



Property & Facility Management Division  
Sr Dr Edmond Cheng PFMD Council Chairman

## HKIS Annual Dinner

I attended the HKIS's annual dinner with my fellow PFMD council members on 10 November in The Grand Ballroom, Grand Hyatt Hong Kong. The event was very successful with about 600 guests and members in attendance.

proxies. The existing council was retired and a new two-year (2015-2017) council was elected. With the unfailing support of all council members, the PFMD achieved great success and development from 2013-2015. I take this opportunity to express my heartfelt thanks to my fellow council members and past chairmen for their contributions to the growth of the Division. Moreover, I shall continue my service to the PFMD council. Please join me in congratulating the newly-elected council for 2015-2017 and I look forward to your continued support:

### 2015-2017 PFMD Council

- |                          |                            |
|--------------------------|----------------------------|
| Chairman                 | Sr Prof Eddie Hui Chi Man  |
| Vice-Chairman            | Sr Charles Hung Chuen Ka   |
| Vice-Chairman            | Sr Daniel Hui Wah Lun      |
| Hon Secretary            | Sr Alan Wong Shing         |
| Hon Treasurer            | Sr Terence Wai Chun Sing   |
| Immediate Past President | Sr Dr Edmond Cheng Kam Wah |
| Council Member           | Sr Dick Kwok Ngok Chung    |
|                          | Sr Gary Yeung Man Kai      |
|                          | Sr Lo Kwan Shing           |
|                          | Sr Law Yeuk Tim            |
|                          | Sr Rebecca Lee Leung Si    |
|                          | Sr Wong Kwai Sang          |
|                          | Sr Kenny KH Chan           |
|                          | Sr Ray Ng Kit Wah          |
|                          | Sr Dr Lam Kwok Wing        |
|                          | Sr Raymond Chan Wai Kin    |
|                          | Sr Jonathan Lee Man Kwong  |
|                          | Sr Oliver Chan Yiu Keung   |
|                          | Sr James Chan Yuk Kit      |
|                          | Sr Peter Ma Kwok Fai       |
|                          | Sr Louis Lee Man Ho        |



## PFMD Annual General Meeting

Our division's Annual General Meeting was successfully held on 11 November 2015. A total of 14 members attended along with eight



### Chairman's Report – 2014-2015 Annual General Meeting

It was a busy, but fruitful, 2014-2015 for the PFMD. There are a number of critical issues and events that may affect the Division's long term development. Hence, a number of seminars, talks, and gatherings have been organised to enhance communications among members.

I want to summarise the major activities organised and tasks performed within the last year for members' information and reference.

#### 1. Regulation of the Property and Facility Management Industry

First, we have been closely monitoring and following up on the discussions over the proposed Property Management Services Bill (hereafter "the Bill"), within which the licencing of property management companies (PMCs) and a two-tier licencing regime will be introduced for property management practitioners (PMPs).

In order to gauge members' views on the Bill before the 2<sup>nd</sup> Reading Debate, Committee Stage, and the 3<sup>rd</sup> Reading resume, the major stakeholders of the industry, including the HKIH, CIHAPB, HKAPMC, HKIFM, HKIS PFMD, HMRB, and RICS, jointly organised a forum on 7 June 2014 to gain members' feedback on the Bill.

The Bills Committee on the Property Management Services Bill held its first meeting on 11 June 2014 and the latest progress on the proposed licencing requirements for Tier 1 PMPs, as specified in Paragraph 2 of LC Paper Number CB(2)1788/14-15(02) of June 2015, should be:

- (a) members of property management-related professional bodies to be specified by the Property Management Services Authority (PMSA) with the HKIS as one of the property management-related professional bodies, as shown in the footnote; or
- (b) members of other equivalent professional bodies to be assessed and recognised by the PMSA and be subjected to professional assessment in relation to property management by the PMSA.

Members can visit <http://www.legco.gov.hk> to obtain more information on the licencing criteria for Tier 1 PMPs.

