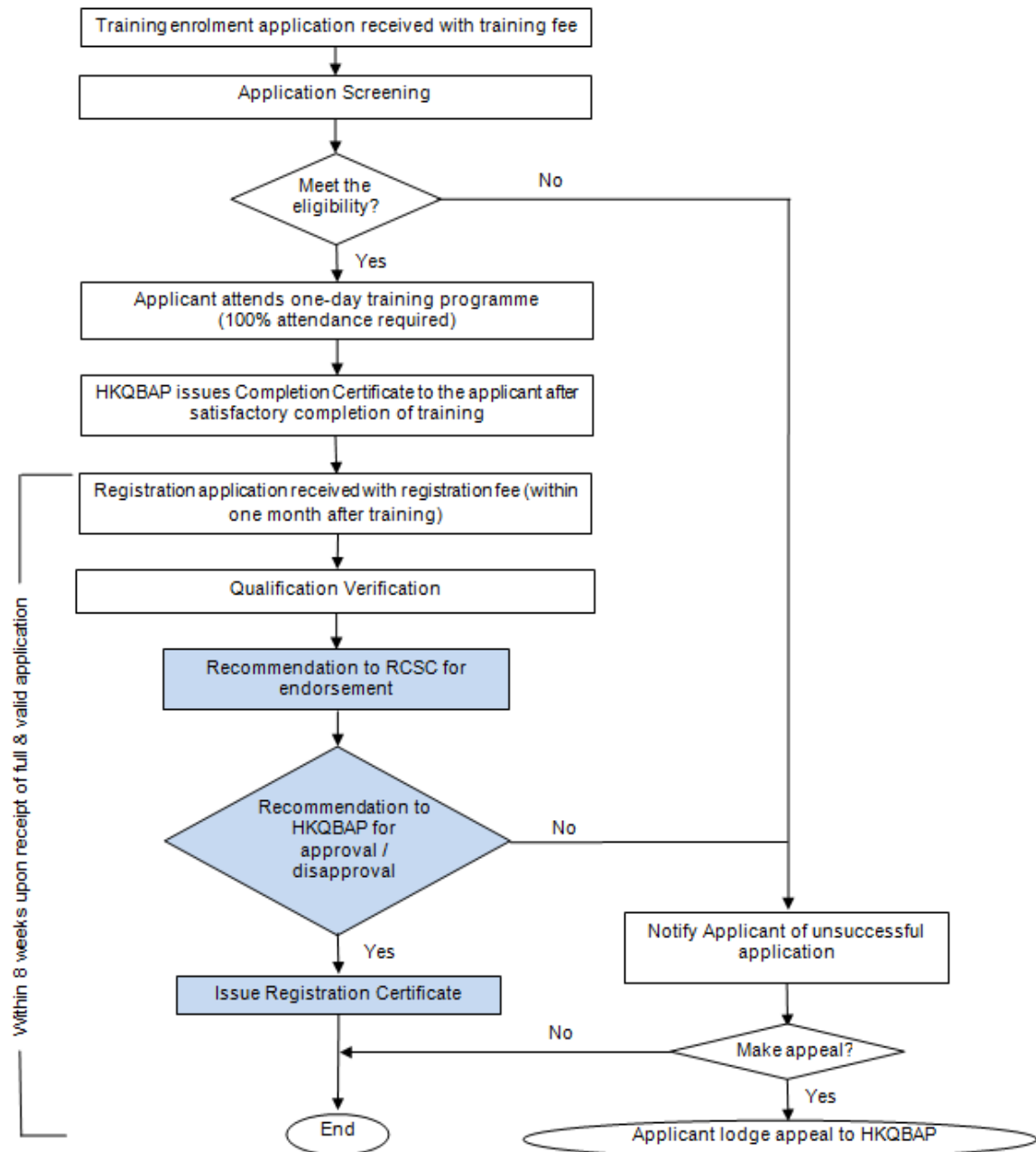
\$500@

Registration Fee

(Same for Lists 1 & 2)

\$1,000
for 2 years@

Workflow for Registration as VBAS Assessors



Building Certification

Application for Building Certification

2 Scenarios

1.

Application before Completion of MBIS/MWIS Inspections & Repairs

- Both Building Safety & Building Management Category under VBAS shall be assessed

2.

