



Property & Facility Management Division

Sr Kays Wong PFMD Council Chairman

The 15th Anniversary of the HKIS's Property and Facility Management Division

Time really flies, as 15 years went by in the blink of an eye. With the great efforts and contributions of its members, the PFMD has increased its membership and PFM professionals are now widely known in the property management industry and society at large. As you may know, this success did not come overnight. It came about through the hard work and diligence of all PFMD members. In 2005, its original membership numbered 594, but as of 30 June 2020, that figure has increased to 824 including 783 corporate members and 41 probationers and students.

It is my great honour to be your Chairman in 2020, especially at a difficult time due to the vicious Covid-19 virus. I hereby express my gratitude to all founding members for their forward-looking vision, the Past Chairmen for their brilliant leadership, and Council Members for their wonderful support and laying down a sound base for the Division to flourish. Its current 2019-2021 Council has decided to expand its continuing professional development (CPD) activities and services to society despite the presence of the virus.

Over the years, the PFMD has developed and shared its members' experiences with the industry by publishing some guidebooks and useful information such as the *HKIS Guide to Good Property Management Practices; Facility Management for the Elderly in Public; Subsidised Housing, Standard Property Management Agreements and the Use of Building Information Modelling in the PFM Industry*; etc. The PFMD hopes that its research and development of good management practices for the industry will encourage PFM surveyors to maintain high quality service standards, be forward-looking, and keep up with high-technology developments.

The PFMD frequently visits the Mainland, especially the Greater Bay Area (GBA) and Macau, to share its experiences and good practices with its counterparts there. It hopes to resume this practice once the virus abates.

Every two years, the PFMD jointly organises the Quality Property Management Award (QPFMA) ceremony with the Hong Kong Association of Property Management Companies to promote and share the best PFM practices. Through this award, both organisations wish to recognise outstanding projects for their high quality services and creativity in modern property management. In the past, this key recognition in the industry received over 100 entries for each open nomination.

In 2019, the PFMD signed a Memorandum of Mutual Recognition of Membership (MMRM) with the Royal Institution of Chartered Surveyors (RICS). This year, it is pleased to announce that the HKIS is one of the first few organisations recognised by the Property Management Services Authority (PMSA) as a Recognised Professional Body (RPB) under the Property Management Services Ordinance (Cap 626).

Continuing with the QPFMA 2018's theme, "Smart Buildings, Smart Management," the PFMD organised its 2020 Annual Conference with the theme, "Building a Liveable City: the Role of the Property and Facility Management Profession". We wish our members to work with the people of Hong Kong to build a liveable city through smart management.

Finally, I give my sincerest thanks to all members for their unflinching support and contributions to the Division's work and activities, which have resulted in outstanding achievements. But, more importantly, such success cannot continue without the support of the government and public, along with the backing of the PFMD's professional counterparts.

In closing this message, I wish everyone all the best and dedicate this motto, which contains the PFMD's vision and goals, to all members: "PFMD FORWARD GO!"

PFMD Annual Conference 2020-cum-15th Anniversary

(Reported by the Organising Committee Chairman, Sr Jonathan Lee)

The PFMD successfully hosted its Conference 2020-cum-15th Anniversary on 8 July with the theme, “Building a Liveable City: the Role of the Property and Facility Management Professional,” at Crowne Plaza Hong Kong Kowloon East. It welcomed 190 government officials, industry leaders, professionals, and academics and was honoured to have Under Secretary for Transport and Housing, Dr Raymond So Wai Man, as its Guest-of-Honour. The conference promoted professional property and facility management services, updated AI building technologies, and green and sustainable practices for building a liveable city. Eight guest speakers (Sr Yu Tak Cheung, Mr Walter Chan Kar-lok, Ir Wai Chi Sing, Mr Pang Yiu Hung, Mrs Sylvia Lam, Mr David Tang, Ir Alkin Kwong, and Sr Prof Eddie Hui Chi Man) came to deliver their ideas on the built environment and property management.

In order to achieve sustainable development in Hong Kong, the Buildings Department (BD) and Electrical & Mechanical Services Department (EMSD) introduced various innovative and practical measures for building safety and BIM-Asset Management such as the Mandatory Building Inspection and Mandatory Window Inspection Schemes, IoT, BMS, and Retro-commissioning. The Architectural Services Department (ArchSD) introduced some green and sustainable practices by illustrating the different projects that have implemented BIM, MiC, DfMA, Co-i, InnoC, etc.

