

專題特寫 Feature Story



專訪中華電力有限公司黃偉強工程師（工程項目部總監） Interview with Ir Alex Wong (Director / Engineering Projects) of CLP Power Hong Kong Limited

在得悉「自願樓宇評審計劃」（「計劃」）後，**中華電力有限公司（中電）**制定了方案，將轄下 24 幢樓宇在 5 年內分階段參與「計劃」。透過「香港優質樓宇評審委員會秘書處」的協助，中電的方案獲得屋宇署的接納，在特定期間，相關樓宇將不會被屋宇署根據「強制驗樓計劃」及「強制驗窗計劃」（僅限公用部分的窗戶）揀選為目標樓宇。截至 2020 年 3 月，中電已有 5 項物業獲頒「自願樓宇評審計劃卓越證書」及三項優質獎章，當中包括了自 2012 年「計劃」推出以來首批的「樓宇保養維修傑出優質獎章」。我們高度表揚中電的傑出成就，並誠摯地邀請了中電的代表－黃偉強工程師（工程項目部總監），向讀者分享他們對「計劃」的見解及成功認證的經驗。

After getting to know the VBAS, **CLP Power Hong Kong Limited (CLP)** had drawn up a working programme to have its 24 nos. of properties joining the scheme in stages over a period of 5 years. With the assistance of the Hong Kong Quality Building Assessment Panel Secretariat, the programme was accepted by the BD that during the specified period, the buildings concerned would not be selected by the BD as target buildings under the MBIS & MWIS (for windows in common parts only). Up to the end of March 2020, CLP has its first 5 properties awarded with “VBAS Premium Certificates” and all 3 kinds of Quality Labels, among which, the first batch of “Building Maintenance & Repair **Excellent** Quality Labels” were awarded since the implementation of VBAS from 2012. CLP’s achievement is highly commendable and we have cordially invited Ir Alex Wong (Director of Engineering Projects) to share their views and experience on the successful certification and the VBAS with our readers.





你們從何處得悉「自願樓宇評審計劃」？
How did you get to know VBAS?

我們透過香港工程師學會推廣得知這個計劃。

We obtained the information of VBAS through HKIE Promotion.



中電旗下共有 24 幢樓宇已參加 / 或承諾參與「自願樓宇評審計劃」，有甚麼原因促使你們踴躍參加「自願樓宇評審計劃」？你們認為參加「自願樓宇評審計劃」的好處是甚麼？

A total of 24 nos. of CLP properties had joined / committed to join VBAS. What was the motivation behind that drove your company to include substantial nos. of CLP properties to participate in the VBAS? What are the benefits of joining the VBAS?

中電一向以人為本，關顧市民大眾，安全更是我們的重中之重。「自願樓宇評審計劃」為我們提供一個機會去進一步提升中電樓宇的質素，保障公眾安全。

參加這個計劃帶來不同的好處，不但可以提升中電樓宇的安全，更幫助我們有效地控制各個階段的工程安排和財政預算。

CLP cares for people and safety always comes first. VBAS provides CLP with an opportunity to further improve public safety of our buildings. There are lots of benefit by joining the VBAS, for example, we can have better planning and budget control over the works by phases.

根據我們的記錄，其他申請人需要用較長的時間才可完成樓宇檢驗和修葺，但中電旗下的樓宇卻能在相對短時間內完成樓宇評審，可否分享一下你們能迅速完成樓宇評審的原因及經驗？

According to our records, applicants normally spent rather long time to complete the building inspection and repair. However, the assessment process of the CLP properties only last for a shorter period. Would you share with us the reasons and your experience on the expeditious completion of the VBAS building assessment?

首先，我們非常高興獲得管理層全力支持參與「自願樓宇評審計劃」。其次是團隊的努力，我們與經驗豐富的顧問和承辦商攜手緊密合作，令到提交申請以及樓宇檢驗和修葺時間大大縮減。

Firstly, we have CLP management full support to our participation of the VBAS. Secondly, we have a team of professional and experienced consultants and contractors who have worked very hard to minimise the time for submission, inspection and repair works.

在參與「自願樓宇評審計劃」的樓宇評審時，可否分享一下須注意的地方或心得？

Can you share any advices or points to note for joining the VBAS building assessment?