Application after Completion of MBIS/MWIS Inspections & Repairs

- Only Building Management Category under VBAS shall be assessed
- Assessment of Building Safety Category shall be exempted



Fees

Applicants to pay the Panel Secretariat:

Application Fee

\$500

Building Certification Fee

Number of domestic units in the property	Fee	
	Scenario 1	Scenario 2
100 & below	\$10,000	\$5,000
101 - 2,000	\$20,000	\$10,000
2,001 - 4,000	\$30,000	\$15,000
More than 4,000	\$40,000	\$20,000

Fees

Applicants to pay direct to
appointed VBAS Assessors:

**Building
Assessment Fee**

Examination & Audit

Submissions for building certification will be examined by the Examiners of the Panel Secretariat before award of VBAS Premium Certificate and Quality/Excellent Quality Labels

The examination will be composed of two activities:

- **Document Check**

ALL VBAS Assessment Reports will be examined

- **Site Check**

Site Check to 100% applications in the initial stage
(the ratio is subject to review)

Examination & Audit

For Scenario 1 Applications:

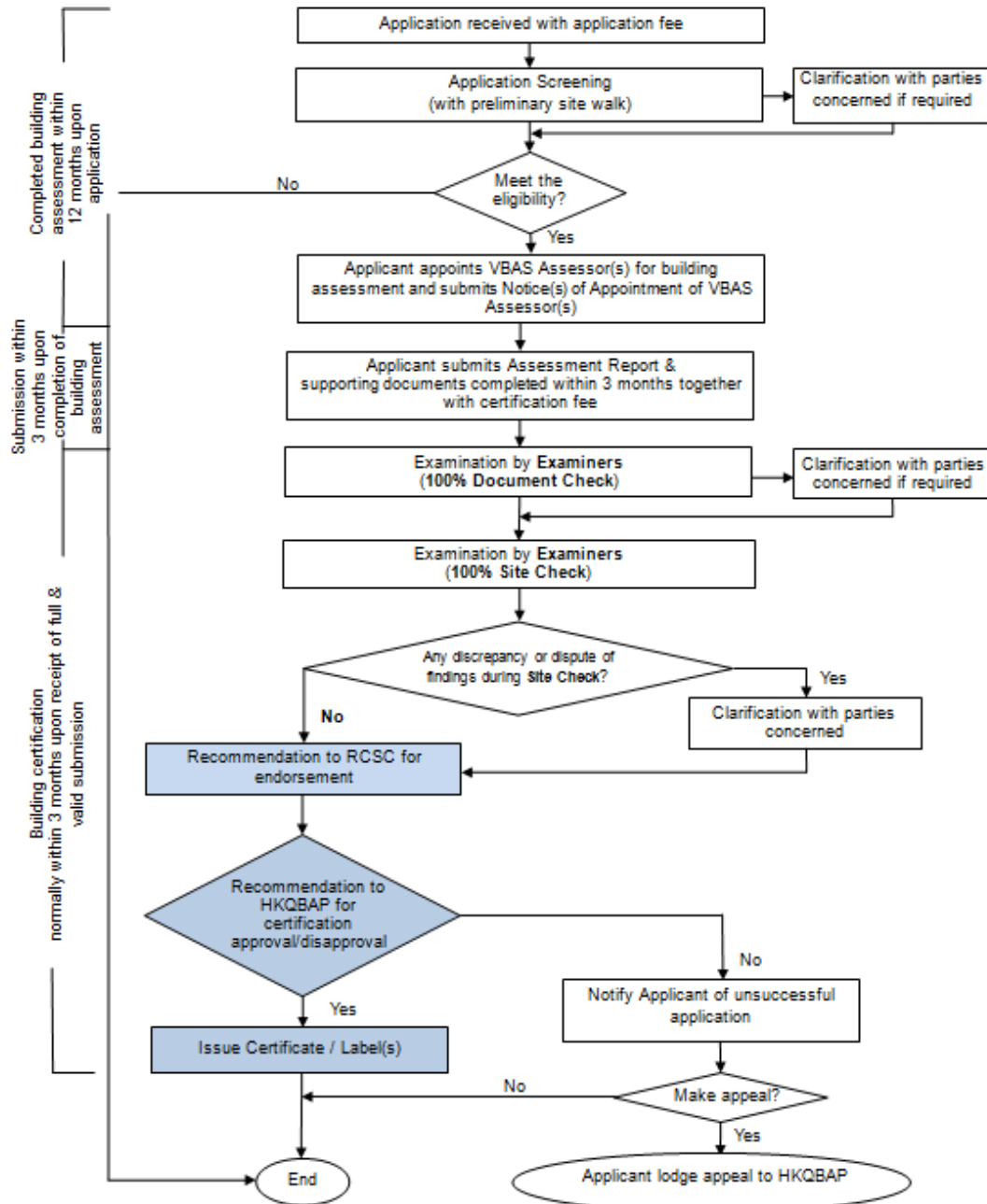
- Both Assessment Reports under Building Safety Category and Building Management Category will be examined
- Examination after receipt of completed building assessment reports

