自願樓宇評審計劃
Voluntary Building Assessment Scheme

自願樓宇評審計劃 電子通訊

Voluntary Building Assessment Scheme e-Newsletter

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Quality Management and Timely Maintenance for a Safe and Happy Home

良好管理 適時維修 安居樂悠悠

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Message from the Hong Kong Quality Building Assessment Panel Secretariat
「香港優質樓宇評審委員會」秘書處的話

我們很高興向大家介紹「自願樓宇評審計劃電子通訊」。我們希望透過這個平台，與「自願樓宇評審計劃」評審員、各物業管理公司及參加了或準備參加計劃的樓宇業主分享計劃的最新消息和相關資訊。

樓宇失修是香港一個長期存在的問題，政府推出「強制驗樓計劃」及「強制驗窗計劃」以長遠切實處理市區老化問題。

香港房屋協會為支持政府推行兩項強制檢驗計劃，與屋宇署及業界各相關專業學會，協力籌劃及推出此項深獲認同的自願形式樓宇認證計劃。計劃旨在鼓勵業主主動為其物業保持一個良好的樓宇管理及維修水平，使管理及維修良好的樓宇獲得嘉許；同時，取得認證的樓宇，可獲建築事務監督認可符合「強制驗樓計劃」及「強制驗窗計劃」（僅限公用部分窗戶）的要求，免卻於相關檢驗週期內被揀選為兩項強制檢驗計劃的目標樓宇。

在計劃推出前後，我們透過研討會、講座、簡介會等不同渠道，向各有關專業團體、大廈業主、業主立案法團及物業管理公司等介紹計劃。經過各方協作的努力，計劃自2012年7月推出以來，獲得良好反應。

現時，「自願樓宇評審計劃」評審員名冊上已有近500名評審員。他們來自不同的專業特定界別，包括有註冊檢驗人員、認可人士、註冊結構工程師、註冊專業工程師、註冊專業測量師、註冊建築師及註冊專業房屋經理等；並在完成「香港優質樓宇評審委員會」舉辦之相關培訓課程後，註冊成為評審員，可為參加計劃的樓宇進行評審工作。另外，已有80幢樓宇先後參加了計劃，正在進行樓宇評審。隨著公眾對於樓宇管理保養的認知與日俱增，相信將會有更多管理妥善的樓宇參與計劃，以獲得認證。

「香港優質樓宇評審委員會」會繼續其支持政府之角色，透過「自願樓宇評審計劃」，推動樓宇管理及保養文化。

It is our pleasure to introduce the Voluntary Building Assessment Scheme (VBAS) e-Newsletter. Through this platform, we hope to share with all VBAS Assessors, Property Managers and building owners who are joining or going to join VBAS, the update of the Scheme and related concerns from time to time.

Building neglect has been a long-standing problem in Hong Kong and the Government has implemented the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) to tackle the urban decay problem in the long run.

To support the two mandatory inspection schemes, Hong Kong Housing Society has been working closely with the Buildings Department and various related professional institutes to devise a well-recognized voluntary building certification scheme which aims to promote building management and maintenance through positive encouragement while at the same time, to provide an alternative for the owners of well managed buildings to comply with the statutory requirements under the MBIS and MWIS (for windows in common parts only). Upon certification, buildings will be recognized by the Building Authority and not be selected as Target Buildings in the respective inspection cycles under the two mandatory inspection schemes.

Before and after the launch of the Scheme, we have reached out to the community to introduce the scheme details. Series of seminars, technical talks, and briefing sessions to the building-related professional organizations, building owners, owners' corporations and property management companies have been held. Through the concerted effort with all working partners, favourable responses have been received from the public to the Scheme since the launch in July 2012.

Up to now, a total of about 500 building-related professionals of various disciplines including Registered Inspectors, Authorized Persons, Registered Structural Engineers, Registered Professional Engineers, Registered Professional Surveyors, Registered Architects and Registered Professional Housing Managers have become VBAS Assessors who are qualified to conduct the building assessment under the Scheme after completion of relevant training provided by the Hong Kong Quality Building Assessment Panel. 80 buildings have joined the Scheme and are in different stages towards completion of the building assessment. With the increasing awareness of building care in the community, we are expecting more to join us and gain positive recognition of the quality building management standard of their buildings.

The Hong Kong Quality Building Assessment Panel will continue its role in supporting the Government to promote the building care culture in the community through the VBAS.