#### 2. Forum on the Review of the Building Management Ordinance (Cap 344)

A forum was held on 16 January to review the Building Management Ordinance (BMO) Cap 344. Mr KY Kwok, a Partner of Li, Kwok & Law Solicitors & Notaries, was invited to discuss with members the rationale behind reviewing the BMO from a legal perspective.

After the forum, we forwarded to the Home Affairs Department on 2 February our views on the issues and proposals set out in the consultation document as follows:

1. Bid-rigging and Disputes Relating to Large-scale Maintenance Projects
2. Convening an OC General Meeting at the Request of Owners
3. Counterfeit Proxy Instruments and Improper Practices
4. Formation of Owners Corporations
5. Termination of DMC Manager Appointments
6. Remuneration for DMC Managers

Members can obtain more information on our comments on the Review of the BMO from the PFMD Chairman's Message in the February 2015 issue of *Surveyors Times*.

### 3. Extension of the “AP Easy” Building Maintenance Advisory Service Scheme

With the success of the implementation of the “AP Easy” Building Maintenance Advisory Service Scheme (hereafter “the Scheme”), which went into effect on 1 April 2014, and upon the request of the Home Affairs Department (HAD), the Scheme was extended for another year from April 2015 to March 2016, so as to allow more time for the OCs to appoint APs with the assistance of expert teams and render help to more OCs. The HKIS BSD and PFMD, together with the Hong Kong Institution of Engineers and the Hong Kong Institute of Architects, will continue to provide pro bono professional and tailor-made advisory and support service OCs to help them appoint APs to carry out proper building maintenance.

The Scheme is intended to guide OCs on how to appoint competent and appropriate project consultants and provide basic knowledge for OCs to monitor the performances of consultants. Members are not supposed to participate in the actual assessment of a building's conditions and details of the repair works – not even in their specific cost aspects, which should be more properly dealt with by consultants. Members must also not participate in the works supervision stage of a building repair works project.

### 4. The 2014 Quality Property and Facility Management Award (QPFMA)

The HKIS jointly held the Quality Property and Facility Management Awards 2014 (QPFMA 2014) with The Hong Kong Association of Property Management Companies (HKAPMC). The QPFMA is a biennial award that began in 2010 to honour outstanding projects within the property and facility management industry.

The theme for QPFMA 2014 was “Moving Forward to the New Era of Property and Facility Management – Sustainability and Liveability”. Last year, we received an overwhelming 115 nominations, while 27 nominees were invited to present their projects to the Judging Panel on 2 August 2014 at the Chiang Chen Theatre of the Hong Kong Polytechnic University. The winners were revealed during the QPFMA 2014 Award Presentation Banquet held on 12 September 2014 in the Crystal Ballroom of the Holiday Inn Golden Mile Hong Kong in Tsim Sha Tsui.

The banquet was a delightful and lively occasion in which the industry came together under one roof to celebrate its progress. The Guest of Honour was Mr WONG Kam Sing, JP, Secretary for the Environment, who shared his vision for Hong Kong's future with everyone. Among the 260 attendees were many easily-recognised and distinguished guests.

### 5. PFMD Conference 2015 cum 10<sup>th</sup> Anniversary Celebration

The PFMD organised a Conference cum 10<sup>th</sup> Anniversary Celebration on Friday, 15 May, in the Grand Ballrooms I & II at the

Crowne Plaza Hong Kong Kowloon East, Tseung Kwan O.

Our Guest-of-Honour, Professor Anthony Cheung Bing Leung, GBS, JP, Secretary for Transport and Housing, delivered an inspiring 30-minute keynote speech during the Conference. Other speakers included Ms Florence Hui Hiu-fai, Under Secretary for Home Affairs; Ms Anissa SY Wong, Permanent Secretary for the Environment; Mr Hui Siu-wai, Director of Buildings; Mr George Hongchoy, Chief Executive Officer & Executive Director of The Link Management, Ltd; Mr Wong Kit-loong, Chief Executive Officer & Executive Director of the Hong Kong Housing Society; Sr Dr Daniel CW Ho, Associate Professor at The University of Hong Kong; and Sr Nelson SL Ho, Senior Manager, Facilities Management of the Hong Kong Science & Technology Parks Corporation.

