



Property & Facility Management Division Chairman's Message



Sr Dick Kwok PFMD Council Chairman

First of all, I wish members a prosperous 2013.

我隨同由高級副會長兼 CEPA 委員會主席賴旭輝測量師率領之香港測量師學會代表團於八月二十七日至三十日赴北京拜訪國家住房和城鄉建設部，並與不同組別的相關專業對口單位會議。代表團行程亦包括到訪清華大學與相關學校進行學術交流。

二十八日早上，由國家住房和城鄉建設部，計劃財務與外事司鄭淑玲處長主持，分別會見了中國建設工程造價管理協會、中國房地產估價師協會與房地產經紀人學會代表、中國建設監理協會及中國物業管理協會代表。

在與中國物業管理協會秘書長柴勇的小組會議上，我扼要介紹了學會物業設施管理組過去一年的發展概況，及就物業管理行業在香港的發展作出專業交流。其中我特別詳細展述了香港特區政府正在進行物業管理行業與從業員的規管及立法進程。

柴勇秘書長對此重大發展表示歡迎。因為與香港物業設施管理測量師不同，中國物業管理師的培訓及註冊是分別獨立處理的，這制度上的差異正亦窒礙了雙方進行資格互認的可行性。雖然制度上的障礙有代香港物業管理發牌的立法確立後才能有望解決。但雙方認同日後兩會需要進行更多聯繫，多辦一些培訓及交流研討會等等多作實際合作。



二十九日，除前往拜訪國土資源部及中國土地估價師學會外。代表團亦到訪了北京市住房和城鄉建設委員，拜會了物業管理處安世錦副處長，而北京市物業管理協會會長周呈及北京市物業服務評估監理協會會長黃耀華亦參與會議。在雙方各自介紹學會及行業發展現況後，本人亦趁機邀請安處長及周會長於明年三月份組團來港，參與二零一二年度優質物業設施管理大獎頒獎禮及研討會，並得到處長及會長欣然答應。同時，雙方亦原則上同意明年進行互訪。

Please be informed that Sr Dick Kwok, Sr Edmond Cheng, and Sr Charles Hung will represent the PFMD at the General Council of the HKIS for the 2012-13 year.

Being invited by the BEAM Society, the HKIS was asked to send a representative as their nominated director. I am glad that the HKIS has entrusted me to assume this nominated directorship for the year 2012-14. In view of the public's rising green awareness and the implementation of more green initiatives for existing buildings, I will contribute my

knowledge and experience in the capacity of PFM surveyor to the BEAM society. Another recent appointment has also been appointed a Green Building Facility Member under the HKGBC. The Green Building Facility represents expert groups that provide volunteer services to green building initiatives in the various committees of the Hong Kong Green Building Council.

Members' attention should be drawn to the enhanced version of the BEAM Plus assessment method for green buildings: BEAM Plus Version 1.2 for New Buildings and Existing Buildings, which has already come into effect and will become mandatory starting 1 January 2013. This enhanced version addresses some of the issues raised in the report, "Roadmap for Green Building Labeling System Hong Kong," and the aspirations of stakeholders for passive design. It also includes minor amendments to other aspects. The new version aims to improve building performance by encouraging passive design, which allows a building to better respond to the local climate by maximizing the comfort of its occupants, while minimizing the use of active mechanical systems and their associated energy consumption. In brief, the Energy Use Aspect of BEAM Plus Version 1.2 will provide two alternative routes for building assessment. Route 1, the original route, will assess the Building Active System based on the current BEAM Plus Assessment criteria. Route Two will replace the three current credits with the following four key criteria to determine the performance of building passive designs: 1) Site Planning/Building Orientation, 2) Building Fabric, 3) Natural Ventilation, and 4) Daylight. For more information about the rollout of BEAM Plus Version 1.2, please visit the HKGBC website at www.hkgbc.org.hk and the BEAM Society Limited website at www.beamsociety.org.hk.

The CPD event on "Saleable Area – Measurement, Rationale and Development" was successfully held with 88 members participating. Thanks go to Dr Lawrence Poon, our honorable guest speaker. Dr Poon was one of the members of the Steering Committee on the Regulation of the Sale of First-Hand Residential Properties by Legislation. Another upcoming CPD event will be held on 10 January 2013, and Dr Mei Yung Leung, Assistant Professor, Department of Civil and Architectural Engineering, City University of Hong Kong, will deliver her recently completed study on "Facility Management for the Elderly in Public and Subsidizing Housing". This is an interesting report that will give you some invaluable insights into housing for the elderly. So don't miss it. ■