Feature
專題特寫

Hong Kong Quality Building Assessment Panel
「香港優質樓宇評審委員會」

「自願樓宇評審計劃」於2012年7月開始推行，由「香港優質樓宇評審委員會」（評審委員會）及三個小組委員會所組成的兩層架構督導。 而計劃的日常運作，則由香港房屋協會轄下評審委員會秘書處處理，主要工作包括「自願樓宇評審計劃」評審員的培訓和註冊與及處理樓宇認證申請。

評審委員會及三個小組委員會的成員，除香港房屋協會代表之外，其他委員均來自各相關政府部門及專業團體，包括： 屋宇署、民政事務總署、香港物業管理公司協會、香港綠色建築議會、香港建築師學會、香港工程師學會、香港房屋經理學會及香港測量師學會。評審委員會的組成足以反映及確保計劃的專業性和公正。

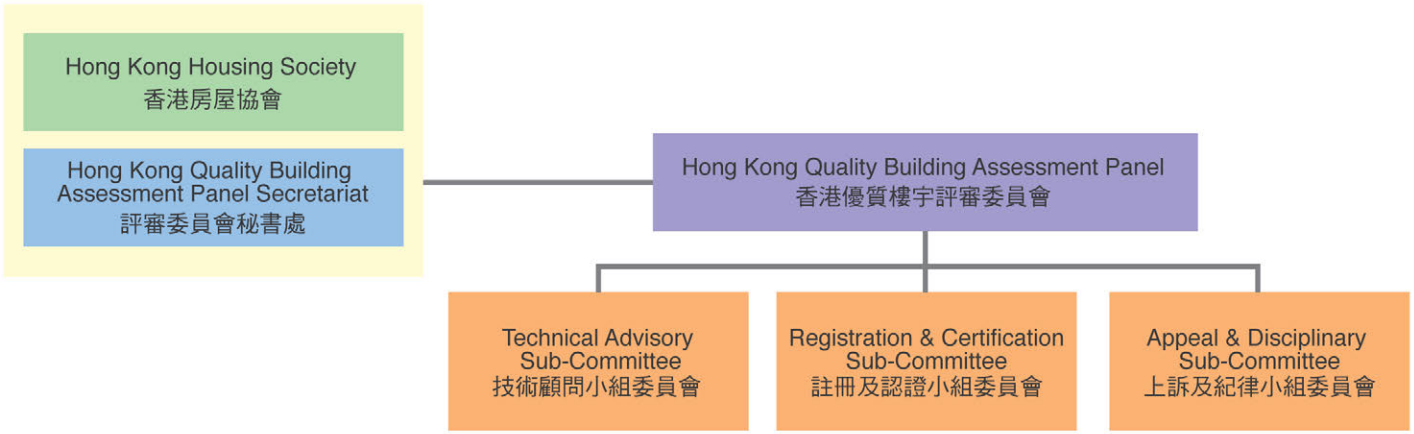
評審委員會及各小組委員會定期舉行會議，就計劃的運作提供意見，與及審批評審員註冊和樓宇認證申請。

The Voluntary Building Assessment Scheme (VBAS) was implemented in July 2012 and steered by a two-tier structure comprising the Hong Kong Quality Building Assessment Panel (The Panel) and three Sub-Committees. The Hong Kong Housing Society provides administrative support through the Panel Secretariat to oversee the day-to-day operation of the Scheme. Key operational activities include training and registration of VBAS Assessors and certification of buildings.

The Panel and Sub-Committees comprise representatives from the related government departments and professional bodies in addition to the Hong Kong Housing Society, namely the Buildings Department, Home Affairs Department, The Hong Kong Association of Property Management Companies, Hong Kong Green Building Council, The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Housing and The Hong Kong Institute of Surveyors. The composition of the Panel and Sub-Committees demonstrates the professionalism and ensure impartiality of the Scheme.

The Panel and Sub-Committees meets regularly to advise on all matters relating to the administration of the Scheme, to approve applications for registration of VBAS Assessors and buildings certification.

