Voluntary Assessment – Gaining Recognition from Future Mandatory Building Inspection

Hong Kong Quality Assurance Agency Symposium 2010
“Tackling Sustainability Challenges with a Fact – based Approach”

26 November 2010
About us

An independent and not-for-profit housing organization established in 1948.
Management Portfolio

Rental housing estate - Jat Min Chuen

Senior Citizen Residences Scheme - Jolly Place

Urban Improvement Scheme - Jubilant Place

Flat-For-Sale Scheme - Lakeside Garden

Sandwich Class Housing Scheme - Highland Park

Total:
• 73,000 residential units
• 100,000 m² of commercial & non-residential premises
• 9,000 car parking spaces
Assistance to Building Owners

Building Management and Maintenance Scheme (BMMS)

Building Maintenance Grant Scheme for Elderly Owners (BMGS)

Operation Building Bright (OBB)
Building which joined BMMS and carried out repairs

Before

• UBW on external wall
• Leakage of water pipe

After

• Removal of UBW
• Water pipe replacement
• External wall refurbished
Building Neglect Problem

- Buildings Continue to Age
  - 41,000 private buildings in HK
  - 17,000 buildings aged 30 years or above; increase to 28,000 in 10 years’ time
  - 4,000 buildings over 50 years old, increase by 500 each year

- Lack of regular building maintenance & repair
29 January 2010
Building collapsed at 45J Ma Tau Wai Rd
4 people killed
Current Enforcement Measures

- Existing Buildings Ordinance
  - BA will issue repair orders only when a building is dangerous or liable to become dangerous
  - BA is not empowered to require building owners to carry out regular inspections & repairs
Mandatory Building Inspection Scheme (MBIS)

- Government carried out a two-stage public consultation on building management and maintenance in 2004 and 2005

- Community consensus:
  - Owners should be responsible for proper maintenance & repair of their buildings and bear the cost
  - Mandatory building inspections & preventive repairs are supported to tackle the problem of building neglect
Mandatory Building Inspection Scheme (MBIS)

- Government is determined to introduce the Mandatory Building Inspection Scheme (MBIS) & Mandatory Window Inspection Scheme (MWIS)

- Buildings (Amendment) Bill 2010 was put forward to the Legislative Council for 1st and 2nd readings in Feb 2010
Voluntary Building Assessment Scheme (VBAS)

- VBAS also proposed by Government

  Support MBIS by providing alternative for mandatory building inspection

  Encourage owners’ initiative of proper building management & maintenance through positive recognition

- HKHS to implement VBAS
Objectives

- To advocate the best practice for continuous building management & maintenance and to nurture a building care culture in the community
- To develop certification scheme for quality building management
- To gain recognition by BA so that a VBAS assessed building will not be required to go through MBIS
Participating Bodies

1. HKHS (香港房屋協會)
2. BD (屋宇署)
3. HAD (民政事務總署)
4. HKIS (香港測量師學會)
5. HKIA (香港建築師學會)
6. HKIE (香港工程師學會)
7. HKIH (香港房屋經理學會)
8. PGBC (環保建築專業議會)
9. HKAPMC (香港物業管理公司協會)
### Key Features of VBAS

<table>
<thead>
<tr>
<th>Target Buildings</th>
<th>MBIS</th>
<th>VBAS</th>
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<tbody>
<tr>
<td></td>
<td>● All private buildings aged ≥ 30 (except those of 3 storeys or below)</td>
<td>● Private domestic &amp; composite buildings of any age</td>
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<td>● BD will select 2,000 buildings each year</td>
<td>● Join voluntarily</td>
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### Key Features of VBAS

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<thead>
<tr>
<th>Inspection / Assessment Coverage</th>
<th>MBIS</th>
<th>VBAS</th>
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<tr>
<td></td>
<td>● Common parts</td>
<td>● The same</td>
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<tr>
<td></td>
<td>● External walls</td>
<td></td>
</tr>
<tr>
<td></td>
<td>● Projections</td>
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<td>● Signboards</td>
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## Key Features of VBAS

