

計劃快訊 VBAS Updates

讓混合發展項目中的單一業權物業參加「自願樓宇評審計劃」的新安排 New arrangement to facilitate solely owned building blocks in mixed development to join "Voluntary Building Assessment Scheme" (VBAS)

| 背景 | Background |
|---|---|
| <p>過往，多業權的發展項目參加「自願樓宇評審計劃」，認證範圍必須最少包括大廈公契內的所有樓宇及公用部分。但是，在同一大廈公契下，部分整幢樓宇有機會由單一業主所擁有，而其他樓宇則出售給個別業主。惟上述要求，未能讓此類單一業權樓宇獨立參加「自願樓宇評審計劃」。</p> | <p>In the past, if multi-owned development intends to join "VBAS", the scope of certification must at least include all building blocks and all common parts covered by the same Deed of Mutual Covenant (DMC)/ Sub-DMC. However, it is observed that some building blocks may be solely owned by a single owner, while other building blocks have been sold to individual owners under the same DMC/ Sub-DMC.</p> <p>Under the above requirement, those solely owned building blocks in a mixed development cannot participate in the "VBAS" separately.</p> |
| 優化細節 | Enhancement |
| <p>就這種情況，「自願樓宇評審計劃」關於樓宇認證範圍的要求已作修改，並獲屋宇署批准。</p> <p>就此類混合發展項目，若大廈公契 / 附屬的大廈公契能清晰釐定業權界線，整幢單一業權的樓宇可獨立參與「自願樓宇評審計劃」。</p> | <p>To cater those particular types of buildings, the requirements of the "VBAS" about the scope of certification have been amended and was approved by the Buildings Department.</p> <p>Those solely owned building blocks in mixed development can join "VBAS" separately, if the DMC/ Sub-DMC(s) can clearly define the boundary of the separate ownership.</p> |
| 實施時間 | Commencement Date |
| <p>這項優化措施已於 2021 年 9 月 1 日起實施。</p> | <p>This enhancement measure has been implemented from 1 September 2021.</p> |



「自願樓宇評審計劃」因應「物業管理公司及物業管理人發牌制度」而進行的優化措施 VBAS enhancement measure in response to the licensing regime for Property Management Companies (PMCs) and Property Management Practitioners (PMPs)

| 背景 | Background |
|--|---|
| <p>《物業管理服務條例》已於 2016 年 5 月 26 日訂立。其規管物管公司及物管人的發牌制度的附屬法例《物業管理服務（發牌及相關事宜）規例》亦已通過相關的立法程序，而該發牌制度已由 2020 年 8 月 1 日起正式實施。為給予業界充足時間適應，在發牌制度實施日起設有 3 年的過渡期。在過渡期間，物管公司及物管人可選擇，但不規定必須申領牌照。</p> | <p>The Property Management Services Ordinance was enacted on 26 May 2016. Its subsidiary legislation "Property Management Services (Licensing and Related Matters) Regulation" which prescribes the licensing regime for Property Management Companies (PMCs) and Property Management Practitioners (PMPs) has also passed the related legislative procedure. The Licensing Regime has been implemented from 1 August 2020. To allow the industry sufficient time to adapt, there will be a three-year transitional period after the Licensing Regime comes into operation. During the transitional period, PMCs and PMPs may choose, but are not required, to be licensed.</p> |

相關優化措施一：「自願樓宇評審計劃」評審員（名冊 2B）的新增專業資格

1st related enhancement: New class of the qualified professionals for VBAS Assessor (List 2B)

| 優化細節 | Enhancement |
|--|--|
| 「香港優質樓宇評審委員會」通過了新增物管人（第 1 級）牌照持有人為「自願樓宇評審計劃」評審員（名冊 2B）的專業資格；但於過渡期內發出的臨時物業管理人員牌照則不會被接納。 | HKQBAP has endorsed that “Holders of PMP (Tier 1) formal License” to be added as a new class of the qualified professionals for VBAS Assessor (List 2B). However, the one with “Provisional PMP License” issued in transitional period instead of a formal License will not be accepted. |
| 實施時間 | Commencement Date |
| 這項優化措施已經隨著上述的發牌制度由 2020 年 8 月 1 日起同步實施。 | This enhancement measure has been implemented from 1 August 2020 in parallel with the aforementioned licensing regime. |
| 對象 | Target Group |
| 物管人（第 1 級）正式牌照持有人。 （在完成指定的培訓課程後，即可申請註冊成為「自願樓宇評審計劃」評審員（名冊 2B）） | Holders of PMP (Tier 1) formal License. (Can register as VBAS Assessor (List 2B) after completion of the prescribed VBAS training programme) |