Organizational Structure of the Hong Kong Quality Building Assessment Panel and Sub-Committees
香港優質樓宇評審委員會及小組委員會架構圖



Members of Hong Kong Quality Building Assessment Panel (2013-2015)
香港優質樓宇評審委員會(2013 — 2015年度)委員名單

主席
香港房屋協會
總監（物業管理）
葉錦誠先生
Chairman
Mr. Ip Kam Shing, Jacky
Director (Property Management)
Hong Kong Housing Society

秘書（非委員）
香港房屋協會
助理總經理（物業管理）
黃小麗女士
Secretary (Non-Member)
Ms. Wong Siu Lai, Nora
Assistant General Manager (Property Management)
Hong Kong Housing Society

委員
屋宇署
總屋宇測量師 / 強制驗樓2組
徐皓測量師
Member
Sr Tsui Ho, Patrick
Chief Building Surveyor /
Mandatory Building Inspection Section 2
Buildings Department

委員
屋宇署
高級結構工程師 / 強制驗樓1-D組
陳偉泰博士、工程師
Member
Ir Dr Chan Wai Tai
Senior Structural Engineer /
Mandatory Building Inspection Section 1-D
Buildings Department

委員
民政事務總署
首席聯絡主任（大廈管理）
葉鑑波先生
Member
Mr. Ip Kam Bor, Edward
Principal Liaison Officer (Building Management)
Home Affairs Department

委員
香港房屋協會
總經理（保養）
周幹文測量師
Member
Sr Chow Kon Man, Augustine
General Manager (Maintenance)
Hong Kong Housing Society

委員
香港房屋協會
總經理（物業管理）
潘源舫先生
Member
Mr. Poon Yuen Fong, Sanford
General Manager (Property Management)
Hong Kong Housing Society

委員
香港物業管理公司協會
副會長
黃繼生先生
Member
Mr. Wong Kai Sang, Cliff
Vice President
The Hong Kong Association of
Property Management Companies

委員
香港綠色建築議會
副主席
張孝威測量師, 銀紫荊星章
Member
Sr Cheung Hau Wai, SBS
Vice Chairman
Hong Kong Green Building Council

委員
香港建築師學會
執業事務部前任副主席
許文博建築師
Member
Mr. Hui Man Bock, Bernard
Past Deputy Chairman (Board of Practices)
The Hong Kong Institute of Architects

委員
香港工程師學會
安全工程專責事務委員會前任主席
戚務堅工程師
Member
Ir Chi Wuh Jian, Joseph
Past Chairman, Safety Specialist Committee
The Hong Kong Institution of Engineers

委員
香港房屋經理學會
理事
王榮樂先生
Member
Mr. Wong Wing Lok, Allan
Council Member
The Hong Kong Institute of Housing

委員
香港測量師學會
建築測量組理事會前任主席
甄英傑測量師
Member
Sr Yun Ying Kit, Kenneth
Past Chairman of Building Surveying Division
The Hong Kong Institute of Surveyors

ASSESSORS' CORNER 評審員天地

24
培訓課程數目
no. of classes held

680
報讀人數
no. of enrolments

「自願樓宇評審計劃」評審員的培訓

自2012年5月起，「香港優質樓宇評審委員會」秘書處共舉辦了24次評審員培訓課程，總共680位來自不同界別與樓宇相關的專業人士報讀有關課程。

下一次評審員培訓課程將於2015年4月30日(星期四)舉行，有意參加者可到自願樓宇評審計劃網址 http://vbas.hkhs.com 或致電8108 0108 了解詳情。

Training for VBAS Assessors

Since May 2012, the Hong Kong Quality Building Assessment Panel Secretariat has organized 24 VBAS Assessors Training Classes for a total of 680 trainees from various building related professional specialties.

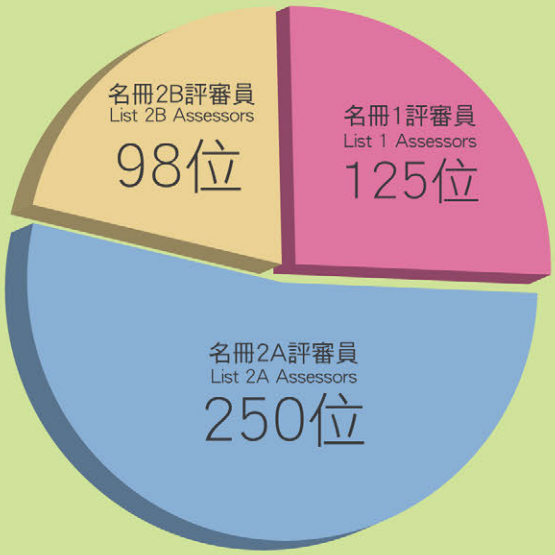
The next training on VBAS Assessors will be held on 30th April 2015 (Thursday). Those who are interested may look for more details at our official website http://vbas.hkhs.com or contact us at 8108 0108.

