



# 社区物业服务认证规则

## Rules for community property 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
修订日期 Date	版 Versions	次 No.				
2020 年 03 月 29 日	A	0	新发行 New issue	高昆霸	高昆霸	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
2025 年 8 月 25 日	A	2	根据整改要求修订相 关内容 Revise the relevant content in accordance with the rectification requirements	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
	社区物业服务认证规则 Rules for community property service certification	版本 Version: A2

## 1. 目的和范围 Purpose and scope

1.1 为规范社区物业服务认证的实施，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：社区物业服务》、CTS 001-2025《社区物业服务认证 要求》等开展的社区物业服务的认证活动，规定了组织获得和保持社区物业服务认证的程序和要求。This implementation rule applies to the certification activities of property services carried out by our company in accordance with GB/T 20647.9-2006 "Community Service Guidelines - Part 9: Property Services", CTS 001-2025 "Requirements for Property Service Certification", etc., and stipulates the procedures and requirements for organizations to obtain and maintain property service certification

## 2. 领域划分 Domain division

根据国家认监委 2016 年第 24 号公告，参照 GB/T 7635.2《全国主要产品分类与代码 第二部分不可运输产品》，社区物业服务服务认证属于 09 不动产服务类别。According to the Announcement No. 24 of 2016 of the Certification and Accreditation Administration of the People's Republic of China, referring to GB/T 7635.2 "National Classification and Code of Major Products - Part 2: Non-transportable Products", property service certification belongs to the category of 09 Real Estate Services

## 3. 认证依据 Certification basis

CTS 001-2025《社区物业服务认证 要求》

CTS 001-2025 "Requirements for Community Property Service Certification"

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

4.1 获得国家认监委批准、取得从事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

4.2 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

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**。