

## **Two significant enhancements of VBAS**

Hong Kong Quality Building Assessment Panel (HKQBAP) Secretariat reviews from time to time the implementation details of Voluntary Building Assessment Scheme (VBAS) for continuous improvement of the scheme.

Lately, two significant enhancements have been approved by the Buildings Department (BD) and are effective immediately:-

### **1. Modification on the Scope of Assessment under the Building Safety Category for VBAS**

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.

In view of that, a new enhancement measure is 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.

**This enhancement applies to both existing and new applications.**

### **2. New Arrangement on VBAS Applications after Abandonment of Pre-Notification Letters (PNL) by BD**

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

**To cater for this change, 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 would withhold the SNs upon acceptance of the applications under Scenario 1A by the Panel Secretariat.**

For any enquiries, please contact VBAS Hotline at 8108 0108.