註冊成為「自願樓宇評審計劃」評審員的數字

截至2015年1月，已註冊為「自願樓宇評審計劃」評審員的總人數為473人，其中125位為名冊1的評審員(具備「註冊檢驗人員」資格，可同時評審「樓宇安全範疇」及「樓宇管理範疇」元素1-10)、250位為名冊2A的評審員(可評審「樓宇管理範疇」元素7-10)、98位為名冊2B的評審員(可評審「樓宇管理範疇」元素8-10)。

Registration of VBAS Assessors

Up to January 2015, a total of 473 professionals have registered as VBAS Assessors, with 125 Assessors on List 1 (with Registered Inspectors (RI) Status, able to assess both Building Safety Category and Building Management Category Elements 1-10), 250 Assessors on List 2A (able to assess Building Management Category Elements 7-10), and 98 Assessors on List 2B (able to assess Building Management Category Elements 8-10).



評審員於各名冊的分佈
Distribution of Listed Assessors

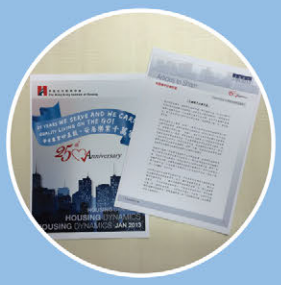
EVENTS & ACTIVITIES 活動花絮 2012-2014

新聞發佈會 Press Conference

- 舉行新聞發佈會宣佈開始接受樓宇認證申請。
  Press briefing to announce the commencement of accepting Building Certification Applications.

專業講座及計劃簡介會 Public Seminars & Technical Talks

- 籌辦多次講座，向相關專業學會及其他機構的會員如英國特許測量師學會、香港工程師學會土木分部、香港測量師學會物業設施管理組及建築測量組、香港物業管理公司協會等介紹計劃
  Technical Talks on VBAS to members of building-related professional bodies including RICS, HKIE Civil Division, HKIS - Property and Facility Management & Building Surveying Divisions, Hong Kong Association of Property Management Companies, etc.
- 到有興趣的屋苑業主立案法團及物業管理公司舉行簡介會，以推廣計劃及講解申請計劃的詳情。
  Briefings to potential applicants including owners' corporations and management companies to introduce details of VBAS.



活動及刊載介紹計劃文章 Events and Publications

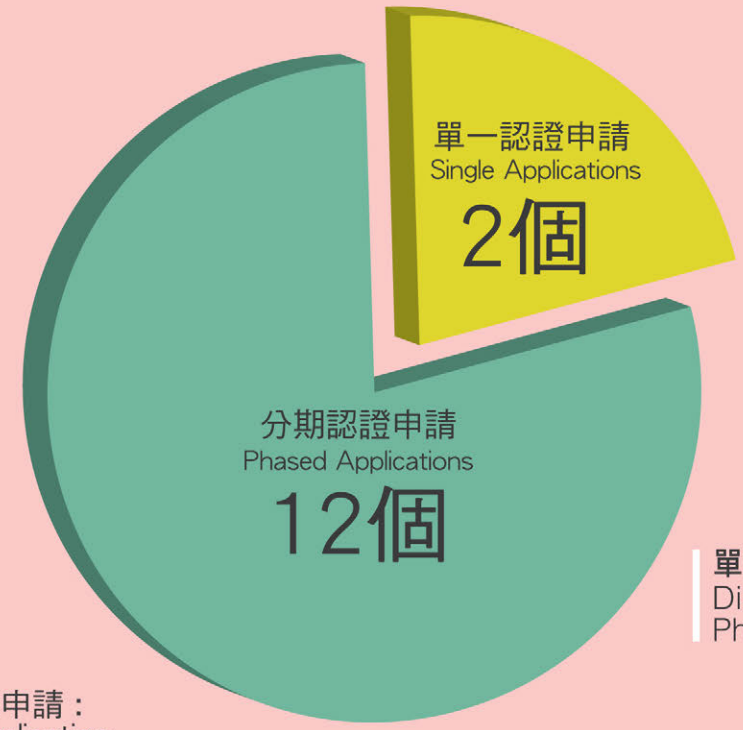
- 介紹計劃文章刊載於英國特許房屋經理學會亞太分會「房管專訊」(2012年10月號)及2012年年報
  Article on VBAS was published in Housing Express (Oct 2012) and Year Book 2012 of CIHAPB
- 介紹計劃文章刊載於香港房屋經理學會「房屋動力」(2013年1月號)
  Article in both English and Chinese versions were published in Housing Dynamics of HKIH (Jan 2013)
- 參加由屋宇署舉辦的「樓宇安全嘉年華暨頒獎典禮」，向公眾推廣計劃詳情及派發宣傳單張（2014年11月）
  Participated in the "Building Safety Carnival cum Prize Presentation Ceremony" organized by Buildings Department and introduced details of VBAS to the public. (Nov 2014)

