

計劃快訊

VBAS Updates

1 修訂「自願樓宇評審計劃證書」之「樓宇安全範疇」的評審範圍

Modification on the Scope of Assessment of “Building Safety Category” for “VBAS Certificate”

背景

分散業權大廈的業主，在協調及安排私人擁有的構築物（如有）（包括：私人擁有的外牆及相關伸出物、與私人處所相連而沒有圍封的露台 / 外廊及私人擁有的招牌）的指明檢驗及 / 或修葺時，一直面對困難。可能在一番努力之後，因部分私人擁有的構築物的檢驗及 / 或修葺未能完成，最終亦未能符合「樓宇安全範疇」的相關要求。

優化細節

在新的優化措施下，「自願樓宇評審計劃證書」的評審範圍已作出修改，剔除私人擁有的構築物（如有）在「樓宇安全範疇」下所須的評審。

然而，「自願樓宇評審計劃卓越證書」的評審範圍，則維持不變，「自願樓宇評審計劃卓越證書」仍是首要的認證證書。

適用範圍

這項優化措施適用於現時和新的申請。

Background

Multi-owned building owners have been facing challenges in complying the Building Safety Category due to the difficulties in coordinating or arranging the prescribed inspection and/or repair of the privately-owned elements including the privately-owned external walls, unenclosed balcony and verandah that is connected to the private premises and signboards, if any. As a result, the building assessment may not be completed as required despite the efforts made.

Enhancement

A new enhancement measure has been adopted under which the scope of assessment of 'VBAS Certificate' is modified to exclude the privately owned elements, if any, in the Building Safety Category.

However, 'VBAS **Premium** Certificate', which the scope of assessment keeps unchanged, remains the prime certificate to achieve.

Scope of Application

This enhancement applies to both existing and new applications.



2 屋宇署取消發出預先知會函件後，「自願樓宇評審計劃」新的申請安排

New arrangement after abandonment of Pre-Notification Letters (PNL) by BD

背景

由 2019 年起，屋宇署不再向「強制驗樓計劃」及「強制驗窗計劃」的目標樓宇發出預先知會函件。這些樓宇會直接收到「強制驗樓」及「強制驗窗」的法定通知（法定通知）。

新申請安排

因應這個轉變，一個新的「自願樓宇評審計劃」（計劃）參加類別：「第一甲類」已開始實施。目標樓宇收到法定通知後，如希望參加計劃，須在「強制驗樓」法定通知的發出日期起計兩個月內，向秘書處遞交申請。

屋宇署的相關配合措施

在秘書處接受第一甲類的個案申請後，屋宇署將會暫停執行該法定通知。

適用範圍

這項新申請安排適用於 2019 年及其後只收到法定通知而未獲發予預先知會函件的樓宇。

Background

From 2019, the arrangement of PNL has been ceased. Buildings Department would issue Statutory Notices (SNs) to target buildings for Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) directly.

New Arrangement on VBAS Applications

A new Scenario 1A has been introduced to accept VBAS applications from the buildings which already received SNs but wish to join VBAS instead. The applications under Scenario 1A shall be submitted within 2 months from the issue date of the SNs for MBIS.

BD's corresponding measure

BD would withhold the SNs upon acceptance of the applications under Scenario 1A by the Panel Secretariat.

Scope of Application

This new arrangement applies to the buildings received SNs without PNLs in/after 2019.