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<th>Inspection / Assessment Items</th>
<th>MBIS</th>
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<tr>
<td>● 5 categories essential to building safety</td>
<td></td>
<td>● 9 categories on building management &amp; maintenance</td>
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</table>
# Assessment Categories

<table>
<thead>
<tr>
<th>MBIS</th>
<th>VBAS</th>
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<tr>
<td>1. External Elements &amp; Other Physical Elements</td>
<td>1. Building Management System</td>
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<td>2. Structural Elements</td>
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Note: Standards & requirements under VBAS on par with, or higher than MBIS
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<td>Inspection / Assessment Cycle</td>
<td>10 years</td>
<td>5 years</td>
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<tr>
<th>Service Provider</th>
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<tr>
<td>● Registered Inspectors</td>
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<td>● Registered Inspectors for 5 MBIS Categories ● VBAS Assessors for 4 non-MBIS Categories</td>
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Category 1 – Building Management System

Compliance with Building Management Ordinance

Communication with Residents

Availability of Public Liability Insurance

Cleaning Services

Security Services
Category 2 – External Elements & Other Physical Elements
Category 3 – Structural Elements
Category 3 – Structural Elements

29 January 2010
Building collapsed at 45J Ma Tau Wai Rd
4 people killed
Category 4 – Fire Safety Elements

20 November 1996
Garley Building (嘉利大廈)
40 people killed
Category 5 – Drainage System
Category 6 – Building Services Systems
Category 6 – Building Services Systems
Category 7 – Unauthorized Building Works (UBW)
Category 8 – Environmental Protection Elements

Energy Saving: Suitably Air-Conditioned Room Temperature

Waste Management: 3R Bins

Environmental Guidelines for Residents

ISO 14001 Accreditation
Category 9 – Value-added Elements

Residents’ Activities

Festival Decoration

Concierge service

5-S Accreditation

ISO 9001 Accreditation

ABC Company
Positive Recognition

- Quality Certificates

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<th>Criteria</th>
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<tr>
<td>Building Management Quality Certificate</td>
<td>Complying with MBIS requirements &amp; other basic requirements in Building Management System, Building Services Systems &amp; Environmental Protection Elements</td>
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<td>VBAS Certificate</td>
<td>Complying with MBIS requirements only</td>
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VBAS Assessors
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Note: Standards & requirements under VBAS on par with, or higher than MBIS
VBAS Service Providers under VBAS

Assessment of 5 MBIS Categories

Professionals with RI status including:

- Authorized Person (AP)
- Registered Structural Engineer (RSE)
- Registered Architect (RA)
- Registered Professional Engineer (RPE) of relevant disciplines
- Registered Professional Surveyor (RPS) of relevant disciplines

Assessment of 4 non-MBIS Categories

Professionals with RI qualification including:

- Registered Professional Engineer (RPE) (Environmental)
- Registered Professional Housing Manager (RPHM)
- Registered Professional Surveyor (RPS) (Property & Facility Management / General Practice)
Training of Service Providers

- Registered Inspectors to follow strictly the Code of Practice of MBIS for inspection of MBIS Categories
- VBAS Assessors have to attend coaching programme
  - Familiar the assessors with the assessment requirements of 4 non-MBIS Categories
  - Maintain consistency with the assessment methods and standards among assessors
- Guidance Manual for VBAS Assessors for assessment of the 4 non-MBIS Categories
Duty & Responsibility of Registered Inspectors / VBAS Assessors

- Carry out inspection personally

- Submit inspection report to the Agency
Benefits of Certification

- Recognition by BA for the purpose of getting around MBIS
- Positive recognition of building management and maintenance standard through professional assessment
- Enhancing property image with the certificates
- Guidance to building owners to assess building conditions to identify areas for attention
Way Forward

● Training & registration of VBAS Assessors

● Publicity & public education programmes for VBAS

● Target to roll out in mid-2011
Thank You