



# Property & Facility Management Division Chairman's Message



*Sr Dick Kwok PFMD Council Chairman*

The Hong Kong Quality Assurance Agency recently organized a seminar on "Sustainability in Asset Management," which was open to practitioners who worked as property developers, facility managers, and asset managers. I represented the HKIS in presenting a paper on "Asset Appreciation through Life Cycle Management". There are different definitions of life cycle management, but in my opinion, a greater asset management approach is a life cycle design and maintenance management programme that aims to support all types of decisions and plans for optimizing building management activities throughout the life cycles of all building components. The basic concept is to analyze the individual life cycles of all building components along with the appropriate preventive maintenance plans that attempt to keep a building operating at an optimum level and energy output at all times. In many cases, a combination of life cycle management and asset appreciation strategy (for instance, revamping the tenant mix and carrying out refurbishment works) could significantly improve an asset's value. I also shared with the audience some cases of substantial asset value being inflated by over 50% after the works were completed.

Creative Consulting Group, for making the Conference a successful one. The keen competition this year demonstrated a wide recognition of the QPFMA and shall become a sign of quality in the industry. After the presentation, they will be recognized at an awards presentation banquet on 26 April 2013 at the Holiday Inn Golden Mile Hotel, where the results will be announced. Details of the programme will be available on the website: [www.qpfma.hk](http://www.qpfma.hk). This year we are pleased to have the Secretary for the Environment, Mr. Wong Kam Sing, JP, as our Guest of Honor. Don't miss it and register as soon as possible.



The Quality Property and Facility Management Award 2012 (QPFMA 2012) Presentation to the Jury Panel cum CPD Conference was successfully held on 9 March 2013. A total of 26 teams presented in front of the Jury Panel, which included Hon LegCo Member, Mr. Tony Tse; Mr. Au Choi Kai, JP, Director of Buildings; Sr Stephen Lai, HKIS President; Mr. Albert Lee, JP, Deputy Director (Estate Management) of the Housing Department; Professor K.W. Chau, Chair of the Department of Real Estate & Construction at HKU; and Mr. Xu Jian Hua, President of the Guangdong Property Management Industry Institute. The conference was well-received by the 155 registered attendees. Thanks go out to the Jury Panel, the assessors from the HKIS PFMD and HKAPMC, the Organizing Committee, and the PR secretariat,

On 15 March, I joined a meeting organized by the Environmental Bureau titled "Engagement on Green Buildings" with stakeholders from the construction, architectural, engineering, surveying, academic, property management, and developer fields. Representatives from the Environmental Bureau, Housing Department, and Architectural Services Department presented their works, which were attributed to Hong Kong's Green Building movement. Collaboration between different stakeholders is the key to advancing the Green Building movement, and in my humble opinion, it will not happen without being supplemented by incentives from the administration. There is a long way to go, but as a key stakeholder, we, as PFM surveyors, must actively participate in and contribute to the cause to improve our environment and save our planet.

Please note my apologies for a typographical error found in my February Chairman's Message in the last paragraph: "... the Work Group led by Sr Ray Ng," not Sr Ray Chan. 