在參與「自願樓宇評審計劃」時，我們建議應同時考慮樓宇年齡和樓宇保養狀況，這兩項因素對決定計劃的優先次序相當重要。

The building age and building condition shall be considered for the VBAS building assessment which may be critical for the priority of your plan.

直到目前為止，你們的已認證樓宇均獲頒發「自願樓宇評審計劃」卓越證書、「樓宇管理優質獎章」、「樓宇保養維修傑出優質獎章」及「環保意識優質獎章」。而當中的「樓宇保養維修傑出優質獎章」要求認證的樓宇除了在樓宇保養元素上有卓越的表現外，亦須沒有違例建築物，頒發的門檻相對較高。而根據秘書處的紀錄，該批認證樓宇是首批獲頒發「傑出優質獎章」。可否分享你們獲得此榮譽的經驗？

Up-to-date, the certified CLP properties had been awarded with 'VBAS Premium Certificate', 'Building Management Quality Label', 'Building Maintenance & Repair Excellent Quality Label' & 'Environmental Awareness Quality Label'. Among them, the 'Building Maintenance & Repair Excellent Quality Label' required the certified buildings with extra distinguished performance in Building Maintenance Elements plus free of UBWs. The threshold for awarding 'Building Maintenance & Repair Excellent Quality Label' is relatively high. Meanwhile, according to the Panel Secretariat's record, the CLP properties were the first batch awarded with the 'Excellent Quality Label'. Can you share with us your experience to achieve this prestige?

我們非常榮幸能夠獲得香港優質樓宇評審委員會給予中電物業的最高認證，在此我必須感謝中電物業部團隊的傑出管理。一直以來，遵守法規和重視安全都是中電的核心價值，加上就物業擁有權而言，中電為物業的單一擁有人，在防止違例建築物方面，我們相信較其他非單一擁有人的物業會更容易和更有效處理。

Compliance of legal and statutory requirements are CLP's core values. We also strive for maintaining the highest standards in the industry for safety. Different to other buildings, our premises are owned by a single owner, i.e. CLP, which means we can handle and control our work in a much more efficient and effective way. We are very proud of being awarded this 'Building Maintenance & Repair Excellent Quality Label' from the Hong Kong Quality Building Assessment Panel. I would like to thank the excellent management of CLP's property team.

在現時「自願樓宇評審計劃」所涵蓋的範疇上，你認為還有什麼其他評審項目值得加入，籍以使「自願樓宇評審計劃」涵蓋的範疇更全面？

With regard to the current scope of the VBAS, do you think there are any extra assessment items worth adding to make the scope of the VBAS more comprehensive?

我認為現時「自願樓宇評審計劃」所涵蓋的範疇已非常全面。中電其中一個核心價值是以人為本，或許主辦機構可考慮加強租客的參與度，增設認證給予對樓宇安全作出貢獻及配合的租客，因為租戶的配合在保持樓宇安全及良好居住環境中，亦擔當著重要的角色。

The existing VBAS scheme is already very comprehensive. Since one of our company's core values is caring for people, the scheme may consider an additional certificate for the tenants' involvement and compliment which can widen the scope of the recognition.

最後，你們有沒有一些貼士和心得可以分享給有興趣參加「自願樓宇評審計劃」的樓宇業主？

Lastly, do you have any tips or advice to other property owners who are interested to join VBAS?

「自願樓宇評審計劃」不僅提供了最佳作業標準讓物業擁有人管理及維修保養物業，更有助提升其他物業管理工作的成效，從而制定一套獨特、優質和高效能的樓宇管理系統。透過參加這個計劃，我們亦得以重新檢視有否進一步空間，為住客提供更新和更優質的服務。例如，「自願樓宇評審計劃」中第九項元素 - 有助提醒業主審視其樓宇的環保元素，善用節能設備、慳水設施、三色回收桶等，這不僅對樓宇本身和租客有利，而且對環境亦大有裨益。

VBAS not only provides the best practice standard for property owners to improve the quality of their premises in a systematic way, but also helps achieve many other aspects in the property management so that a quality and effective building management system that is unique and tailor-made for your own building could be developed. Through this scheme, opportunities for providing new and better services can also be explored. For example, the element 9 of VBAS helps remind the owners to review the additional environmental protection factors such as using energy-saving equipment, water saving fittings, recycle bins, etc. which are definitely benefits for the buildings, tenants and environment.