

認證知多啲 - 「評審範疇、證書及優質獎章」 Knowledge Sharing – “Scope of Assessment, Certificate and Quality Labels”

「香港優質樓宇評審委員會」秘書處經常收到有關「自願樓宇評審計劃」的不同查詢，秘書處希望藉這個機會，將一些常見的問題與大家分享，加深大眾對此計劃的了解。

Frequent enquiries on VBAS have been receiving from the general public. Hong Kong Quality Building Assessment Panel Secretariat is taking this opportunity to share the frequently asked questions and answers for the general public for a better understanding of VBAS.



自願樓宇評審計劃」申請人
Applicant of VBAS



「香港優質樓宇評審委員會」秘書處代表
Representative of Hong Kong
Quality Building Assessment Panel Secretariat



我們的屋苑有興趣參加「自願樓宇評審計劃」，請問評審範疇包括什麼？
Our estate is interested in participating the VBAS, what shall the Scope of Assessment include?



「自願樓宇評審計劃」具備兩個評審範疇，合共十個元素，即「樓宇安全範疇」（元素一至六）及「樓宇管理範疇」（元素七至十）。樓宇/屋苑須聘請「自願樓宇評審計劃」評審員進行評審。

The Scope of Assessment under VBAS is divided into two categories covering 10 elements, which includes “**Building Safety Category**” (Elements 1 to 6) and “**Building Management Category**” (Elements 7 to 10). Buildings/ Estates are required to appoint VBAS Assessors to carry out VBAS assessment.



啊！那麼兩個評審範疇及各元素的內容是什麼呢？

Oh! Would you please explain these two Assessment Categories and each Element in detail?



“

首先是「樓宇安全範疇」(元素一至六)，此範疇的要求與「強制驗樓計劃」及「強制驗窗計劃」(僅限公用部分的窗戶)相同。當中元素一至六分別是：外部構件及其他實體構件、結構構件、消防安全構件、排水系統、違例建築物及窗戶構件。

其二是「樓宇管理範疇」(元素七至十)，此範疇採用為達至樓宇管理及維修水平的最佳做法而制訂的要求及標準。元素七至十分別是：樓宇保養元素、樓宇管理元素、環境保護元素及增值元素。

The first one is “Building Safety Category” (Elements 1 to 6), this category follows the same requirements of the MBIS and MWIS (in respect of windows in common parts only). Elements 1 to 6 are External Elements & Other Physical Elements, Structural Elements, Fire Safety Elements, Drainage System, Unauthorized Building Works and Window Elements respectively.

The second one is “Building Management Category” (Elements 7 to 10) which follows the requirements and standards designed to achieve the best practices in Building Management and Maintenance. Elements 7 to 10 are Building Maintenance Elements, Building Management Elements, Environmental Protection Elements and Valued-added Elements respectively.

“

樓宇 / 屋苑在完成上述評審範疇的評審後，會獲得甚麼嘉許呢？

What kind of recognition will be achieved after successfully completed the aforesaid Assessment?



“

完成評審並成功獲「自願樓宇評審計劃」認證的樓宇 / 屋苑，因應其評審範圍及評審結果，將會獲頒「自願樓宇評審計劃卓越證書」/「自願樓宇評審計劃證書」，及有機會獲頒「樓宇管理優質獎章」、「樓宇保養維修優質獎章」、「樓宇保養維修傑出優質獎章」、「環保意識優質獎章」。證書及優質獎章均不設有效期限。

According to the Scope of Assessment and Assessment result, Buildings/ Estates successfully accredited under the VBAS will be awarded the “VBAS Premium Certificate” / “VBAS Certificate” and may be awarded the “Building Management Quality Label”, “Building Maintenance & Repair Quality Label”, “Building Maintenance & Repair Excellent Quality Label” and “Environmental Awareness Quality Label”. The Certificate and Quality Labels shall have no validity period.



你剛才提及的各種證書及獎章又有什麼分別呢？

What are the differences among the various Certificates and Labels you just mentioned?