優化措施二：修訂「自願樓宇評審計劃」評審手冊及評審表格項目 8.1.2

2nd related enhancement: Revision of Item 8.1.2 of VBAS Assessment Manual & Assessment Form

| 修訂內容 | Revision |
|---|--|
| 「自願樓宇評審計劃」評審手冊及評審表格項目 8.1.2 就聘請物業管理公司及物業管理人的要求，亦因應上述發牌制度而作出修訂。詳情已列於最新版本的「自願樓宇評審計劃」評審手冊及評審表格 (March 2021)。 | VBAS Assessment Manual and Assessment Form item 8.1.2 regarding the employment of Property Management Company and Property Management Personnel was also revised to align with the aforementioned licensing regime. Details have been outlined in the latest version of VBAS Assessment Manual and Assessment Form (March 2021). |



「自願樓宇評審計劃」評審手冊及評審表格更新項目

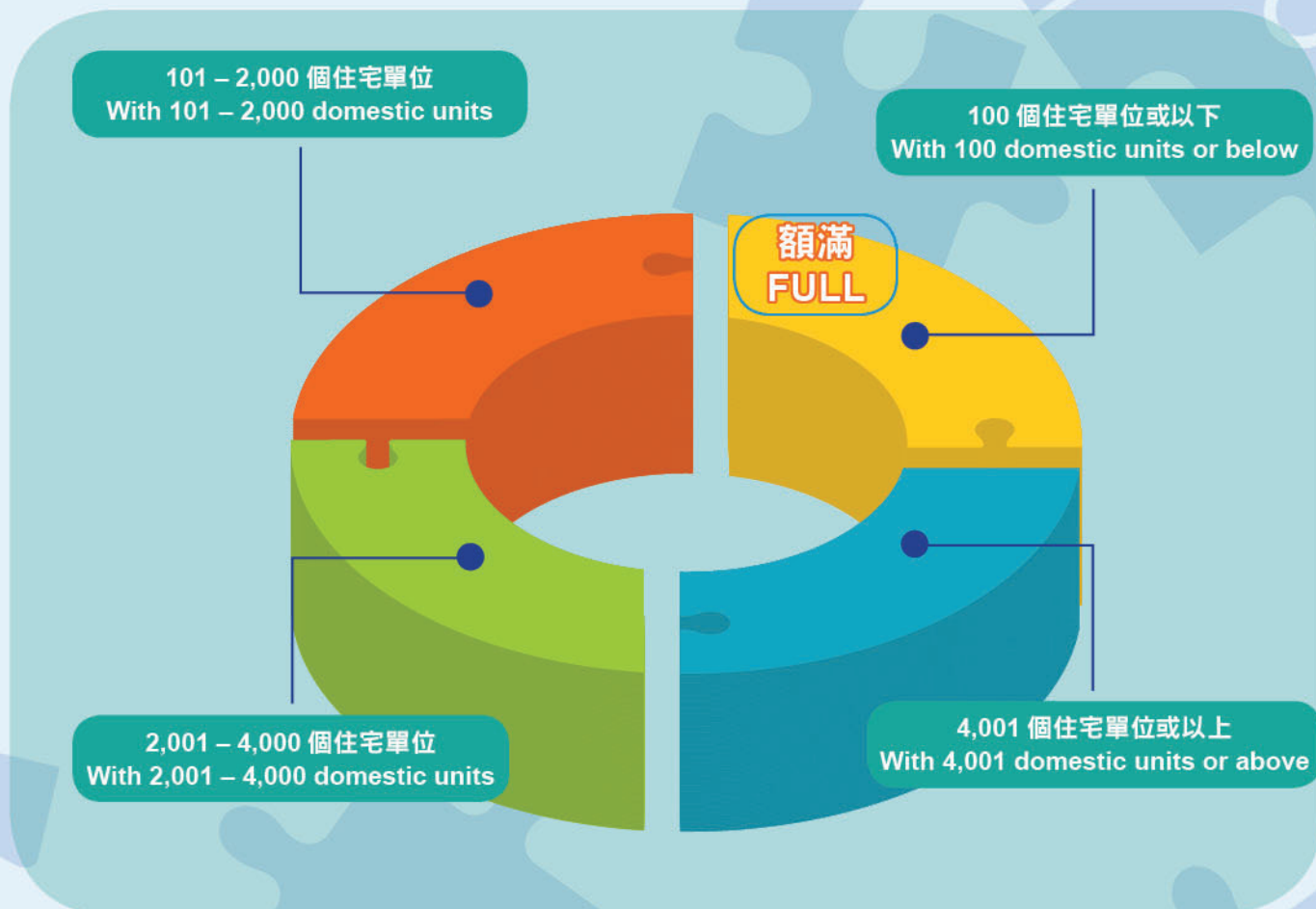
Update in VBAS Assessment Manual & Assessment Form

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（2021 年 9 月）及評審表格（2021 年 3 月版）已上載至網頁供「自願樓宇評審計劃」評審員使用。

HKQBAP 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 (September 2021) & Assessment Form (March 2021) have been published for use by VBAS Assessors and uploaded in the website.

早鳥優惠 – 豁免樓宇認證費用

Early Bird Privilege – Full Exemption for Building Certification Fee



其他組別，尚餘名額
Limited quota is still available for other property categories



* 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.