

專題特寫 Feature



專訪逸東軒住寓業主「鷹君集團」之全資附屬管理公司-「卓圖有限公司」代表黃嘉雯女士及「自願樓宇評審計劃」評審員鄭貴華先生 Interview with Ms Tily Wong, representative from Bon Project Limited, a subsidiary of Great Eagle Holdings which is the owner of Eaton Residences Village Road and Mr Richard Cheng, VBAS Assessor



樓宇認證及大型翻新前外觀
Building façade before renovation



樓宇認證及大型翻新後外觀
Building façade after renovation



大型翻新後樓宇內的華麗大堂
The Grand Main Foyer after renovation



大型翻新後樓宇內的休憩設施
The Leisure Seating Area after renovation



你們從何處得悉「自願樓宇評審計劃」？有甚麼原因促使你們參加「自願樓宇評審計劃」？

Where did you get to know the VBAS? What motivated you to join the VBAS?



我們是從秘書處的推廣宣傳資料中得悉這個計劃。參加這個計劃是因為逸東軒已達25年樓齡，會於短期內被選為「強制驗樓」的目標樓宇，而業主亦決定於2015-2016年度為樓宇進行大型的翻新工程；因此業主決定參加「自願樓宇評審計劃」，讓樓宇翻新工程及自願驗樓可一併進行，從而免去在不久將來被揀選進行「強制驗樓」。

We learnt VBAS from the promotional materials delivered by the Secretariat. As Eaton Residences was already 25 years old, it would soon be due for Mandatory Building Inspection Scheme. While the owner had decided to undergo a building renovation in 2015/16, we considered it a good time to carry out building renovation together with a voluntary building assessment, so as not to be selected for Mandatory Building Inspection Scheme in the near future.





你們認為參加「自願樓宇評審計劃」的好處是甚麼？



參加「自願樓宇評審計劃」的樓宇認證，協助了我們更有效和有系統的評估樓宇管理及維修狀況，並適時找出須關注的地方作出跟進。而最重要的是成功認證，可免建築事務監督於相關的驗檢週期內，揀選樓宇進行「強制驗樓」。同時，獲認證的榮譽亦有助提升樓宇的聲譽及形象。



在進行「自願樓宇評審計劃」的樓宇評審時，有否遇到甚麼困難？可否分享一下？



在進行「自願樓宇評審計劃」的樓宇認證時，最困難的部分是怎樣協調進行不同範疇的項目評審，以確保樓宇能夠符合「自願樓宇評審計劃」的要求及整個樓宇檢驗及翻新工程的成本效益。說實話，整個樓宇檢驗及翻新工程對管理人來說，是一個很大的挑戰。



元素1-6是按照「強制驗樓計劃」及「強制驗窗樓計劃」的要求，屋宇署早已清晰釐定有關規定，技術上沒有問題。但不同年代落成的樓宇均有其不同的規範，因此秘書處的技術支援確實極之有用。
元素7-10是有關樓宇維修、保養及環保等幾方面，並非我個人的專業範疇，幸好自己曾研修有關知識並積極參與相關項目，加上秘書處的支援，所遇到的困難亦能有效地處理。



In your opinion, what are the benefits of joining the VBAS?

It could help identify areas for improvement in building management and maintenance more systematically and effectively that timely follow-up could be taken. Furthermore, most importantly, buildings certified under the VBAS would be recognized by the Building Authority as complying with Mandatory Building Inspection Scheme (MBIS), and be "exempted" from being selected as Target Building for MBIS in the respective inspection cycle. The image and reputation of the building could be enhanced as well through the positive recognition.



Did you come across any difficulties during the VBAS building assessment? Please share if there is any.



The major difficulty was about how to compromise and co-ordinate assessment, repair works and renovation works in different aspects in order to achieve a success both in VBAS and building renovation in a cost-effective way. Frankly speaking, it was a great challenge to the management.



Elements 1-6 follows the same requirements of MBIS and MWIS which are already clearly specified by the BD; therefore, technically it had not much problem. However, different requirements would be applied to buildings of different ages; therefore, technical advice from the Secretariat is definitely helpful.
Elements 7-10 are relating to building repairs, maintenance and environmental protection, etc. which are not within the ambit of my professional training. It was fortunate that I had the advantage in the past studies and active engagement in the relevant areas coupled with the support from the Secretariat. Thus, the difficulties faced were solved effectively.



總體來說，
對「自願樓宇評審計劃」有甚麼意見，
可供我們參考以改善計劃？

In a nutshell, do
you have any comments on the
improvement of the Scheme?



總括來說，參加
「自願樓宇評審計劃」是「有利無弊」
的。好處是經過客觀及全面的「樓宇驗身」，業
主及管理人均可掌握有關樓宇的管理維修的實況
及跟從指引實踐良好的管理維修法規。

In conclusion,
“much to gain and nothing to lose”. The
merits of VBAS is that through the objective
comprehensive assessment by an independent building
professional, the building owner and Manager could get to
know well the actual building conditions and to follow good
practices in maintaining quality building management
& maintenance in accordance with the
VBAS guidelines.



經過多次更新及
調整，有關計劃亦已逐漸成熟，考慮到
環保及可持續發展是社會發展之共同目標，
元素7-10可以有更大之發揮空間。

Noticed that
VBAS has been continuously refined and
enhanced from time to time, the Scheme has become
mature. Today's trend is toward environmental protection
and sustainability development, Elements 7-10 can
be developed in this direction further.



最後，就
「自願樓宇評審計劃」有沒有其他
意見可供我們參考？

At last, do you
have any other comment on the
Scheme?



是次逸東軒能成
為「自願樓宇評審計劃」認證樓宇之一，秘
書處之支援及指導確實不少，本人深表謝意。
於是次「自願樓宇評審計劃」中，本人及客戶均受益良多。維修
完成後，該樓宇之安全、衛生、健康、環保、維修及可持續發展
方面均得到實質性的確認。
這麼好的計劃，怎麼可能不推薦給其他業主呢？

I express my
deep appreciation to the Secretariat's
support and guidance in making the building assessment
process smooth for Eaton Residences Village Road.



With the guided comprehensive assessment of the building conditions in
the areas of building safety, hygiene, health, environmental protection and
repairs / maintenance, etc. under the VBAS, continuous improvement of the
building conditions/ health could be achieved and positively recognized.

I have no hesitation to recommend other building owners to join
such a good Scheme which benefits me as a building
professional and the building owners /
managers as well.