The Urban Renewal Authority (URA) expedited the redevelopment of Hong Kong’s older districts and slowed down their decay.

Meanwhile, the PMSA helped promote the professionalism and quality of the property management industry, which is responsible for making Hong Kong a better place to live, and

enhanced the professional status of the city’s property and facility management services. With strong support from Government departments, academia, industry, sponsors, PFMD Council Members, and the Secretariat, the Conference proceeded smoothly and safely and finished to rounds of applause.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊



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CPD Report

Sharing Session on Drones for Building Defects Inspections in the Property Industry

(Reported by Sr Danny Leung)

The PFMD organised the captioned sharing session on 25 July via Zoom with over 86 participants in attendance.

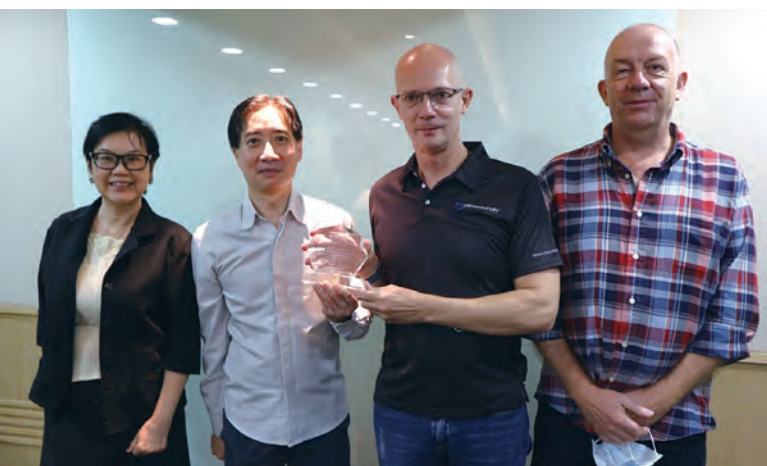
After a brief introduction to DroneSurvey Asia, the speaker, Nick Foxall (founder and CEO of the company), briefly covered drone photogrammetry for surveys and site assessments, design developments, and structural inspections in the areas of energy

analytics and infrastructure. He further highlighted the advantages of using inspection drones for site surveys in terms of safety, time, and cost by stressing their advantages when inspecting building exteriors in Hong Kong, which has many high-rises. He cited an example using artificial intelligence to automatically identify external wall defects and classify them accordingly before giving a summary of current Hong Kong drone regulations for commercial applications in compliance with civil aviation regulations. For example, flight restrictions stipulate that:

- 1) A drone shall not fly over 300 feet above ground.
- 2) A drone must maintain a visual line of sight.
- 3) A drone can only fly during daylight hours.
- 4) The landowner must grant permission for the drone's takeoff from/landing on the premises.
- 5) The maximum takeoff weight can be no more than 7 kg.
- 6) The Civil Aviation Department must issue a permit for all commercial drone missions.

During the Q&A session, Mr Foxall responded to delegates' enquires in respect of the flight time per battery charge and the maximum distance between the drone and its operator within confined spaces such as tunnels. He added that the distance could be extended with a signal booster range extender.

Thanks to all for supporting this event.



Ms Karen Kwan and Sr Danny Leung (2nd left) present a souvenir to Mr Nick Foxall (2nd right), Founder and CEO of DroneSurvey Asia, and Mr Chris Handley.

Forthcoming CPD Event

Briefing Session on the “Licencing Regime for Property Management Companies and Practitioners”

「物業管理公司及物業管理人的發牌制度」簡介會

CPD Code	: Formal Events
Speaker	: Mr Kevin Cheung, General Manager (Regulatory), Property Management Services Authority
Event Date	: 2020-08-25
Event Time	: 7:00-8:30 pm
CPD Hour(s)	: 1.5
Divisional PQSL Hour(s)	: 1.5
Venue	: Via Zoom online media
Division	: PFMD
Organiser	: PFMD
Fee	: Free of charge
Priority	: First come, first served
Language	: Cantonese supplemented by English
Details	: The Property Management Services (Licencing and Related Matters) Regulation (the Regulation) was gazetted on 22 May 2020. The PMSA plans to implement the licencing regime for the property management (PM) industry starting on 1 August 2020. This briefing session was arranged to introduce the details of the Regulation.