The theme of the Conference was “Enhancing Sustainability through Professional Property and Facility Management Services”. Its aim was to provide a unique opportunity for real estate, property, and facility management professionals to exchange experiences and ideas that will enable us to work together towards a sustainable future in Hong Kong. It also served as a platform for industry stakeholders to exchange their views and perspectives and to mark the 10<sup>th</sup> Anniversary of the PFMD.

## 6. Green Property Management Practices

As a reputable and responsible component of the HKIS, the PFMD has taken the lead in developing intelligent and sustainable solutions for the industry. Therefore, with

the joint endeavours and kind contributions of renowned scholars and experienced practitioners, it published *Green Property Management Practices* in April to promote a greater public awareness of the importance and good practices of green management and operations, which should be adopted not only during the occupational stage of a property, but also during its design and construction stages. This publication also advises professional property and facility managers on how to deliver value-added management services to all users while aiming to maintain a sustainable living environment.

*Green Property Management Practices* has been issued to government bureaux/ departments, professional bodies, academic institutions, and the like. Furthermore, free copies were provided to attendees of conferences and CPD events organised by the PFMD, such as the HKIS PFMD 2015 Conference cum 10<sup>th</sup> Anniversary. The publication’s contributors were invited to share their professional experiences in managing energy resources, indoor air quality, waste handling, and landscaping at CPD events held in August and October.

## 7. Publications & Studies

The Division’s new leaflet and brochure were published in 2014, when it appointed The Hong Kong Polytechnic University to conduct a study on the “Contributions of the Property and Facility Management Industry in terms of Gross Domestic Product (GDP) to Hong Kong”. This year, we also appointed The University of Hong Kong and The Hong Kong Polytechnic University to conduct two more studies on “The effective use of web-based management tools for

the property management companies in Hong Kong” and “The Relationship between Green Certified (Beam Plus) Buildings and Property Price in Hong Kong,” respectively.

### 8. CPD Events and Seminars

A summary showing the CPD events and seminars conducted by the Division in 2015 is shown below:

16 January	Forum on the Review of the Building Management Ordinance (Cap 344)
18 April	Study tour to the University of Macau
22 April	How to Effectively Resolve Disputes amongst Co-owners in Multi-storey Buildings
30 May	Technical visit to Legislative Complex
13 June	Technical visit to Wooden Products Factory in Dongguan
6 August	Green Property Management Series I
15 September	QPFMA 2014 Grand Award Experience-Sharing
8 October	Green Property Management Series II
3 December	Accounting and Finance by Forensic Accountants for Professional Surveyors

### 9. Membership Expansion

Membership expansion is always the Division’s goal. As at 31 October, our total membership was 813. This year, we welcomed three new members and five probationers. We shall continue to publicise ourselves to undergraduates and try to recruit more young graduates into the Division in the coming years.

### 10. The Way Forward

The Council has been contributing its best efforts to reflect members’ comments

and concerns to the HAD regarding the legislation of the Property Management Services Bill and proposed amendments to the Building Management Ordinance Cap 344 over the last 12 months. Specifically, the Property Management Services Bill will be a critical to the long term development of our Division and the Hong Kong property and facility management industry as a whole. Hence, we shall spare no effort to raise our concerns and request that the Property Management Services Bill Committee include them into the new legislation.

The coming year will be a busy and challenging one for us as we organise the 2016 Quality Property and Facility Management Award (QPFMA), which would be the fourth year in which we have jointly organised this event with The Hong Kong Association of Property Management Companies (HKAPMC).

Finally, I want to express my heartfelt gratitude to all Council Members for their unfailing help in resolving the various issues over the past year together with their valuable contributions to the growth and development of the Division. I also want to thank all members for their commitment to the well-being of our Division.

With your support, I look forward to the continued success of the PFM Division in the years ahead.