3

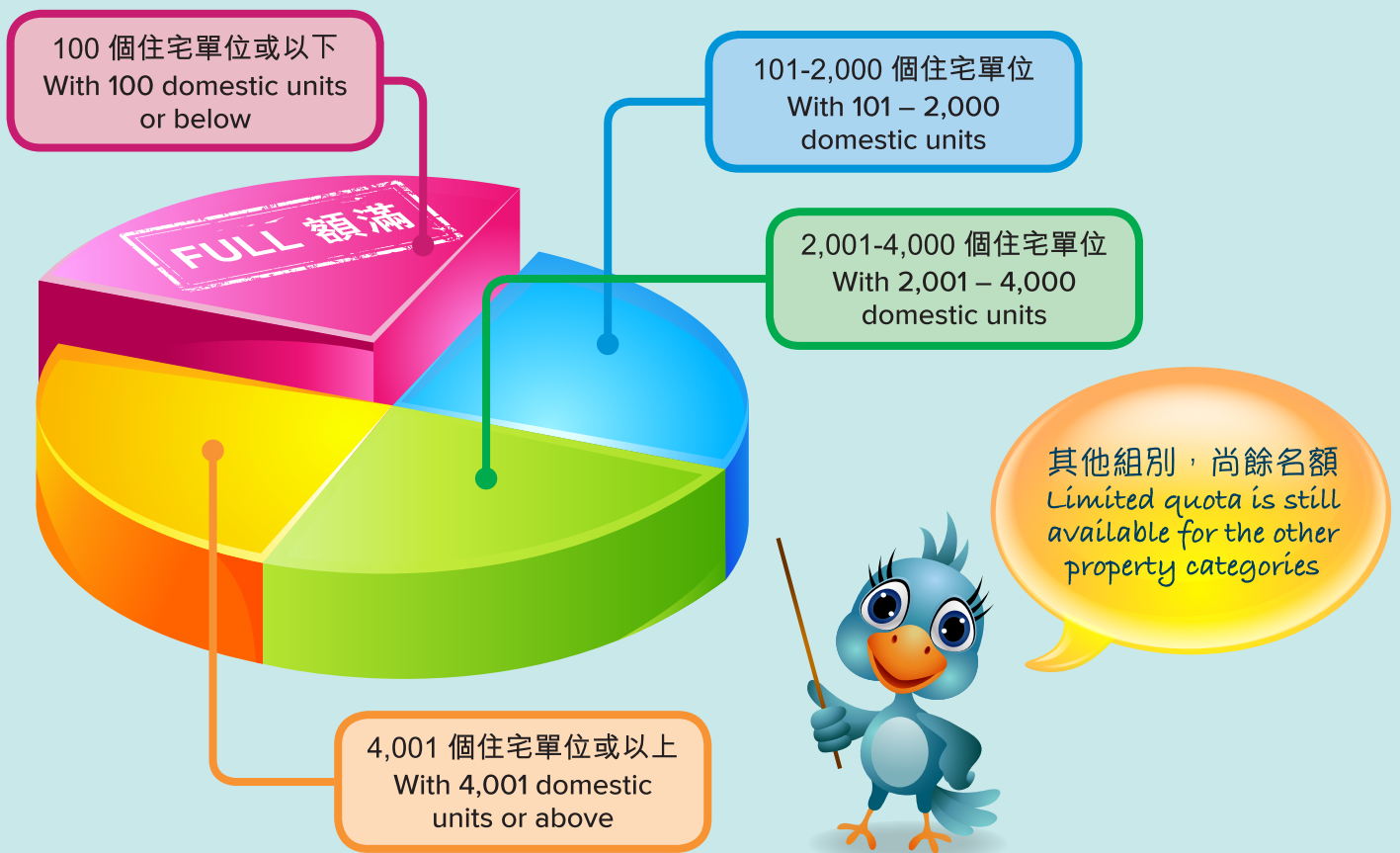
「自願樓宇評審計劃」評審手冊及評審表格更新項目 Update in VBAS Assessment Manual & Assessment Form

為不斷完善「自願樓宇評審計劃」(「計劃」)，「香港優質樓宇評審委員會」會根據法定要求及實際情況的變更，不時檢討「計劃」的評審標準。最新版本的「自願樓宇評審計劃」評審手冊及評審表格(2019年12月版)已上載至網頁供「自願樓宇評審計劃」評審員使用。

Hong Kong Quality Building Assessment Panel reviews from time to time the assessment criteria of VBAS for continuous improvement and update according to the changing statutory requirements and circumstances. The most updated VBAS Assessment Manual & Assessment Forms (Dec 2019) have been published for use by VBAS Assessors and uploaded in the website.

4

早鳥優惠 — 豁免樓宇認證費用 Early Bird Privilege – Full Exemption for Building Certification Fee



* 早鳥優惠只豁免秘書處收取的樓宇認證費用。樓宇評審費用由參加者與其聘請的「自願樓宇評審計劃」評審員自行決定，並由參加者直接向評審員支付。

Early Bird Privilege only exempts Building Certification Fee charged by the Panel Secretariat. Building Assessment Fee to be agreed by the building owners and the appointed VBAS Assessor and payable to the VBAS Assessor directly.