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.