



Property & Facility Management Division Chairman's Message



Sr Dick Kwok PFMD Council Chairman

Chairman's Report for 2012-2013

During the 3rd Meeting of the Property & Facility Management Working Committee under the Office of the Hon. Tony Tse, we deliberated on issues like the problems encountered during the course of enforcing the MWIS, the legislation for licensing Property Management Companies and Practitioners, and the government-proposed Municipal Solid Waste Charging Scheme (MSW). The draft bills of the licensing of Property Management Companies and Practitioners should be ready for submission to LegCo's Bills Committee by December. Committee members are extremely concerned about the qualification requirements for the professional tier group Practitioners, which, we opined, were needed to uphold the high standards of education and professionalism. Tony kindly agreed to follow up with the Home Affairs Department (HAD) to address our concerns. The MSW is another hot topic at the moment and members have discussed the pros and cons of charging a flat or variable rate and the foreseeable problems of implementing the scheme.

Recently, I have invited the Deputy Director of HAD, Mr Jack Chan; the Associate Director, Ms Linda Leung and Franco Kwok to a lunch gathering that the PFMD Vice-Chairman, Sr Edmond Cheng, and Hon Secretary, Sr Prof Eddie Hui, also attended. On behalf of HAD, Mr Chan expressed his deep appreciation for our dedication to the Pilot Scheme for the Provision of Professional Advice to Owner's Corporations on the Appointment of APs for Building Maintenance Works. He added that the Pilot Scheme will be one of HAD's major focuses in 2014 and he is very pleased to work with professional organisations like the HKIS to make the scheme successful.

本月六日，香港測量師學會應邀接待了六位來自深圳市前海深港現代服務業合作區管理局來港拜訪本會。管理局方面由深圳市前海合作區管理服務有限公司董事長 劉軍帶領包括前海管理局經營發展處處長 沈華新及投資推廣處副處長張鋒。是次拜訪目的是了解香港物業管理現狀及相關政策法規，實地考察香港高端管理項目及探討香港物業管理企業到前海開展合作的可行性。

會面安排得到會長賴旭輝及副會長何鉅業的支持及參與。相方同意共同探討在前海管理區物業管理資質認證及管理方

面的合作，希望借助香港測量師學會的專業管理經驗協助前海提升整體管理服務質素。相方亦同意加強互訪及全面展開緊密的合作伙伴關係。會後，我們亦安排了實地考察九龍環球貿易廣場 ICC 及太古坊。





Our divisional Annual General Meeting was successfully held on 19 November 2013. A total of 16 members attended in person, along with seven proxies. A two-year term PFMD council was retired and a new 2013-15 council was elected. Without the unfailing support from all council members, I cannot imagine how the PFM division would have become the great success it is today. I take this opportunity to send my heartfelt thanks to my fellow council members and the past three chairmen, Sr Michael Price, Sr Kenneth Chan, and Sr Gary Yeung, for their contribution. Time flies, and from being the founding Honorary Secretary to the Chairman of PFMD, I have found these past eight years to be full of joyful memories and thankfulness. I made a lot of friends and good working partners within the Institute. The HKIS is a big family and I love and I am honoured to be one of its members. Moving forward, I will endeavour to continue contributing to the PFMD council and the institute. Finally, please join me in congratulating the newly-elected council for 2013-15. I look forward to your continued support. 🇺🇰

Council Member
Council Member

Sr Gary Yeung
Sr Vincent Lo
Sr Tim Law
Sr Rebecca Lee
Sr Kays Wong
Sr Kenny Chan
Sr Terence Wai
Sr Kwok Wing, Lam
Sr Raymond Chan
Sr Jonathan Lee
Sr Oliver Chan
Sr James Chan
Sr Peter Ma
Sr Ray Ng

PFMD Council (2013-2015)

Chairman	Sr Edmond Cheng
Vice-Chairman	Sr Charles Hung
Vice-Chairman	Sr Eddie Hui
Hon Secretary	Sr Alan Wong
Hon Treasurer	Sr Daniel Hui
Immediate Past Chairman	Sr Dick Kwok



CALENDAR OF EVENTS 活動日誌

Date	Event	Organiser	Location
2013			
Dec 13	HKIS Annual General Meeting	HKIS	SLC, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS Secretariat on 2526 3679. Board Room, HKIS = Board Room, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. SLC, HKIS = Surveyors Learning Centre, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.



Chairman's Report - 2013 Annual General Meeting

Reported by Sr Dick Kwok
Chairman of the Property and Facility Management Division

Promoting Green Management and Green Buildings

This year, we put additional emphasis on the performance of green management operations and how they could be implemented innovatively. I attended meetings/conferences with other professionals (e.g. architects, engineers, landscape architects, surveyors, and town planners) who all shared the same passion for promoting green buildings in Hong Kong.

Collaboration among different stakeholders is the key to advancing the green building movement. As key stakeholders, we actively participate in and contribute to the cause to improve our environment and save our planet. Moreover, our Council has restarted the drafting of the Green Management Practice Guide with the assistance of a specialised consultant.