Examination & Audit

For Scenario 2 Applications:

- Submissions for MBIS & MWIS will be audited by BD during inspection & repair stage
- Examination after receipt of proof of compliance with MBIS & MWIS issued by BD and completed assessment reports for Building Management Category

Workflow for Building Certification



VBAS Website

Website Address: <http://vbas.hkhs.com>



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Navigation menu: [About VBAS](#) | [News & Events](#) | [Building Assessment](#) | [VBAS Assessors](#) | [Certified Buildings](#) | [Fees & Charges](#) | [Download](#) | [Related Websites](#) | [FAQ](#)

PRESS RELEASE

21/01/2010 [Housing Society Renders Full Support to the Mandatory Building Inspection Scheme](#) [More](#)

SEMINARS & ACTIVITIES

03/05/2012 [Seminar on "Upcoming Building Assessment & Inspection Schemes for Building Professionals"](#) [More](#)

Mandatory Building and Window Inspection Schemes

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VBAS Website

VBAS Assessors Lists

Home > VBAS Assessors > Appointment of VBAS Assessors > Register of VBAS Assessors



Register of VBAS Assessors

[Print Table](#)

English Name	Chinese Name	VBAS Assessor Registration No.	Assessors' List	Professional Qualification	Expiry Date	Contact No.	Email Address
Au Tai Man	區大文	A/0001 (1)	List 1	Registered Inspectors	30/05/2017	26113258	autaiman@vbas.com
Au Yeung Tai Man	歐陽大文	A/0002 (1)	List 1	Registered Inspectors	30/05/2017	25253700	auyeungtaiman@vbas.com
Chan Tai Man	陳大文	A/0003 (1)	List 1	Registered Inspectors	30/05/2017	23141815	chantaiman@vbas.com
Cheng Tai Man	鄭大文	A/0004 (1)	List 1	Registered Inspectors	30/05/2017	21232123	chengtaiman@vbas.com
Cheung Tai Man	張大文	A/0005 (1)	List 1	Registered Inspectors	30/05/2017	25871122	cheungtaiman@vbas.com
Fong Tai	方大文	A/0006 (2A)	List 2A	Authorized Persons	30/05/2017	26993636	fongtaiman@vbas.com

VBAS Website

Certified Buildings List

Home > Certified Buildings > List of Certified Buildings



List of Certified Buildings

Print Table

District	Street Name & No.	Name of Building/Development	Name of Building Manager	Certificate Awarded	Quality Label Awarded	Award Date
黃大仙區 (九龍) Wong Tai Sin (Kowloon)	港道 13號 13 Kong Road	大大苑 Big Big Court	好運管理有限公司 Lucky Property Management Company Ltd.	■ VBAS Premium Certificate	■ Environmental Awareness Quality Label	30/05/2012
東區(香港) Eastern (Hong Kong)	大花街18號 88 Siu Sai Road	大富花園 Tai Full Garden	大力物業管理有限公司 Stronge Property Management Ltd.	■ VBAS Premium Certificate		30/05/2012
觀塘區(九龍) Kwun Tong	安樂道34號 34 An Lok Road	快樂園 Happy Garden	小生物業管理有限公司 Siu Son Property	■ VBAS Premium Certificate		30/05/2012

Implementation Schedule

Stage 1 From May 2012	<ul style="list-style-type: none">▪ Promotion of VBAS / Launch of VBAS Website▪ Training & registration of VBAS Assessors
Stage 2 July 2012*	<ul style="list-style-type: none">▪ Start receiving applications for building certification

* Tentative schedule subject to implementation of MBIS & MWIS and availability of VBAS Assessors

Way Forward

Training & registration
of VBAS Assessors

Publicity & public
education programmes
for VBAS

Target to start receiving
VBAS applications in mid
2012, 6 months ahead of
MBIS / MWIS



Q & A