「自願樓宇評審計劃卓越證書」為首要認證證書。評審範圍須包括所有樓宇及公用部分，亦包括私人擁有構件（如有）及須符合「樓宇安全範疇」及「樓宇管理範疇」的全面評審要求。

「自願樓宇評審計劃證書」的評審範圍則只涵蓋樓宇及公用部分，被評審的樓宇須符合「樓宇安全範疇」的所有要求（但不包括私人擁有構件（如有））及符合「樓宇管理範疇」中所有基本準則項目的要求。

“VBAS Premium Certificate” is the prime certificate to achieve which requires complying with all the requirements of Building Safety Category including all building blocks, all common parts & Privately Owned Elements, if any, and Building Management Category.

Scope of Assessment of “VBAS Certificate” is reduced on building blocks and common parts only, which requires complying with all the requirements of Building Safety Category excluding Privately Owned Elements, if any, and all the basic requirements in Building Management Category.



在獲得「自願樓宇評審計劃卓越證書」的同時，若下列元素有額外的傑出表現，可獲另頒優質獎章。

有傑出表現的元素	優質獎章名稱
樓宇管理元素及增值元素	樓宇管理優質獎章
樓宇保養元素	樓宇保養維修優質獎章；或 樓宇保養維修傑出優質獎章
環境保護元素	環保意識優質獎章

但是，在只獲得「自願樓宇評審計劃證書」的情況下，將不會獲發額外的優質獎章。

Additional Quality Labels will be awarded with the “VBAS Premium Certificate” when extra distinguished performance in the following areas are observed:

Areas of Extra Distinguished Performance	Name of Quality Labels
Building Management Elements & Valued-added Elements	Building Management Quality Label
Building Maintenance Elements	Building Maintenance & Repair Quality Label; or Building Maintenance & Repair Excellent Quality Label
Environmental Protection Elements	Environmental Awareness Quality Label

For the award of ‘VBAS Certificate’, additional award of ‘Quality Labels’ will not be considered.



你剛才提及「樓宇保養元素」分別設有「樓宇保養維修優質獎章」及「樓宇保養維修傑出優質獎章」，兩者好像很相似呀！有沒有什麼分別呢？

“Building Maintenance & Repair Quality Label” and “Building Maintenance & Repair **Excellent** Quality Label” under the “Building Maintenance Elements” sound so similar. What is the difference between them?



“

「樓宇保養維修優質獎章」旨在肯定樓宇在保養及維修方面有傑出的表現。

同時，如樓宇符合「樓宇保養維修優質獎章」的要求，再加上沒有違例建築物（已通過「家居小型工程檢核計劃」及/或「違例招牌檢核計劃」獲驗證的項目除外）。樓宇就可獲頒「樓宇保養維修傑出優質獎章」了。

“Building Maintenance & Repair Quality Label” is designed to recognize buildings with extra distinguished performance in the areas of building maintenance & repair.

Meanwhile, Buildings/ Estates will be awarded the “Building Maintenance & Repair **Excellent** Quality Label” if they can fulfill the requirement of “Building Maintenance & Repair Quality Label” plus free of UBWs (except those which have been validated under the Household Minor Works Validation Scheme and/ or the Validation Scheme for Unauthorized Signboards).

”

“

明白了！謝謝你的詳細講解。

Got it! Thank you for your detailed explanation.

”



“

「自願樓宇評審計劃」讓樓宇/屋苑可獲建築事務監督認可已符合「強制驗樓」及「強制驗窗」（僅限在公用部分的窗戶）的要求。同時，樓宇的管理及保養水平亦可透過專業評審獲確認，從而提升樓宇的形象，可謂好處多多。

如有興趣獲取更進一步的資料，歡迎你們致電 8108 0108 或瀏覽我們的網頁 <http://vbas.hkhs.com>。

VBAS enables buildings/ estates to be recognized by the Building Authority for having fulfilled the requirements under the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme (for windows in common parts only). In parallel, buildings/ estates can obtain positive recognition of building management and maintenance standard through professional assessment. The image of the property can be further enhanced as well. All in all, there are many benefits of joining VBAS.

For further information, please feel free to contact us on 8108 0108 or visit our website <http://vbas.hkhs.com>.

”