In view of the public's rising green awareness and the implementation of more green initiatives for existing buildings, I have contributed to and shared my professional knowledge and experiences as a PFM surveyor for the BEAM Society during my tenure as the nominated director for the 2012-14 term. Moreover, the BEAM Plus Existing Building rating tool is now undergoing a full revamp. We need to place more emphasis on green management operations and energy efficiency rather than simply focusing on building designs and infrastructural aspects.

Due to my involvement in the various task forces and working panels, I have noticed a strong motivation and determination among a group of professionals to improve Hong Kong's carbon emissions record and achieve a sustainable environment.

Involvement in the Government's Legislation and Publications

In January 2013, I attended a Joint Institute Forum co-organised by the six professional institutions in Hong Kong: the HKIA, HKIE, HKILA, HKIP, HKIS, and

HKIUD. That was the first-ever collaboration among the six professional institutions in response to the Chief Executive's Policy Address. The main focus was on the economy, land and housing supply, and the environment. As we eagerly seek a solution to sky-high residential property prices, we must also find a way to strike a balance between developmental needs and environmental protection.

Concurrently, a joint collaboration with the BSD was initiated to provide professional services on a pro bono basis for the Home Affairs Department's (HAD) "Proposed Pilot Scheme for the Provision of Professional Advice to Owners' Corporations on the Appointment of APs for Building Maintenance Works". This pilot scheme aims to advise and provide building owners with samples and basic documents relating to tenders and contracts, help them understand the proper and correct procedures for tendering exercises and procurements, and guide them on how to prepare for owners' meetings in compliance with the meeting procedures, according to the Building Management Ordinance and Deed of Mutual Covenant.

This year, we produced a new publication called "Standard Property Management Agreement" in both English and Chinese. It is the second publication from our last issue of the "HKIS Guide to Good Property Management Practice". We wish to provide the property management industry with a standard document for reference and advocate its broad adoption by owners' corporations.

The 2012 Quality Property and Facility Management Award (QPFMA)

The evening of 26 April 2013 marked a perfect ending to the 2012 QPFMA ceremony. The Award Presentation Banquet was officiated by our Guest of Honour, Mr Wong Kam Sing, JP, and Secretary for the Environment. This year, we placed additional emphasis on the performance of green management operations and how they can be implemented innovatively. To cope with calls to expand the award categories, we extended the coverage in the



residential/non-residential category. As a result, a total of 174 nominations were received. The Jury Panel finally shortlisted 34 winners. I am proud to announce that every award-winning project represented a high standard of quality services and excellence in teamwork. This reflects a wide recognition of the awards and demonstrates the eagerness of practitioners to pursue excellence, professionalism, and service quality. It also echoes our main theme of “Championing innovative service through quality management 服務顯創意管尚優質”.

The QPFMA is a biennial award jointly organised by the HKIS and the Hong Kong Association of Property Management Companies (HKAPMC). The award also honours and stimulates greater public recognition of the outstanding projects in the property and facility management industry. All of the award-winning projects delivered contemplative performances in terms of bringing comfort, safety, and security to their users and occupiers, whilst complying with the law and respecting the environment.

CEPA

Our division has been maintaining close contact with the China Property Management Institutes. In March 2013, I joined a reception led by the HKIS's Planning and Development Division (PDD) with guests from the Shanghai Committee of the Chinese Communist Party and the Hong Kong-Shanghai Economic Development Association. I took this opportunity to express our intention to meet with our counterpart institutions in Shanghai and seek their assistance in arranging our first official visit to Shanghai. Later, in August 2013, we joined the CEPA Committee to visit Beijing in order to establish a closer relationship and ties with our Mainland counterparts.

Membership Growth

Membership growth is always our division's concern. In 2013, five new members joined our division, so total membership has now increased to 745. In addition, we welcomed four new probationers for a total of 44 as at November 2013. With efforts made to publicise ourselves to undergraduates, we expect more young graduates to join our division after being informed of the bright career prospects for PFM Surveyors.

CPD Event and Seminars

A total of 22 hours of events, including seminars, conferences, and site visits, were arranged, including a CPD event on “Facility Management for the Elderly in Public and Subsidising Housing” and a tour to Mei Ho House, which is now designated a Grade 2 Historical Building. The events received an overwhelming response from members.

Furthermore, I represented the HKIS in presenting a paper on “Asset Appreciation through Life Cycle Management” in a seminar on “Sustainability in Asset Management,” which was organised by The Hong Kong Quality Assurance Agency for practitioners such as property developers, facility managers, and asset managers. The talk was well-received by participants.

Our CPD work group organised a number of CPD events for the second half of 2013, which included a site visit to the Grand Award Winners of QPFMA 2012, a hotel management talk, a Mandatory Building and Window Inspection Scheme that focused on the property management aspect, a tour of the Yau Ma Tei Theatre, etc.

The Way Forward

Our Council has been making every effort to forward members' concerns to the HAD regarding the legislation to license property management companies and practitioners. The coming year will be challenging, as the draft bill will be put before LegCo by late-2013 and we expect to see the introduction of the aforementioned legislation.

Finally, I wish to thank Council members for their valuable contributions to and unfailing support for the growth and development of the division. Without your efforts, the Council would not have achieved so much. Also, thank you for supporting your fellow members and I look forward to the continued success of the division in the coming year. 🇮🇪