CERTIFIED BUILDINGS 認證樓宇

認證申請數字
No. of Applications for Building Certification

「自願樓宇評審計劃」至今收到11個屋苑遞交14個認證申請，已開始進行認證評審的樓宇有 80 幢。

A total of 14 applications from 11 estates/developments have been received and 80 building blocks have started assessment for certification.



單一及分期認證的申請分佈
Distribution of Single and Phased Applications

單一認證申請：
Single Application

同一屋苑或同一期發展項目內的所有樓宇及公用部分同時進行認證評審。
All building block(s) and common parts in the same estate or development to have assessment for certification in one-go.

分期認證申請：
Phased Application

同一屋苑或同一期發展項目中，根據入伙紙、公契或分公契、其他文件或道路、圍欄等地形界線劃分不同期數，分期進行期內的所有樓宇及公用部分的認證評審。
Within the same estate or development, all building block(s) and common parts are demarcated in different phases in accordance with Occupation Permits, DMC or Sub-DMC, other instruments or discernible physical boundaries such as road or fence, etc. and to have assessment for certification under separate applications.

參加認證屋苑/大廈
List of Participating Properties

置富花園
Chi Fu Fa Yuen

荃灣中心二期
Tsuen Wan Centre Phase 2

美樂花園
Melody Garden

好運中心
Shatin New Town

山村道逸東軒
Eaton House Village Road

勵德邨
Lai Tak Tsuen

祖堯邨
Cho Yiu Chuen

觀塘花園大廈
Kwun Tong Garden Estate

明華大廈
Ming Wah Dai Ha

滿樂大廈
Moon Lok Dai Ha

漁光村
Yue Kwong Chuen

VBAS Updates
計劃快訊

Review of Scope of Building Certification
檢討樓宇認證範圍

推出「分期認證申請」

鑑於大型屋苑在招標聘用「自願樓宇評審計劃」評審員與及籌備維修工程之工作，需時頗長；經評審委員會檢討後，由2014年7月開始，接納參加者可按實際情況提議為其屋苑分期進行樓宇評審。

申請人如選擇分期為其屋苑進行樓宇評審及認證，必須獲得「香港優質樓宇評審委員會」秘書處審批同意。 每一個分期申請，將作獨立評審及頒授證書和優質獎章。 這個新的方法可使每一個參加認證的屋苑能彈性配合其實際情況以安排工程計劃。

Implementation of Phased Application

Due to the time-consuming tender process in appointment of VBAS Assessors for building assessment and in arranging building repairs, the "Phased Application" approach for building certification for large scale estates has been introduced in July 2014 after review by the Hong Kong Quality Building Assessment Panel.

Under this alternative approach, applicants are allowed to have building assessment of their estates be conducted by phases subject to the consent of the Hong Kong Quality Building Assessment Panel Secretariat. Assessment and award of Premium Certificate and Quality Labels for each application will be independent of the others. This approach allows flexibility to cater for practical situation and work plan of individual estate under assessment.

Early Bird Privilege
早鳥優惠

豁免樓宇認證費用

早鳥優惠，尚餘名額，先到先得。欲知優惠詳情，請致電 8108 0108 與評審委員會秘書處聯絡。

Full Building Certification Fee Exemption for Early Bird Application

Full exemption of Building Certification Fee has been offered to Early Bird applicants on a first-come-first-served basis. There is still remaining quota. To enjoy this special offer, please contact the Panel Secretariat at 8108 0108.