



华认标准技术服务（苏州）有限公司

CCATS (SuZhou) Co., Ltd

不动产服务认证领域--物业管理服务认证实施规则

Real estate service certification area -- implementation  
rules for property management service certification

制定修订 Formulate or modify			修订内容摘要 Revision Summary	制定 Formulated	审核 Checked	核准 Approved
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2020 年 03 月 29 日	A	0	新发行 New issue	高礼伟	高礼伟	Sam Zhu
2025 年 6 月 5 日	A	1	根据《国家认监委关于 关于加强认证规则管理的 公告》修订相关内容 Revise relevant content according to the Announcement of the State Administration for Market Regulation on Strengthening the Management of Certification Rules	汪红	高礼伟	高礼伟

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	华认标准技术服务（苏州）有限公司 CCATS (SuZhou) Co., Ltd	编号 No.: CCATS-PSQP-13
	不动产服务认证领域--物业管理服务认证实施规则 Real estate service certification area -- implementation rules for property management service certification	版本 Version: A1

## 1. 目的和范围 Purpose and scope

1.1 为规范物业管理服务认证的实施，特制定本实施规则，以确保认证评价的一致性，并符合相关法律及认证认可要求。To standardize the implementation of property management service certification, this implementation rule is formulated to ensure consistency in certification evaluation and compliance with relevant laws and certification accreditation requirements.

1.2 本实施规则适用于本公司依据 GB/T 20647.9-2006《社区服务指南 第9部分：物业服务》、GB/T 39067-2020《商务楼宇公共服务规范》、DB31/T 1210-2020《非居住区物业管理服务规范》等开展的物业管理服务的认证活动，规定了组织获得和保持物业管理服务认证的程序和要求。This implementation rule applies to the certification activities of property management services conducted by our company in accordance with GB/T 20647.9-2006 *Guidelines for Community Services Part 9: Property Services*, GB/T 39067-2020 *Specification for Public Services in Commercial Buildings*, DB31/T 1210-2020 *Specification for Property Management Services in Non-residential Areas*, etc. It stipulates the procedures and requirements for organizations to obtain and maintain property management service certification

## 2. 对 CCATS 的基本要求 Basic requirements for CCATS

2.1 获得国家认监委批准、取得从事服务认证不动产服务认证领域的资质。Obtained approval from the CNCA and obtained qualifications to engage in the field of service certification and real estate service certification

2.2 认证能力、内部管理和工作体系符合 GB/T 27065/ISO/IEC 17065《合格评定 产品、过程和服务认证机构要求》。The certification capability, internal management, and work system comply with GB/T 27065/ISO/IEC 17065 *Requirements for Certification Bodies for Conformity Assessment of Products, Processes, and Services*

2.3 建立内部制约、监督和责任机制，实现培训（包括相关增值服务）、审查和作出认证决定等工作环节相互分开，符合认证公正性要求。Establish internal restriction, supervision and responsibility mechanisms to separate training (including relevant value-added services), audit and certification decisions from each other, meeting the requirements of certification fairness.

2.4 鼓励 CCATS 通过国家认监委确定的认可机构的认可，证明其认证能力、内部管理和工作体系符合 GB/T 27065/ISO/IEC 17065《合格评定 产品、过程和服务认证机构要求》。The

因认证规则属于本公司技术文件，如需获取完整版，请致电我司工作人员获取，联系电话：**0512-36626918**。