



Property & Facility Management Division Chairman's Message



Sr Dick Kwok PFMD Council Chairman

Members are probably aware that the coming legislation, which will require the licensing of property management companies/practitioners and a review of the BMO, is underway and will be ready later this year. To remain updated on this development, we arranged a luncheon with Mr Jack Chan, the Deputy Director; Mr Franco Kwok, the Assistant Director; Ms Linda Leung, the Assistant Director of the Home Affairs Department (HAD); and a few Office Bearers of the PFMD Council, including me, Sr Gary Yeung, Sr Edmond Cheng, Sr Charles Chan, and Sr Ray Ng. We were given the impression that the draft bills on licensing were still in progress and would be presented to LegCo in July. Although we were not promised that professional practitioners, including HKIS PFMD members, would be fully exempt from the licensing requirements, Jack promised that our concerns would be seriously taken into account and appropriately put into the bills. He also expressed gratitude to our council's continuous support for and contribution to HAD in its various building management task forces, working groups, training and promotional events, etc.

Due to rising public demand for professional building management services, we shall continue to play an active role in promoting our profession and setting guidelines for practitioners. As such, I took the opportunity to introduce to our guests from HAD our newly published "Standard Property Management Agreement". I further pointed out that this is the first manuscript of its kind written and published by a professional institute in Hong Kong. We wish to provide the property management industry with a standard document for reference and advocate its broad adoption by Incorporated Owners. I received some very promising feedback from Jack, who, apart from expressing his appreciation for our work, agreed to help promote the agreement to Incorporated Owners.

I joined the first meeting of The Infrastructure Development Advisory Committee Meeting organized by the Hong Kong Trade Development Council. The Committee was chaired by Sr Hon Tony Tse Wai-chuen and all committee members were Real Estate Development and Construction professionals. The subjects discussed included the market opportunities and challenges brought about by rapid urbanization on the Mainland and in the rest of Asia, updates on the demand for and the supply and training of Hong Kong's construction workforce, business prospects for emerging

markets, updates on the recent activities of the development bureau, etc. One issue that attracted great concern was the shortage of local construction workers. Despite the efforts to train new workers to meet local labour requirements, there is still a serious shortage of labour in the construction industry, resulting in over 50 projects being delayed for up to six months. I added that this problem not only applied to the construction industry, but to the property management industry as well, especially after the implementation of the minimum wage law, which permanently changed the labour supply context for the property management industry and has led to a serious labour supply problem. On another matter, I was surprised to find, from the general feedback by committee members, that most Hong Kong professionals were not keen on working on the Mainland. The alternative, if they wanted to expand their business in China, would be to help train their Mainland counterparts in Hong Kong. However, a six-month work visa for Mainlanders did not allow them sufficient time to receive in-depth training.

I am pleased to inform members that our council will restart the drafting of the Green Management Practice Guide with the assistance of a specified consultant. To refresh members on this issue, we started to prepare this guide a few years ago via voluntary contributions from individual council members with green expertise. However, in view of the rapid development of different green assessment tools, we have determined that we need more assistance from other green consultants to develop a guide that suits the latest green trends in Hong Kong. We anticipate that the guide will be ready within a year, and this council is committed to making sure that will happen. I will update members on this matter in due course.

I recently attended the closing meeting of QPFMA 2012. We reviewed the assessment tools, nomination procedures, site assessments, project presentation arrangements, the award presentation banquet programme, etc. We believe that it was a very successful event in view of the overwhelming number of nominations received and the enthusiastic response from both the awardees and guests during the banquet. Moreover, the comments from jury panel members indicated that the overall performance of the winning projects was of a very high standard. Members are welcome to send me their views on how to improve the upcoming QPFMA 2014. 🇮🇪